

REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: INST(CD), institutional, conditional
LOCATION	Approximately 4.3 acres on Old Concord Road between West Rocky River Road and Torrence Grove Church Road.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition would permit an adult day care, indoor recreation, childcare center, and a school.
STAFF RECOMMENDATION	Staff recommends approval of the petition upon resolution of outstanding issues. The petition is <u>inconsistent</u> with the <i>Newell Small Area Plan</i> ; however, area plans frequently do not specify locations for institutional uses. In addition, several of the proposed uses are already operating on the site.
Property Owner	University City Church, doing business as (dba) Full Gospel Ministries
Petitioner	Therapeutic Services Group
Agent/Representative	Hy Nguyen – DPR Associates, Inc.
Community Meeting	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**
An existing adult day care currently leases its facilities from the abutting church and operates as an accessory use to the church. The adult day care operator wants to buy the facilities and continue operations independent of the church. The indoor recreation use operates from the gym in the evenings.
- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Adult day care and accessory indoor recreation use currently in operation.
 - Future building expansion of up to 7,500 square feet is proposed. This expansion would trigger streetscape improvements along Old Concord Road.
 - A proposed 28-foot class “C” buffer, which may be reduced by 25 percent with a wall, fence, or berm.
 - Cross-access easements for shared entrances with the church.
 - A reduction in parking by utilizing shared parking with the church.
 - A 33.5-foot Class “A” buffer along Old Concord Road.
- **Existing Zoning and Land Use**
All surrounding properties are zoned R-3. There are rural residences and a cell phone tower to the northeast, with rural residences and the railroad tracks to the southeast. A religious facility is to the southwest and rural residences are to the northwest.
- **Rezoning History in Area**
Recent rezonings in the area include: Petition 2000-55, which allowed an office building at the corner of Torrence Grove Church Road and Old Concord Road.
- **Public Plans and Policies**
 - The *Newell Small Area Plan* (2002) recommends single family and multi-family residential uses, as well as offices for the petitioned site.
 - This petition is inconsistent with the *Newell Small Area Plan*. However, area plans frequently do not specify locations for institutional uses.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 700 trips per day.
Proposed Zoning: 2,100 trips per day.
 - **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No issues.
 - **Connectivity:** Cross access easements are needed to make this project possible and are noted on the site plan. The signed documentation needs to be submitted prior to Zoning Committee consideration.
 - **Schools:** CMS does not comment on nonresidential petitions.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** The proposal meets minimum ordinance standards.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Add a note to the site plan that the proposed recombination of lots be completed prior to issuance of a change of use or other occupancy permit.
 2. All signed documentation for the proposed shared parking reduction and all cross-access easements must be submitted prior to consideration by the Zoning Committee.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Community Meeting Report
- LUESA Review
- Site Plan
- Storm Water Review

Planner: Tom Drake (704) 336-8312