

REQUEST	Current Zoning: O-1(CD), office, conditional Proposed Zoning: O-1(CD) SPA, office, conditional, site plan amendment	
LOCATION	Approximately 6.83 acres located on the east side of McAlpine Park Drive near the intersection of McAlpine Station Drive and McAlpine Park Drive and to the west of Monroe Road. (Council District 6 - Dulin)	
SUMMARY OF PETITION	The petition proposes a site plan amendment to add elementary/secondary, vocational schools and universities, colleges and junior colleges as an allowed use on Parcel D.	
PROPERTY OWNER	8601 McAlpines, LLC	
PETITIONER	8601 McAlpines, LLC	
AGENT/REPRESENTATIVE	Keith MacVean and Jeff Brown, Moore & Van Allen	
COMMUNITY MEETING	Meeting is required and has been held. Report available online.	
STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>Independence Area Plan</i> ; however, to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Nealon seconded by Commissioner Eschert).	
ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none">1. Note 3(A) and 3(B) have been modified to read that lighting fixtures will be downwardly directed.2. Note 3(B) has been removed from the site plan.3. Note 3(E) under design standards has been modified to read that large expanses of uninterrupted walls will not exceed 25 feet in length.4. Note 1 has been modified to specify all permitted uses on the site as listed under the site data table.5. Transportation's comments have been addressed.	
VOTE	Motion/Second:	Nealon/Eschert
	Yeas:	Allen, Eschert, Johnson, Labovitz, and Nealon
	Nays:	None
	Absent:	Lathrop and Walker
	Recused:	None
ZONING COMMITTEE DISCUSSION	Staff presented the petition to the Zoning Committee and indicated all outstanding site plan issues have been resolved. There was no further discussion of this petition.	
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.	

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**

The subject property was originally rezoned as part of a larger 76-acre tract to O-1(CD), B-1(CD) and B-2(CD) under petition 2004-055. The petition allowed for a mixed-use development, which allowed the development of 55,000 square feet for retail uses, a total of 471,000 square feet for new, existing and redeveloped office uses, a possible 114-bed nursing home and a 10,000 square foot child care center. Parcel D was allowed to retain the existing buildings or redevelop.

- **Proposed Request Details**

The site plan amendment contains the following changes:

- A note to allow the following uses on Parcel D of the development.
 - General and Medical Office
 - Elementary/Secondary School
 - Vocational School
 - University, College, and Junior College
 - A note that the existing 54,177–square foot building may remain or be redeveloped.
 - A note stating the original retail square footage from 2004-055 will still remain at 55,000 square feet for the overall development.
 - A note stating the original office square footage from 2004-055 will remain at 471,000 for the overall development.
- **Public Plans and Policies**
 - The *Independence Boulevard Area Plan* (2011) recommends industrial, and warehouse/distribution for the subject site.
 - The proposed development is inconsistent with the *Independence Boulevard 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.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** 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

- No issues.
-

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: Solomon Fortune (704) 336-8326