

**\*PRE-HEARING STAFF ANALYSIS\***

**Rezoning Petition No. 2008-037**

**Property Owner:** Charlotte-Mecklenburg Hospital Authority

**Petitioner:** Ronald McDonald House of Charlotte

**Location:** Approximately 1.12 acres located on the north side of E. Morehead Street between Queens Road and Bromley Road

**Center, Corridor, or Wedge:** Wedge

**Request:** R-12MF, multifamily residential up to 12 dwelling units per acre to O-2(CD)

**Summary**

The request is in order to increase allowable floor area ratio (FAR) to accommodate the construction of a new 31,000 square foot Ronald McDonald House and required storage areas. The site consists of two lots, each constructed with a single-family residence.

**Consistency and Conclusion**

The *Central District Plan* (1993) plan recommends multi-family on the subject parcel. Therefore, the request is inconsistent with the adopted plan. However, the proposal would allow a maximum residential density of 22 du/a as opposed to an unlimited density as recommended in the Central District Plan. Additionally, the land use specified in the petition is located within walking distance of compatible land uses such as institutional (medical services, a hospital, churches and a school), a future greenway, public parks, and retail. These adjacent and compatible uses are in direct correlation with the mission statement of the Ronald McDonald charity to "...create, find and support programs that directly improve the health and well being of children."

Based on the intended use, reduced residential density abutting single family, and compatible land uses in the area Planning staff recommends support of the rezoning petition.

**Existing Zoning and Land Use**

The site is surrounded by a mix of residential and office uses on properties zoned R-3, R-4, R-12MF, R-17MF, R-22MF, R-43MF, O-2, and O-2(CD).

**Rezoning History in Area**

There have been no recent rezonings in the area.

**Public Plans and Policies**

The *Central District Plan* (1993) plan recommends multi-family on the subject parcel. Therefore, the request is inconsistent with the adopted plan.

### **Proposed Request Details**

The request involves the construction of a new Ronald McDonald House. The site plan accompanying the rezoning petition provides the following details:

- Removal of two existing single-family residences, pavement, gravel, fence, overhead utility line, gas line, curb and gutter
- Construction of an approximate 31,600 square-foot structure (approximately 47 feet to top of parapet) with associated parking
- Installation of buffers, dry stack stone wall, 7-foot high wooden fence
- Installation of illuminated bollards at front entrance
- Installation of curb and gutter
- Installation of Type II modified driveway
- Installation of refuse collection area

### **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT has reviewed this petition and notes the site could generate approximately 80 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 400 trips per day, having a minor impact on the surrounding thoroughfare system. CDOT has submitted minor comments pertaining to adequate sight triangles; driveway permit for the proposed driveway connection to Morehead Street; any fence or wall construction; and, right-of-way encroachment agreement.

**CATS.** CATS has reviewed the petition and has no comments at this time.

**Connectivity.** Connectivity will be provided via a proposed Type II modified driveway accessing Morehead Street.

**Storm Water.** Storm Water Services (SWS) has reviewed the petition and notes the site drains to a stream listed as impaired by the NC Division of Water Quality. SWS has provided additional comments regarding storm water quantity control, storm water quality treatment, and volume and peak control.

**School Information.** CMS has not submitted comments on this non-residential request.

### **Outstanding Issues**

**Land Use.** The *Central District Plan* (1993) plan recommends multi-family on the subject parcel. Therefore, the request is inconsistent with the *Central District Plan*, but the proposed use of the property is located within walking distance of several compatible land uses.

**Site plan.** Staff support for this request is contingent upon the petitioner adequately addressing the following outstanding site plan items:

1. Petitioner shall address storm water comments.