

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 - 083

Property Owner: William T Brandon

Petitioner: William T Brandon

Location: Approximately 1.34 acres located on the northeast corner of The Plaza and Barrington Drive.

Center, Corridor, or Wedge: Wedge

Request: R-4, single-family residential to INST(CD), institutional conditional district

Summary

This request proposes to rezone 1.34 acres from R-4 to INST(CD) to allow the expansion of an existing large child care center from 92 to 132 children.

Consistency and Conclusion

Adopted plans and policies are silent with regard to location criteria for institutional uses such as child care centers. Generally, child care centers should be located near single family residential areas with access from a thoroughfare. Therefore, this petition may be considered appropriate for approval from a land use perspective upon resolution of the outstanding site plan issues.

Existing Zoning and Land Use

The site is zoned R-4 and is developed as a child care center. Properties to the south and west are occupied with multi-family residences, while properties to the north and east are occupied with single family residences. There is a religious institution located on the southeast corner of The Plaza and McBride Street and public utility uses are located on the southwest corner of the intersection.

Rezoning History in Area

There has not been a recent rezoning in the area in the past five years.

Public Plans and Policies

The *Northeast District Plan* (1996) recommends single-family residential land uses at a density of 4 dwelling units per acre.

Proposed Request Details

The proposed request will allow the expansion of an existing child care facility to allow 132 children. Prescribed conditions for a large child care center have been met.

- Class “C” Buffer of 13’-6” and 18’ has been provided.
- 6’ sidewalks and 8’ planting strips will be constructed on Barrington Drive and The Plaza.
- Proposed addition is approximately 2,000 square feet.
- 25 parking spaces will be provided

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT estimates that trips generated from the site would increase from the existing 400 to approximately 600. CDOT states that the existing driveways are in disrepair and should be replaced. The driveway closest to the northern property line should be moved to a location that aligns with the new parking lot aisle and be 26 feet in width.

CATS. CATS requests a concrete waiting pad on Barrington Drive.

Connectivity. There are no opportunities for additional connectivity.

Storm Water. The petitioner should note that they will comply with the adopted Post Construction Controls Ordinance.

School Information. This non-residential request will not add students to the school system.

Outstanding Issues

Land Use. Adopted plans and policies are silent with regard to location criteria for institutional uses such as child care centers. Generally, child care centers should be located near single family residential areas with access from a thoroughfare. This site meets the criteria and is an expansion of an existing facility. Therefore, this petition may be considered appropriate for approval from a land use perspective.

Site plan. The site plan accompanying this petition contains the following deficiencies:

- An alternative buffer should be shown for the area beneath the utility right-of-way.
- Maneuvering space within the side yard abutting Barrington Drive should be removed.
- Correctly label 20' rear yard that abuts Parcel #09708215.
- Clearly show rezoning boundary line, property line and utility right-of-ways.
- Correctly label sidewalks as 6'.
- Correctly show property line and building setback callout arrows along the Barrington Drive side of site.
- Use correct symbol for proposed wood fence.
- Remove Note number 1 related to storm water.
- Remove General Note numbers 13, 14 and 15.
- Include a note on the site plan that the petitioner will comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.