

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008-003

Property Owner: Romanian Baptist Church of Charlotte

Petitioner: Romanian Baptist Church of Charlotte

Location: Approximately 3.83 acres located on the northeast corner of Faires Farm Road and Katherine Kiker Road

Center, Corridor, or Wedge: Wedge

Request: R-12(CD), single-family residential, conditional to Inst (CD), institutional, conditional

Summary

The request is to rezone approximately 3.83 acres from R-12(CD) to Inst(CD) in order to allow the conversion of an existing club house site affiliated with the Faires Farm residential development to a church with related offices and ministry facilities. The site is currently developed with a community meeting hall, swimming pool, tennis courts, and two silos. The parcel directly north of the rezoning area is also owned by the petitioner and was originally part of the request, but the petition was revised to omit that site.

Consistency and Conclusion

The *Northeast District Plan* recommends single-family residential uses at a density of 4 dwelling units per acre (dua) for these parcels. The plan does not specify all areas that are appropriate for churches and other institutional uses, but churches are typically considered compatible with residential uses.

In order for staff to support this petition outstanding items need to be adequately addressed, including resolution of the dedication of an easement for access to Back Creek Greenway and the conflict between the required buffer and the Duke Power right-of-way.

Existing Zoning and Land Use

The site is generally surrounded by single family residential development on properties zoned R-4(CD), R-5, R-6MF(CD) and R-12(CD).

Rezoning History in Area

The subject property was part of a larger request for the overall Faires Farm development (Petition 86-36c). There have been no recent rezoning requests in the area.

Public Plans and Policies

Northeast District Plan (1996). The *Northeast District Plan* recommends single-family residential uses at a density of 4 dwelling units per acre (dua) for these parcels.

Proposed Request Details

The rezoning is being requested in order to allow the conversion and expansion of an existing 2,970 square-foot clubhouse to a 5,800 square-foot church with related offices and classrooms. The church will have a maximum seating capacity of 300.

- Provision of 92 parking spaces (at one space for every four seats)
- Removal of existing pool area to accommodate required parking
- Provision of 50% tree save area
- Proposed five foot side walks connecting buildings and parking area to Faires Farm and Katherine Kiker Roads
- Provision of Class C buffers along north and east property lines

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT has reviewed this petition and indicates that under the current zoning the site could generate approximately 740 trips per day. Under the proposed zoning designation the site could generate approximately 450 trips per day, which would have a minor impact on the surrounding thoroughfare system. CDOT has no remaining issues with this petition.

CATS. CATS does not have comments on this petition.

Connectivity. Vehicular access is proposed via two driveways onto Faires Farm Road, along with 5-foot wide sidewalks connecting buildings and parking areas to existing sidewalks on Faires Farm and Katherine Kiker Roads.

Storm Water. Storm Water Services indicates that they have no additional comments.

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

Outstanding Issues

Land Use. The *Northeast District Plan* recommends single family residential uses at a density of 4 dwelling units per acre (dua) for these parcels. The plan does not specify all areas that are appropriate for churches and other institutional uses, but churches are typically considered compatible with residential uses.

Site plan. Staff supports this request subject to the petitioner addressing the following outstanding items:

1. Mecklenburg County Park and Recreation Department has noted the parcel to the north (also owned by the Romanian Baptist Church of Charlotte) will be adjacent to Back Creek Greenway, and is requesting that the petitioner dedicate an 80' wide fee simple donation or easement for neighborhood access along the north property line. The petitioner is willing to dedicate a 20' wide easement, not 80'. The petitioner should work with the Park and Recreation Department to resolve this issue.
2. A portion of the required buffer is located within an existing 128-foot wide Duke Power right-of-way. A variance must be granted prior to rezoning approval to allow the buffer in the right-of-way, or an alternate buffer plan must be approved by the City's Engineering Department.