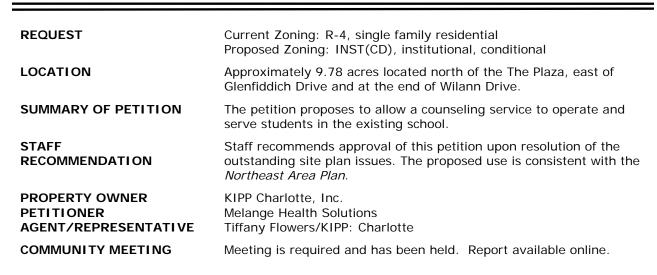
**Rezoning Petition 2011-049** 

### PRE-HEARING STAFF ANALYSIS June 20, 2011



# PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- The use of two existing structures of approximately 20,000 square feet.
- Existing parking for the current use.

# • Existing Zoning and Land Use

- The subject parcel is currently zoned R-4 and a private school occupies the non-residential structures located on the site. Surrounding properties on the north side of The Plaza are zoned R-4 and R-9MF(CD) and developed with an existing school for the Charlotte-Mecklenburg Board of Education and single family and multi-family residential dwellings. Properties south of The Plaza are zoned R-4 and developed with single-family dwellings.
- Rezoning History in Area
  - There have been two attempted rezonings in the immediate area in the last five years, both of which were denied. Petition 2006-019 attempted to rezone the subject site to INST(CD) to allow 44 dwellings units for special needs adults. Petition 2007-116 attempted to rezone 0.67 acres located on the southern side of The Plaza southwest of the subject site to allow a daycare.
- Public Plans and Policies
  - The Northeast Area Plan (1996) recommends institutional uses on the subject parcel.
  - The proposed use is consistent with the Northeast Area Plan.

**DEPARTMENT COMMENTS** (see full department reports online)

- Charlotte Area Transit System: No comments received.
- Charlotte Department of Neighborhood & Business Services: No comments received.



- **Charlotte Department of Transportation:** The petition will not affect the number of vehicle trips.
  - Connectivity: No issues.
- Charlotte Fire Department: No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- Mecklenburg County Land Use and Environmental Services Agency: No comments received.
- Charlotte- Mecklenburg Storm Water Services: No issues.

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

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
  - This site meets minimum ordinance standards.

#### OUTSTANDING ISSUES

- The petitioner should:
  - 1. Label site plan to show the required front setback of 40 feet.
  - 2. Label site plan to show the required side and rear yards of 20 feet.
  - 3. Label proposed zoning on site plan as INST(CD).
  - 4. Label existing zoning on site plan as R-4.
  - 5. Label and show all existing and proposed buildings and square footages on site.
  - 6. List permitted uses on site plan.
  - 7. Label and show adjacent property owner(s) and current zoning
  - 8. Label and show adjacent property zoning classification.
  - 9. Show and label the number of parking spaces on site.
  - 10. List the total acreage and tax parcel ID number of the site on the site plan.
  - 11. Label the lower right hand corner with the petition number: 2011-049.
  - 12. Show and label required Class C buffer abutting residential zoning and land use.
  - 13. Show and label 6-foot sidewalk and 8-foot planting strip.

### Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review

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