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<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>STAFF RECOMMENDATION</b>	Staff recommends approval of the petition. The proposed land use is inconsistent with the land use recommendation. However, the parking will serve an existing institutional use and is a suitable transitional use between the adjacent multi-family and the church..
<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.

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#### **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.
- **Existing Zoning and Land Use**
  - The subject property contains a single family house. Properties surrounding the petitioned site are zoned R-3, R-12MF, R-17(CD), and INST(CD) and are developed with single family and multi-family dwellings, and the religious institution associated with the subject property. To the north across Sardis Road exists O-15(CD) and NS zoning developed with office and commercial uses.

- **Rezoning History in Area**
    - Petition 2007-095 rezoned 9.4 acres located on the northeast corner of Providence Road and Sardis Road to NS to allow an expansion of an existing shopping center for a maximum of 76,500 square feet.
  - **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*.
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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.
    - **Vehicle Trip Generation:** The petition will not affect the number of vehicle trips.
    - **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 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.

**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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