

REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: UR-C(CD) (urban residential – commercial, conditional district)

LOCATION

Approximately 1.67 acres located on the south side of Tuckaseegee Road, east of Gaston Street and west of Karendale Avenue from R-5 to UR-C(CD).



SUMMARY OF PETITION

The petition proposes expand the use within the existing building to allow the operation of a private childcare center.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Oneway Baptist Church of Charlotte, North Carolina, Inc.
Freedom Communities
Susanne Todd, Johnson Allison and Hord

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 25

STAFF RECOMMENDATION

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

Plan Consistency

The petition is **inconsistent** with the *Central District Plan* land use recommendation for single family up to 5 DUA for this site.

Rationale for Recommendation

- The proposed rezoning for a daycare in an existing church structure, while inconsistent with the recommended residential land use for the site, is compatible with the existing context of the neighborhood.
- The conditional plan will limit uses to a religious institution and daycare. Additionally, the plan improves the site by improving the driveway access and providing streetscape improvements. The proposed use for a daycare, fits with the existing church building.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family up to 5 DUA to retail land use for the site.

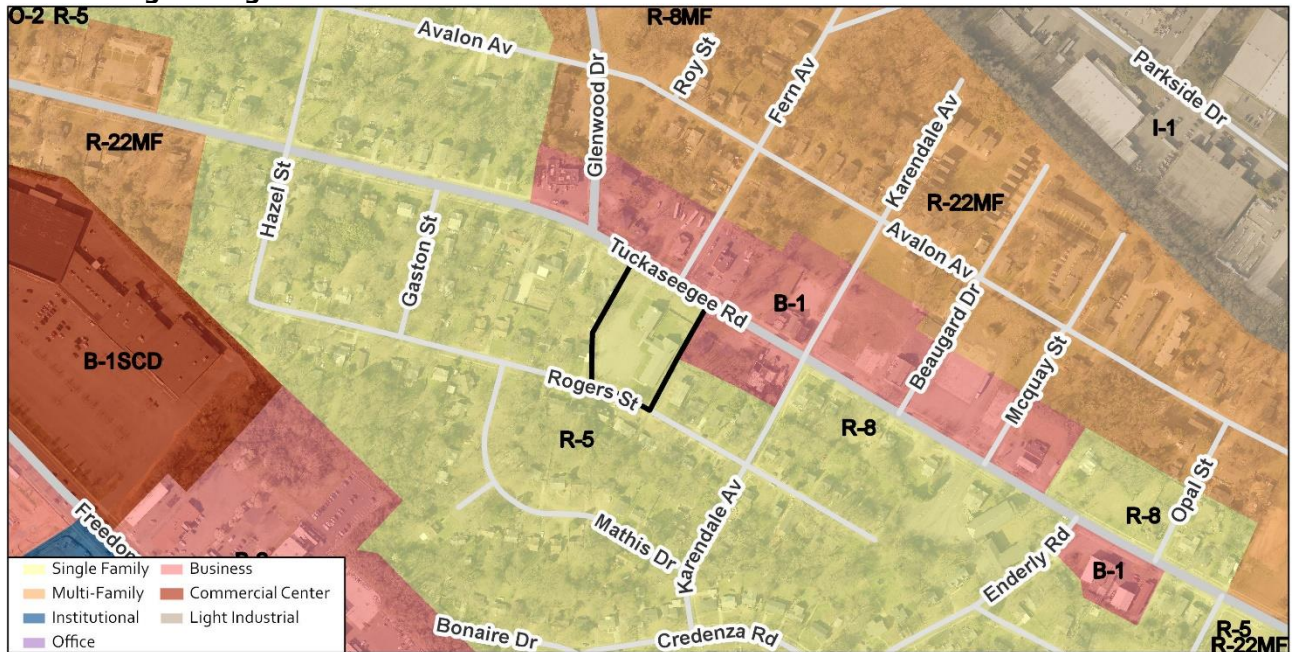
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Limits uses to a religious institution and child care center.
- Proposes an 8-foot planting strip and 6-foot sidewalk along Tuckaseegee Road and Rogers Street.
- Maintains existing building and parking lot.
- Modifies existing driveway on Rogers Street to meet code standards.
- Uses existing play area for the childcare.

- **Existing Zoning and Land Use**



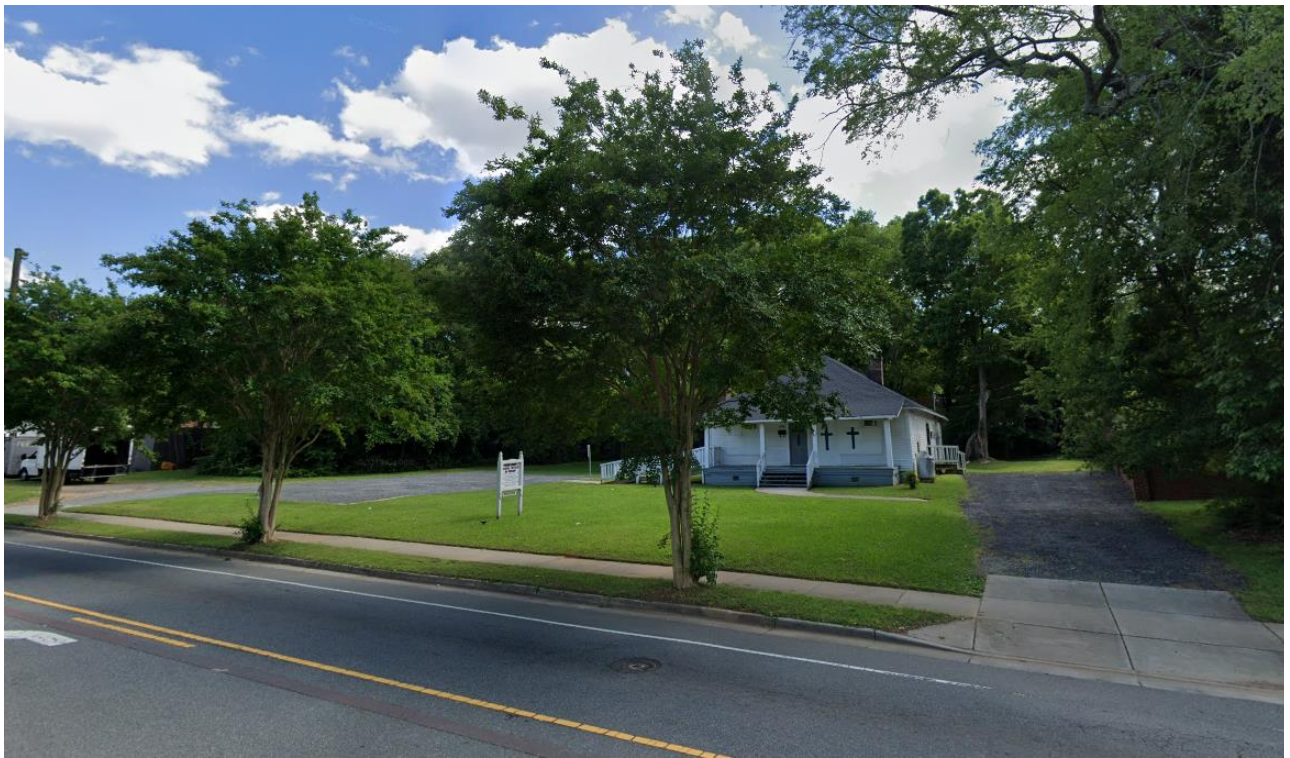
Surrounding land uses include single family residential, business uses, and a religious institution.



The subject property is developed with a religious institution.



The properties to the north consist of business uses.



The properties to the east consist of a religious institution and multifamily residential.

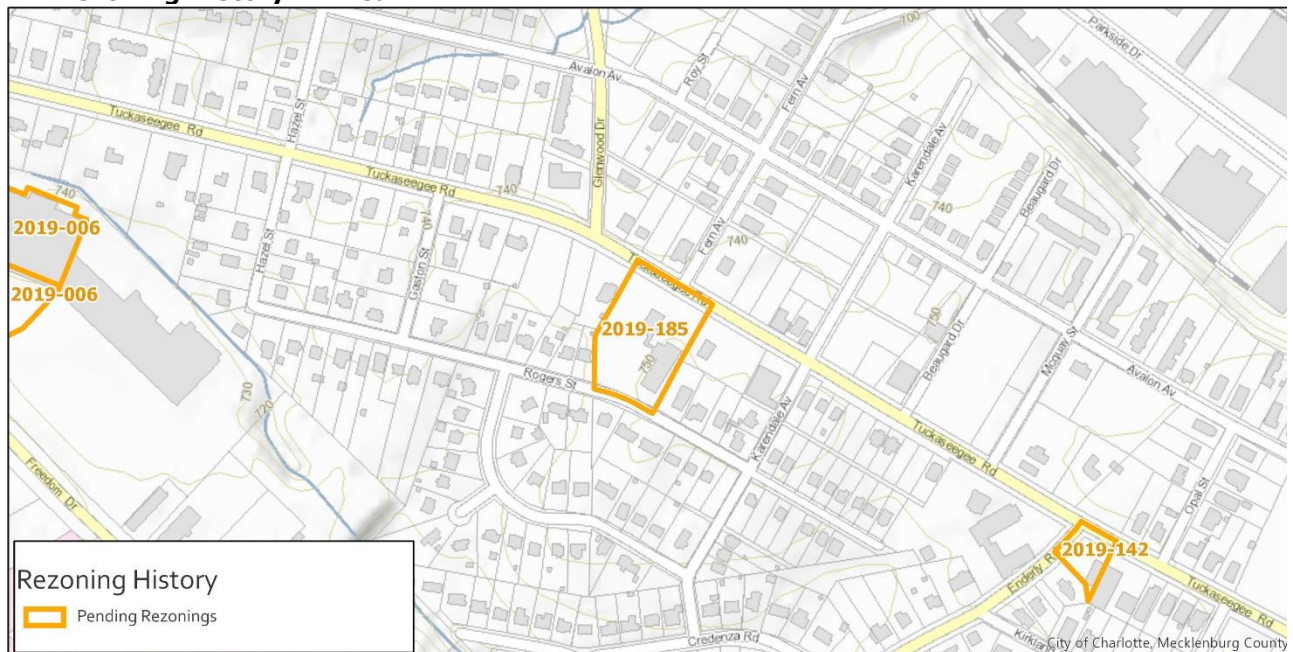


The properties to the west consist of single family residential.



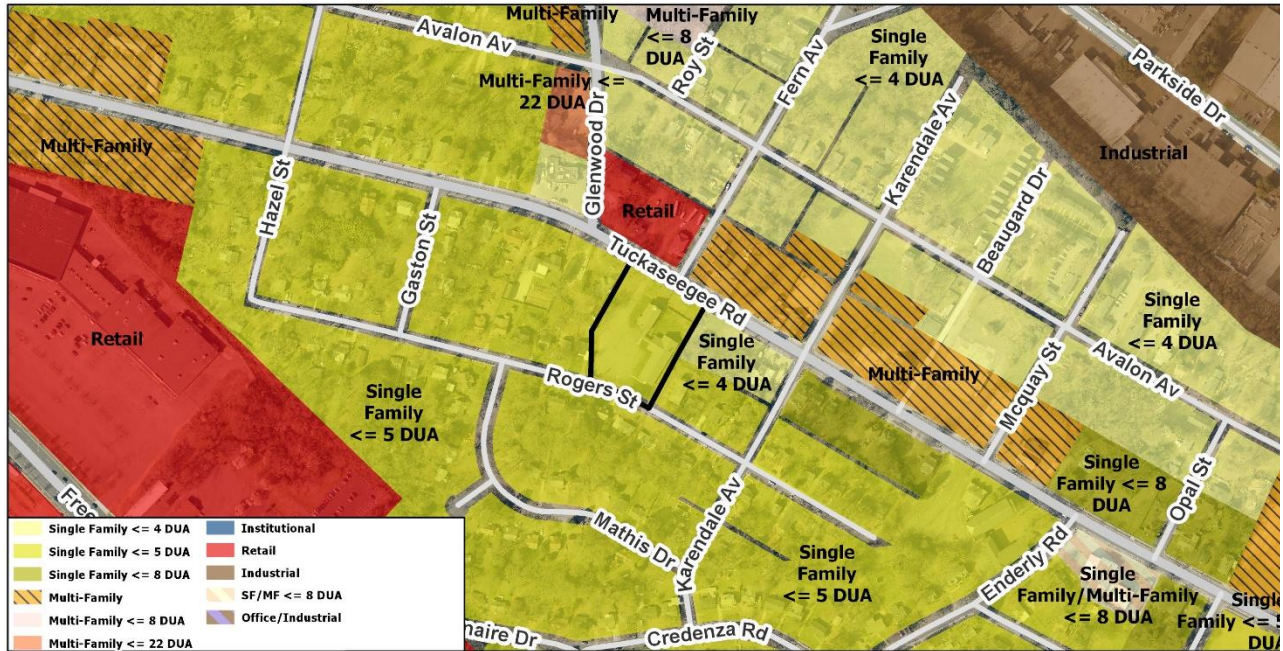
The properties to the south consist of single family residential.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-006	The petition proposes to rezone site to BD(CD) AIR (distributive business, conditional, airport noise overlay) to allow U-Haul truck and trailer rental operation with mini storage.	Pending
2019-142	The petition proposes to rezone the site to MUDD-O (mixed use development district- optional) to allow limited MUDD uses including an eating, drinking, and entertainment establishment.	Pending

- **Public Plans and Policies**



- The *Central District Plan* (1993) recommends single family and multi-family up to 5 dwelling units per acre for this site.
- **TRANSPORTATION SUMMARY**
- The site is located on a major thoroughfare. The site plan commits to an 8-foot planting strip and 6-foot sidewalk on Rogers Street and Tuckaseegee Road. In addition, the site plan is removing multiple driveways on both streets to promote a more walkable community.
- **Active Projects:**
 - Tuckaseegee-Berryhill-Thrift Roundabout
 - The project will replace a traffic signal with a roundabout at the five-leg intersection where Tuckaseegee Road and Berryhill Road have 2 legs, and Thrift Road has one leg.
 - Construction date: Starting 3rd Quarter 2020
- **Transportation Considerations**
- No outstanding issues.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 80 trips per day (based on 12,030 SF church).
 - Entitlement: 80 trips per day (based on 8 dwellings).
 - Proposed Zoning: 370 trips per day (based on 5,010 SF church and 7,020 SF daycare center).

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 Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** No comments submitted.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No outstanding issues.

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESSite and Building Design

1. Add landscaping in side yard of play area to maintain separation between the side yard and play area or the wall will need to be relocated 5 feet from the property line. Remove mention of play area under note 3c.

Land Use

2. Remove office and business uses as a permitted use by right from use table.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

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