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<b>REQUEST</b>	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
<b>LOCATION</b>	Approximately 10.46 acres located on Browne Road and across from Amber Glen Drive.
<b>SUMMARY OF PETITION</b>	The petition proposes to align the zoning for an existing private swim and tennis club with outdoor facilities and an indoor tennis court.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. Although the request is not consistent with the residential land use recommendation on a portion of the site, it is consistent with the institutional land use recommendation on the remainder of the site per the amended <i>Northeast District Plan</i> . In addition, recreational uses are considered compatible with the surrounding residential uses and are not typically located on adopted future land use maps.
<b>PROPERTY OWNER</b>	Charlotte Racquet Club, LLC
<b>PETITIONER</b>	Robert D. Smith
<b>AGENT/REPRESENTATIVE</b>	N/A
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

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#### **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.
- **Existing Zoning and Land Use**
  - The subject property is zoned R-3 and INST(CD) and a portion is developed with 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 except the rezoning for a portion of this site.

- **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*.
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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 comments received.
  - **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 comments received.
  - **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*.
  - This site meets minimum ordinance standards.

**OUTSTANDING ISSUES**

- The petitioner should:
    1. Show and label Class C buffer abutting residential zoning to the south and east.
    2. Specify scale on site plan.
    3. Delete the unrequired tree save shown at rear of the property unless providing voluntarily.
    4. Remove hatching as delineation of rezoning area.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review

**Planner:** Sonja Sanders (704) 336-8327