

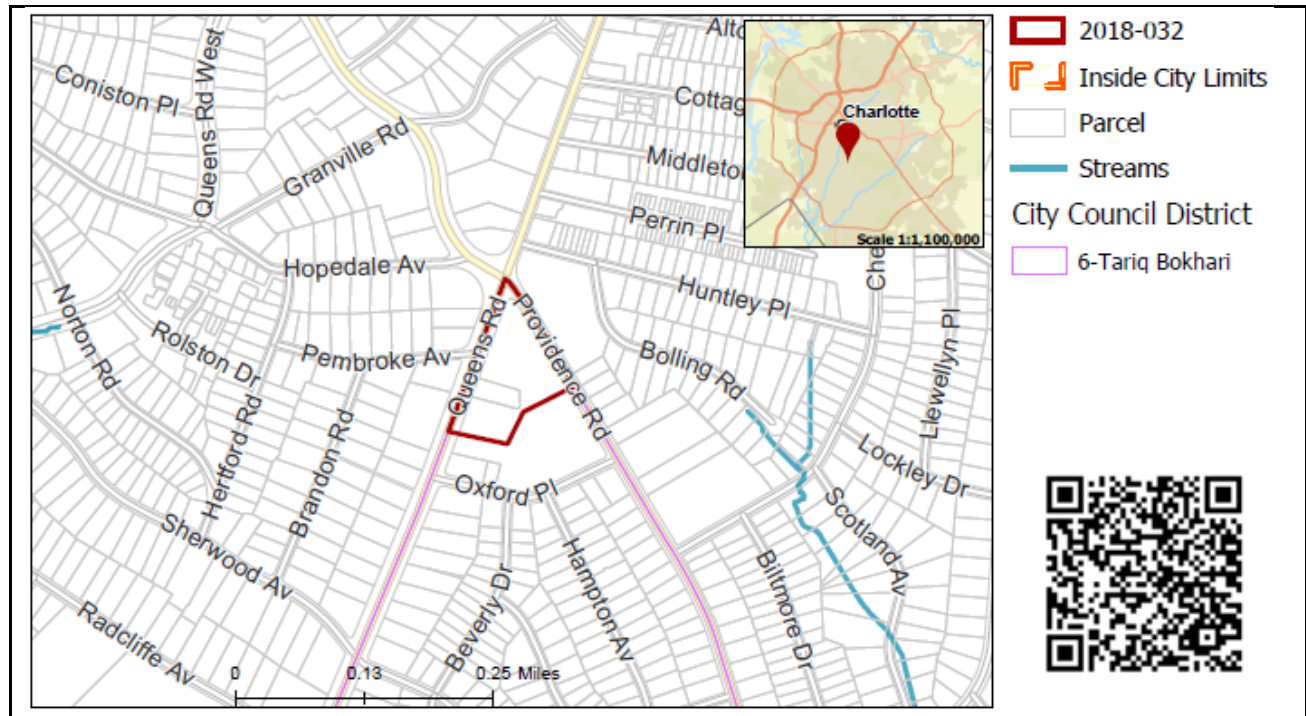
REQUEST

Current Zoning: O-2 (CD), office, conditional

Proposed Zoning: MUDD-O (mixed used development, optional), with five-year vested rights

LOCATION

Approximately 4.62 acres located on the south side of the intersection of Providence Road and Queens Road, north of Oxford Place.
 (Council District 6 - Bokhari)



SUMMARY OF PETITION

The petition proposes to allow the expansion of up to 290,000 square feet for an existing religious institutional use (Myers Park United Methodist Church).

PROPERTY OWNER

Myers Park United Methodist Church

PETITIONER

Myers Park United Methodist Church

AGENT/REPRESENTATIVE

John Carmichael / Robinson Bradshaw

COMMUNITY MEETING

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

Number of people attending the Community Meeting: 6

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to site design, transportation, technical, and environment issues.

Plan Consistency

The petition is consistent with the *Central District Plan* which reflects the institutional use per the previous rezoning 2000-088.

Rationale for Recommendation

- The proposed request allows for the expansion and redevelopment of an existing religious institution.
- The site's location between two major thoroughfares, Providence Road and Queens Road, and another large scale religious institutional use (Myers Park Presbyterian Church) south of the site makes the proposed location appropriate for a large scale-institutional use.

- The design elements are consistent with other buildings on the site and in the area and include use of natural stone and stone masonry as building materials, sloped roofs, and the use of gothic and tudor details.

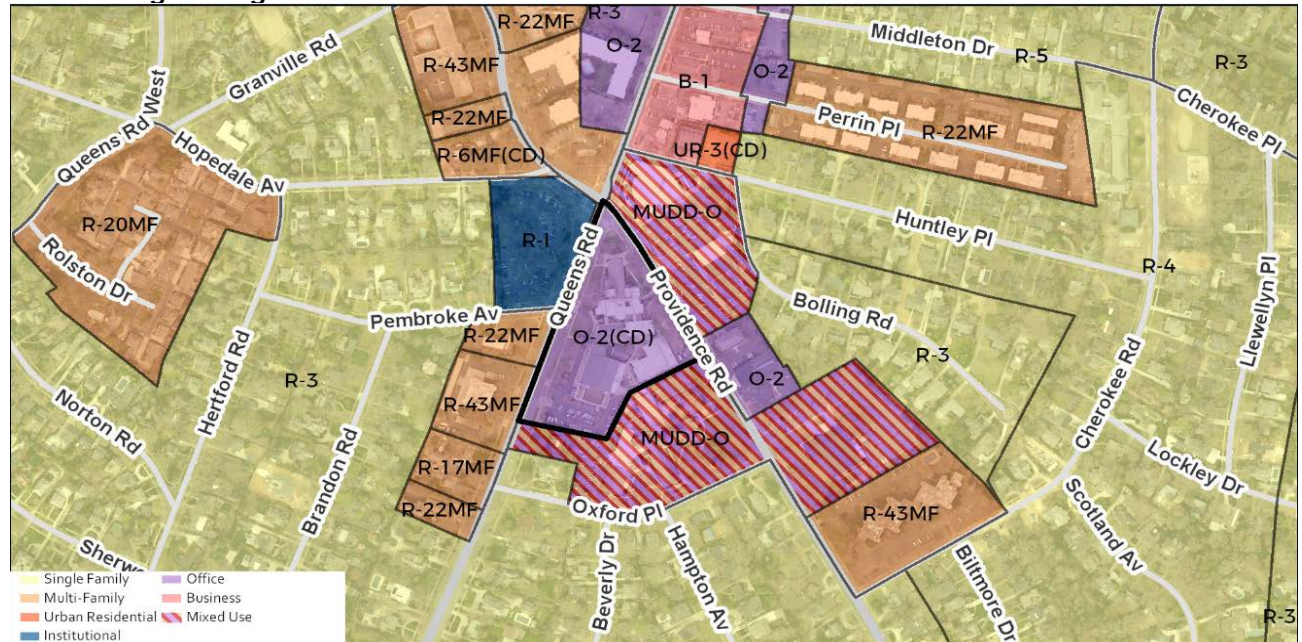
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows four development areas of the existing church to remain, and allows for the expansion or redevelopment of portions of the site for up to 290,000 square feet of institutional uses.
- 48 foot setback from the existing back-of-curb along Queens Road.
- 31 foot setback from the back-of-curb along Providence Road.
- Existing driveway locations will remain for the site.
- Maximum height of 64 feet for development area "A-1, A-2, and A-3" to the peak of the roof.
- Maximum height of 80 feet for development area "C".
- Maximum height of 53 feet for development area "D".
- Architectural standards for the proposed buildings along Providence Road which will include windows, material changes, natural stone, water tables, and notes that new construction will be compatible with the existing buildings on the site.
- Architectural design of new buildings will be compatible with the existing buildings on site.
- Blank walls greater than 20 feet will not be allowed.
- Optional provisions requested:
 - Waiver of the required loading/delivery zone and recycling container.
 - Allow the existing vehicular maneuvering between the buildings to remain along Queens Road.
 - Allow the existing valet parking between the building and Queens Road to remain.
 - Allow the existing sidewalk and planting strip along the public street frontages to remain.
 - Allow the existing buildings along the public streets not to meet the urban design requirements in the MUDD district which typically would require blank walls to be broken up and activation along the public streets
 - New Building and expansions will not be required to meet the building entrance requirements in the MUDD district which typically requires doors to be recessed along the public street frontages.
 - Allow existing ground mounted signage to remain. Any new sign will be allowed to have a maximum of height of six feet and 32 square foot sign area.
 - Off-street parking will be counted at 1 space per every four seats in the sanctuary, typically MUDD calls for one space per every 600 square feet for non-residential uses.
 - Require one off-street service/delivery space typically MUDD would require two spaces.
 - Allow the existing sidewalk within the site to remain.
 - Allow the existing approximately 37-foot tall, 52.5 square foot pole sign to remain, which exceeds the MUDD requirements of five feet in height, 20 square feet in area and must be located a minimum of five feet behind the right-of-way, out of the sight distance triangle.

• Existing Zoning and Land Use



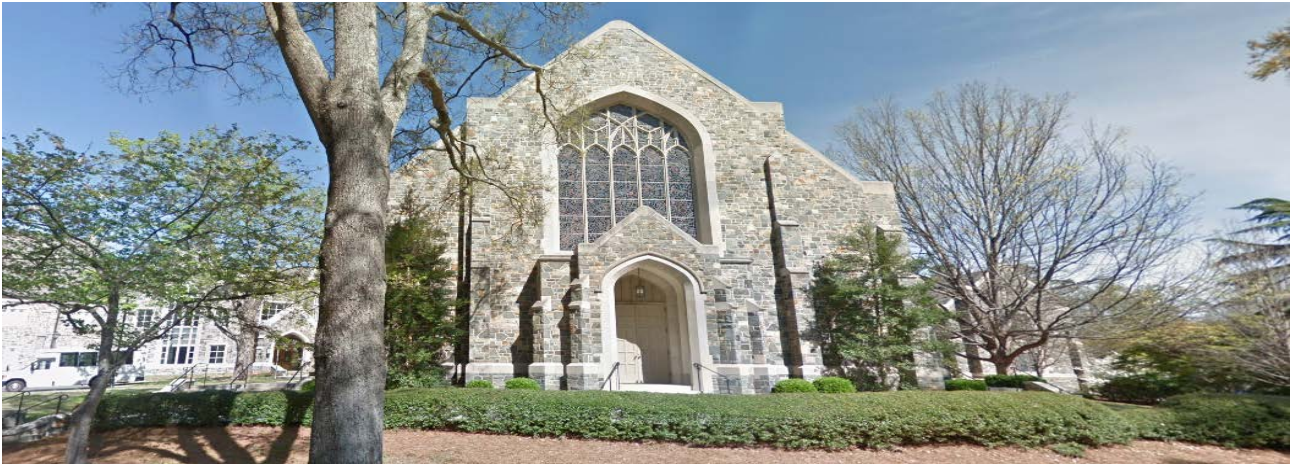
- The subject site was rezoned to O-2 (CD), (office, conditional) under petition 2000-088. The site plan allowed the expansion of the existing church up to 194,000 square feet.
- The subject property is developed with an existing institutional structure.



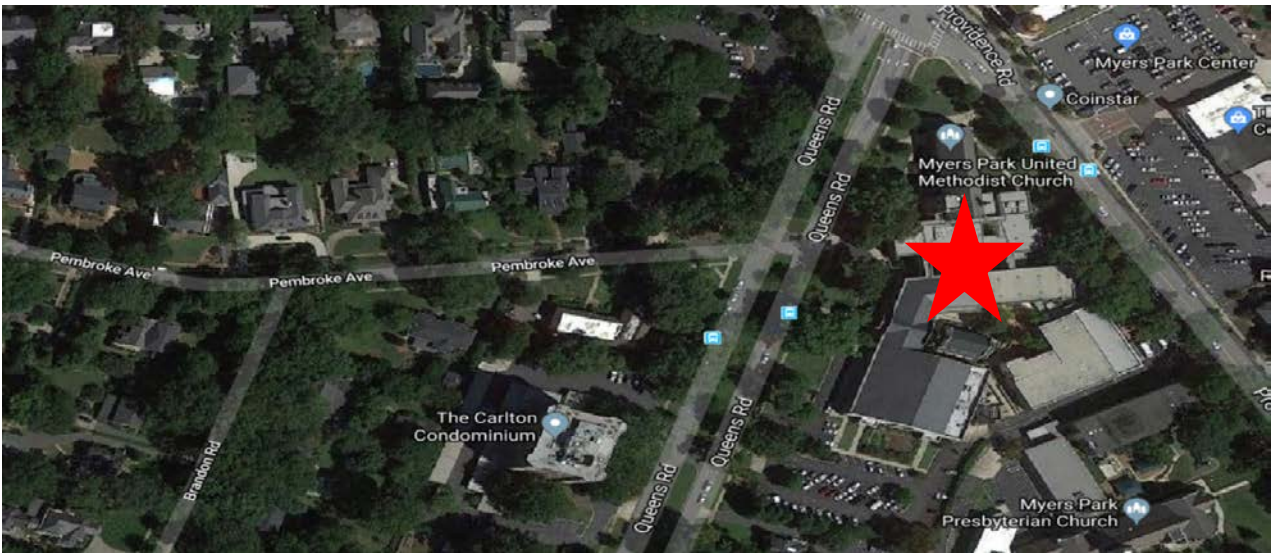
Myers Park Methodist Church is located on the subject property.



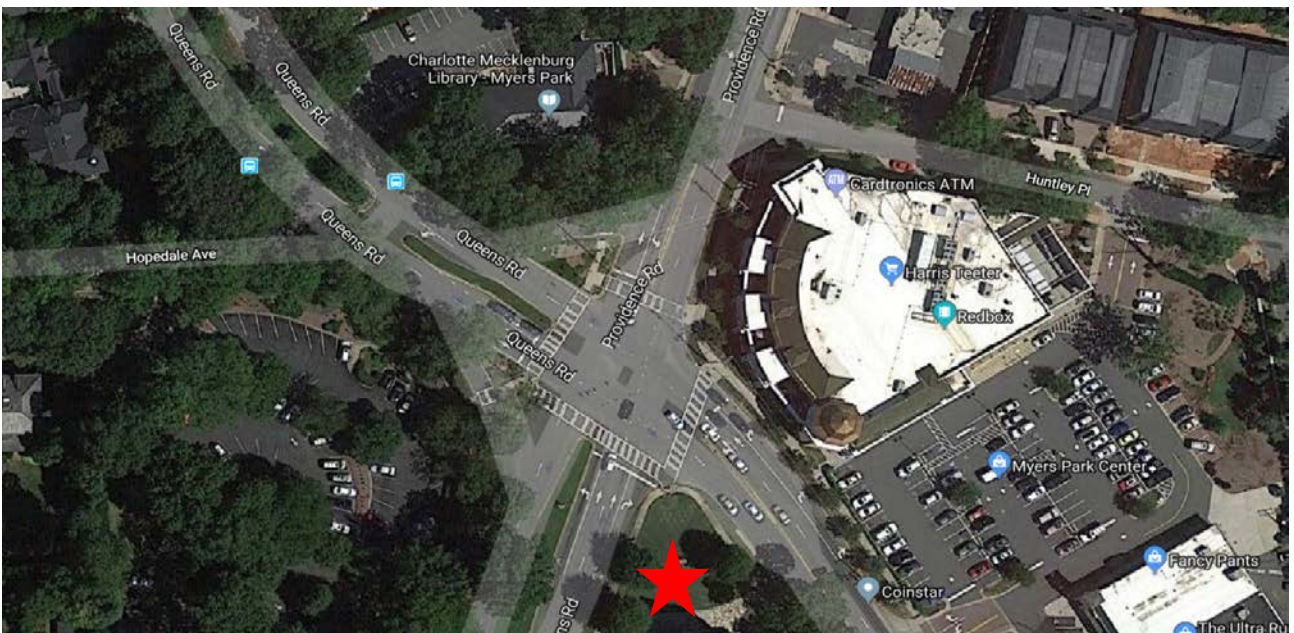
Properties to the east across Providence Road are developed with a mix of retail uses. (The subject property is represented by the red star.)



Myers Park Presbyterian Church is located to the south.



Properties to the west are a mix of single family and multi-family homes. (The subject property is represented by the red star.)



Properties to the north are a mix of multi-family, institutional, and mixed retail uses. (The subject property is represented by the red star.)

• Rezoning History in Area

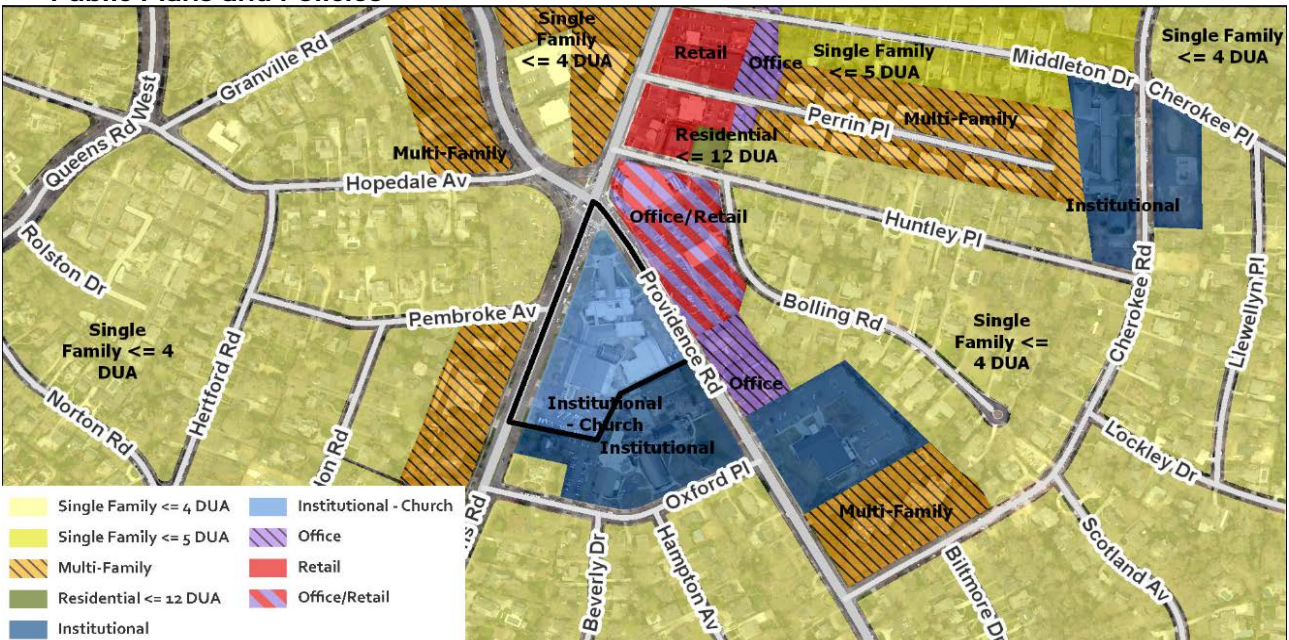
Orange outline Pending Rezoning

Green outline Approved Rezoning After Jan 2013



Petition Number	Summary of Petition	Status
2015-132	Rezoned 0.36 acres from R-4 (single family residential) and B-1 (neighborhood business) to UR-3(CD) (urban residential, conditional) to allow the development of four single-family attached dwelling units.	Approved

• Public Plans and Policies



- The *Central District Plan* as amended by petition 2000-088 recommends institutional uses for the subject site.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located off of two major thoroughfares. Due to the amount of pedestrian activity at the Providence Road and Queens Road intersection, CDOT is requesting the petitioner commit to pedestrian improvements at the intersection on the development side. The improvements will help support the high pedestrian activity generated by the Church, commercial, Library, and the two CATS bus routes and stops.
 - See Outstanding Issues, Notes 4-6.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 2,320 trips per day (based on 254,320 square feet of institutional uses).

Entitlement: 2,320 trips per day (based on 254,320 square feet of institutional uses).

Proposed Zoning: 2,640 trips per day (based on 290,000 square feet of institutional uses).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** Maintain 20 feet unobstructed access road width at all times for CFD access.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not affect the number of children in the school.
- **Charlotte Water:** The subject site has accessible water system infrastructure for the rezoning boundary via an existing six-inch and eight-inch water distribution main located along Queens Road and an existing eight-inch water distribution main located along Providence Road. The site has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along Queens Road and Providence Road.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be planted in the right-of-way of any existing or newly created City maintained street without explicit permission of the City Arborist's office. See Outstanding Issues, Note 8.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. Remove optional request "F".
2. Add a note that the site will be limited to two detached ground mounted signs.
3. Add existing height for the existing structures on the site.

Transportation

4. Revise the site plan and conditional note(s) to improve the corner of site at Providence Road and Queens Road to include two ADA ramps.
5. Revise the site plan to add a note specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests right-of-way set at two feet behind back of sidewalk where feasible.
6. Revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.

Environment

7. Submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right-of-way.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

8. Add the five-year vested rights request to the conditional notes.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review

- Charlotte Department of Housing and Neighborhood Services Review
- Charlotte-Douglas International Airport Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Historic Landmarks Review
- Charlotte-Mecklenburg Police Department Review
- Charlotte Water Review
- Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: Solomon Fortune (704) 336-8326