

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-123

Property Owner: Mecklenburg County Parks & Recreation

Petitioner: The YMCA of Greater Charlotte

Location: Approximately 1.92 acres on the south side of Bryant Farms Road on the east side of Community House Road

Request: R-12 PUD (residential planned unit development) to INST (institutional)

Summary

This petition is necessary due to a land swap between Mecklenburg County and the YMCA and will allow an expansion of the existing YMCA facility. This is a conventional district request with no accompanying site. The existing YMCA has no conditional site plan.

Consistency and Conclusion

This petition is consistent with the *South District Plan* and is appropriate for approval.

Existing Zoning and Land Use

YMCA property surrounds this site on three sides. The facility itself is to the east, with undeveloped land to the north and west, all zoned INST. There is a partially developed County park to the south zoned R-9PUD.

Rezoning History in Area

A rezoning to INST(CD) just east of the site was approved in 1999 to allow a civic/fraternal organization. Two daycares were permitted by a 2006 rezoning to UR-C(CD) at the realignment of Community House Road and Providence Road West.

Public Plans and Policies

The *South District Plan* (1992) shows the county property as Institutional/Park. It shows the YMCA site as Institutional, reflecting a 2000 rezoning for YMCA use. County Park and Recreation and the YMCA share common purposes, and have cooperated in the planned use of their adjoining properties.

Proposed Request Details

There is no site plan accompanying this conventional district request.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT did not identify any transportation issues associated with this petition.

CATS. CATS did not comment on this petition. The nearest transit service is an express bus park & ride at Stonecrest Shopping Center.

Connectivity. Additional connectivity has not been requested by CDOT.

Storm Water. Storm Water Services has requested that this petition be converted to a conditional district and that water quality improvements be included on the associated site plan.

School Information. This non-residential petition will not impact the school system.

Outstanding Issues

Land Use. There are no land issues associated with this petition.

Site plan. There is no site plan associated with this petition.