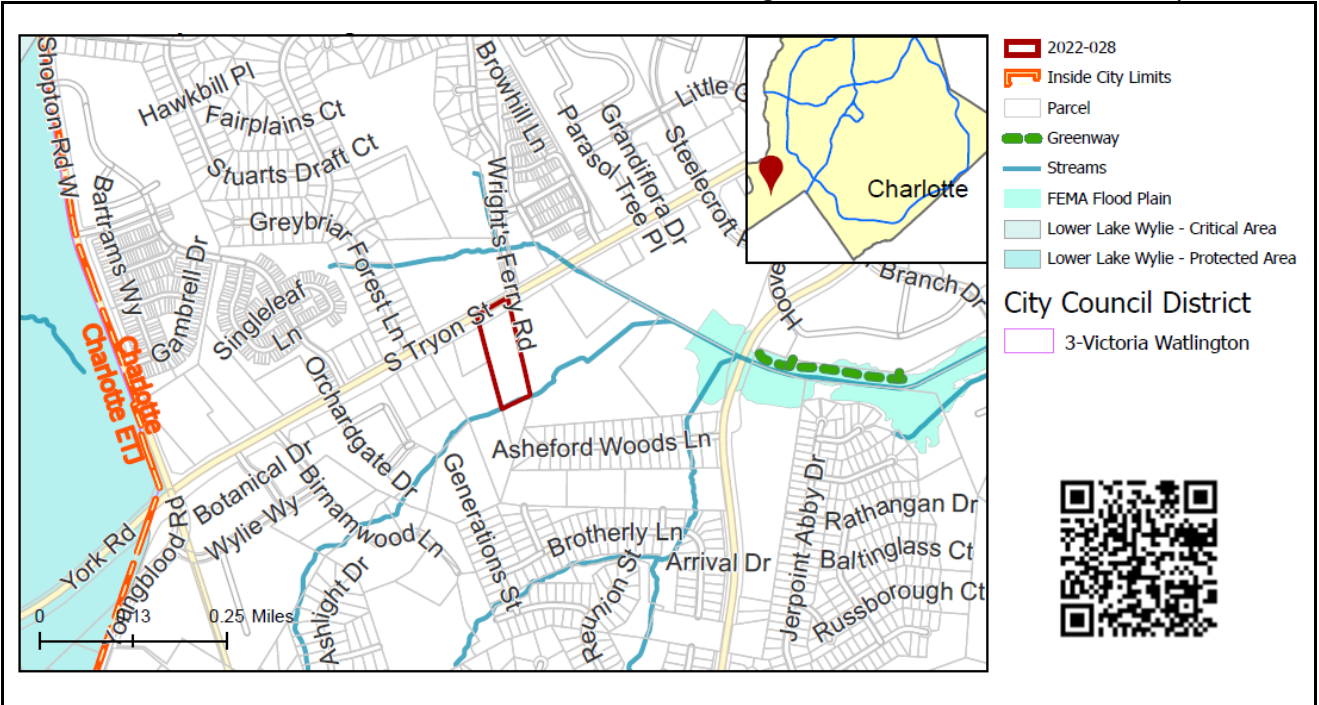


**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: INST (institutional)

**LOCATION**

Approximately 3.53 acres located on the south side of S Tryon Street between Orchardgate Drive and Steelecroft Parkway.



**SUMMARY OF PETITION**

The petition proposes to allow uses permitted in the INST district on a parcel developed as a parking lot in the Steele Creek community.

**PROPERTY OWNER**

Christ the King Lutheran Church, Inc.

**PETITIONER**

Christ the King Lutheran Church, Inc.

**AGENT/REPRESENTATIVE**

John Carmichael, Robinson Bradshaw & Hinson

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Community Activity Center place type.

Rationale for Recommendation

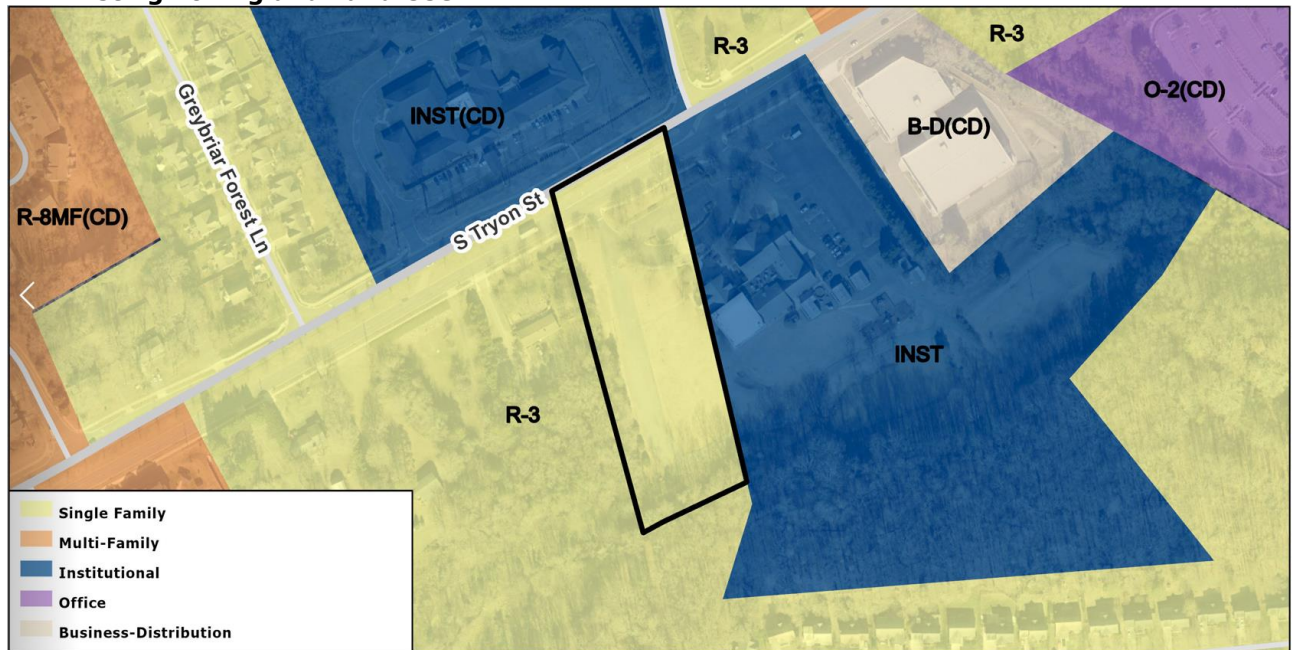
- Institutional uses are compatible in the Community Activity Center Place type.
- The adjacent use and owner of this parcel is an institutional use. The site is currently being used as a parking lot for the adjacent church.
- The adjacent church is surrounded by a mix of complimentary uses and is accessed by S Tryon Street, a major thoroughfare.
- The petition could facilitate the following goals of the 2040 Comprehensive Plan:
  - 1: 10-Minute Neighborhoods

**PLANNING STAFF REVIEW**

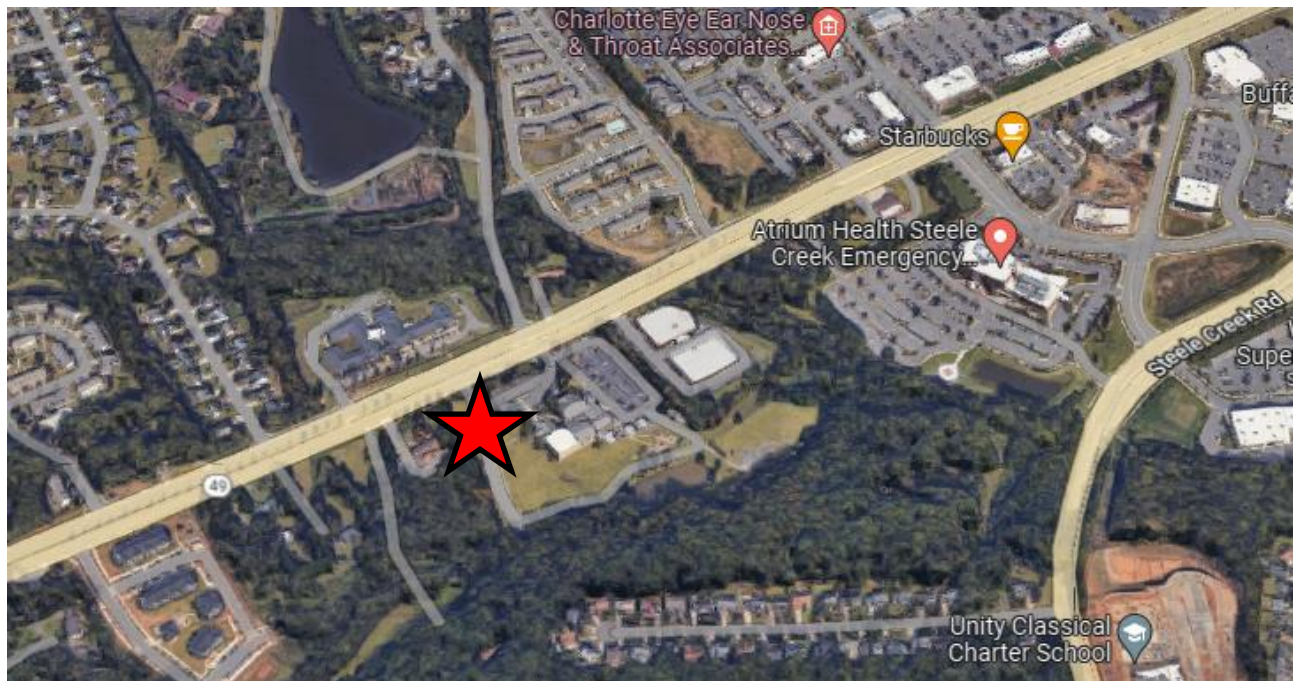
- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**



The site is adjacent to institutional zoning and use and surrounded by a mix of other uses including single family residential, multifamily residential, and commercial uses.



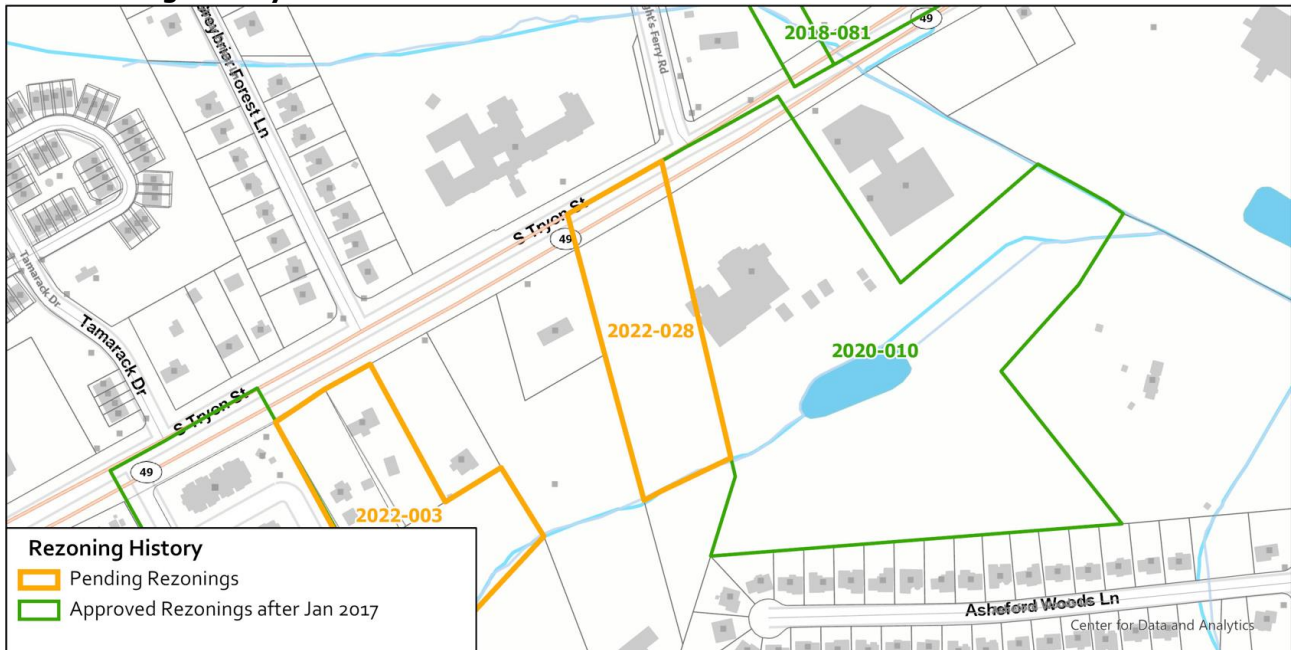
The site, marked by a red star, is near the Community Activity Center centered around the intersection of S Tryon Street & Steele Creek Road.





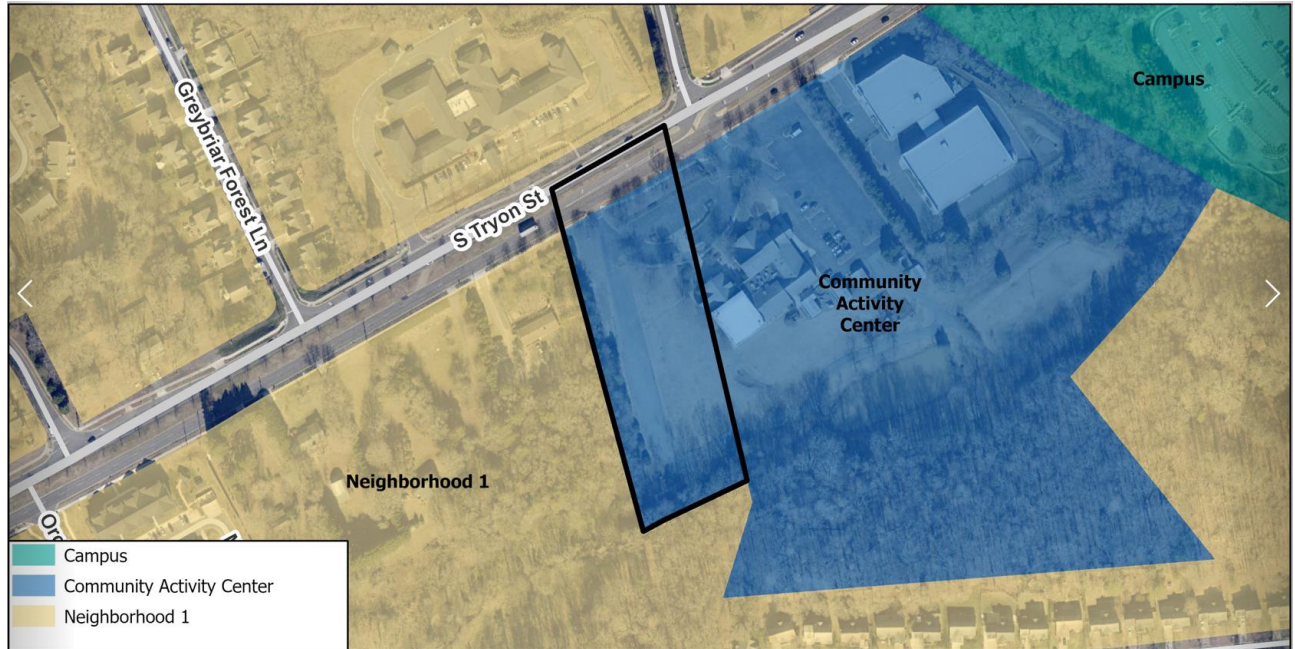
The site, as seen from S Tryon Street looking southeast, is adjacent to and owned by Christ the King Lutheran Church and currently functioning as a parking lot.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-003	Request to allow up to 29 single family attached dwellings at a density of 6.61 dwelling units per acre.	Pending
2020-010	Request to rezone to INST to allow all uses in the Institutional district.	Approved
2018-081	Petition to allow up to 33 single family attached dwellings at a density of 7.58 units per acre.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Community Activity Center place type for this site.

- **TRANSPORTATION SUMMARY**

- The petition is located on South Tryon Street, a State-maintained major throughfare, north of Greybriar Forest Lane, a City-maintained minor collector south of Wright's Ferry Road, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network. Further details are listed below.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 122 trips per day (based on 10 single family dwellings).

Proposed Zoning: 220 trips per day (based on 3.53 acres of institutional uses).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along S Tryon Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along S Tryon Rd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Erosion Control:** No comments submitted.
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
  - **Stormwater Services Land Development Engineering:** No comments submitted.
  - **Storm Water Services:** No comments submitted.
  - **Urban Forestry / City Arborist:** No comments submitted.
- 

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908