

REQUEST	Current Zoning: R-12 MF, multi-family residential Proposed Zoning: INST (CD), institutional, conditional district
LOCATION	Approximately 1.66 acres located on the northeast corner of Providence Road and Mammoth Oaks Drive
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	The rezoning will allow the conversion of an existing house into offices and classrooms for the church with associated parking.
Property Owner	Christ Lutheran Church
Petitioner	Christ Lutheran Church
Agent/Representative	Walter Fields
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend Approval of this petition with the following modifications:</p> <ul style="list-style-type: none"> • A statement has been included in the Development Standards that no access to Providence Road will be permitted. • The site plan indicates the width of the new planting strip (8 feet) and sidewalk (5 feet) on Mammoth Oaks Drive. • The driveways shown on the site plan will align opposite the existing driveways on the other side of Mammoth Oaks Drive. • The driveway types shown on the plans need to be changed from Type III to Type II-Modified. This will be addressed during the driveway permit review process. • The storm water basin may not need to be as large as shown on the site plan and may not be located within the setback. However, if it is located in the setback, the petitioner has agreed to additional landscaping around the edge of the basin to provide an adequate visual buffer.
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VOTE	<p>Motion/Second: Johnson/Rosenburgh</p> <p>Yeas: Allen, Griffith, Howard, Johnson, and Rosenburgh</p> <p>Nays: Lipton and Randolph</p> <p>Absent: None</p> <p>Recused: None</p>
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ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted that the petition was on the agenda in July and the vote resulted in a tie. All of the outstanding site plan issues have been addressed and the petition is consistent with the <i>South District Plan</i> . Staff recommended approval of the petition.
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STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>South District Plan</i> and to be reasonable and in the public interest, by a 6-1 vote of the Zoning Committee (motion by Commissioner Johnson second by Rosenburgh)
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MINORITY OPINION	One Commissioner was concerned about the additional parking. Another Commissioner was not in opposition to this petition but believed that the proposed use is not the highest and best use of this land. This Commissioner stated that we as a community need to look at institutional uses and ways to make the best uses of their functions
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especially on corridors.

STAFF OPINION

Staff agrees with the recommendation of the majority of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW**Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- The existing two-story building will be preserved
- Use is limited to a religious institution, parking and associated uses
- Two driveways onto Mammoth Oaks Drive
- Dedication of 50-feet of right-of-way from the centerline of Providence road and 30-feet from the center line of Mammoth Oaks Drive
- Outdoor lighting will be full cut-off fixtures and no wall pak lighting will be permitted.

Public Plans and Policies

The *South District Plan*, approved by Charlotte City Council in 1993, identifies the adopted future land use for this site as multi-family residential, which permits churches.

STAFF RECOMMENDATION (Updated)

Staff agrees with the recommendation of the majority of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

CDOT: No issues.

Charlotte Fire Department: No comments received

CATS: No comments received.

Schools: This petition will not impact the school system.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: No issues.

Site Design: No issues.

OUTSTANDING ISSUES

1. All outstanding issues have been resolved.

Attachments Online at www.rezoning.org

Pre-Hearing Staff Analysis

Application Form

Site Plan

CDOT Review

Storm Water Review

LUESA Review

Community Meeting Report and Sign-In Sheet

Planner: Tammie Keplinger (704) 336-5967