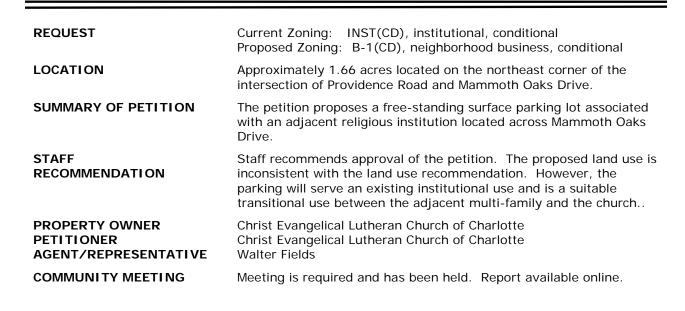
Rezoning Petition 2012-076

PRE-HEARING STAFF ANALYSIS September 24, 2012



PLANNING STAFF REVIEW

Background

CHARLOTTE-MECKLENBURG

PLANNING

• The subject property was rezoned via petition 2008-108 from R-12MF to INST(CD) to allow reuse of an existing 4,267 square foot house for a religious institution, with parking and associated uses.

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Site will be used for a surface parking lot with no other uses or structures permitted. The existing single family structure on the site will be removed.
- Access to the parking lot provided solely from Mammoth Oaks Drive.
- Additional right-of-way will be dedicated and conveyed along Providence Road and Mammoth Oaks Drive prior to the issuance of a building permit if the existing right-of-way is inadequate.
- Petitioner will install a marked crosswalk on Mammoth Oaks Drive if approved by CDOT.
- Additional landscaping in the form of shrubs grouped to fit the existing landscaping will be installed along the frontage of Providence Road to enhance the streetscape and provide additional screening.
- Enhanced landscaping provided along Mammoth Oaks Drive.
- A Class B buffer 22.5 feet in width with a fence will be provided abutting the existing residential dwellings to the north and east.

• Existing Zoning and Land Use

• The subject property contains a single family house. Properties surrounding the petitioned site are zoned R-3, R-12MF, R-17(CD), and INST(CD) and are developed with single family and multi-family dwellings, and the religious institution associated with the subject property. To the north across Sardis Road exists O-15(CD) and NS zoning developed with office and commercial uses.

Rezoning History in Area

 Petition 2007-095 rezoned 9.4 acres located on the northeast corner of Providence Road and Sardis Road to NS to allow an expansion of an existing shopping center for a maximum of 76,500 square feet.

Public Plans and Policies

- The *South District Plan* (1993), as amended by the prior rezoning, recommends an institutional use for the property.
- The petition is inconsistent with the South District Plan.

DEPARTMENT COMMENTS (see full department reports online)

- Charlotte Area Transit System: No comments received.
- Charlotte Department of Neighborhood & Business Services: No issues.
- Transportation: No issues.
 - Vehicle Trip Generation: The petition will not affect the number of vehicle trips.
 - Connectivity: No issues.
- Charlotte Fire Department: No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- Charlotte-Mecklenburg Storm Water Services: No issues.
- Mecklenburg County Land Use and Environmental Services Agency: No issues.
- Mecklenburg County Parks and Recreation Department: No issues.
- Urban Forestry: No issues.

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-Environment*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

No issues.

Attachments Online at <u>www.rezoning.org</u>

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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