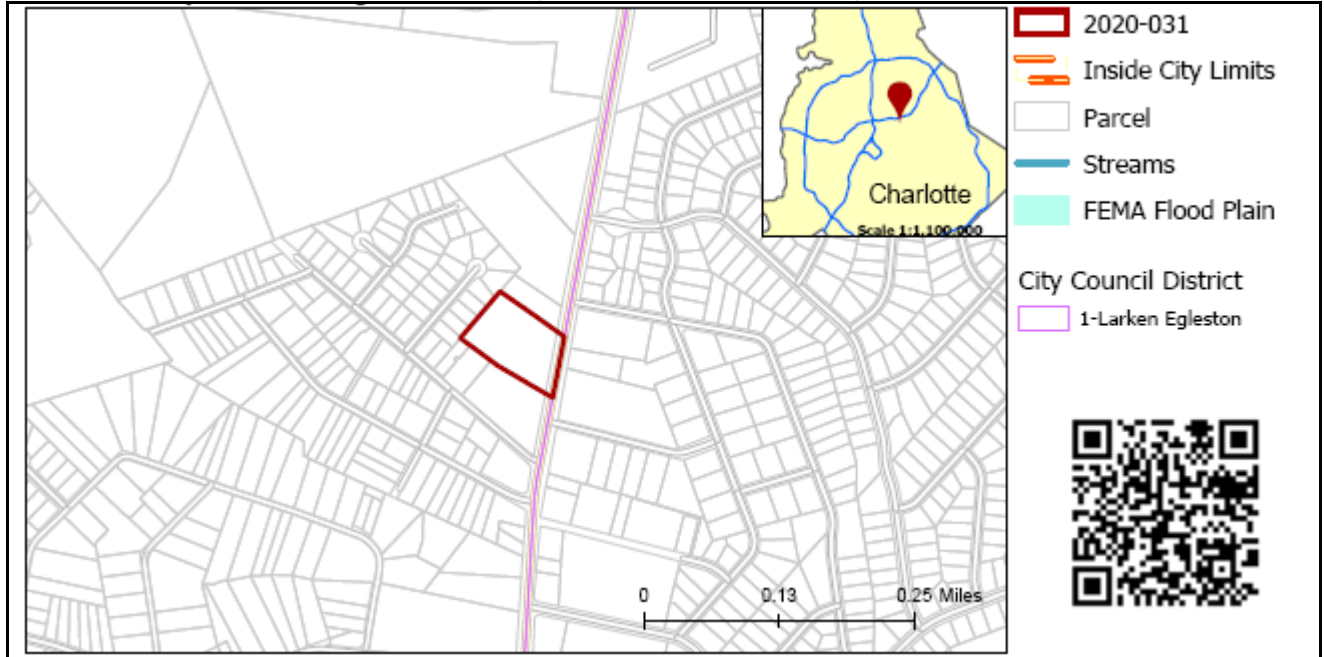


**REQUEST**

Current Zoning: INST (CD) (institutional, conditional)  
Proposed Zoning: INST (institutional)

**LOCATION**

Approximately 3.1 acres located on the western side of Sugar Creek Road, north of Cushman Street, and south of Merlane Drive.



**SUMMARY OF PETITION**

The petition proposes to rezone approximately 3.1 acres to a conventional district (INST) in order to allow all uses permitted by-right and under prescribed conditions.

**PROPERTY OWNER**

Genesis Holdings, LLC

**PETITIONER**

The Creek Kids Zone

**AGENT/REPRESENTATIVE**

Emmanuel Morris, The Creek Kids Zone

**COMMUNITY MEETING**

Meeting is not required.

**STAFF**

**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Central District Plan's* (1993) recommendation for institutional land uses at the site.

Rationale for Recommendation

- The plan recommends institutional uses on the site.
- This petition is proposing to remove the encumbrances of the approved conditional plan (2004-016) in order to allow all institutional uses permitted, both by-right and under prescribed conditions which would allow a more diverse set of institutional uses to serve the needs of the community.
- The site abuts single family residential development. Religious, educational, and institutional uses are considered compatible with single family uses.

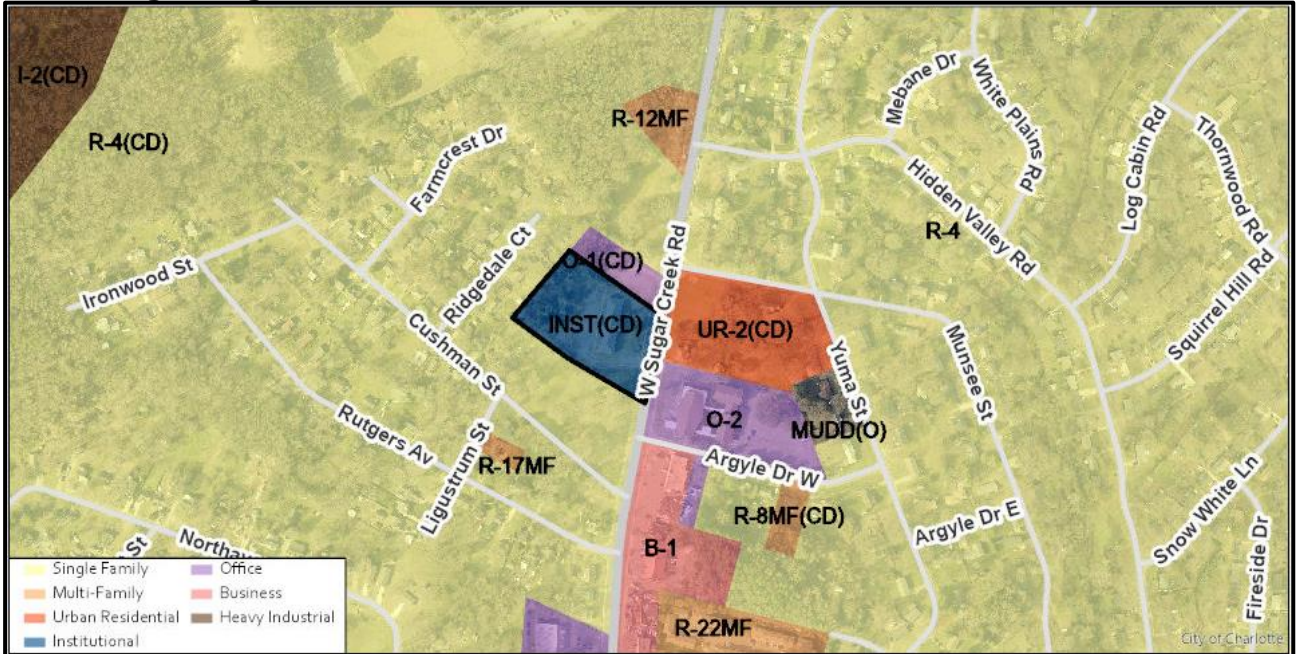
- This petition accomplishes a goal of the *Central District Plan* of “stabilizing the neighborhoods” by providing necessary social and physical services that will support positive and sustaining changes.

### PLANNING STAFF REVIEW

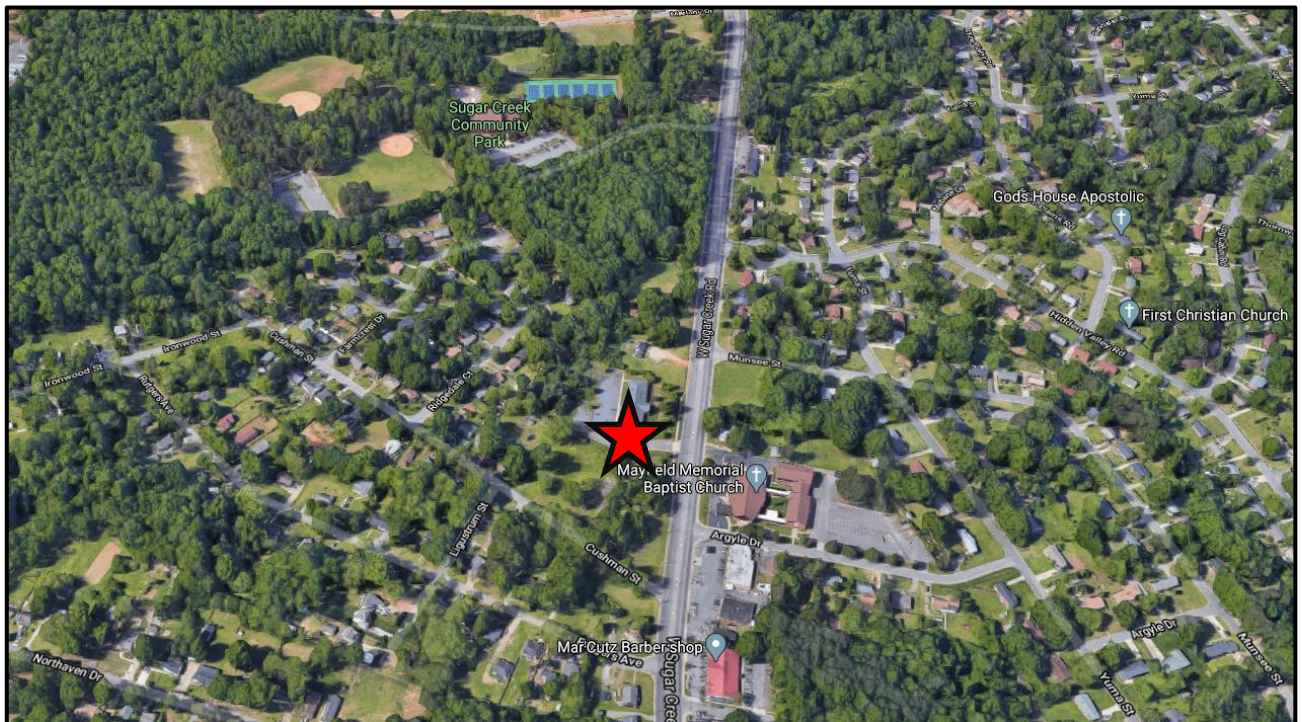
- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**



The site, initially zoned R-4, was granted a SUP for a fraternity house to accommodate up to 15 persons. Most recently, the site was conditionally rezoned in 2004 to allow for a medical clinic at the site. The site is located along West Sugar Creek Road below the intersection with Interstate 85 in an area largely residential in nature. Immediately surrounding land uses include single family residences, houses of worship, and multi-family housing units.



The subject property is developed with a medical office, denoted by red star.





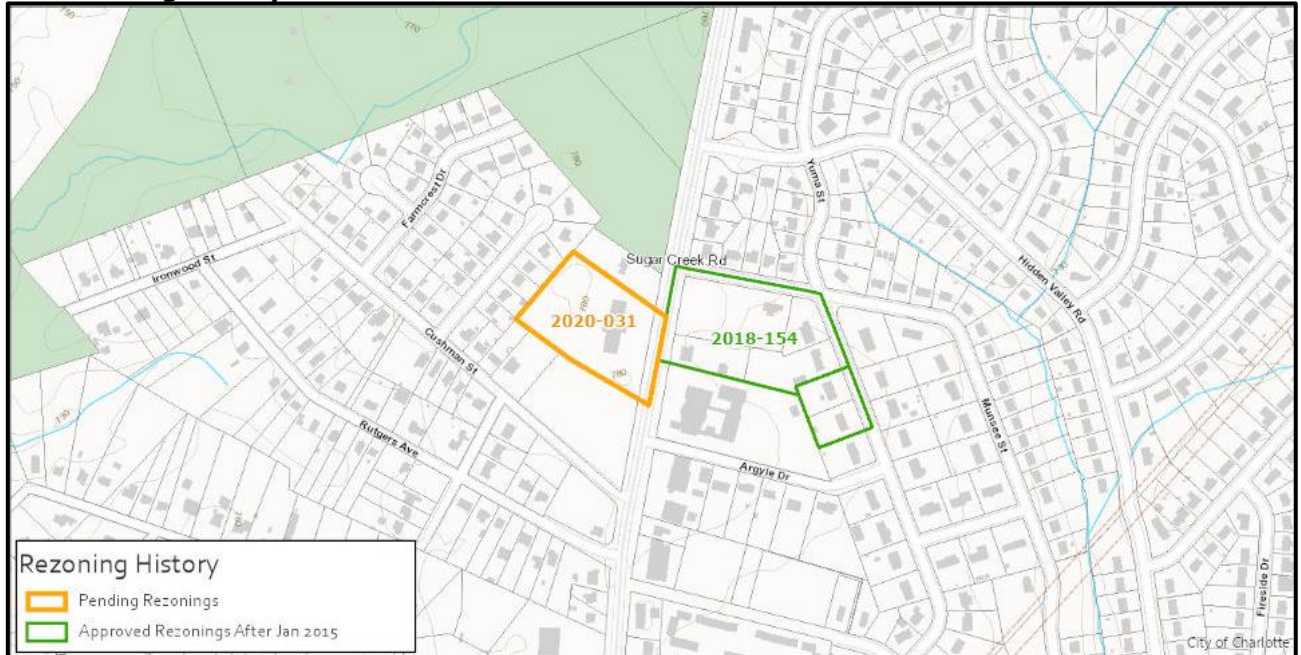
Streetview looking west from W. Sugar Creek Road toward the subject property. A medical center building can be seen in the background.



Surrounding uses along W. Sugar Creek Road include a house of worship (left) and strip center retail (right).

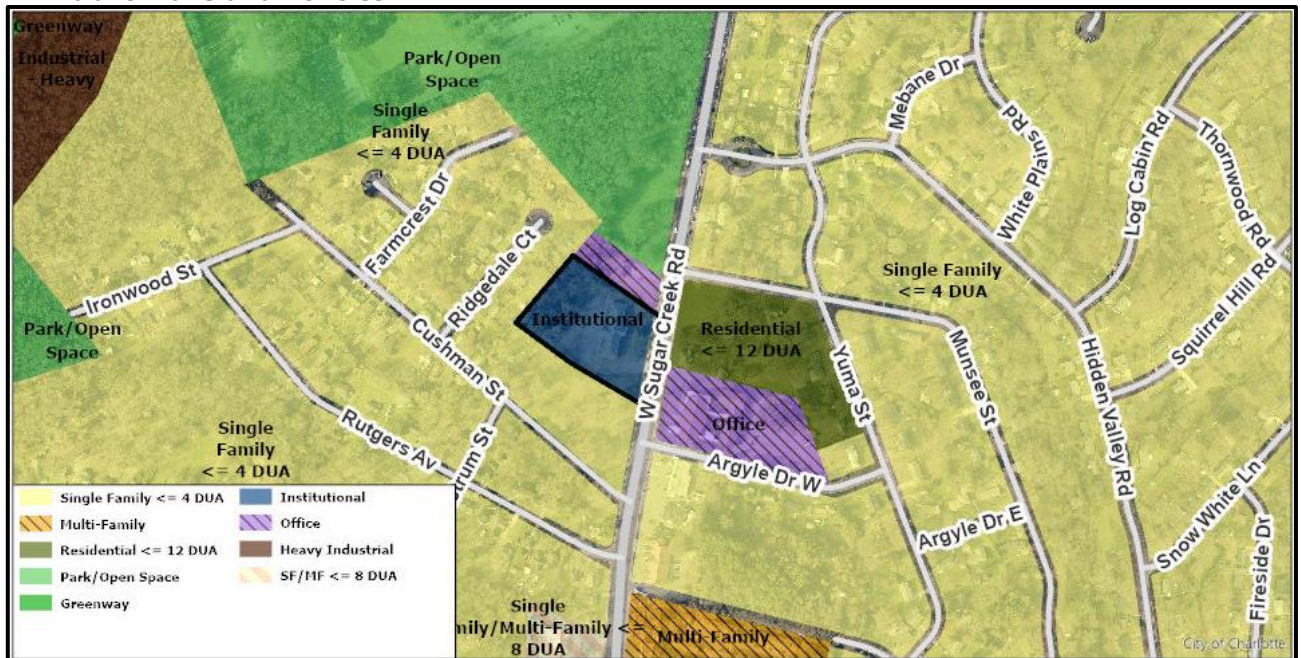


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-154	Petition sponsored by the Charlotte-Mecklenburg Housing Partnership to permit multiple uses allowed within the UR-2 and MUDD district but primarily consisting of up to 50 multi-family units.	Approved

- Public Plans and Policies**



- The adopted policies for this petition are in the Central District Plan (1993), which recommends institutional uses on the site.
- The adopted land use policy for this site was amended by rezoning petition 2004-016 to institutional uses.

- **TRANSPORTATION SUMMARY**

- The site is located on a major thoroughfare road and within a wedge. During the permitting review, CDOT will work with the petitioner to install the required streetscape and improvements based on City zoning ordinance.
- **Active Projects:**
  - No active projects near site.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 300 trips per day (based on 10,000 SF of medical office).
    - Entitlement: Too many uses to determine.
  - Proposed Zoning: Too many uses to determine.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **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:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along West Sugar Creek Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along West Sugar Creek Road. No outstanding issues.
  - **Engineering and Property Management:**
    - **Arborist:** No comments submitted.
    - **Erosion Control:** No outstanding issues.
    - **Land Development:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
    - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
    - **Urban Forestry:** No comments submitted.
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225