

REQUEST	Current Zoning: R-3 (residential) Proposed Zoning: INST(CD) (institutional, conditional)
LOCATION	Approximately 20 acres located on the northeast corner at the intersection of Wilora Lake Road and Venedale Road. (Council District 5 - Autry)
SUMMARY OF PETITION	The petition proposes to develop vacant property in the Eastland/Wilora Lake neighborhood as a 2000-seat religious institution with associated uses (sanctuary, multi-purpose building, equipment building, training facilities, sports ministry, child care) totaling 70,000 square feet.
PROPERTY OWNER	Braden and Pamela Cruse, Barbara Chauvin, Robert H. Morrison and The Robert Haywood Morrison Foundation
PETITIONER AGENT/REPRESENTATIVE	Ministerio Internacional Nueva Vida, Inc. Scott Stevens
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 27

STAFF RECOMMENDATION	<p>Staff recommends approval of the petition upon resolution of outstanding issues related to site design/layout, transportation and other requested technical revisions.</p> <p><u>Plan Consistency</u> The request to allow a church and associated uses is inconsistent with the <i>Eastland Area Plan</i> which recommends single family uses.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • Institutional uses, such as religious facilities and child care centers, are not typically identified for specific locations within area plans and are considered on a case-by-case basis. • The proposed religious institution is located on Wilora Lake Road, a minor collector, and is also adjacent to the former Eastland Mall site. • The vision for the redevelopment of the adjacent Eastland Mall site is to become a Mixed Use Activity Center that will include a vibrant mix of housing, institutional, retail and employment uses along with significant new open space and access to premium transit service. • The proposed religious institution and associated uses are complementary to and compatible with both the existing neighborhood and the long term vision for a mixed use town center associated with the redevelopment vision for the former Eastland Mall property. • The Eastland area vision also places an emphasis on transportation choices that include easy pedestrian and bike circulation, transit services, and automobile travel as part of a well-planned internal transportation system. • The proposal to connect Wilora Lake Road supports that transportation vision by providing increased connectivity in the immediate area.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Maximum 70,000 square feet of building area for a 2000-seat religious institution and accessory uses such as training facility, sports ministry, equipment building and child care facilities.
 - Maximum building height limited to 40 feet and two stories.
 - Removal of the cul-de-sacs as reconnection of Wilora Lake Road.

- Installation of a 10-foot wide multi-use path between the end of pavement on Vernedale Road and Wilora Lake Road within the existing right-of-way for Vernedale Road or a dedicated easement to the City of Charlotte. Sidewalk may meander to avoid conflict with existing trees.
- Sole vehicular access to site via a driveway on Wilora Lake Road.
- Building materials consist of masonry, metal, concrete, glass and stucco.
- Natural vegetation within the setback areas off Vernedale Road will be maintained, with specific exceptions.
- **Existing Zoning and Land Use**
 - The subject property is developed with two single family dwellings but the majority of the site is vacant.
 - The former Eastland Mall site is located west of the subject property, is zoned B-1SCD (shopping center), CC (commercial center), MUDD-O (mixed use development, optional), and O-15(CD) (office, conditional) is currently undeveloped.
 - Surrounding properties located north and west of the subject property on Vernedale Road are zoned R-3 and R-4 (single family residential) and developed with single family dwellings.
 - Properties south and east of Vernedale Road are zoned R-12MF(CD), R-15MF(CD) and R-17MF(CD) (multi-family conditional), and R-3 (single family residential) and contain a nursing home, multi-family apartments, and single family detached dwellings.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2016-07 rezoned 12.5 acres located on the east side of Wilora Lake Road between Justin Forest Drive and Hollyfield Drive from B-1SCD (shopping center, conditional), O-15(CD) (office, conditional), and MUDD-O (mixed use development, optional) to R-4 (single family residential) to allow all uses permitted in the R-4 (single family) district.
- **Public Plans and Policies**
 - The *Eastland Area Plan* (2003) recommends single family land uses up to four units per acre.
- **TRANSPORTATION CONSIDERATIONS**
 - This petition proposes to reconnect Wilora Lake Drive, which was disconnected in the early 1980's. While the disconnection was consistent with the area plan adopted in 1980, it is now the policy of the City of Charlotte through the Transportation Action Plan (TAP), to support these types of local street connections. This plan also provides a multi-use connection from Wilora Lake Road to Vernedale Road.
 - See Outstanding Transportation Issues, Notes 1 and 2
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Uses: 20 trips per day (based on two existing single family dwellings).
 - Entitlement: 660 trips per day (based on entitlement of 60 single family dwellings).
 - Proposed Zoning: 1,530 trips per day (based on a 2000-seat religious institution with 33,750 square feet of meeting space).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** 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:** This rezoning request includes a parcel where Charlotte-Mecklenburg Stormwater Services completed a water quality project (the Wilora Lake Rehabilitation Project). This project included rehabilitation of the previous earthen dam, preservation of an existing wetland, and construction of a water quality forebay. A storm drainage easement was obtained during this project, and is recorded with the Register of Deeds in book 17329, pages 705-709. Please note this easement has requirements for routine maintenance to be performed by the property owner.
- **Charlotte Water:** In relation to the parcels under review, Charlotte Water currently has water system availability via an existing eight-inch water main located along Wilora Lake Road and an existing two-inch water main located along Palmer Drive. Charlotte Water currently has sewer system availability via existing eight-inch sewer mains located along Wilora Lake Road, Palmer Road, and within the southern and eastern sections of the area under review.

- **Engineering and Property Management:** Property is located in a Wedge; therefore, tree save shall be provided on site. Tree save area to be a minimum of 30 feet wide and no structures are allowed within 10 feet of the tree save area.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUESTransportation

1. Add a note stating the petitioner agrees to install fencing or a handrail as needed, to provide a safe crossing at the existing pond outfall.
2. Add a note stating the alignment of the proposed Wilora Lake Road connection is conceptual as currently shown and may be altered during permitting to ensure proper geometry and safety for the public.

Site and Building Design

3. Delete the following portion of Note 2 under Architectural Standards or provide detail regarding the architectural intent of the project: "Petitioner reserves the right to alter the various building/design elements so long as the general overall architectural theme is preserved."
4. Amend Note 11 under Transportation to state that Phase II area will not be used for parking prior to development of Phase II. Specify that Phase II area will remain as grass or flip the location of Phases I and II.
5. Extend proposed sidewalk along Wilora Lake Road frontage to the parcel boundary.
6. Provide a sidewalk connection from the front door of building to the sidewalk along Wilora Lake Road.
7. Amend Note 3 under Streetscape and Landscaping to specify the standard by which supplemental planting will be provided as needed (i.e. per a "Class B" buffer standard).
8. Show and label the required 75-foot wide "Class B" buffer abutting residential zoning and/or uses. Specify if buffer will be reduced by 25% with a fence, wall or berm.

REQUESTED TECHNICAL REVISIONSInfrastructure

9. Delete Note 2 under Streetscape and Landscaping as it is a minimum ordinance requirement.

Site and Building Design

10. Delete Notes 1 through 3 under Signs.
11. Delete Note 1 under Lighting.
12. Label setback and yard requirements on the site plan.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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