

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008-108

Property Owner: Christ Lutheran Church

Petitioner: Christ Lutheran Church

Location: Approximately 1.66 acres located on the northeast corner of Providence Road and Mammoth Oaks Drive

Center, Corridor, or Wedge: Wedge

Request: R-12 MF, multi-family residential to INST (CD), institutional conditional district

Summary

This petition proposes to rezone approximately 1.66 acres to allow the property to be used for church activities and parking. The main church campus is located across Mammoth Oaks Drive.

Consistency and Conclusion

The proposed use is consistent with the *South District Plan* and upon resolution of the outstanding site plan issues is considered appropriate for approval.

Existing Zoning and Land Use

The properties surrounding the petitioned site are zoned single family, multi-family, and INST (CD). To the north and east the properties are zoned and developed for multi-family residential. To the west across Providence Road is a large multi-family development zoned R-17 MF (CD). Across Mammoth Oaks Drive is the main campus of the church.

Rezoning History in Area

The most recent rezoning in the immediate area was petition 2004-095 which was approved in October 2007. The rezoning allowed the redevelopment of the main church property including the addition of a new sanctuary. Prior to the 2004 case, the most recent rezoning in the area was petition 2005-087 for Blue Sky Partners. The rezoning involved 1.7 acres located on the west side of Providence Road, north of Cedar Lane which was rezoned from R-8MF (CD) to UR-2(CD) for the development of 15 town homes. The same property was rezoned in 2001 for the development of 12 town homes.

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.

Proposed Request Details

The site plan associated with this petition preserves the existing two-story building and limits the use to a religious institution, parking and associated uses. The plan includes the following:

- 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 Infrastructure

Traffic Impact / CDOT Comments. Consistency with Transportation Action Plan (TAP): The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

Goal 1 of the TAP relies on the Centers, Corridors and Wedges land use strategy to be implemented. This project site is located in a Wedge and appears to support the Centers, Corridors and Wedges land use strategy.

Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians, and bicyclists. Specific comments are identified below that need to be addressed for CDOT's support of the petition and to bring the site plan into compliance with the TAP and best practices for multimodal transportation.

Vehicle Trip Generation

This site could generate approximately 100 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 150 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:

A statement needs to be included in the Development Standards that no access to Providence Road will be permitted.

The site plan needs to indicate the width of the new planting strip (8 feet) and sidewalk (5 feet) on Mammoth Oaks Drive.

The locations of the driveways shown on the site plan create minor offsets with the driveways on the opposite side of the street. These driveways need to align opposite these existing driveways. CDOT recommends a single driveway on the north end of the site opposite the existing driveway.

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.

CATS. CATS did not comment on this petition.

Storm Water. The petition will be required to comply with the adopted Post Construction Controls Ordinance.

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

Outstanding Issues

Land Use. This request is consistent with the *South District Plan* adopted land use because institutional uses are acceptable within an area designated for multi-family residential uses.

Site plan. The following site plan issues are outstanding:

The storm water basin should be moved outside of the side yard setback.
All CDOT comments should be addressed.