
REQUEST	Current Zoning: R-15(CD), single family residential, conditional Proposed Zoning: NS, neighborhood services
LOCATION	Approximately 1.64 acres located on the south side of Bevington Place between Elm Lane and Rea Road.
SUMMARY OF PETITION	The petition proposes a parking lot with no more than 40 spaces for greenway users to access the Four Mile Creek Greenway, which opened in 2008.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of a minor outstanding site plan issue. The proposed use is inconsistent with the land use recommendation in the <i>South District Plan</i> ; however, locations appropriate for park facilities are not fully detailed in plan documents. The parking facility is intended to provide improved access to the greenway. In addition, the existing R-15(CD) zoning allows for an accessory parking lot associated with the greenway. However, the presence of the floodplain and the required 40-foot setback greatly reduces the area to place a parking lot. The proposed NS zoning district would reduce the setback to 18 feet from the back of curb along Bevington Place to allow more parking area.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Mecklenburg County Mecklenburg County Park & Recreation Department Gary Wirth, Wirth & Associates, Inc.
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - A proposed parking lot not to exceed 40 parking spaces for the Four Mile Creek Greenway.
 - The parking lot will be asphalt or gravel and located 23 feet from the back of curb (18-foot setback plus 5-foot screening area).
 - Detached lighting will not exceed 30 feet in height and will be aimed into the site away from adjoining properties and public streets.
 - Access to the site will be provided by a driveway from Bevington Place.
- **Rezoning History of Subject Site**
The subject site was rezoned to R-15(CD) in 1989 as part of the greater Piper Glen rezoning. The approved conditional rezoning plan designated this property as County greenway.
- **Existing Zoning and Land Use**
The subject property is vacant. The site is a portion of a larger tract occupied with the Four Mile Creek Greenway. To the north, across Bevington Place, is a retail shopping center zoned NS developed with a grocery store, drug store, and assorted other retail shops. To the east and northeast, across Rea Road, are single family homes and townhomes zoned R-20MF. The greenway separates the proposed parking lot from vacant land zoned R-3 to the south.
- **Rezoning History in Area**
Recent rezonings in the area include Petition 2006-052, which rezoned property located north of the subject site from B-1(CD) to NS. This petition modified the square footage of an existing shopping center from 58,610 square feet to 63,500 square feet. The modifications included demolishing part of the existing main building and adding two new buildings along the street frontages.

- **Public Plans and Policies**

- *The South District Plan* (1993) recommends retail uses for the portion of the site where the parking lot is planned. The remainder of the property is recommended for greenway use based on its location in a floodplain.
 - The proposed use is inconsistent with the land use recommendation in the *South District Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No comments received.
 - **Charlotte Department of Transportation:** No issues.
 - **Vehicle Trip Generation:**

The existing and proposed conditional plans calls for a greenway park land use. It would be very difficult to determine the amount of daily vehicular trips generated by a given greenway without an extensive study. It is estimated that the proposed 40 parking space greenway lot will generate less than 150 trips per day. There should only be minor impacts to the transportation system resulting from this rezoning.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Amend the acreage under the Development Data Summary on the site plan to reflect the 1.64 acres indicated on the application.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review