REQUEST

Current Zoning:   INST(CD), institutional, conditional
Proposed Zoning:  B-1(CD), neighborhood business, conditional

LOCATION

Approximately 1.66 acres located on the northeast corner of the intersection of Providence Road and Mammoth Oaks Drive.

SUMMARY OF PETITION

The petition proposes a free-standing surface parking lot associated with an adjacent religious institution located across Mammoth Oaks Drive.

PROPERTY OWNER

Christ Evangelical Lutheran Church of Charlotte

PETITIONER

Christ Evangelical Lutheran Church of Charlotte

AGENT/REPRESENTATIVE

Walter Fields

COMMUNITY MEETING

Meeting is required and has been held. Report available online.

STATEMENT OF CONSISTENCY

This petition is found to be inconsistent with the South District Plan but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Labovitz).

ZONING COMMITTEE ACTION

The Zoning Committee voted unanimously to recommend APPROVAL of this petition.

VOTE

Motion/Second:     Lathrop/Phipps
Yeas:             Eschert, Griffith, Johnson, Labovitz, Lathrop, and Phipps
Nays:             None
Absent:           Allen
Recused:         None

ZONING COMMITTEE DISCUSSION

Staff presented the petition to the Zoning Committee and indicated that there are no outstanding issues. There was no further discussion of this petition.

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
  • The subject property was rezoned via petition 2008-108 from R-12MF to INST(CD) to allow reuse of an existing 4,267 square foot house for a religious institution, with parking and associated uses.

• Proposed Request Details
  The site plan accompanying this petition contains the following provisions:
  • Site will be used for a surface parking lot with no other uses or structures permitted. The existing single family structure on the site will be removed.
  • Access to the parking lot provided solely from Mammoth Oaks Drive.
  • Additional right-of-way will be dedicated and conveyed along Providence Road and Mammoth Oaks Drive prior to the issuance of a building permit if the existing right-of-way is inadequate.
  • Petitioner will install a marked crosswalk on Mammoth Oaks Drive if approved by CDOT.
  • Additional landscaping in the form of shrubs grouped to fit the existing landscaping will be installed along the frontage of Providence Road to enhance the streetscape and provide additional screening.
• Enhanced landscaping provided along Mammoth Oaks Drive.
• A Class B buffer 22.5 feet in width with a fence will be provided abutting the existing residential dwellings to the north and east.

• **Public Plans and Policies**
  • The *South District Plan* (1993), as amended by the prior rezoning, recommends an institutional use for the property.
  • The petition is inconsistent with the *South District Plan*.

• **Staff Recommendation (Updated)**
  • Staff agrees with the recommendation of the Zoning Committee.

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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.
• **Transportation:** 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 issues.
• **Urban Forestry:** 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-Environment*.
  • This site meets minimum ordinance standards.

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**OUTSTANDING ISSUES**

• No issues.

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**Attachments Online at** [www.rezoning.org](http://www.rezoning.org)

• Application
• Pre-Hearing Staff Analysis
• Site Plan
• Community Meeting Report
• Charlotte Department of Neighborhood & Business Services Review
• Transportation Review
• Charlotte Fire Department Review
• Charlotte-Mecklenburg Storm Water Services Review
• Mecklenburg County Land Use and Environmental Services Agency Review
• Mecklenburg County Parks and Recreation Review
• Urban Forestry Review

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