

REQUEST	Current Zoning: R-3, single-family residential Proposed Zoning: INST(CD), institutional, conditional
LOCATION	Approximately 7.23 acres located on the west side of Weddington Road between Simfield Church Road and Portstewart Lane.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	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 12,500 square feet and the other building will be a maximum of 15,000 square feet in size.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the <i>South District Plan</i> ; however, area plans frequently do not specify locations for institutional uses.
Property Owner	D.K. Pressley Development, Inc.
Petitioner	Parks Hunter
Agent/Representative	John Carmichael
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:
 - 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
- **Existing Zoning and Land Use**
The site is currently zoned R-3 and occupied by a single family structure. The surrounding properties are zoned R-3 and are occupied by single family dwellings and a school.
- **Rezoning History in Area**
Recent rezoning in the area include: Petition 2006-145, which rezoned 6.0 acres across Weddington Road from the subject site to R-3 to allow all uses in that district.
- **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.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 200 trips per day.
Proposed Zoning: 1,900 trips per day.
 - **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.
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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.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Add a note that play area will not be allowed in required buffer or setback.
 2. Show on the site plan that play area and water quality area are not in the same location.
 3. In the development summary, Amend the total square footage allowed to 27,500 square feet.
 4. Provide a wall detail that better defines what will be built.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Utilities Review
- Community Meeting Report
- LUESA Review
- Site Plan
- Solid Waste Review
- Storm Water Review

Planner: Solomon Fortune (704) 336-8326