

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008-074

Property Owner: Charlotte Realty Limited Partnership

Petitioner: Public Library of Charlotte & Mecklenburg County

Location: Approximately 1.54 acres located on the north side of Hickory Grove Road between Dogwood Place and Lawrence Orr Road.

Center, Corridor, or Wedge: Wedge

Request: B-1SCD, business shopping center to B-1(CD), neighborhood business conditional.

Summary

This petition purposes to rezone approximately 1.54 acres located on the north side of Hickory Grove Road between Dogwood Place and Lawrence Orr Road from B-1SCD, business shopping center district to B-1(CD), conditional neighborhood business to allow the development of a new library of up to 16,000 square feet.

Consistency and Conclusion

This proposal is consistent with the *East District Plan* which recommends commercial uses at this location. Libraries are considered compatible with existing retail uses when integrated into an existing retail center. 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 B-1SCD and is a vacant out-parcel. The surrounding properties are zoned R-17MF, R-3, B-1(CD), B-1 and B-1SCD. These properties are occupied by multi-family and single family dwellings, shopping centers, freestanding retail and restaurant uses.

Rezoning History in Area

The most recent rezoning in the area was for Hickory Grove Baptist Church for the property located to the south of the petitioned site. The property was rezoned in 2007 under petition 2007-026 from R-I to institutional for the expansion of the church.

Public Plans and Policies

The *East District Plan* (1990) recommends commercial land uses for this property.

Proposed Request Details

The site plan accompanying this petition shows the construction of a new library building of up to 16,000 square feet with landscaping and pedestrian access.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 200 trips per day under the current zoning. The site under the proposed rezoning could generate approximately 300 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. CATS did not comment on this petition.

Connectivity. The petition will add street trees and sidewalk connections from Hickory Grove Road to the proposed site.

Storm Water. This site drains to a stream listed as impaired by the NC Division of Water Quality.

Outstanding Issues

Land Use. This proposal is consistent with The *East District Plan (1990)* which recommends commercial uses at the subject parcel.

Site plan. The following site plan issues are still outstanding:

- Book drop location is too close to entrance; move location to provide stacking.
- The petitioner should add note to address LUESA's comments.