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.

STAFF RECOMMENDATION
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.

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.

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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:**
  - **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