

<b>REQUEST</b>	Current Zoning: R-3, single-family residential Proposed Zoning: INST(CD), institutional, conditional
<b>LOCATION</b>	Approximately 7.23 acres located on the west side of Weddington Road between Simfield Church Road and Portstewart Lane.
<b>CENTER, CORRIDOR OR WEDGE</b>	Wedge
<b>SUMMARY OF PETITION</b>	This petition proposes the development of a childcare center serving a maximum of 425 children located in two buildings. One building will be a maximum of 13,000 square feet and the other building will be a maximum of 16,000 square feet in size.
<b>Property Owner Petitioner Agent/Representative</b>	D.K. Pressley Development, Inc. Parks Hunter John Carmichael
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. A note has been added that storm water detention will be located underground.</li> <li>2. The total square footage allowed has been amended to 29,000 square feet.</li> <li>3. A photograph of the proposed wall has been provided along with a note that prohibits chain link fences.</li> <li>4. A note has been added that play area, and play equipment will not be allowed in required buffer or setback.</li> </ol>
--------------------------------	---

<b>VOTE</b>	<table border="0"> <tr> <td>Motion/Second:</td> <td>Walker/Griffith</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Dodson, Griffith, Randolph and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Rosenburgh and Simmons</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Walker/Griffith	Yeas:	Allen, Dodson, Griffith, Randolph and Walker	Nays:	None	Absent:	Rosenburgh and Simmons	Recused:	None
Motion/Second:	Walker/Griffith										
Yeas:	Allen, Dodson, Griffith, Randolph and Walker										
Nays:	None										
Absent:	Rosenburgh and Simmons										
Recused:	None										

**ZONING COMMITTEE DISCUSSION** Staff reviewed the petition, noting that all outstanding issues had been addressed and staff was recommending approval of the petition.

**STATEMENT OF CONSISTENCY** This petition is found to be inconsistent with the *South District Plan* and but reasonable and in the public interest, by a 5-0 vote of the Zoning Committee (motion by Commissioner Dodson seconded by Commissioner Griffith).

**STAFF OPINION** Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A childcare center with a maximum of 425 children.
- One building with a maximum of 15,000 square feet and one building with a maximum of 12,500 square feet.

- Buildings that are residential in character with pitched roofs.
  - Maximum height of structure not to exceed 40 feet.
  - Eight-foot planting strip and six-foot sidewalk along Weddington Road.
  - A proposed 35-foot class "C" buffer around the site, which may be reduced by 25 percent with a wall, fence, or berm.
  - Detail of decorative wall that may be used to reduce required buffer.
  - Dedication of additional right-of-way measured 50 feet from centerline along Weddington Road prior to issuance of any building permit.
  - 150-foot left turn lane to be installed on Weddington Road.
- **Public Plans and Policies**
    - The *South District Plan* (1993) recommends single family residential up to three units per acre.
    - This petition is inconsistent with *South District Plan*. However, area plans frequently do not specify locations for institutional uses.
  - **STAFF RECOMMENDATION (Updated)**
    - Staff agrees with the recommendation of the Zoning Committee.
- 

#### **PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

- **CDOT:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **CATS:** No issues.
  - **Connectivity:** No issues
  - **Neighborhood and Business Services:** No comments received.
  - **Schools:** CMS does not comment on non-residential petitions.
  - **Park and Recreation:** No comments received.
- 

#### **ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Storm Water:** No issues.
  - **LUESA:** No issues.
  - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
    - Protects/restores environmentally sensitive areas and minimizes impacts to the natural environment by preserving substantial areas of existing vegetation beyond minimum requirements.
- 

#### **OUTSTANDING ISSUES**

- No issues.
- 

#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review