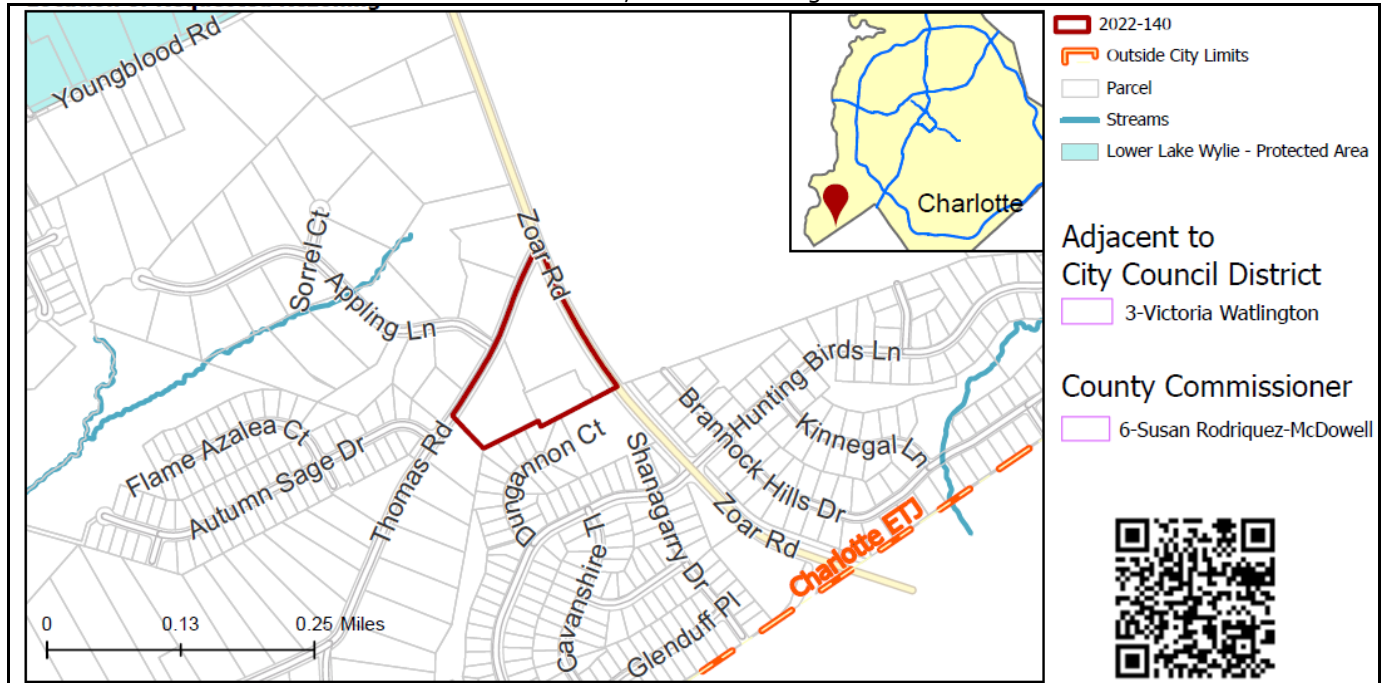


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: O-1(CD) (office, conditional)

LOCATION

Approximately 7.07 acres located at the intersection of Zoar Road and Thomas Road, south of Youngblood Road.



SUMMARY OF PETITION

The petition proposes to reuse the existing structures on the site to allow for office, research, educational, and dormitory uses for the F.A. Bartlett Tree Expert Company.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

The Trustees of Good Shepherd United Methodist; 8 Salros Road, LLC
F.A. Bartlett Tree Expert Company
John Carmichael, Robinson Bradshaw & Hinson, P.A.
Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3

STAFF
RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and requested technical revisions.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 1.

Rationale for Recommendation

- The petition site is located outside of City Limits near the South Carolina border along the west side of Zoar Road. Just along the east side of Zoar Road and bound by Youngblood and Hamilton Roads is the expansive F.A. Bartlett Research Laboratories and Arboretum. Aside from the open space and research uses, this area is largely populated with single family residential development. The site itself has operated with institutional and residential uses.

- The petition would allow for the reuse of the existing structures to support the F.A. Bartlett's research, educational, dormitory, and office uses. No new structures would be built on the site, maintaining the current contextual sensitivity to the adjacent residential neighborhoods.
- The single family detached home on the site would operate as dormitory for visiting professors, interns, and other guests as specified in the conditional notes. Subsequently, this portion of the site would continue with uses that are compatible with the abutting single family homes.
- The proposal includes a buffer along the site's southern and western boundaries against residential development.
- The current recommended Neighborhood 1 Place Type is reflective of the R-3 zoning although a majority of the site has historically hosted institutional uses. The application of the Campus Place Type here is appropriate given the uses outlined in the proposal itself as well as the neighboring uses at the F.A. Bartlett Research Laboratories and Arboretum.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 7: Integrated Natural & Built Environments
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 to Campus for the site.

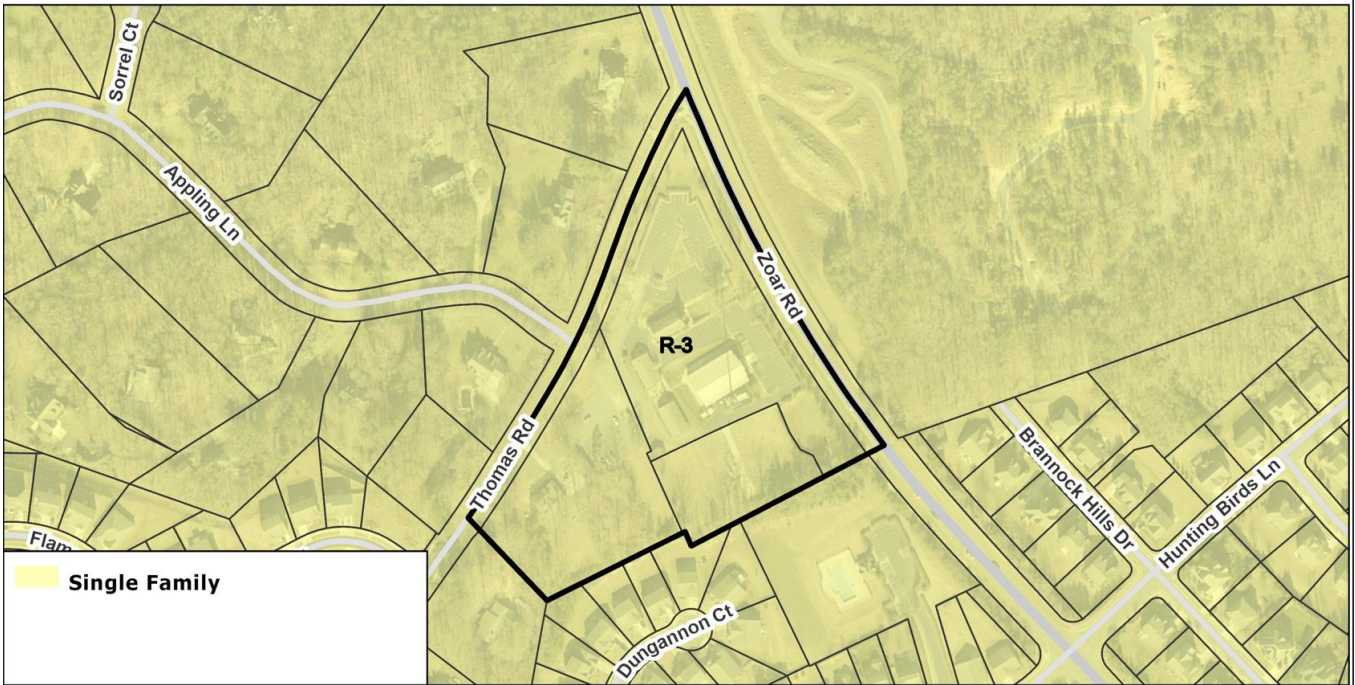
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

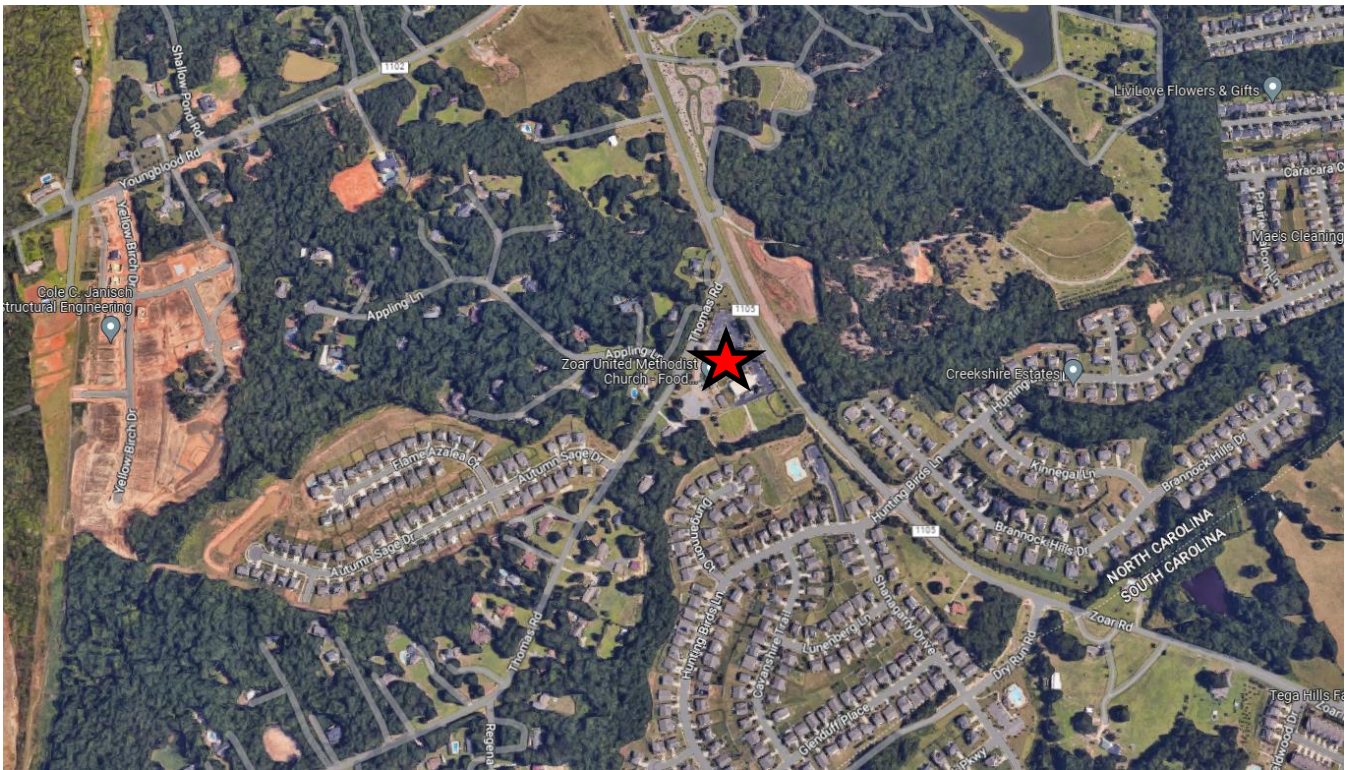
- Permits the following uses: laboratories, office, educational, dormitory, as well as any accessory uses permitted in the O-1 district.
- The cemetery on site will remain in place and continue to operate.
- The existing cellular telephone and wireless communications tower and supporting structures may continue as a legal non-conforming use.
- Proposes the existing structures on the site to remain in place and may be converted to the specified uses but may not expand in size. Exterior and interior improvements may be made to these buildings. The existing pavilion may be enclosed and converted to finished gross floor area and house the specified permitted uses excluding residential.
- Commits that no new structures may be constructed on the site.
- Access to the site will be as depicted on the site plan with one driveway off Zoar Road and two driveways off Thomas Road.
- Provides buffers along all adjacent residential property boundaries planted to Class C standards. The buffer may be reduced by 25% with the installation of a fence. An alternative buffer has been approved by the Zoning Administrator for a portion of the site and will remain.

• Existing Zoning



- The site is currently zoned R-3 and is also surrounded by R-3 zoned parcels.

Existing Zoning	Translated Zoning	Recommended Place Type
R-3 (single family residential)	N1-A (neighborhood 1, A)	N1 (Neighborhood 1)



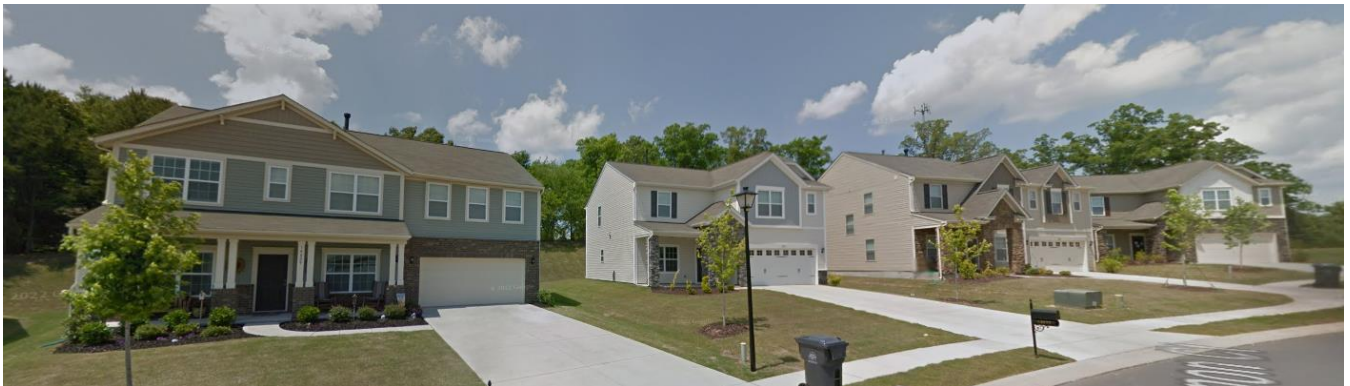
- The subject site is denoted with a red star and is in an area with single family residential, open space, and vacant lots.



- North of the site are single family homes and the F.A. Bartlett Research Laboratories and Arboretum.



- East of the site is the F.A. Bartlett Research Laboratories and Arboretum.

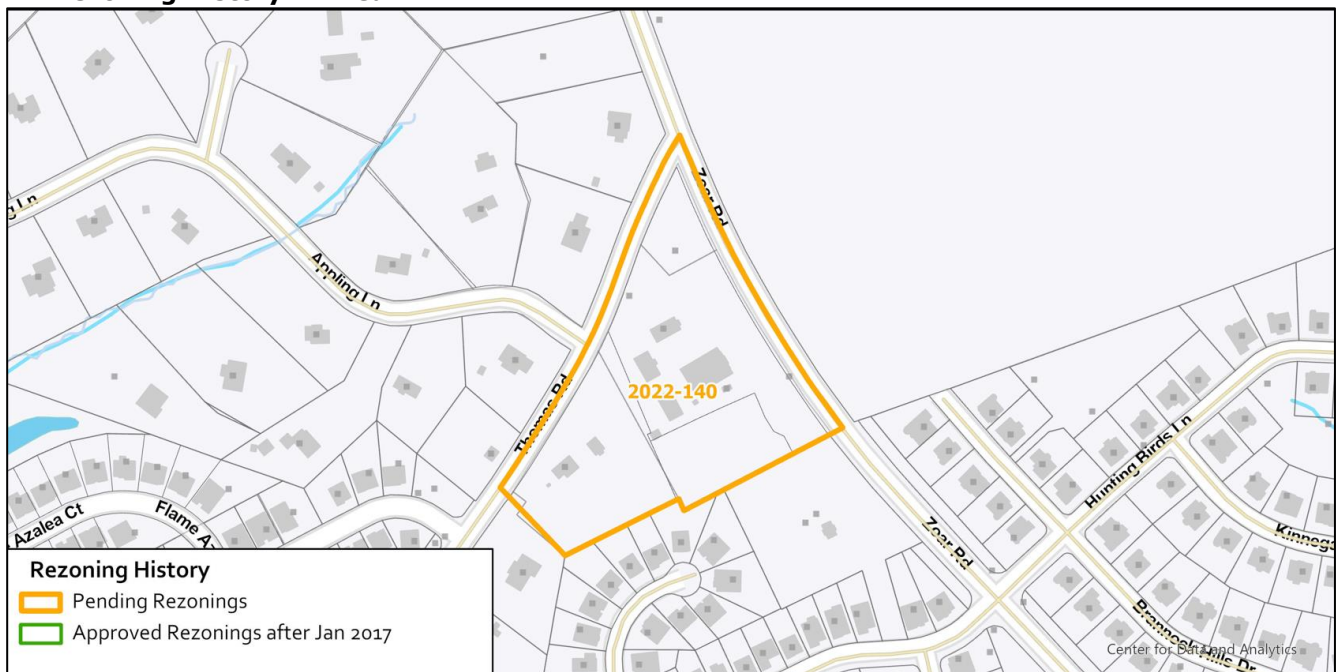


- South of the site is a single family neighborhood.



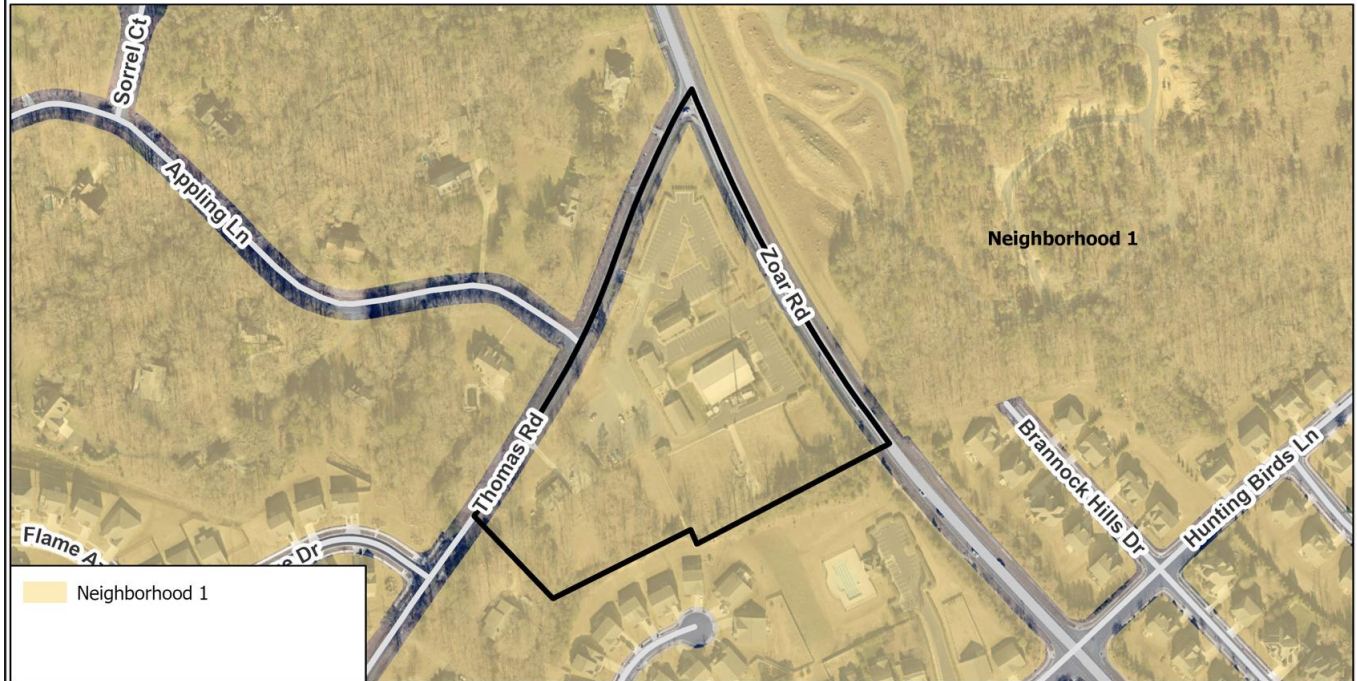
- West of the site are single family homes.

- **Rezoning History in Area**



- There have been no recent rezonings in the area.

- **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood 1.

- **TRANSPORTATION SUMMARY**

- The site is located on the west side of Zoar Road, a State-maintained minor throughfare south of Thomas Road, a State-maintained local street. A Traffic Impact Study (TIS) is required/not required for this site. Site plan and/or conditional note revisions are needed to commit to installing streetscape facilities on Zoar Road and Thomas Road, providing a shared use path on Zoar Road in accordance with the council adopted Charlotte Bikes policy, and including the CDOT standard notes.
 - **Active Projects:**
 - There are no active projects near the site.
 - **Transportation Considerations**
 - See Outstanding Issues, Notes 1 through 8.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 125 trips per day (based on church and dwelling unit).
 - Entitlement: 245 trips per day (based on 21 dwelling units).
 - Proposed Zoning: 300 trips per day (based on office uses).

DEPARTMENT COMMENTS

- **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 Fire Department:** No outstanding issues.
- **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 12-inch water distribution main located along Thomas Road and an existing 16-inch water distribution main along Zoar Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Zoar Road. No outstanding issues.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org

- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. Dimension the future back of curb from the centerline on both Zoar Road and Thomas Road.
2. Revise conditional notes to commit to dedicate 35.5 feet of right-of-way from the road centerline on Zoar Road.
3. Revise the site plan and notes to commit to extend the sidewalk on Zoar Road across the site's frontage.
4. Add conditional note specifying "the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible."
5. Add conditional 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."
6. If the site is to remain in the ETJ: Revise site plan and conditional note(s) to construct 8-foot planting strips and 12-foot sidewalks on Zoar Road and 8-foot planting strips and 6-foot sidewalks on Thomas Road.
7. Add conditional note specifying "A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements."
8. Add conditional note specifying "All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the south western Mecklenburg area, by way of a private/public partnership effort or other public sector project support."

REQUESTED TECHNICAL REVISIONS

Land Use

9. Clarify in the conditional notes that a dwelling use would be accessory to the principal use and labelled as a dormitory.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Holly Cramer (704) 353-1902