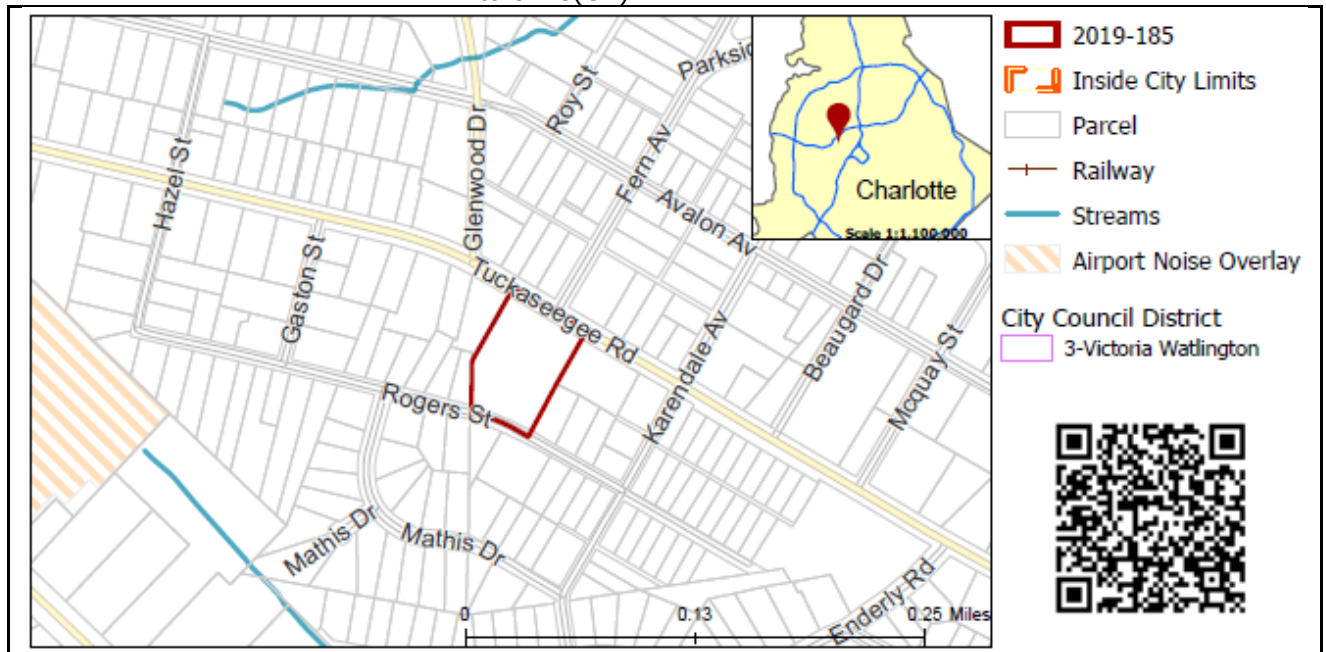


REQUEST

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

Oneway Baptist Church of Charlotte, North Carolina, Inc.

PETITIONER

Freedom Communities

AGENT/REPRESENTATIVE

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.

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.

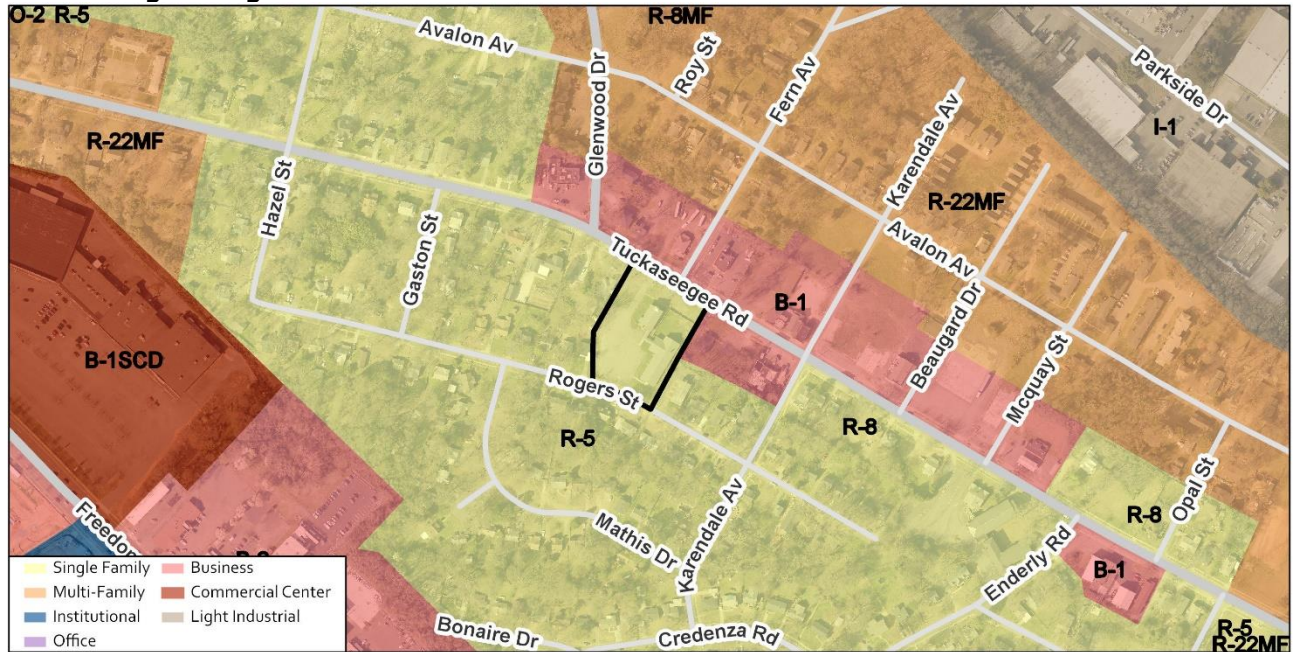
PLANNING STAFF REVIEW

- **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**



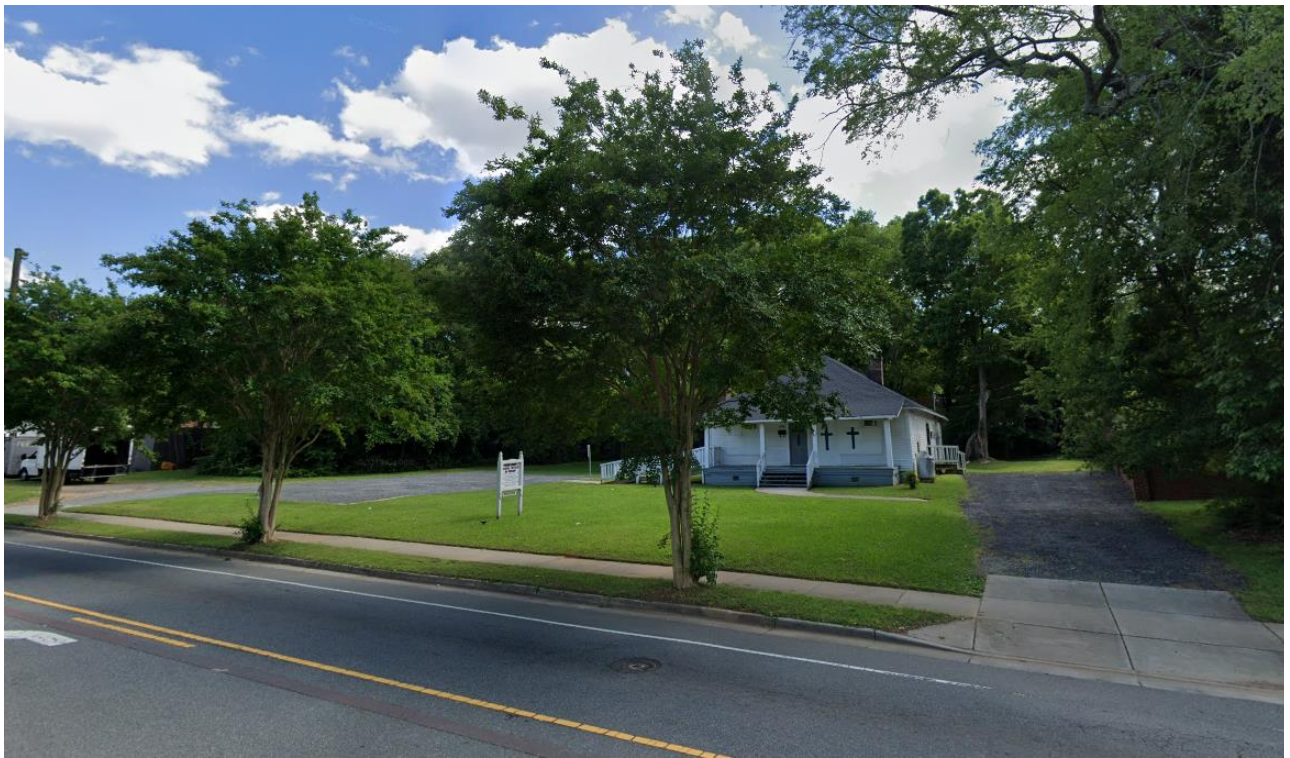
Surrounding land uses include single family residential, business uses, and a religious institution.



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.

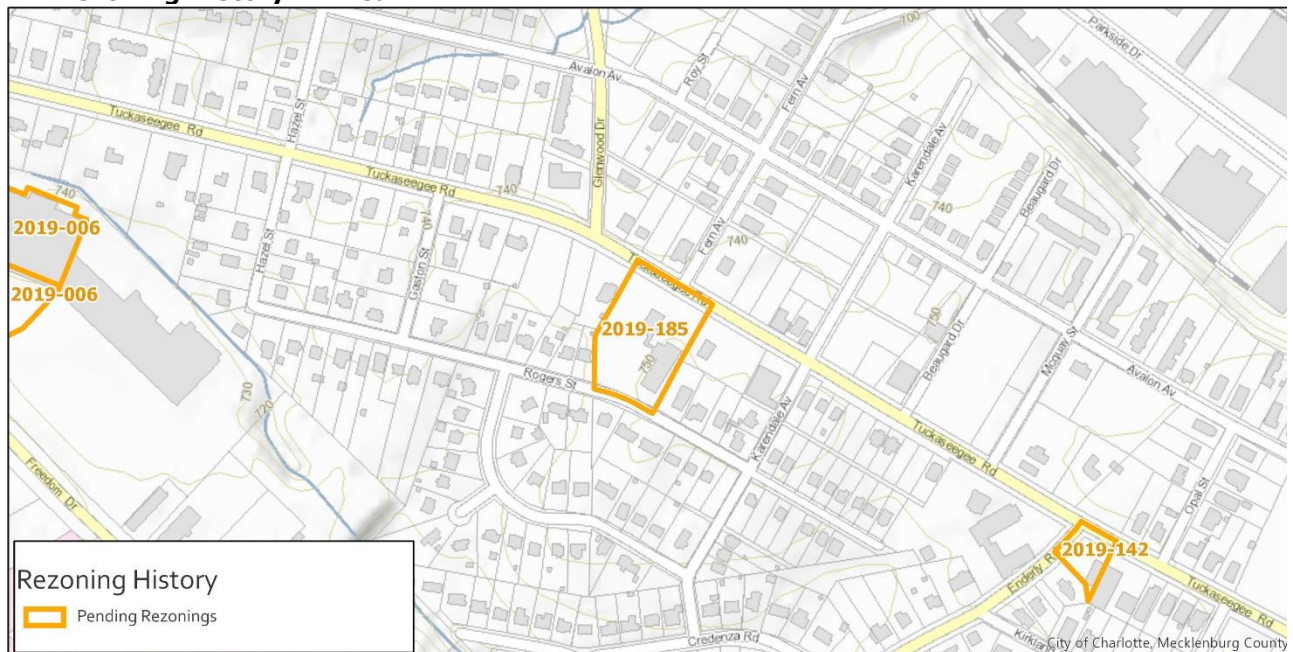


The properties to the west consist of single family residential.



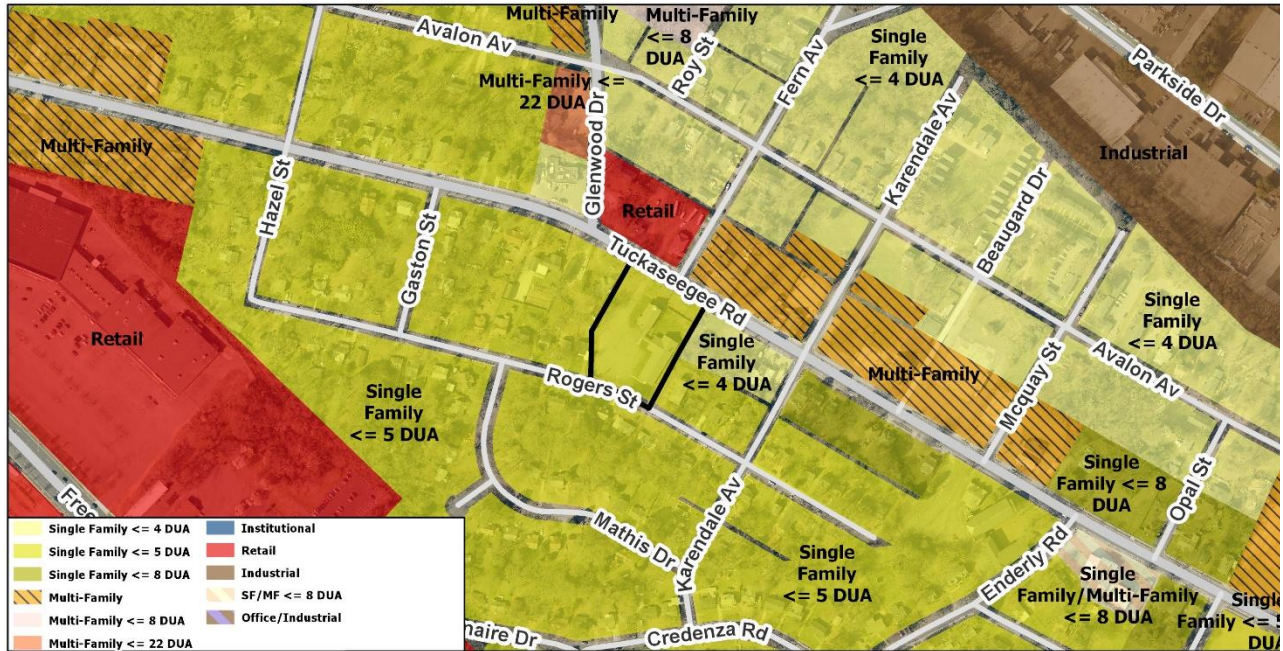
The properties to the south consist of single family residential.

- 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.~~ Addressed

Land Use

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

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

Planner: Lisa Arnold (704) 336-5967