

<b>REQUEST</b>	Current Zoning: R-4 (HD-O), single family residential, historic district overlay Proposed Zoning: UR-C (CD) (HD-O), urban residential-commercial, conditional, historic district overlay
<b>LOCATION</b>	Approximately .324 acres located on the north side of Arosa Avenue between East Morehead Street and Dilworth Road.
<b>SUMMARY OF PETITION</b>	The petition proposes to convert a single family residential structure to accommodate office and related accessory uses. In addition, the subject property is adjacent to Covenant Presbyterian Church which is zoned for office use.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of the outstanding issues. This petition is inconsistent with the <i>Central District Plan</i> (1993). However, the existing structures will remain undisturbed and their residential character maintained.
<b>Property Owner</b>	Covenant Presbyterian Church
<b>Petitioner</b>	Covenant Presbyterian Church c/o Wayne Harrison
<b>Agent/Representative</b>	John Carmichael/K&L Gates, LLP
<b>COMMUNITY MEETING</b>	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:

- Conversion of an existing 3,894 square-foot single family residential structure to office and related accessory uses.
- Medical office uses not permitted.
- Extension of existing driveway to accommodate installation of two new parking spaces (including one handicapped) behind the principal structure.
- Two parking spaces to be provided on the adjacent Covenant Presbyterian Church parking lot pursuant to a shared parking agreement with the church.
- Existing garage to remain for accessory storage.
- No additions to or expansions of the existing buildings permitted.
- Proposed six-foot sidewalk and eight-foot planting strip along Arosa Avenue, with provision to allow sidewalk to meander in order to preserve existing trees.
- Note acknowledging site location within the Dilworth Local Historic District and exterior site improvements being subject to review and approval by the Charlotte Historic District Commission.
- Note reserving the right to pursue a variance from Section 12.216 of the Zoning Ordinance so as to eliminate the vehicular turnaround area depicted on the site plan and to allow vehicles to back directly onto Arosa Avenue from the driveway serving the site.

- **Existing Zoning and Land Use**

The site is currently developed with a single family residence and accessory structure that sits on a larger parcel owned and occupied by Covenant Presbyterian Church. The site is located within the Dilworth Local Historic District and is surrounded by a mix of institutional, residential, office, and retail development on properties zoned R-4(HD-O), B-2(HD-O), O-2(HD-O), MUDD(CD), B-1, R-22MF and R-8.

- **Rezoning History in Area**

There have been no rezonings in the immediate area in recent years.

- **Public Plans and Policies**

- The *Central District Plan* (1993) recommends institutional land uses on the property.
  - The petition is inconsistent with the *Central District Plan*.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Transportation:** No issues.
    - **Vehicle Trip Generation:**  
Current Zoning: 10 trips per day.  
Proposed Zoning: 100 trips per day.  
This petition will have a minor impact on the surrounding thoroughfare system.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** 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.
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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*.
    - Minimizes impacts to the natural environment by reusing the existing building.
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**OUTSTANDING ISSUES**

- The petitioner should:
    1. Identify the vehicular turnaround area for which a variance may be requested on the site plan.
    2. Submit the shared parking agreement to the Zoning Administrator and receive approval prior to the Zoning Committee recommendation on this petition.
    3. Amend the note that the shared parking agreement will be approved by the Charlotte Department of Transportation to say it will be approved by the Zoning Administrator.
    4. Clarify the number of shared parking spaces as note VI (B) (2) indicates 2 spaces will be shared and note VI (D) indicates "at least 7" will be shared.
    5. Amend note VI (B) (2) to say "Section 12.203".
    6. Amend note VII (B) to say "Section 12.216".
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Community Meeting Report
- Site Plan
- Charlotte Area Transit System Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- **Planner:** Claire Lyte-Graham (704) 336-3782