
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues. The proposed off-street parking is consistent with the <i>Central District Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Greater Galilee Baptist Church Greater Galilee Baptist Church Shirley Fulton
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

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.
- **Existing Zoning and Land Use**
 - The subject parcel is currently zoned MUDD-O and is vacant. The properties to the north and west of the site are zoned R-5 and developed with single family homes. The abutting property to the east is zoned R-5 and occupied by a non-conforming commercial building. The property to the east and across Spruce Street is zoned MUDD-O and is the site of Greater Galilee Baptist Church.
- **Rezoning History in Area**
 - Recent rezonings approved in the area include. Petition 2001-099, which established the Wilmore Historic District Overlay and Petition 2007-146, which rezoned 0.13 acres located on the east side of South Mint Street to TOD-M(O) to allow residential, office and restaurant uses.

- **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.
 - This petition is consistent with the *Central District Plan*.
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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.
 - **Vehicle Trip Generation:** The petition will not affect the number of vehicle trips.
 - **Connectivity:** 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:** No comments received.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Adjust the proposed zoning to read UR-C(CD) on site plan.
 2. Adjust the proposed parking spaces to 16 on the site plan.
 3. Show 6-foot sidewalk and 8-foot planting strip along Spruce Street.
 4. Specify proposed use as parking for the adjacent principal and accessory institutional uses.
 5. Show screening from abutting lot to the east.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review

Planner: Solomon Fortune (704) 336-8326