

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-26

Property Owner: Hickory Grove Baptist Church

Petitioner: Hickory Grove Baptist Church

Location: Approximately 29.11 acres located on the west side of East W.T. Harris Boulevard, south of Hickory Grove Road

Request: R-I, residential institutional and R-3, single-family residential to INST, institutional

Summary

This petition proposes to rezone 29.11 acres from R-I and R-3 to INST to incorporate the land with the existing religious institution on the site.

Background

A proposed driveway connection to Johnette Drive was a point of contention with the neighborhood when part of the property was rezoned from R-12 to R-I in 1991. There is presently a conditional note on the R-I portion of this property that prohibits vehicular traffic to and from Johnette Drive. A rezoning to INST would open up the church's Johnette Drive connection to vehicular traffic. Staff has received calls from neighbors in this area voicing concern over Hickory Grove Baptist Church utilizing this street connection.

Consistency and Conclusion

This request from R-3 and R-I to Institutional to allow expansion of a church is consistent with the adopted *Eastland Area Plan* which recommends institutional land uses for a portion of the subject property. The plan recommends residential land uses development at 4 and 8 dwelling units per acre for a portion of the petition. However, the zoning request for an institutional use is considered appropriate at this location.

Existing Zoning and Land Use

The surrounding properties are zoned R-12MF (CD), R-3, R-20MF, B-1 (CD), B-1 and B-1SCD. These properties are occupied by multi-family and single-family dwellings, shopping centers, freestanding retail and restaurant uses, and a service station.

Rezoning History in Area

Hickory Baptist Church rezoned approximately 9.73 acres located on the west side of W.T. Harris Boulevard and south of Trysting Road under petition number 2004-75 from R-3 to INST. The parcels rezoned under petition 2004-75 are contiguous to the parcels now being considered for rezoning.

Approximately 8.3 acres located on the north side of Pence Road east of W. T. Harris Boulevard were rezoned from R-12MF (CD) and R-17MF to R-8 under petition number 2003-81. This corrective rezoning was initiated by the Charlotte-Mecklenburg Planning Commission as part of the *Eastside Strategy Plan* implementation.

Public Plans and Policies

Eastland Area Plan (adopted 2003) This plan recommends institutional land uses and single-family land uses at a density of 4 and 8 dwelling units per acre. This request for institutional zoning to allow expansion for a church is considered appropriate.

Eastside Strategy Plan (adopted 2001) The plan recommends improving the pedestrian crossing at Harris Boulevard and Hickory Grove Road.

East District Plan (adopted 1990) This plan recommends institutional and residential up to 4 dwelling units per acre for the subject property.

Proposed Request Details

There is no site plan associated with this conventional district request.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT estimated that this site could generate approximately 1,500 trips per day as currently zoned. Under the proposed zoning the site could also generate approximately 1,500 trips per day. As this petition is seeking a by-right zoning district that allows a wide variety of possible land uses, the proposed trip generation is based on a reasonable development of land uses that are compatible with and accessory to a large regional church; the actual trip generation may vary significantly depending on what is actually built. For this reason CDOT may request a traffic impact study as part of a future rezoning petition or building/driveway permit process.

CDOT has no transportation issues with this petition.

CATS. CATS requests that the petitioner preserve the existing bus (pole) stop and sidewalks on E. W.T Harris Boulevard.

Connectivity. The church may add a driveway connection at the end of Johnette Drive.

Storm Water. Storm Water Services has noted downstream complaints which consist of flooding. They are also requesting that the petition be converted to a conditional development so that notes relating to water quality control, water quantity control, volume and peak controls would be established for the site.

School Information. This petition is non-residential in nature and will not impact school enrollment.

Outstanding Issues

Land Use. The zoning request for an institutional use is considered appropriate at this location.

Site plan. There is no site plan associated with this conventional district request.