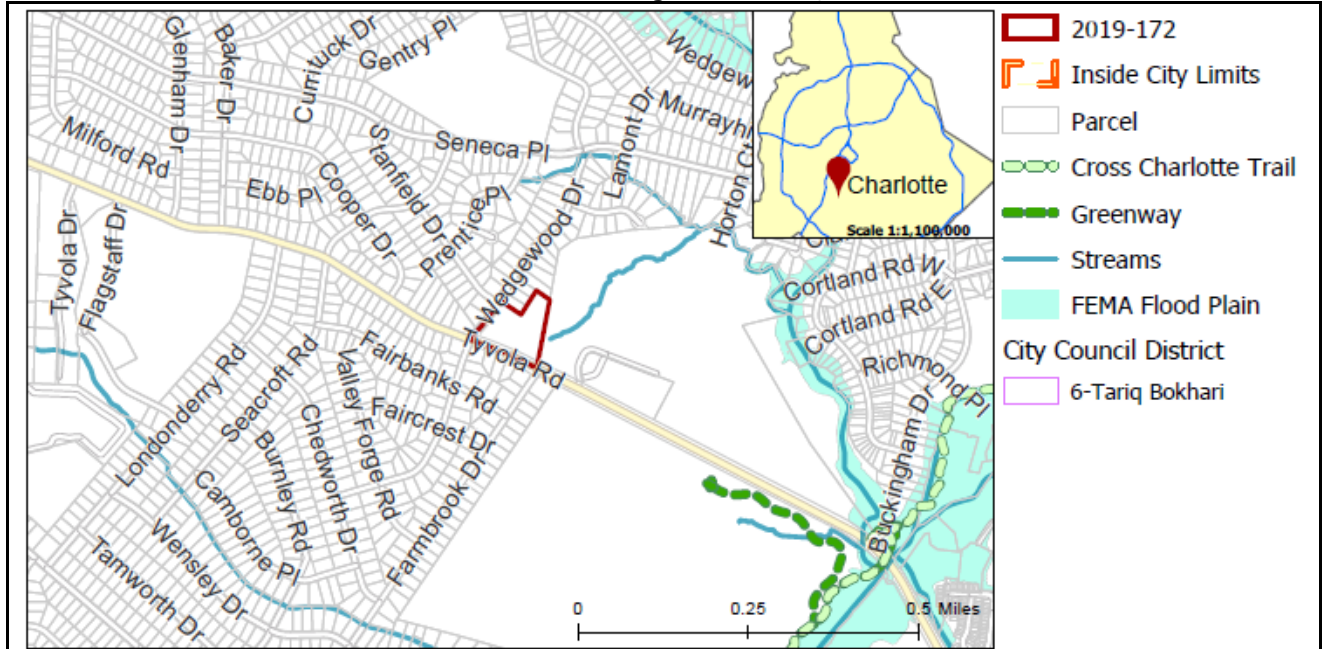


REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: INST (institutional)

LOCATION

Approximately 4.12 acres located on the northeast corner of Tyvola Road and Wedgewood Drive, west of Marion Diehl Park Drive.



SUMMARY OF PETITION

The petition proposes to allow all uses in the institutional zoning district on the site developed with an existing church.

PROPERTY OWNER

Wedgewood Baptist Church

PETITIONER

Sharon Academy Properties, LLC

AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Park Woodlawn Area Plan (2013)* recommendation for residential development at 8 DUA for this site.

Rationale for Recommendation

- Area plans do not typically recommend locations for future institutional uses.
- Institutional uses are considered compatible with residential uses.
- This site is currently a religious institution. The proposal zoning is consistent with the current use and expected uses associated with this land use.

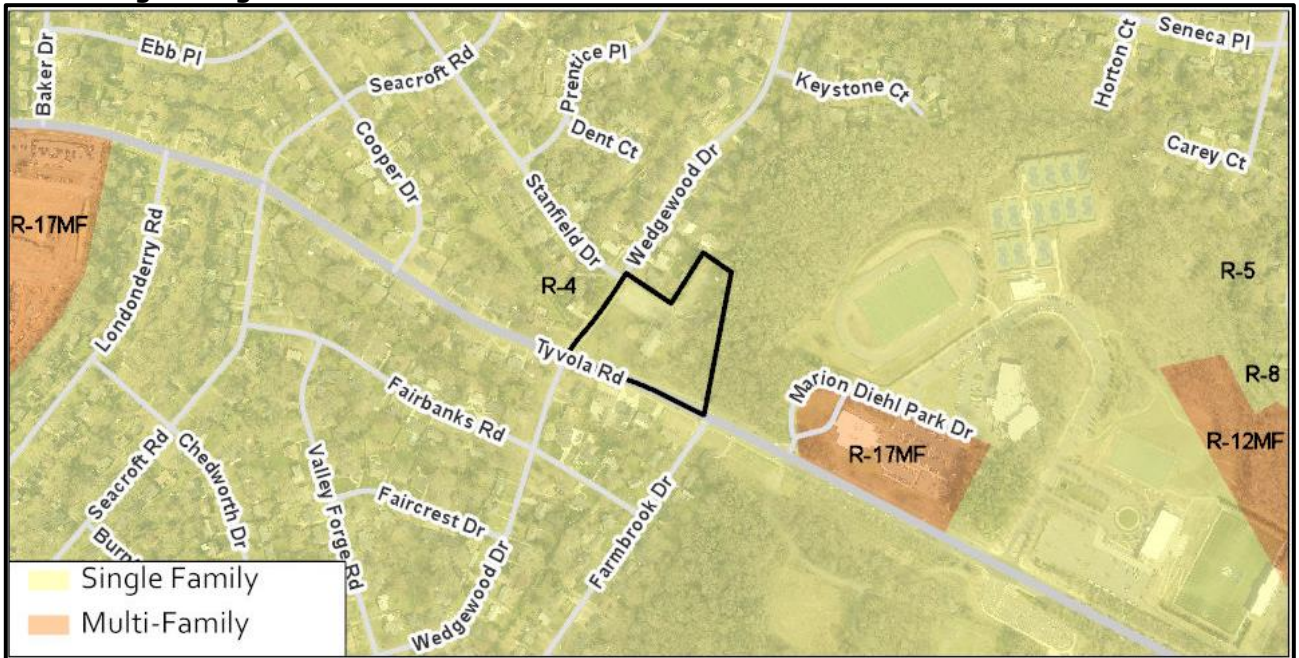
The approval of this petition will revise the adopted future land use as specified by the *Park Woodlawn Area Plan*, from residential at 8 DUA to institutional for the site.

PLANNING STAFF REVIEW

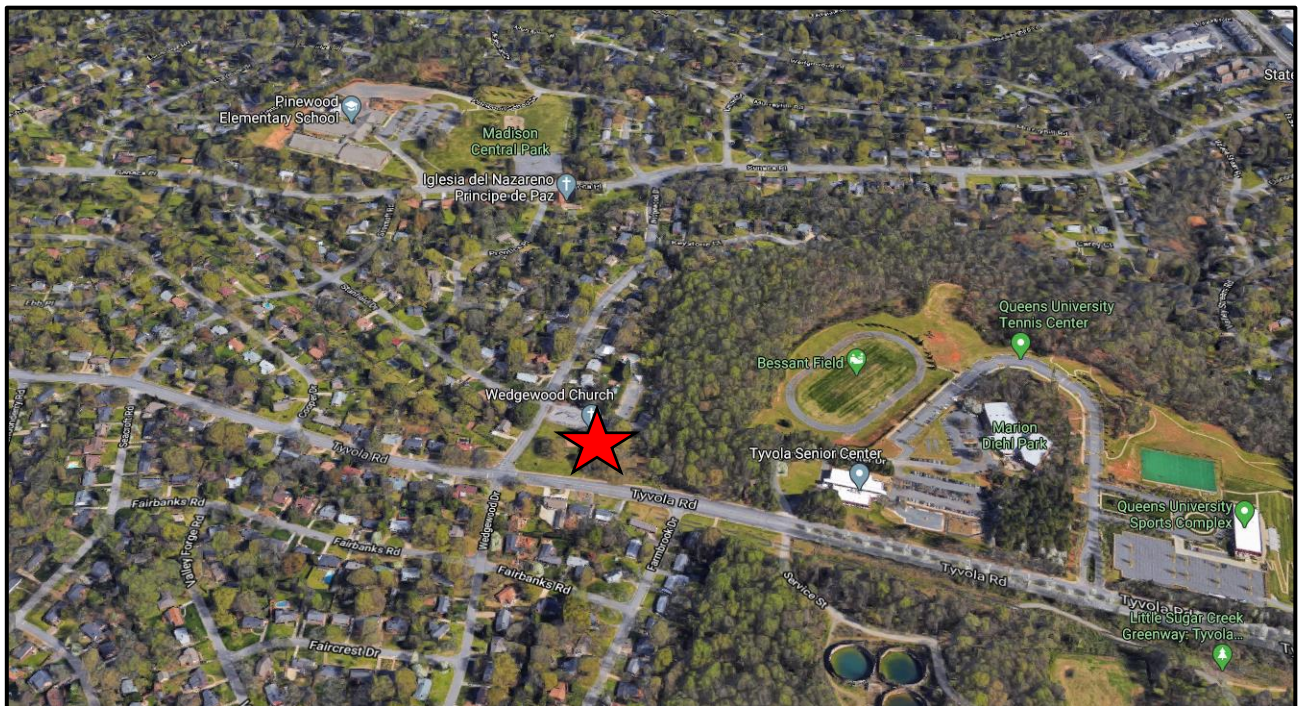
- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan. The institutional zoning district allows a variety of institutional uses such as churches, daycares and schools.

- **Existing Zoning and Land Use**



The site, marked by red star below, is developed with a church and is currently zoned single family residential. The surrounding properties are primarily single family residential uses but the parcel to the east is developed with a park.





The site is developed with a church and fellowship hall.



Single family residential use to the north and west of the site along Wedgewood Drive.



Single family residential use to the south of the site across Tyvola Road.



Developed park to the east of the site along Tyvola Road.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-120	10.7 acres northeast of the site on Park Road to MUDD-O to allow for a mixed-use project including office, retail, and apartments.	Approved
2016-030	5 acres northeast of the site on Park Road to MUDD-O to accommodate a mixed-use project.	Approved
2019-102	1,722 acres along the Blue Line to TOD to facilitate transit supportive development.	Approved

- Public Plans and Policies**



- The *Park Woodlawn Area Plan* (2013) recommends single family at up to 8 units per acre for this site.

- **TRANSPORTATION SUMMARY**

- The site is located at the signalized intersection of a major thoroughfare and minor collector. CDOT will work with the petitioner during permitting to improve the site's driveway and upgrade the streetscape in accordance with city ordinance.
- **Active Projects Near the Site:**
 - There are no projects in the vicinity of this site.
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning: R-4 (single family residential)
 - Existing Use: 80 trips per day (based on 12,070 sf church).
 - Entitlement: 160 trips per day (based on 16 single family dwellings).
 - Proposed Zoning: unknown trips per day (based on too many uses to determine).

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 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 6-inch water distribution main located along Tyvola Road and via an existing 6-inch water distribution main located along Wedgewood Drive. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Wedgewood Drive. No outstanding issues.
- **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

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

Planner: John Kinley (704) 336-8311