
REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: INST(CD), institutional, conditional
LOCATION	Approximately 0.45 acres located on the southwest corner of Hickory Grove Road and Lawrence Orr Road.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition proposes a child care center for up to 30 children in the existing 1,452 square foot building.
STAFF RECOMMENDATION	Staff recommends approval of the petition upon resolution of outstanding issues. The petition is inconsistent with the <i>Eastland Area Plan</i> ; however, area plans frequently do not specify locations for institutional uses.
Property Owner	Janice White
Petitioner	Janice White
Agent/Representative	Harold Jordan
Community Meeting	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Use is limited to a child care center for up to 30 children.
- Class C buffers abutting residential properties.
- Existing 1,452 square foot, one story building will be used.
- Detached lighting limited to 15 feet in height and shielded with full cut-off fixtures.
- Required play space will be fenced and located outside of buffers or setbacks.
- New eight-foot planting strip and five-foot sidewalk along Hickory Grove Road and Lawrence Orr Road.
- Parking screened from view along Lawrence Orr Road.
- A new wooden privacy fence surrounding the building.

- **Existing Zoning and Land Use**

The subject property is zoned R-3 and is occupied by a single family home that is used as a child care home. Properties to the north are zoned R-3, B-1 and B-1 S.C.D. and are developed with commercial uses, single family dwellings or vacant. Properties on the south side of Hickory Grove Road are zoned R-3 and INST and are occupied by a religious institution, single family residences or vacant lots.

- **Rezoning History in Area**

A parcel on the north side of Hickory Grove Road was rezoned via Petition 2008-074 from B-1 S.C.D. to B-1(CD) to allow for a new public library. Petition 1998-073 rezoned 19.9 acres on the south side of Hickory Grove Road from R-1 to INST(CD).

- **Public Plans and Policies**

- The *Eastland Area Plan* (2003) recommends single family land use on the subject parcel.
 - This petition is inconsistent with the *Eastland Area Plan*. However, area plans frequently do not specify locations for institutional uses. In addition, child care facilities are compatible with residential uses and are encouraged to integrate with neighborhoods.
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PUBLIC INFRASTRUCTURE (see full department reports online)**Vehicle Trip Generation**

Current zoning: 20 trips per day.

Proposed zoning: 130 trips per day.

CDOT: No issues.

Charlotte Fire Department: No issues.

CATS: No issues.

Connectivity: No issues.

Schools: CMS does not comment on nonresidential petitions.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.
 - **Site Design:**
 - Minimizes impacts to the natural environment by the reuse of an existing structure.
 - Protects/restores environmentally sensitive areas and minimizes impacts to the city's tree canopy by providing a 10 percent tree save area on site.
 - Reduces ground level temperatures by screening parking with landscaping.
 - Facilitates the use of alternative modes of transportation by providing sidewalk connections to Hickory Grove Road and Lawrence Orr Road.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Remove play space from the 20-foot side yard.
 2. Differentiate symbols in the legend for chain link fence and wood fence.
 3. Differentiate symbols in the legend for building setback and planting strip.
 4. Specify width and type of internal walkway that provides a connection to the public sidewalks along both streets.
 5. List a single family residence as a permitted use.
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Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- CFD Review
- Community Meeting Report
- LUESA Review
- Site Plan
- Storm Water Review

Planner: Sonja Sanders (704)336-8327