

REQUEST	Current Zoning: R-15(PUD) (planned unit development) Proposed Zoning: R-4(CD) (single family residential, conditional) and INST(CD) (institutional, conditional)
LOCATION	Approximately 9.48 acres located on the west side of Providence Road between Cedar Croft Drive and Candlewyck Lane. (Council District 7 - Driggs)
SUMMARY OF PETITION	The petition proposes to allow the development of twenty single family detached homes on approximately 5.7 acres with an existing religious institution located on the remaining 3.78 acres.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The existing religious institution is consistent with the <i>South District Plan</i> , which recommends institutional on the entire 9.48 acres. The residential portion of the proposal is inconsistent with the plan as it involves redeveloping acreage originally planned for an institutional use. However, at a density of 3.52 dwelling units per acre, the proposed residential use is consistent with the surrounding residential land use pattern.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Candlewyck Baptist Church of Charlotte Meritage Homes of the Carolinas McAdams Company
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 25

PLANNING STAFF REVIEW

- **Background**
 - The subject site was previously rezoned as part of an approximately 185-acre planned unit development project (rezoning petition 1975-006C) consisting of single family residential dwellings, multi-family residential units, a 10-acre religious institution site, a village center, swim and tennis club, and other amenities including parks, a tot lot, a lake and open space. The rezoning currently under review consists of the acreage associated with the religious institution aforementioned.
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

 - Approximately 3.78 acres to accommodate an existing religious institution and associated parking in INST(CD) (institutional, conditional) zoning.
 - Addition of 12 parking spaces for the religious institution, increasing the number of parking spaces from 75 to 87.
 - Extension of sidewalk from the religious institution parking area to an existing sidewalk on Lawton Bluff Road.
 - Approximately 5.7 acres with up to 20 single family detached residential lots at a density of 3.52 units per acre, in R-4(CD) (single family residential, conditional) zoning.
 - Utilization of the cluster provision in the zoning ordinance.
 - Minimum lot area for residential lots of 6,000 square feet.
 - Maximum residential building height of 40 feet.
 - New 50-foot wide internal street to accommodate proposed residential development.
 - Dedication of 50 feet of right-of-way to the City of Charlotte for new streets.
 - Proposed five-foot wide sidewalks and eight-foot planting strips along new internal streets.
 - Proposed access point to residential project from Providence Road.
 - Tree save areas and common open space.
 - Possible storm water management facility location.
 - Proposed 24-foot wide Class "C" buffer between existing religious institution and proposed residential development, with the right to reduce the buffer by 25% with a wall, berm, or combination.

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- Internal sidewalk extension connecting residential development to the religious institution.
 - Access to the religious institution provided from Candlewyck Lane and Lawton Bluff Road.
 - **Existing Zoning and Land Use**
 - The rezoning site is developed with a religious institution and primarily undeveloped acreage, and is immediately surrounded by single family detached homes, single family attached homes, and limited retail on properties zoned R-3 (single family residential), R-9 PUD (single family residential, planned unit development), R-15PUD (planned unit development), and MX-1 (mixed use).
 - **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
 - **Public Plans and Policies**
 - The *South District Plan* (1993) recommends institutional uses on the subject site, as approved via rezoning petition 1975-006C.
 - While the *South District Plan* calls for an institutional use on the subject site, the proposed residential use at a density of 3.52 dwelling units per acre is consistent with the surrounding residential land use pattern. In addition, the existing religious institution on a portion of the rezoning site will remain.
 - The existing religious institution is consistent with the *South District Plan*, which recommends institutional on the entire 9.48 acres. The residential portion of the proposal is inconsistent with the plan.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** CDOT requests that the petitioner provide a vehicular connection from the proposed public street to the existing religious institution parking lot. CDOT also requests that a minimum five-foot wide sidewalk be extended from the end of the proposed public street, through the religious institution parking lot to the existing sidewalk along Lawton Bluff Road. Doing so promotes connectivity for vehicular and non-motorized transportation, from the proposed subdivision to the adjoining neighborhood and nearby retail land uses.
 - **Vehicle Trip Generation:**
 - Current Zoning: 640 trips per day.
 - Proposed Zoning: 420 trips per day.
 - **Connectivity:** See comments above.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero students, while the development allowed under the proposed zoning will produce five students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is five students.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** 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.
 - **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

- The petitioner should:
 1. Note proposed zonings as INST (CD) and R-4(CD).
 2. Label width of proposed sidewalks in the residential development.
 3. Specify the width of the sidewalk extension that will connect to the sidewalk along Lawton Bluff Road.
 4. Identify proposed parking spaces for the existing religious institution on the site plan.
 5. Remove Note 2a. under heading Permitted Uses and place under heading General Provisions.
 6. Modify Signage language to read "Signage will be provided per ordinance."
 7. Specify at what interval pedestrian scale lighting will be provided.
 8. Address Transportation comments.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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