



REQUEST	Proposed Zoning: NS (SPA), neighborhood service district, site plan amendment, MX-2(SPA) mixed use district, site plan amendment, and O-1(CD) SPA office district, conditional, site plan amendment.
LOCATION	Approximately 80.87 acres located off Cindy Lane and bounded by Interstate 77, Missionary Avenue and Beatties Ford Road.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes a site plan amendment to modify the maximum height of the free standing light fixture for the athletic fields and tennis courts.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding site plan issues. The petition is consistent with the <i>Northwest District Plan</i> .
Property Owner	Friendship Missionary Baptist Church of Charlotte, Inc
Petitioner	Mecklenburg County Park Recreation Department
Agent/Representative	Gary Worth
Community Meeting	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**

The property was rezoned as a part of petition 2000-068. The approved site plan allows 50,000 square feet of retail development (mixed with 96 residential units), a 2,750-seat church, a child care center, assisted living facility, Alzheimer's unit, hospice unit, and 11,500 square feet of other institutional uses. The petition also includes up to 200 single family homes, 188 multi-family units, and 350,000 square feet of office uses. A minimum of 10 percent of the site will remain as open space. The plan limited the maximum height of freestanding light fixtures to 25 feet.

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

1. Freestanding lighting fixtures, including the base, not to exceed 30 feet except on public streets, athletic fields and tennis courts.
2. Retention of the originally approved provisions from Petition 2000-068.

- **Existing Zoning and Land Use**

The subject property is vacant with the exception of some stand alone parking in NS zoning. Petition 2000-068 included NS, MX-2 and O-1(CD). The surrounding parcels are zoned INST(CD), R-4, R-17MF, and B-2(CD), O-2, R-22MF, and R-17MF, to the west across Beatties Ford Road. The properties are developed with single family, retail, office, churches, and multi-family. Some property is also vacant.

- **Rezoning History in Area**

Recent rezonings in the area include:

Petition 2009-063 rezoned the property located on the east side of Northpointe Industrial Boulevard from I-1 and I-2 to I-2(CD) to allow limited I-2 uses and all I-1 uses.

Petition 2005-075 rezoned the property located on the north side of the I-85 Service Road, east of Stewart Creek Road from O-1 to BD(CD) to allow empty tractor trailer parking for a moving and storage company.

- **Public Plans and Policies**

The *Northwest District Plan (1990)*, as amended by rezoning petition 2000-068, recommends a mixture of residential and retail land uses along Beatties Ford Road, a mixture of residential land uses as well as athletic fields, and office land uses.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation** There is no increase in the proposed trip generation because proposed uses did not change.
 - **CDOT:** Revise the design standards to provide for 8-foot planting strips and 5-foot sidewalks to comply with current best practices for pedestrian access within subdivisions.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Neighborhood and Business Services:** No issues.
 - **Schools:** CMS does not comment on non-residential petitions.
 - **Park and Recreation:** No issues.
 - **CMUD:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** The petitioner should remove existing Storm Drainage Management notes and replace with note stating that the petitioner shall comply with Post Construction Control Ordinance.
 - **LUESA:** No issues.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - The site meets minimum ordinance standards.
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OUTSTANDING ISSUES

The petitioner should:

1. Remove all references to Parcel 1 in the lighting, signings, and design standards headings in the development standards.
 2. Label proposed zoning O-1(CD).
 3. Address Storm Water comments.
 4. Address CDOT comments.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Community Meeting Report
- LUESA Review
- Neighborhood and Business Services Review
- Park and Recreation
- Site Plan
- Storm Water Review