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| REQUEST | Current Zoning: R-4, single family residential Proposed Zoning: INST(CD), institutional, conditional |
| LOCATION | Approximately 1.66 acres located on the north side of Idlewild Road and between East W. T. Harris Boulevard and Lynmont Drive. |
| SUMMARY OF PETITION | The petition proposes to rezone approximately 1.66 acres to allow an existing house and structure on site to be used for a dental office and religious institutional uses. |
| STAFF RECOMMENDATION | Staff recommends approval of the petition upon resolution of the outstanding issues. The proposed use is consistent with the <i>Eastland Area Plan</i> . |
| PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE | New Hope Baptist Church New Hope Baptist Church Jeff Smith, New Hope Baptist Church |
| 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:

- The use of two existing structures of approximately 1,350 square feet for medical office and 8,150 square feet for religious purposes.
- Shared use of existing parking between the proposed uses.
- Shared use of an existing driveway along Idlewild Road for the two proposed uses.
- Class C buffer along the western edge of the parcel.
- Existing driveway access to the existing house will be removed and replaced with curb, gutter, and a five-foot sidewalk.

- **Existing Zoning and Land Use**

- The subject parcel is currently zoned R-4 and developed with a vacant single family home and a religious institution. The surrounding properties to the north, south, and west are zoned R-4 and developed with single family homes and a religious institution. The property to the east is zoned B-1 and developed with a commercial structure.

- **Rezoning History in Area**

- There have been no rezonings in the immediate area in the last five years.

- **Public Plans and Policies**

- The *Eastland Area Plan* (2003) recommends institutional uses on the subject parcel.
 - The proposed use is consistent with the *Eastland Area Plan*.
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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:** Remove the existing driveway to the single family house.

- **Vehicle Trip Generation:**
Current Zoning: 10 trips per day.
Proposed Zoning: 50 trips per day.
 - **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.
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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-Environment*.
 - Minimizes impacts to the natural environment by reusing two existing buildings.

OUTSTANDING ISSUES

- The petitioner should:
 1. Label the dimension of the required 12-foot buffer on the site plan.
 2. Change the proposed use to read dental office.
 3. Add a note that the dental clinic use will be limited to 1400 square feet.
 4. Dedicate fifty feet of right-of-way from the centerline of Idlewild Road.
 5. Show a five-foot sidewalk from the existing buildings and shared parking to the public sidewalk system.
 6. Clarify the acreage of the area to be rezoned in the "Site Plan Notes".
 7. Amend Note #4 in the "Site Plan Notes" to show the proposed zoning as Inst (CD) ~~Religious~~
 8. The "existing use" and "proposed use" should reflect both buildings on the site not just the residential structure.
 9. Delete Note #10.
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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 Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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