

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2005-157**

**Property Owner:** Zetas of Charlotte Benevolent Foundation

**Petitioner:** Zetas of Charlotte Benevolent Foundation

**Location:** Approximately 2.26 acres located west of Beatties Ford Road and south of Slater Ridge Drive

**Request:** R-4, single family residential to Inst (CD), institutional conditional district

### **Summary**

This petition proposes to rezone approximately 2.26 acres from R-4 single family residential to institutional conditional district to allow a meeting/operation facility for the Zeta of Charlotte Benevolent Foundation.

### **Consistency and Conclusion**

The district plans do not recommend areas appropriate for institutional land uses therefore rezoning request must be determined on an individual basis. Upon the resolution of the outstanding site plan issues, this petition is considered appropriate for approval.

### **Existing Zoning and Land Use**

A single family home that is no longer occupied and an associated garage are located on the petitioned site. The zoning on all sides of the property is R-4, single family residential. Uses in the area include vacant property and single-family homes. The Martin Marietta mining facility is located to the northwest of the petitioned site.

### **Rezoning History in Area**

There have been no rezonings in the area immediately surrounding the petitioned site in the last five years.

### **Public Plans and Policies**

The *Northwest District Plan* (1990) provides future land use policy for this area. The plan recommends single family land uses up to 4 dwelling units per acre.

## **Proposed Request Details**

The site plan accompanying the petition indicated a maximum of 18,000 square feet of building area. Many of the allowed institutional uses are not permitted on the site. The existing woods on the site will serve as the required class “C” buffer. If removed, a new class “C” buffer will be provided. Access to the property will only be provided along Beatties Ford Road.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** This site could generate approximately 90 trips per day as currently zoned. Under the proposed zoning, the site could generate approximately 190 trips per day. This will have a minor impact on the surrounding thoroughfare system. CDOT has the following specific comments that are critical to their support of the rezoning petition:

- Existing roadway markings, sidewalk, edge of pavement and/or curb and gutter, should be shown for Beatties Ford Road and Slater Ridge Road.
- The site plan needs to be revised to show the design/layout of any parking spaces/aisles for the proposed use.
- CDOT recommends that a new driveway connection to Slater Ridge Road be shown on the site plan.
- The existing driveway to Beatties Ford Road must be upgraded to meet current standards as part of any building or change of use permit.

**CATS.** CATS is requesting construction of a waiting pad as per CATS Development Standard 60.01A on Beatties Ford Rd. Additionally, CATS requests the provision of sidewalks along Beatties Ford Rd.

**Storm Water.** The petitioner shall include the following notes on the petition:

- For any expansion of the existing facilities, the petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.

**School Information.** This petition will not affect the school system.

## **Outstanding Issues**

**Land Use.** The *Northwest District Plan* (1990) does not recommend areas appropriate for future institutional land uses. Each rezoning request must be determined on a case-by-case basis. From a land use perspective, the proposed use is appropriate should the petitioner amend the Conditional Notes on the site plan to only permit fraternal uses on the site.

**Site plan.** The following site plan issues are outstanding:

Show the location of proposed buildings.

Provide a survey of existing trees.

Add a note that significant trees will be preserved and show such trees on the site plan.

Signs should be limited Beatties Ford Road only.

Note that buffers may not be reduced by use of a wall, fence or berm but may be reduced if adjacent properties are rezoned and the buffer is no longer required.

Buildings located in the buffers/setbacks must be removed or a variance to allow the buildings in the buffer approved prior to City Council approval.

Provide vehicular access to Slater Ridge Road.

Right-of-way along Beatties Ford Road should be dedicated and conveyed prior to the issuance of building permits. The current plan only proposes to reserve the right-of-way.

Disallow future parking to be located between buildings and streets.

Provide internal walks from site to sidewalks along Beatties Ford Road.

Provide 6-foot sidewalks and 8-foot planting strip along Beatties Ford Road.

The following additional uses should be prohibited on the site:

- Clinic and offices, medical, dental and optical
- Indoor recreation
- Vocational schools
- Active adult retirement communities
- Dormitories
- Health institutions
- Large childcare centers
- Single-room occupancy (SRO) residences
- Stadiums and arenas