

REQUEST	Current Zoning: R-3, single family residential, and INST(CD), institutional, conditional Proposed Zoning: INST(CD), institutional, conditional, and INST(CD)SPA, institutional, conditional site plan amendment
LOCATION	Approximately 10.46 acres located on Browne Road and across from Amber Glen Drive.
SUMMARY OF PETITION	The petition proposes to align the zoning for an existing private swim and tennis club with outdoor facilities and an indoor tennis court.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Charlotte Racquet Club, LLC Robert D. Smith N/A
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. The petition is found to be inconsistent with the residential land use recommendation on a portion of the site but to be consistent with the institutional land use recommendation on the remainder of the site set forth in the <i>Northeast District Plan</i> but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Zoutewelle).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none"> 1. The Class C buffer abutting residential zoning to the south and east is shown on the site plan. 2. The scale is noted on the site plan. 3. The unrequired tree save shown at rear of the property has been deleted. 4. Hatching as delineation of rezoning area has been removed.
--------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

VOTE	Motion/Second: Firestone/Griffith Yeas: Allen, Firestone, Griffith, Phipps, Rosenburgh, and Zoutewelle Nays: None Absent: Dodson Recused: None
-------------	------------------------------------------------------------------------------------------------------------------------------------------------------------

ZONING COMMITTEE DISCUSSION Staff presented the petition to the Zoning Committee and indicated that all outstanding issues have been addressed.

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

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**
 - A 4.83 acre portion of the overall site was rezoned from R-3 to INST(CD) via Petition 2011-026. The petition allowed a 31,800 square foot indoor tennis court on the same site as an existing private swim and tennis club with outdoor facilities.
The entire 10.46 acres site is being rezoned under the current petition to address issues with meeting the required side yard abutting the I-485 corridor, buffers, internal connectivity, and access requirements for the site, which can best be achieved with the same zoning category on the entire site.
- **Proposed Request Details**
 - The site plan accompanying this petition contains the following provisions:
 - Existing tennis club, outdoor tennis courts, and swimming pool to remain.

- Maximum 31,800 square foot building containing four indoor tennis courts.
 - Outdoor recreation to maintain 100-foot separation from exterior property boundary to the south.
 - A 20-foot side yard abutting Interstate 485 corridor to the north.
 - Placement of existing outdoor tennis courts to remain per approved variance case 98-15 and as an existing condition.
 - Detached lighting not to exceed 25 feet in height.
 - Maximum building height not to exceed 40 feet.
 - Building elevations provided and building materials to include a steel frame structure with fabric covering.
 - **Public Plans and Policies**
 - The *Northeast District Plan* (1996) recommends single family residential uses at up to four dwelling units per acre for the portion of the site zoned R-3 and institutional/recreational land uses, as amended by rezoning petition 2011-026.
 - The petition is inconsistent with the residential land use recommendation on a portion of the site but consistent with the institutional land use recommendation on the remainder of the site set forth in the *Northeast District Plan*.
 - **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No comments received.
 - **Charlotte Department of Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **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*.
 - This site meets minimum ordinance standards.
-

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review

Planner: Sonja Sanders (704) 336-8327