



**REQUEST** Proposed Zoning: NS (SPA), neighborhood service district, site plan amendment, MX-2(SPA) mixed use district, site plan amendment, and O-1(CD) SPA office district, conditional, site plan amendment. SPA

**LOCATION** Approximately 80.87 acres located off Cindy Lane and bounded by Interstate 77, Missionary Avenue, and Beatties Ford Road.

**CENTER, CORRIDOR OR WEDGE** Corridor

**SUMMARY OF PETITION** This petition proposes a site plan amendment to modify the maximum height of the free standing light fixture for the athletic fields and tennis courts.

**Property Owner** Friendship Missionary Baptist Church of Charlotte, Inc  
**Petitioner** Mecklenburg County Park Recreation Department  
**Agent/Representative** Gary Wirth

**Community Meeting** Meeting is required and has been held. Report available online.

**ZONING COMMITTEE ACTION** The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modifications:

1. The petitioner has removed all references to Parcel 1 in the lighting, signings, and design standards headings located in the development standards area.
2. The petitioner has labeled proposed zoning O-1(CD).
3. Storm Water Services issue has been eliminated as the change in the height of the lighting will not affect detention.
4. The petitioner addressed CDOT's comment by amending the design standards to add an 8-foot minimum planting strip and 5-foot minimum sidewalks to comply with best practices for pedestrian access within subdivisions.

**VOTE**

Motion/Second:	Griffith/Walker
Yeas:	Griffith, Walker, Dodson, Simmons, and Randolph
Nays:	None
Absent:	Allen and Rosenburgh
Recused:	None

**ZONING COMMITTEE DISCUSSION** Staff reviewed the petition, noting that all site plan issues had been resolved and that the staff was now recommending approval of the petition as modified. There was no Zoning Committee discussion.

**STATEMENT OF CONSISTENCY** This petition is found to be consistent with the *Northwest District Plan* and to be reasonable and in the public interest, by a 5-0 vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Simmons).

**STAFF OPINION** Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

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**PLANNING STAFF REVIEW****• Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Freestanding lighting fixtures, including the base, not to exceed 30 feet except on public streets, athletic fields and tennis courts.
- Retention of the originally approved provisions from Petition 2000-068.

**• Public Plans and Policies**

- The *Northwest District Plan (1990)*, as amended by rezoning petition 2000-068, recommends a mixture of residential and retail land uses along Beatties Ford Road, a mixture of residential land uses as well as athletic fields, and office land uses.

**• STAFF RECOMMENDATION (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.
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**PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

- **CDOT:** No Issues.
  - **Charlotte Fire Department:** No comments received.
  - **CATS:** No issues.
  - **Connectivity:** No issues.
  - **Neighborhood & Business Services:** No issues.
  - **Schools:** CMS does not comment on non-residential petitions.
  - **Park and Recreation:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Storm Water:** No Issues.
  - **LUESA:** No issues.
  - **Site Design:** No Issues.
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**OUTSTANDING ISSUES**

- No Issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application Form
- CATS Review
- CDOT Review
- Community Meeting Report
- LUESA Review
- Neighborhood & Business Services Review
- Park and Recreation Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review