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<b>REQUEST</b>	Current Zoning: R-4, single family residential Proposed Zoning: UR-C(CD), urban residential- commercial, conditional
<b>LOCATION</b>	Approximately 1.59 acres on the north side of the intersection of Fordham Road and West Boulevard.
<b>SUMMARY OF PETITION</b>	This petition seeks approval for an accessory parking lot to serve a church that is located across Fordham Road.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The petition is inconsistent with the <i>Central District Plan</i> ; however, district plans frequently do not specify locations for institutional uses.
<b>Property Owner</b>	The Rock Worship Center COGIC
<b>Petitioner</b>	The Rock Worship Center
<b>Agent/Representative</b>	N/A
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

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#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
    - A 104-space asphalt parking lot with sidewalk and handicapped ramp to the public sidewalk.
    - Two vehicular access drives, one to Fordham Road and one to West Boulevard.
    - Perimeter trees provided in addition to shrubs to screen parking from abutting properties.
  - **Existing Zoning and Land Use**  
The subject property is zoned R-4 and developed with a parking lot that is in violation of the Zoning Ordinance. The surrounding area is zoned R-4 and is occupied by single family homes or vacant lots, except for the church immediately across the street from the petitioned site.
  - **Rezoning History in Area**  
There have not been any recent rezonings in this area.
  - **Public Plans and Policies**
    - The *Central District Plan* (1993) recommends residential development up to four dwelling units per acre.
    - This petition is inconsistent with the *Central District Plan*.
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#### **PUBLIC INFRASTRUCTURE** (see full department reports online)

- **Charlotte Area Transit:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Transportation:** No issues.
  - **Vehicle Trip Generation:**  
Current Zoning: 80 trips per day.  
Proposed Zoning: 370 trips per day.
  - **Connectivity:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Storm Water Services:** The site plan does not conform to the Post Construction Controls Ordinance (PCCO) permit approved in May of 2009. A note needs to be added that the project will comply with the PCCO.

- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
  - **Mecklenburg County Parks and Recreation:** No issues.
  - **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students attending local schools.
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#### **ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
    - The site meets minimum ordinance standards.
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#### **OUTSTANDING ISSUES**

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

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Parks and Recreation Review

**Planner:** Tom Drake (704) 336-8312