

<b>REQUEST</b>	Current Zoning: R-4, single family residential Proposed Zoning: UR-C(CD), urban residential-commercial, conditional
<b>LOCATION</b>	Approximately 1.59 acres on the north side of the intersection of Fordham Road and West Boulevard.
<b>SUMMARY OF PETITION</b>	This petition seeks approval for an accessory parking lot to serve a church that is located across Fordham Road.
<b>Property Owner</b>	The Rock Worship Center COGIC
<b>Petitioner</b>	The Rock Worship Center
<b>Agent/Representative</b>	N/A
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second: Lipton/Dodson Yeas: Dodson, Fallon, Firestone, Lipton, and Rosenburgh Nays: None Absent: Phipps and Walker Recused: None
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**ZONING COMMITTEE DISCUSSION** Staff noted that the requested zoning classification was changed from Institutional to UR-C(CD) to allow the existing parking lot to remain without the need for variances. A Zoning Committee member asked if there had been neighborhood opposition to this petition. Staff responded that there had been one speaker with concerns at the original public hearing but there were no speakers at the most recent public hearing. The staff had not received any phone calls in opposition to the revised petition. Staff recommended approval of the petition.

**STATEMENT OF CONSISTENCY** This petition is found to be inconsistent with the *Central District Plan* but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Dodson seconded by Commissioner Lipton).

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

**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
  - A 104-space asphalt parking lot with sidewalk and handicapped ramp to the public sidewalk.
  - Two vehicular access drives, one to Fordham Road and one to West Boulevard.
  - Perimeter trees provided in addition to shrubs to screen parking from abutting properties.
- **Public Plans and Policies**

- The *Central District Plan* (1993) recommends residential development up to four dwelling units per acre.
  - This petition is inconsistent with the *Central District Plan*.
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**PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Charlotte Department of Transportation:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation:** No issues.
  - **Urban Forestry:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** No issues.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Parks and Recreation Review
- Application
- Community Meeting Report
- Pre-Hearing Staff Analysis
- Site Plan
- Urban Forestry Review

**Planner:** Tom Drake (704) 336-8312