
REQUEST	Current Zoning: O-2, office Proposed Zoning: B-2 (CD), business general conditional
LOCATION	Approximately 1.13 acres located on the southwest corner of Beatties Ford Road and Fairdale Drive.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone the property to B-2(CD) to allow the development of a Women's Transition Center for up to thirty women.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Northwest District Plan</i> .
Property Owner	Friendship Missionary Baptist Church
Petitioner	Friendship Missionary Baptist Church
Agent/Representative	Jennifer Coble
Community Meeting	Meeting is required and has not been held.

PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

Reuse of an existing 8,023 square foot structure that will allow a women's transition center, including overnight housing, kitchen, and office for counseling and other services.

Addition of eight-foot sidewalks and six-foot planting strip along Fairdale Drive and Fairbrook Drive.

Removal of one driveway entrance along Beatties Ford Road and replacement with new curb and gutter, with extension of the existing sidewalk.

Existing Zoning and Land Use

The subject parcel is zoned O-2 and is occupied by an existing office building. The properties to the north and east are zoned R-22MF, NS, and INST and developed with existing institutional structures. The properties to the west are zoned R-22MF and developed with existing single family structures. The property to the south is currently zoned B-1 and developed with commercial structures.

Rezoning History in Area

There has been no rezoning in the area for the last five years.

Public Plans and Policies

The *Northwest District Plan* (1990) recommends office use for the subject parcel. However district plans frequently do not specify locations for institutional uses.

This petition proposes the reuse of an existing structure and is consistent with the intent of the district plan.

PUBLIC INFRASTRUCTURE (see full department reports online)**Vehicle Trip Generation:**

Current Zoning: 2,100 trips per day.

Proposed Zoning: 100 trips per day.

CDOT: Requests that the drive aisle be removed so that no maneuvering is allowed in the setback.

Charlotte Fire Department: No comments received.

CATS: No comments received.

Connectivity: Six-foot sidewalk and eight-foot planting strip will be provided along Fairdale Drive and Fairbrook Drive.

Schools: No comments received.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.

SITE DESIGN:

Minimizes impacts to the natural environment through the reuse of an existing building.

OUTSTANDING ISSUES

The petitioner should:

1. Remove the drive aisle to prevent maneuvering in the setback.
 2. Add trees and or landscaping to the center median in the parking lot.
 3. Label width of sidewalk and planting strip along Beatties Ford Road.
 4. Amend the General Note to confirm that there is no other homeless shelter, nor group home, within 800 feet of the site.
 5. Amend Note 4 under General Provisions to allow up to 30 women to be housed overnight.
 6. Amend Note 1 under Access Points to specify only one access off Beatties Ford Road.
 7. Add note that parking will be screened from abutting properties and from view from public streets.
-

Attachments Online at www.rezoning.org

Application
CDOT Review
LUESA Review
Site Plan
Storm Water Review

Planner: Solomon Fortune (704) 336-8326