

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: INST(CD) (institutional, conditional)
LOCATION	Approximately 9.81 acres located on the east side of Reedy Creek Road and Interstate 485 at the end of Saddlehorse Lane near the intersection of Gelding Drive and Saddlehorse Lane. (Outside City Limits)
SUMMARY OF PETITION	The petition proposes to develop a vacant parcel in the Robinson Church Road area to allow a maximum 67,000-square foot, 750-seat religious institution and associated uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Harbor Baptist Church Harbor Baptist Church William E. Milligan
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 46

STAFF RECOMMENDATION	<p>Staff does not recommend approval of this petition in its current form. Outstanding issues are related to transportation, infrastructure and requested technical revisions.</p> <p><u>Plan Consistency</u> The petition request for an institutional uses is inconsistent with the <i>Rocky River Road Area Plan's</i> recommendation for residential uses up to 12 units per acre; however, area plans typically do not designate all locations for institutional uses. The proposed site plan is also inconsistent with the area plans recommendation to extend Saddlehorse Lane to Reedy Creek Road.</p> <p><u>Rationale for Recommendation</u> Staff does not recommend approval of the petition in its current form:</p> <ul style="list-style-type: none"> • The adopted area plan recommends the extension of minor collector, Saddlehorse Lane, through the site. • As currently proposed, the site layout precludes any future extension of Saddlehorse Lane by locating a parking lot in the area of the road extension, and does not reserve area or dedicate right-of-way for a future extension of the road by the City. <p>Staff could support approval of the petition if the outstanding issues are addressed.</p>
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PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A maximum 67,000-square foot religious institution, parking, and accessory uses in INST(CD) (institutional, conditional) zoning on 6.61 acres. This part of the site will be developed in three phases as follows: Phase 1 - 44,400-square foot religious institution, Phase 2 - 7,500-square foot multi-purpose addition, and Phase 3 - 15,000-square foot educational expansion (child care).
- Building height limited to forty feet and two stories with a mezzanine. Steeple height limited to 75 feet.
- Building materials will consist of concrete masonry block, EIFS, aluminum and glass windows, prefinished metal roof and coping [the capping at the top of a wall designed to prevent water from penetrating into the core of the wall], aluminum decorative crosses, and prefinished fiberglass or aluminum steeple.
- Building elevations depicting the sanctuary and educational wing have been provided.
- An eight-foot wide paved pedestrian/bike path will be provided, abutting residential zoning to the north, running from the Reedy Creek greenway on the west to Saddlehorse Lane.
- Landscaping and screening will be provided between the parking and Reedy Creek Road.

- A tree survey plan depicting tree save areas has been provided.
- Existing pond and proposed BMP area will be surrounded by a six-foot high black vinyl coated chain link fence.
- **Existing Zoning and Land Use**
 - The subject property is zoned R-3 (single family residential) and is developed with a single family detached dwelling. The site fronts Reedy Creek Road and is adjacent to I-485.
 - Surrounding properties are zoned R-3 (single family residential), R-5(CD) (single family residential, conditional) and R-12 PUD (single family residential, planned unit development) and are primarily developed with single family detached dwellings, with several vacant lots remaining.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
 - The *Rocky River Road Area Plan* (2006) recommends residential uses at a density of up to 12 units per acre. Area plan do not usually designate all locations for institutional uses. However, the plan recommends a street connection from Saddlehorse Lane to Reedy Creek Road.
 - Design policies recommend siting neighborhood centers and other non-residential development at appropriate locations to complement the scale and character of the surrounding environment, promote connectivity, and balance density with quality open spaces.
 - Design policies recommend utilizing architectural styles that reflect and enhance the rural character of the Rocky River area.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located on a major collector approximately 1500 feet west of a signalized intersection. CDOT has concerns with the current site plan because the petitioner has removed all previously proposed transportation improvements (shown on earlier rezoning submittals) envisioned by the *Rocky River Area Plan*. The current site plan eliminates the construction of the proposed collector extension and proposes a parking lot that conflicts with the future road. At a minimum the site design should reserve the street alignment right-of-way. Additionally, the current site plan has eliminated the construction of a sidewalk along the site's Reedy Creek frontage that was set in its future location to accommodate future buffered bike lanes.
 - See Outstanding Issues, Notes 2 through 5.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on one single family detached dwelling).
 - Entitlement: 360 trips per day (based on 31 single family detached dwellings).
 - Proposed Zoning: 1,570 trips per day (based on a 750-seat religious institution and a 15,000-square foot accessory child care center.)

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** 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:** See Outstanding Issues, Note 1.
- **Charlotte Water:** Charlotte Water has water system availability for the proposed rezoning area via an existing 12-inch water distribution main located along Reedy Creek Road. Sewer system is available via an existing eight-inch gravity sewer main located along Reedy Creek Road.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Infrastructure

1. Show and label potential 50-foot undisturbed Post Construction Stormwater Ordinance Stream Buffer on the site plan and adjust construction limits to comply with buffer requirements or

submit documentation as specified in the Post Construction Stormwater Ordinance confirming no perennial or intermittent stream exists at the location of the potential 50-foot Stream Buffer.

Transportation

2. Petitioner should revise the site plan to show the proposed extension of Saddlehorse Lane to the property boundary and connecting into existing Saddlehorse Lane as it was shown on the petitioner's previously submitted version of the site plan.
3. Revise the site plan to show the proposed sidewalk as it was shown on the petitioner's previously submitted version of the site plan.
4. Revise the site plan to add a note specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued as it was shown on the petitioner's previously submitted version of the site plan.
5. Revise the site plan to add a note specifying all transportation improvements will be constructed and approved before the site's first building certificate of occupancy is issued or phased per the site's development plan as it was shown on the petitioner's previously submitted version of the site plan.

Land Use

6. Show and label the required 50-foot wide "Class C" buffer abutting R-3 (single family residential) zoning.
7. Remove eight-foot wide paved pedestrian/bike path from the area of the required 50-foot "Class C" buffer.

REQUESTED TECHNICAL REVISIONS

Land Use

8. Align the building square footage listed under "Development Data" and under Note 13 under "Phasing."
 9. Remove the first page of the site plan which is a survey. Any needed notes should be moved to RZ-1.
 10. Remove Note 4.b which states: "Other Use Restrictions: Per City of Charlotte Zoning Ordinance"
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Fire Department Review
 - Charlotte Neighborhood & Business Services 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
 - Transportation Review

Planner: Sonja Strayhorn Sanders (704) 336-8327