

<b>REQUEST</b>	Current Zoning: INST(CD), institutional, conditional Proposed Zoning: B-1(CD), neighborhood business, conditional
<b>LOCATION</b>	Approximately 1.66 acres located on the northeast corner of the intersection of Providence Road and Mammoth Oaks Drive.
<b>SUMMARY OF PETITION</b>	The petition proposes a free-standing surface parking lot associated with an adjacent religious institution located across Mammoth Oaks Drive.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Christ Evangelical Lutheran Church of Charlotte Christ Evangelical Lutheran Church of Charlotte Walter Fields
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be inconsistent with the <i>South 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 Labovitz).

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
------------------------------------	---

<b>VOTE</b>	Motion/Second: Lathrop/Phipps Yeas: Eschert, Griffith, Johnson, Labovitz, Lathrop, and Phipps Nays: None Absent: Allen Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented the petition to the Zoning Committee and indicated that there are no outstanding issues. There was no further discussion of this petition.
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://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.
- 

**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.
- 

**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](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