

**ZONING COMMITTEE  
RECOMMENDATION  
February 27, 2008**

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**Rezoning Petition No. 2008-037**

<b>Property Owner:</b>	Charlotte-Mecklenburg Hospital Authority
<b>Petitioner:</b>	Ronald McDonald House of Charlotte
<b>Location:</b>	Approximately 1.12 acres located on the north side of E. Morehead Street between Queens Road and Bromley Road
<b>Center, Corridor, or Wedge:</b>	Wedge
<b>Request:</b>	R-12MF, multifamily residential up to 12 dwelling units per acre to O-2(CD), office, conditional
<b>Action:</b>	The Zoning Committee recommended <b>APPROVAL</b> of this petition with the following modification: <ul style="list-style-type: none"><li>• The petitioner must resolve storm water issue and revise site plan accordingly.</li></ul>
<b>Vote:</b>	Yeas: Howard, Johnson, Lipton, Loflin, Sheild, and Rosenburgh
	Nays: None
	Absent: Randolph

**Summary of Petition**

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. The site plan 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

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 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.

### **Zoning Committee Discussion/Rationale**

Ms. Lyte-Graham reviewed the petition, noting the only outstanding item remaining to be addressed was storm water language. The Zoning Committee inquired into the possibility of the issue being addressed. Ms. Lyte-Graham responded by stating that Charlotte-Mecklenburg Storm Water Services had indicated that it was a minor issue that should be able to be resolved.

### **Statement of Consistency**

Upon a motion made by Commissioner Johnson and seconded by Commissioner Lipton the Zoning Committee unanimously found this petition to be inconsistent with the Central District Plan but reasonable and in the public interest.

### **Vote**

**Upon a motion made by Commissioner Lipton and seconded by Commissioner Johnson, the Zoning Committee voted unanimously to recommend APPROVAL of this petition with modifications.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.