
REQUEST	Current Zoning: R-17MF(CD), multi-family residential, conditional, and NS, neighborhood services Proposed Zoning: O-1(CD), office, conditional
LOCATION	Approximately 22.15 acres located on the west side of Lancaster Highway at the intersection of Lancaster Highway and Johnston Road. (Council District 7 - Cooksey)
SUMMARY OF PETITION	The petition proposes a 264,000-square foot religious institutional facility consisting of a 1,600 seat worship center, office space associated with the church facility, and any other accessory uses.
STAFF RECOMMENDATION	Staff recommends approval of the petition upon resolution of outstanding issues. The petition is inconsistent with the <i>South District Plan</i> as amended by previous rezonings. However, area plans frequently do not specify locations for institutional uses. The proposed institutional use is compatible with the surrounding residential and commercial development.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	YFP, LLC and YFP Timber, LLC Elevation Church Susanne Todd and Brian Schoeck
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**

- A majority of the subject property was rezoned in 2000, under petition 2000-02c, as part of a larger 258 acres rezoned to R-5(CD) and R-17MF(CD) to allow 752 multi-family dwelling units and 600 single family units. More specifically, the subject property was identified as Parcel B and allowed 696 multi-family units, which was later revised via an administrative amendment to allow 603 units.
- A smaller portion of the site was rezoned to NS via petition 2002-022, as part of an overall 4.7 acres rezoned to allow 52,000 square feet of office and retail uses excluding drive through facilities, gasoline sales and restaurants. The subject property was identified as Area C and is allowed one building.

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposed uses limited to a 42,000-square foot worship center with 1,600 seats, a children's ministry area comprised of 22,000 square feet, and up to 200,000 square feet of associated church office uses.
- Worship center limited to maximum 40 feet in height and office building limited to maximum 60 feet in height.
- Dedication of additional right-of-way measuring 50 feet from the centerline of Lancaster Highway.
- Access to the site will be provided via a new public street off of Lancaster Highway built to the standards for a local office/commercial wide street, and a proposed right-in/right-out driveway onto US Highway 521.
- A sidewalk easement will be provided to allow for a six-foot sidewalk along US Highway 521.
- A portion of US Highway 521 will be requested for abandonment.
- Roadway improvements include:
 - A southbound right-turn lane on Lancaster Highway at the proposed main access;
 - A northbound left-turn lane on Lancaster Highway at the proposed main access by remarking the existing pavement;
 - A westbound right-turn lane on Lancaster Highway at US Highway 521 to provide a total of 500 feet of storage; and
 - A combination southbound through-right lane on Lancaster Highway at US Highway 521 by remarking the existing southbound through-only lane.
- Exterior building materials consisting of metal, glass and concrete.
- Building elevations provided with four-sided architecture on all elevations.

- No expanse of solid wall may exceed 20 feet in length.
- Buildings will have insulated exterior walls to dampen noise transmission to the outside.
- A 75-foot buffer will be provided abutting residential zoning and/or land uses. The buffer may not be reduced except to allow access from the site along US Highway 521.
- A low masonry wall will be provided along portions of the site's frontage on both streets to screen surface parking, in addition to shrubs.
- An outdoor plaza area will be provided abutting the building containing the worship center and children's ministry.
- Freestanding lighting will be limited to 25 feet in height and will have full cut-off lighting fixtures.
- An administrative amendment will be filed for Petition 2000-02c that will reduce the number of residential units currently approved to an amount that falls within the allowed density.
- **Existing Zoning and Land Use**

The subject properties are vacant with the exception of a single family dwelling. Properties west of Lancaster Highway are zoned R-17MF(CD), R-8MF(CD), MX-2, and R-3 and are developed with single family and multi-family residential dwellings or are vacant. Properties east of Lancaster Highway contain single family residential, commercial uses and vacant lots in O-1(CD), NS, B-1(CD) and MX-2 zoning districts.
- **Rezoning History in Area**

Petition 2008-93 approved a NS site plan amendment for four acres located at the intersection of Lancaster Highway and Johnston Road to allow the site to be developed as a unified development with an adjacent parcel zoned O-1(CD), permitting cross-access and shared signage while not changing the allowed 45,000 square feet of office/retail space.
- **Public Plans and Policies**
 - The *South District Plan* (1993) reflects multi-family residential and retail as amended by the previous rezonings. However, area plans frequently do not specify locations for institutional uses. The proposed institutional use is compatible with the surrounding residential and commercial development.
 - The petition is inconsistent with the *South District Plan*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Solid Waste Services:** Noted that the religious institution will need to verify qualification for small business garbage collection.
- **Transportation:** CDOT has the following comments:
 1. Eliminate the proposed eastbound through-right lane on Lancaster Highway, at the intersection of Johnston Road (US 521) and Lancaster Highway, and let it remain as a through-lane only. The extension of the existing right-turn lane storage to 525 feet is supported.
 2. Add a note that commits to the installation of pedestrian signals, and high visibility cross-walks on the western approach of the subject intersection.
 3. Provide a dedicated left-turn and through-right combination on the western approach to the intersection of Providence Road West and Lancaster Highway, in lieu of extending the existing northbound left-turn lane on Lancaster Highway to Providence Road West. This entails converting the existing through-lane to a dedicated left-turn lane and changing the dedicated right-turn lane to a through-right lane. In addition, asphalt will be needed on the eastern approach of the subject intersection to allow for a proper through-lane transition across the intersection.
 4. Increase the bay taper at the intersection of Lancaster Highway and Ardrey Kell Road to accommodate the dual left-turn lane.
- **Vehicle Trip Generation:**

Current Zoning: 1,700 trips per day.
Proposed Zoning: 3,200 trips per day.
- **Connectivity:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Police 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.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** 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

- The petitioner should:
 1. Amend Note 14 to state “prior to approval by the City Council on 2013-048, the petitioner and the owner of the property covered by 2000-02c will file an administrative amendment for 2000-02c that will reduce the number of residential units currently approved to an amount that falls within the allowed density. If Petition 2013-048 is approved by the City Council, the reduction in the number of allowed units on Rezoning Petition 2000-02C will be binding and may not be added back to the petition through the administrative amendment process. If Petition 2012-048 is not approved by the City Council the administrative site plan amendment will be null and void.”
 2. Existing area designated for trash should be re-labeled as “solid waste and recycling area”.
 3. Add a note under the heading of Streetscape and Landscaping stating that landscaping will be provided in conjunction with the low masonry wall that is indicated on the site plan.
 4. Provide a minimum five-foot sidewalk on the eastern side of the main interior driveway that runs perpendicular to the proposed public street.
 5. Illustrate a minimum five-foot internal sidewalk connection to the proposed six-foot public sidewalk along US Highway 521.
 6. Modify all zoning buffer references on the site plan to indicate a 75-foot Class B buffer requirement instead of a 75-foot Class C buffer.
 7. Address Transportation comments.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte-Mecklenburg Police Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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