
REQUEST	Current Zoning: R-3, single family residential, up to three dwelling units per acre Proposed Zoning: INST(CD), institutional, conditional
LOCATION	Approximately 4.83 acres located on Browne Road and across from Amber Glen Drive.
SUMMARY OF PETITION	The petition proposes to allow a 31,800 square foot indoor tennis court on the same site as an existing private swim and tennis club with outdoor facilities.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding site plan issues. The proposed indoor recreation use is inconsistent with the <i>Northeast District Plan</i> . However, recreational uses are considered compatible with residential uses and are not typically located on adopted future land use maps.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Charlotte Racquet Club, LLC Robert D. Smith N/A
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:

- Maximum 31,800 square foot building containing four indoor tennis courts.
- A 30-foot Class C buffer abutting residential zoning and/or uses, reduced to 22.5 feet in some areas with installation of a fence.
- Detached lighting not to exceed 25 feet in height.
- Trees save area consisting of 23 percent of the site rather than the minimum 15 percent.
- Maximum building height of 40 feet.
- Building elevations provided and building materials to include a steel frame structure with fabric covering.
- Open space provided at rear of site.

Existing Zoning and Land Use

The subject property is zoned R-3 and is vacant. The remaining portion of the overall site is zoned R-3 and used as a private swim and tennis club with outdoor facilities. Surrounding properties are zoned R-3 and R-4 and developed with single family attached and single family detached dwelling units or are vacant.

Rezoning History in Area

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

Public Plans and Policies

The *Northeast District Plan* (1996) recommends single family residential uses at up to four dwelling units per acre at this location.

The petition is inconsistent with the *Northeast District Plan*.

DEPARTMENT COMMENTS (see full department reports online)

Charlotte Area Transit System: No comments received.

Charlotte Department of Neighborhood & Business Services: No issues.

Charlotte Department of Transportation: No issues.

Vehicle Trip Generation: This petition will have no impact on the surrounding transportation system.

Connectivity: No issues.

Charlotte Fire Department: No issues.

Charlotte-Mecklenburg Schools: Non-residential petitions do not impact the number of students attending local schools.

Charlotte-Mecklenburg Storm Water Services: No issues.

Mecklenburg County Land Use and Environmental Services Agency: No issues.

Mecklenburg County Parks and Recreation Department: No comments received.

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-Environment*.

Minimizes impacts to the City's tree canopy by exceeding the minimum Tree Ordinance requirements for tree save area.

OUTSTANDING ISSUES

The petitioner should:

1. Show and label Class C buffer abutting residential zoning to the east.
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Attachments Online at www.rezoning.org

Application

Site Plan

Community Meeting Report

Charlotte Department of Neighborhood & Business Services Review

Charlotte Department of Transportation Review

Charlotte Fire Department Review

Charlotte-Mecklenburg Schools Review

Charlotte-Mecklenburg Storm Water Services Review

Mecklenburg County Land Use and Environmental Services Agency Review

Planner: Sonja Sanders (704) 336-8327