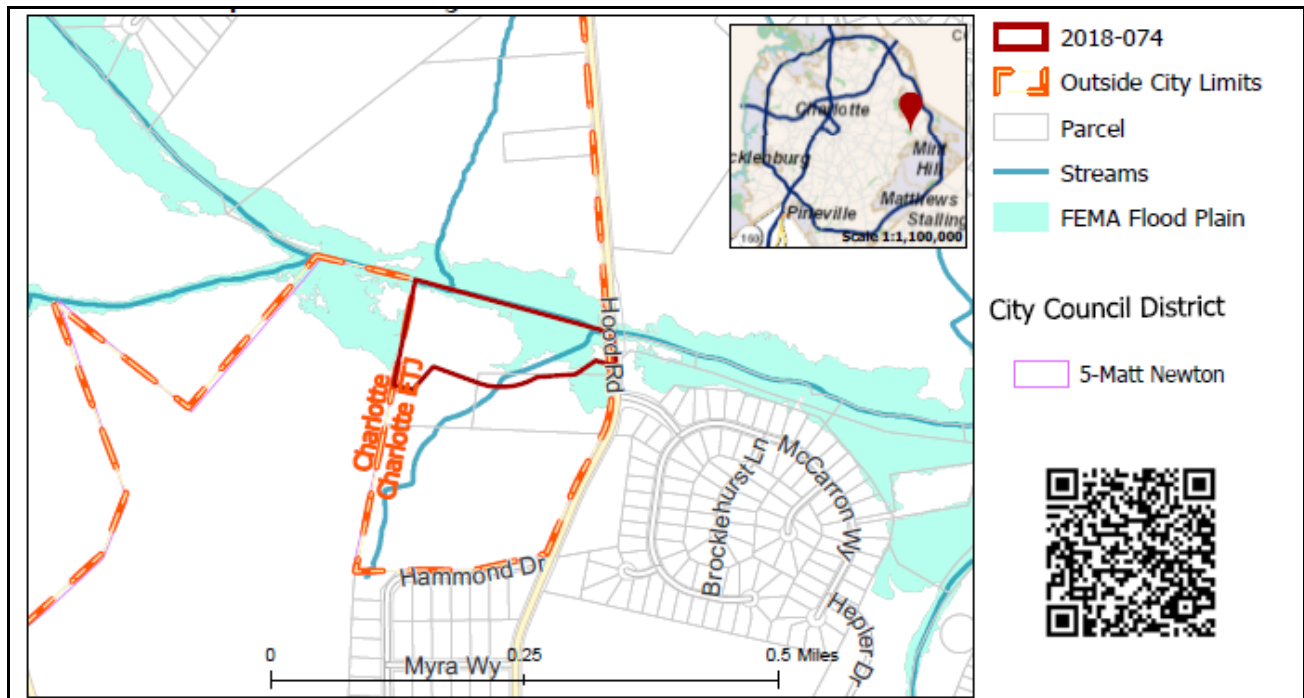


REQUEST

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

LOCATION

Approximately 9.25 acres located on the west side of Hood Road south of Plaza Road Extension.
(Outside City Limits)



SUMMARY OF PETITION

The petition proposes to use existing structures to allow up to 4,158 square feet of building area for a conference center use, including facilities for weddings and receptions.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Elissa Mullis
Elissa Mullis
Elissa Mullis

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2

STAFF
RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design and the environment.

Plan Consistency

The petition is inconsistent with the Rocky River Road Area Plan, which recommends greenway use for the future Reedy Creek Greenway.

Rationale for Recommendation

- The proposed institutional use retains the residential character and trees on the site.
- The proposed institutional use will preserve many of the natural features and open space consistent with the intent of the greenway land use recommendation.

- The existing single family home is to remain and is not part of the event facility operations. The home is on the land adjacent to single family homes.

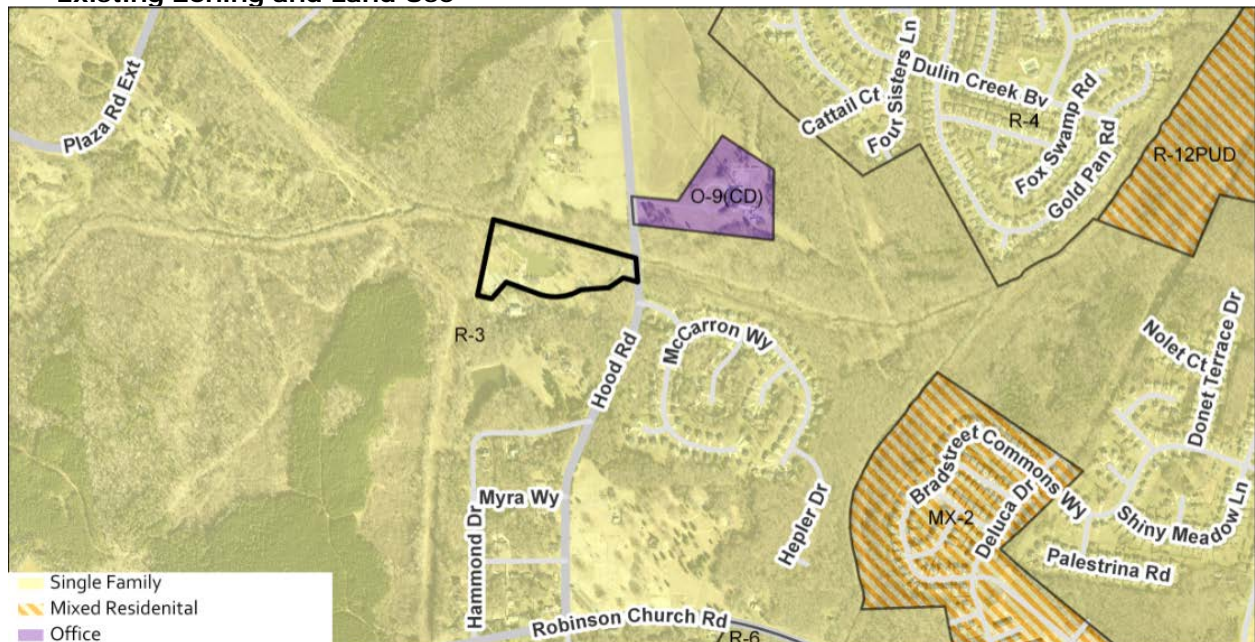
PLANNING STAFF REVIEW

• Proposed Request Details

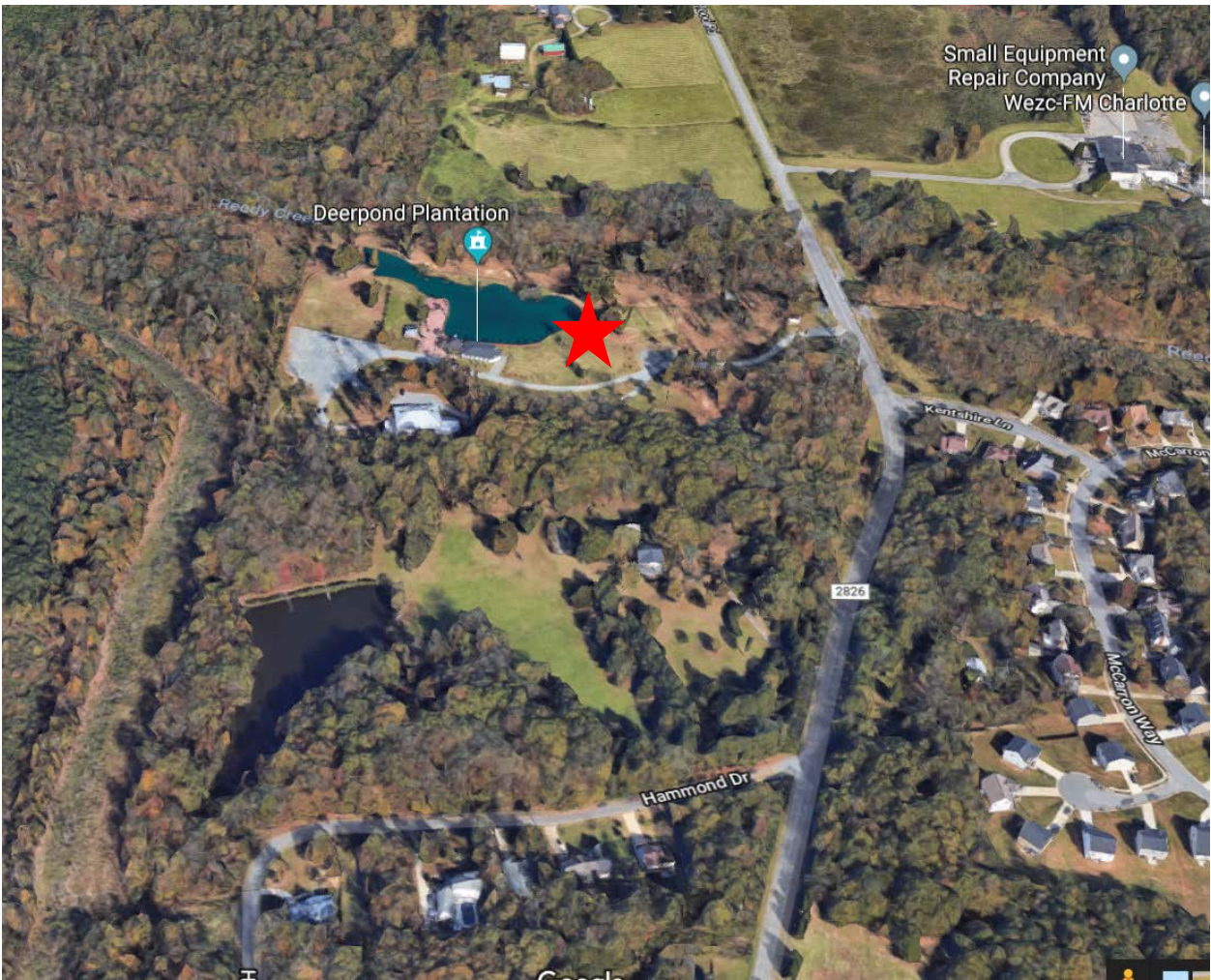
The site plan accompanying this petition contains the following provisions:

- Reuse of existing structures on the site to allow a conference center use, including outdoor gathering space, and facilities for weddings and receptions.
- Maximum building square footage of 4,158 square feet, consisting of one principal building, a gazebo and a separate trailer for restrooms and storage.
- Maximum building height of 30 feet.
- Proposed institutional use retains the residential character and trees on the site.
- All amplified outdoor music on the site must end by 10:30 p.m. on weekdays and 11:00 p.m. on weekends, with the exception of one event per calendar year.
- Maximum of 325 guests/attendees at a single event excluding staff.
- Existing pond on the site will be retained.
- Vehicular entrance from Hood Road.

• Existing Zoning and Land Use



- The subject property is zoned R-3 (single family residential) and developed with a nonresidential structure and gazebo.
- The subject site is surrounded by single family subdivisions, large lot single family dwellings, or vacant lots.



- Aerial view of the site, represented by the red star and denoted as Deerpond Plantation, and surrounding properties.



The subject property is zoned R-3 and developed with non-residential structures that are not in compliance with the zoning.



Properties to the east in the McCarron subdivision are developed with single family homes.

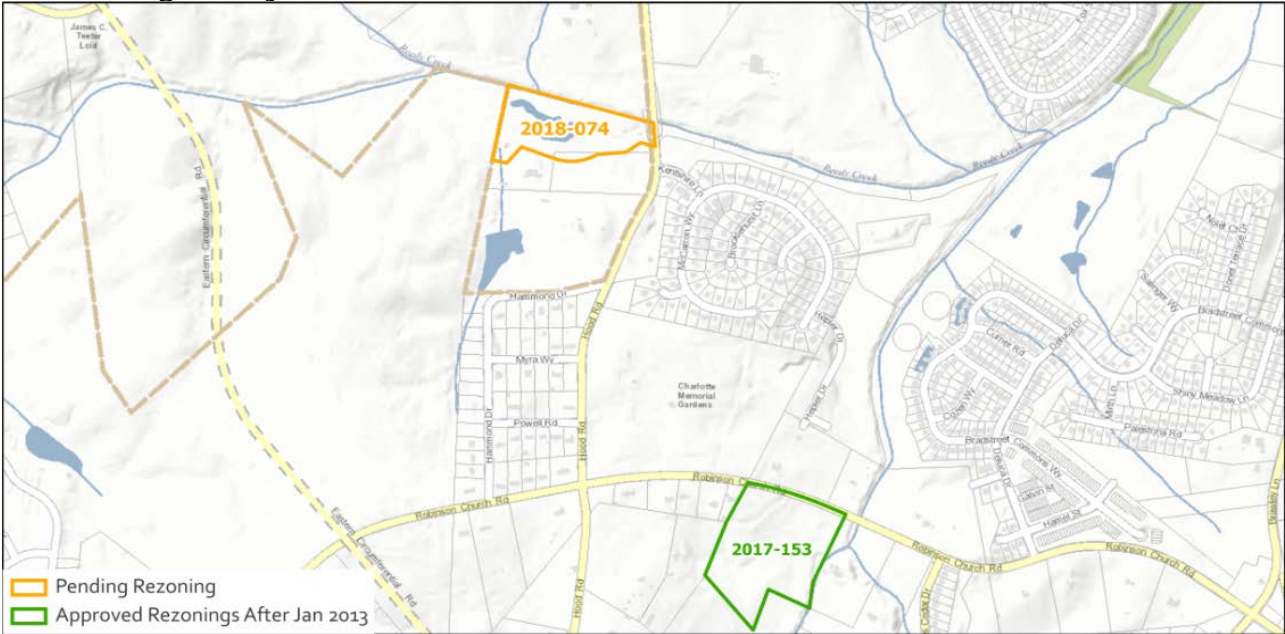


Properties to the south along Myra Way are developed with single family homes.



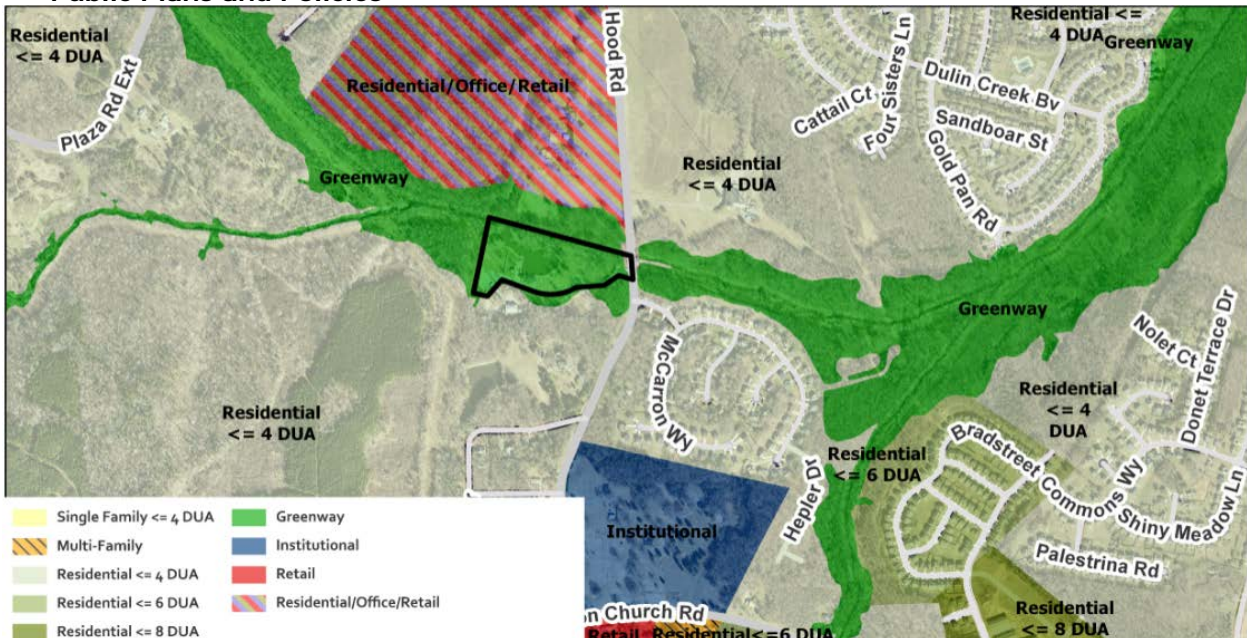
Properties to the north and west are developed with single family homes and vacant land.

• Rezoning History in Area



| Petition Number | Summary of Petition | Status |
|-----------------|---|----------|
| 2017-153 | Rezoned 13.9 acres to R-6 (single family residential) to allow development of a vacant site with any use permitted in the R-6 (single family residential) district. | Approved |

• Public Plans and Policies



- The *Rocky River Road Area Plan* (2006) recommends greenway uses for the subject property which reflect the Reedy Creek Greenway Corridor on the adopted 2008 Mecklenburg County Greenway Master Plan.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located along a minor thoroughfare. The site commits to dedicating right-of-way.
 - **Vehicle Trip Generation:**
Current Zoning:
Existing Use: No trip generation code accurately depicts a wedding venue.
Entitlement: 320 trips per day (based on 27 single family dwellings).

Proposed Zoning: No trip generation code accurately depicts a wedding venue.

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:** Fire hydrant shall be within 750 feet of most remote point of building as truck travels. Dead end access exceeding 150 feet requires an approved turnaround minimum width 20 feet with turning radius 30 feet inside 42 feet outside.
- **Charlotte-Mecklenburg Schools:** The proposed use will not impact the schools.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 24-inch transmission main located along Hood Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 24-inch gravity sewer main located through the rezoning boundary.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from the right-of-way without authorization from the City Arborist. If trees are to be planted, they must meet NCDOT planting guidelines. Petitioner shall submit a tree survey for all trees two inches in diameter at breast height or larger located in the public right-of-way.
 - **Erosion Control:** Stream/wetland survey required prior to submission of civil plans.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** Site must comply with Tree Ordinance.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Park and Recreation Department:** See outstanding Note 6.

OUTSTANDING ISSUES

Site and Building Design

1. Show and label 46-foot wide Class C buffer along exterior boundaries abutting single family residential zoning or use. Add note that a fence, wall, or berm may be installed to reduce the buffer width by 25% as allowed per Section 12.302(8) of the zoning ordinance.
2. List maximum building square footage as 4,300 square feet.
3. Amend Note 2a under General Provisions to include "conference center," and to delete the second paragraph.
4. Amend Note 11a to delete existing verbiage and add the following note: as permitted per the ordinance.
5. Show the tree save areas noted in "8. Environmental Features" on the site plan.

Environment

6. Add note that the 100-foot SWIM Buffer will be dedicated and conveyed to Mecklenburg County for future greenway use prior to issuance of the first certificate of occupancy.
7. Petitioner shall submit a tree survey for all trees two inches in diameter at breast height or larger located in the public right-of-way

REQUESTED TECHNICAL REVISIONS

Site and Building Design

8. Amend Development Data Table to note portions of tax parcels 10808107 and 10808123 are proposed to be rezoned.
 9. Delete information pertaining to the community meeting.
-

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 Fire 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: Sonja Strayhorn Sanders (704) 336-8327