

REQUEST	Current Zoning: MUDD-O(HD-O), mixed use development district, optional, historic district overlay Proposed Zoning: UR-C(CD) (HD-O), urban residential-commercial, conditional, historic district overlay
LOCATION	Approximately 0.30 acres located on the north side of South Mint Street near the intersection of Spruce Street and South Mint Street.
SUMMARY OF PETITION	The petition proposes to develop 16 freestanding off-street parking spaces for a church located across Spruce Street.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Greater Galilee Baptist Church Greater Galilee Baptist Church Shirley Fulton
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>Central District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Dodson seconded by Commissioner Lipton).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none">1. The proposed zoning had been amended to read UR-C(CD) on the site plan.2. The site plan has been amended to show 16 off-street parking spaces.3. The existing sidewalk conditions along Spruce Street have been shown on the site plan.4. Parking has been specified on the site plan as the allowed use.5. The site plan shows screening from all public rights-of-way.
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VOTE	Motion/Second:	Lipton/Fallon
	Yeas:	Dodson, Fallon, Firestone, Lipton, Phipps, Rosenburgh
	Nays:	None
	Absent:	Walker
	Recused:	None

ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted that the outstanding site plan issues had been resolved. One Commissioner asked if sixteen off street parking spaces were enough. Staff explained that the 16 spaces were part of an overall plan to address parking issues for the adjacent institutional use.
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There was no further discussion of this petition.

STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.
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FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**
 - The subject property was a part of a larger 2.86 acre rezoning to MUDD-O in 2010 (rezoning petition 2010-064). The petition included a church expansion, use of an existing administration building, and off-street parking along South Mint Street, Spruce Street, and West Park Avenue.
 - The subject property is required to submit a rezoning due to an error made by staff during the review of petition 2010-064. During the review, staff was looking at the whole church as a campus setting and failed to inform the petitioner that free standing parking is not an allowed use in the MUDD district.
 - This petition will change the zoning district to UR-C(CD) so that the free standing parking lot is an allowable use.
 - **Proposed Request Details**
 - The site plan accompanying this petition contains the following provisions:
 - Eight-foot planting strip and six-foot sidewalk along South Mint Street.
 - 16 off-street parking spaces for principal and accessory uses associated with the adjacent religious institution.
 - A five-foot screen wall along South Mint Street and adjacent R-5 zoned property to the west.
 - A five-foot row of shrubs along the northern edge of the site.
 - **Public Plans and Policies**
 - The *Central District Plan* (1993), as amended by the approved rezoning in 2010, shows this site as accessory parking for the church across Spruce Street.
 - **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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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 comments received.
 - **Charlotte Department of Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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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.
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OUTSTANDING ISSUES

- No issues.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

Planner: Solomon Fortune (704) 336-8326