

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 -114

Property Owner: The McAlpines, LLC

Petitioner: The McAlpines, LLC

Location: Approximately 2.03 acres located on the west side of McAlpine Park Drive, west of Monroe Road.

Center, Corridor, or Wedge: Corridor

Request: O-1(CD) SPA, office, conditional, site plan amendment

Summary

This petition proposes to amend approximately 2.03 acres located on the west side of McAlpine Park Drive, west of Monroe Road, to O-1(CD) SPA, office, conditional, site plan amendment to allow a total development of up to a 22,500 square foot charter school with a capacity of 250 students.

Consistency and Conclusion

The *South District Plan* (1993) recommends office uses on the subject parcel. This petition is considered appropriate for approval once the outstanding site plan issues have been addressed.

Existing Zoning and Land Use

The subject property is currently zoned O-1(CD) and is developed with a 10,000 square foot charter school. The surrounding properties are zoned B-1(CD), O-1(CD), and R-17MF and are occupied by commercial and office uses and multi-family dwellings.

Rezoning History in Area

The most recent rezoning in the area was for Daniel Levine, under petition 2004-55 for 76 acres and the subject property to B-1(CD), O-1(CD), and B-2(CD) for the development of a child care center, office space, and various commercial uses.

Public Plans and Policies

The *South District Plan* (1993) recommends office uses on the subject parcel as amended by rezoning petition 2004-055.

Proposed Request Details

The site plan accompanying this petition shows the development of a new charter school up to 22,500 square feet. The site plan provides an 18 foot buffer against the existing R-17MF development. The height of the school will be limited to 40 feet. A sidewalk connection will be provided to McAlpine Park Drive.

Public Infrastructure

Traffic Impact / CDOT Comments. Additional information is needed concerning the proposed elementary and secondary school uses for Parcels K and L. For this reason a vehicle trip generation comparison for development under existing and proposed zoning could not be determined. In particular, CDOT needs to have school information that includes the maximum number of students and classrooms. Once we have reviewed this information, CDOT may determine that a Traffic Impact Study or other transportation improvements will be necessary to address potential transportation impacts.

CATS. CATS did not comment on this petition.

Connectivity. The petition will add sidewalk connections to McAlpine Park Drive.

Storm Water. This site is located within the pending McAlpine Storm Drainage Improvement Project. This site drains to a stream listed as impaired by the NC Division of Water Quality.

Outstanding Issues

Land Use. This proposal is consistent with The *South District Plan (1993)* which recommends office uses on the subject parcel.

Site plan. The following site plan issues are still outstanding:

- The petitioner should add notes to address CDOT's comments.