

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

**Rezoning Petition No. 2008-055**

**Property Owner:** University East LLC & Crosland LLC

**Petitioner:** Merrifield Partners, LLC

**Location:** Approximately 2.44 acres located on the east side of E. WT Harris Boulevard between Old Concord Road and Back Creek Drive.

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

**Request:** O-1(CD) S.P.A., office conditional site plan amendment.

**Summary**

This petition proposes to amend approximately 2.44 acres located on the east side of East W.T. Harris Boulevard between Old Concord Road and Back Creek Drive to O-1(CD) S.P.A., office conditional to allow the development a child day care center up to 15,000 square feet and for a maximum of 275 children.

**History**

The subject parcel is currently zoned O-1(CD) and was rezoned under petition 1999-16(C) and is vacant. A daycare can be developed on the subject parcel up to 10,000 square feet or 200 children.

**Consistency and Conclusion**

This proposal is consistent with the *Northeast District Plan* which recognizes the existing office zoning on the subject parcel. This petition is considered appropriate for approval once the outstanding site plan issues have been addressed.

**Existing Zoning and Land Use**

The subject property is currently zoned O-1(CD) and was rezoned under petition 1999-16(C) and is vacant. The property to the west is zoned BP (CD) and is developed with commercial uses. The Property to the north is zoned R-12MF and is developed with townhomes. The property to the west is zoned R-3 and is developed with single family homes.

**Rezoning History in Area**

There have been no rezonings in the area for the last five years.

## **Public Plans and Policies**

The *Northeast District Plan* (1996) recommends office uses at this location.

## **Proposed Request Details**

This request would allow a child day care center to be developed up to 15,000 square feet and to hold a maximum of 275 children.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** This site could generate approximately 100 peak trips as currently zoned. Under the proposed zoning the site could generate approximately 125 peak trips. This will have a minor impact on the surrounding thoroughfare system.

**CATS.** CATS did not have any comments on this petition.

**Connectivity.** Connectivity is not an issue on this site.

**Storm Water.** No downstream complaints are observed. Stormwater Services requests that the petition comply with the adopted Post Construction Controls Ordinance.

**School Information.** This petition will not affect the school system.

## **Outstanding Issues**

**Land Use.** This request is consistent with the *Northeast District Plan*, which recommends office uses at this location.

**Site plan.** The following site plan comments are outstanding:

- The site plan should have a note that play space will not be located between the building and W.T. Harris Boulevard.
- Under the General Provisions section: Mecklenburg County Zoning Ordinance should be changed to “City of Charlotte Zoning Ordinance.”
- The petitioner needs to address outstanding LUESA issues.