

REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: INST(CD), institutional, conditional
LOCATION	Approximately 4.3 acres on Old Concord Road between West Rocky River Road and Torrence Grove Church Road.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition would permit an adult day care, indoor recreation, a childcare center, and a school.
Property Owner Petitioner Agent/Representative	University City Church, doing business as (dba) Full Gospel Ministries Therapeutic Services Group Hy Nguyen – DPR Associates, Inc.
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Randolph/Simmons Yeas: Allen, Randolph, Rosenburgh, Simmons and Zoutewelle Nays: None Absent: Dodson, Griffith, and Walker Recused: None
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ZONING COMMITTEE DISCUSSION Staff reviewed this petition, noting that the cross-access easements with the abutting church have been provided. Staff noted that the recombination of lots has been completed. In addition, the shared parking reduction is no longer needed because the hours of operation for the two uses does not conflict.

STATEMENT OF CONSISTENCY This petition is found to be inconsistent with the *Newell Small Area Plan* but reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Simmons seconded by Commissioner Randolph).

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Adult day care and accessory indoor recreation use currently in operation.
 - Future building expansion of up to 7,500 square feet is proposed. This expansion would trigger streetscape improvements along Old Concord Road.
 - A proposed 28-foot class "C" buffer, which may be reduced by 25 percent with a wall, fence, or berm.
 - Cross-access easements for shared entrances with the church.
 - A 33.5-foot Class "A" buffer along Old Concord Road.

- **Public Plans and Policies**

- The *Newell Small Area Plan* (2002) recommends single family and multi-family residential uses, as well as offices for the petitioned site.
 - This petition is inconsistent with the *Newell Small Area Plan*. However, area plans frequently do not specify locations for institutional uses.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No issues.
 - **Connectivity:** Cross access easements are needed to make this project possible and are noted on the site plan. The signed documentation needs to be submitted prior to Zoning Committee consideration.
 - **Schools:** CMS does not comment on nonresidential petitions.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** The proposal meets minimum ordinance standards.
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OUTSTANDING ISSUES

1. There are no outstanding issues.
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Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

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