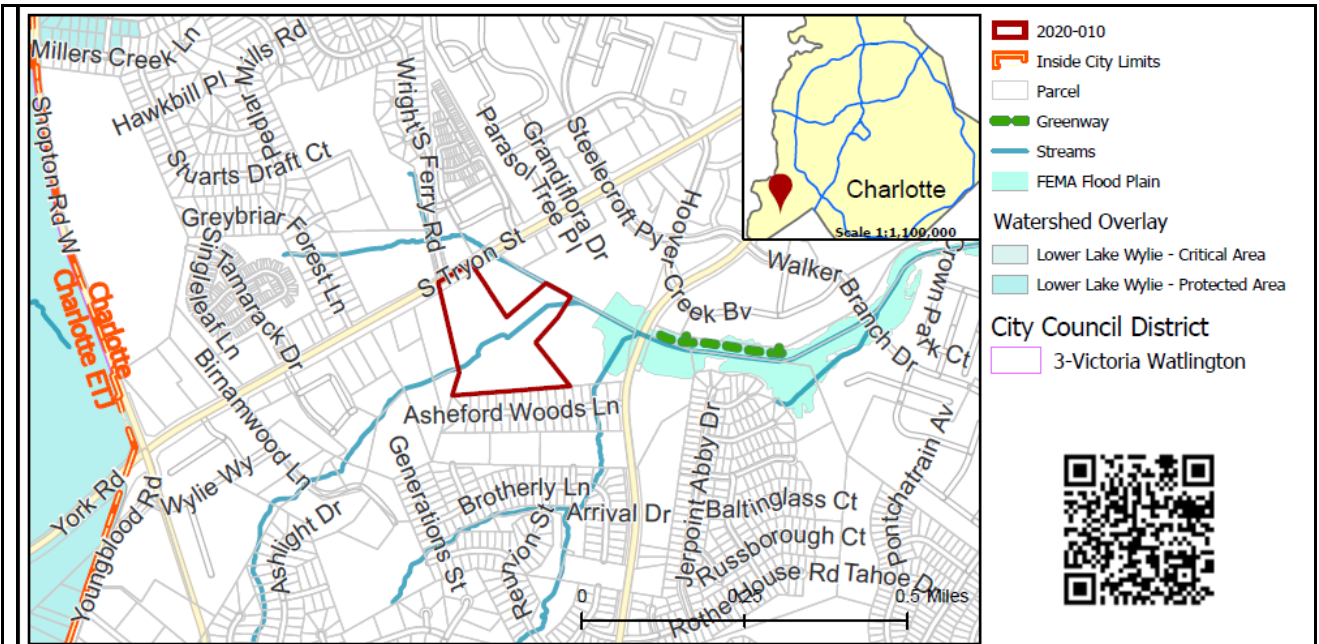


**REQUEST**

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

**LOCATION**

Approximately 15.8 acres located south of Tryon Street, west of Steelecroft Parkway, and north of Asheford Woods Lane



**SUMMARY OF PETITION**

The petition proposes to allow all uses within the INST zoning district.

**PROPERTY OWNER**

Christ the King Lutheran Church

**PETITIONER**

Christ the King Lutheran Church

**AGENT/REPRESENTATIVE**

Collin Brown and Brittany Lins

**COMMUNITY MEETING**

Meeting is not required.

**STAFF**

**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the institutional land use recommended for this site as per the *Steele Creek Area Plan*.

Rationale for Recommendation

- The site already includes an existing church building and is recommended for institutional land use.
- The church is adjacent to commercial uses and an institutional use, and sits along South Tryon Street, a major thoroughfare.

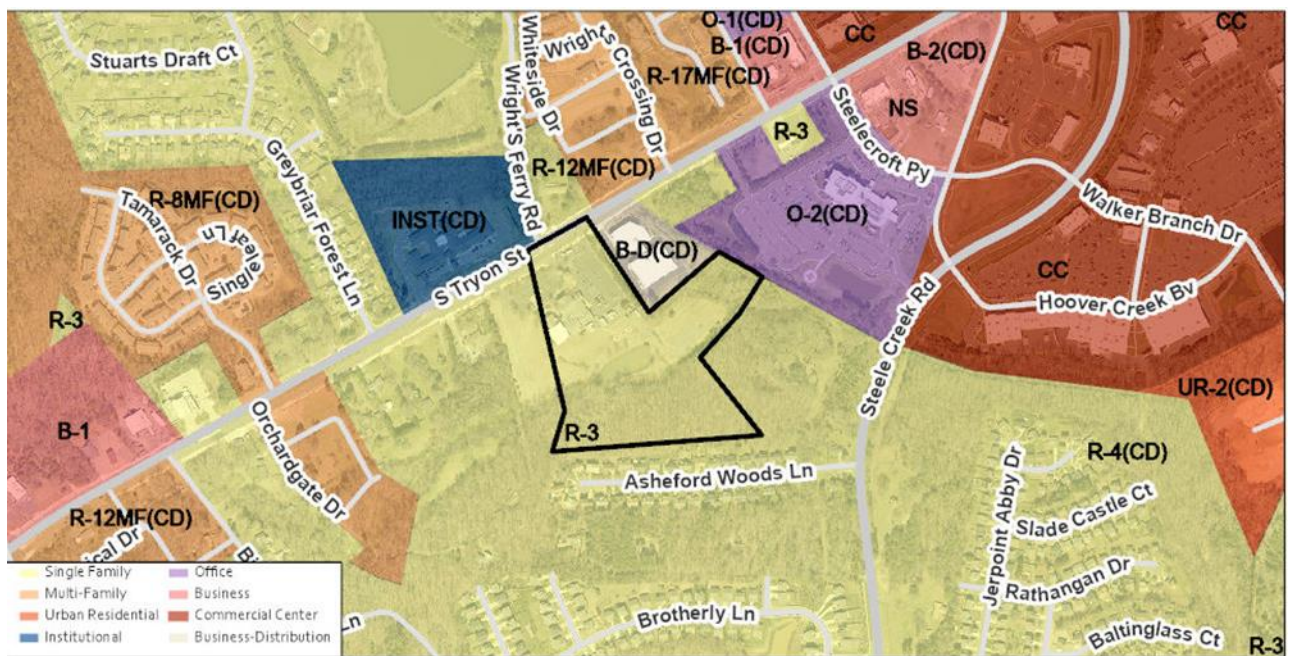
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

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

• **Existing Zoning and Land Use**





The subject property is developed with a church. The adjacent land uses include a self storage facility, institutional uses, and single family residential.



The site (marked with a red star) is located along S. Tryon Street. The site is surrounded by business uses, single family residential, and institutional uses.





The subject property is developed with a church.

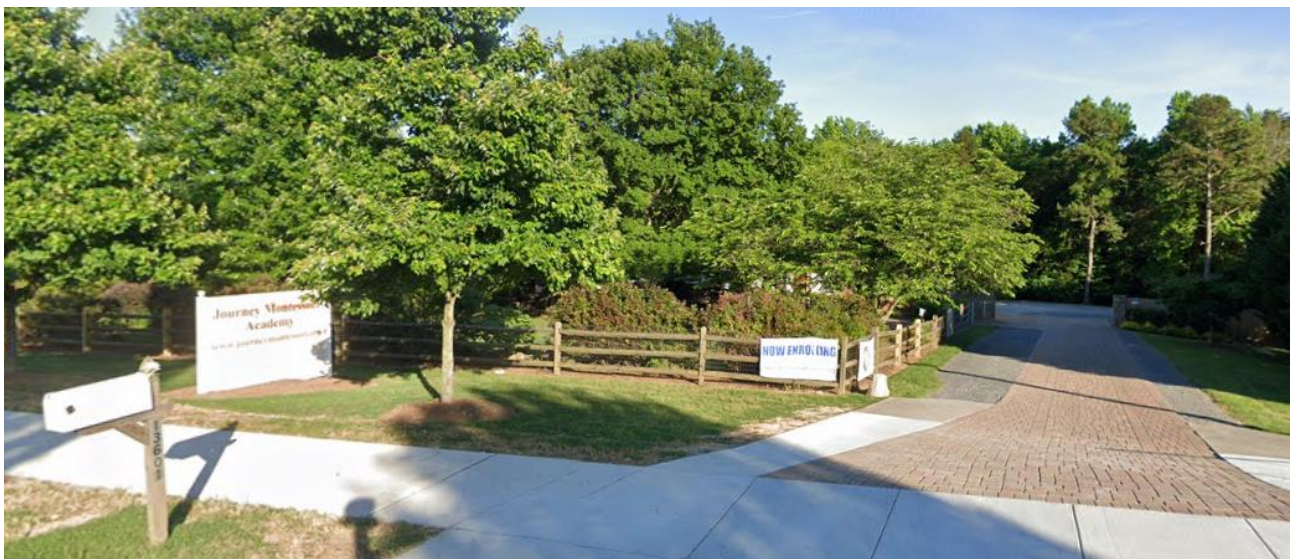


The properties to the north are developed with institutional and residential uses.





The properties to the east are developed with industrial and institutional uses.



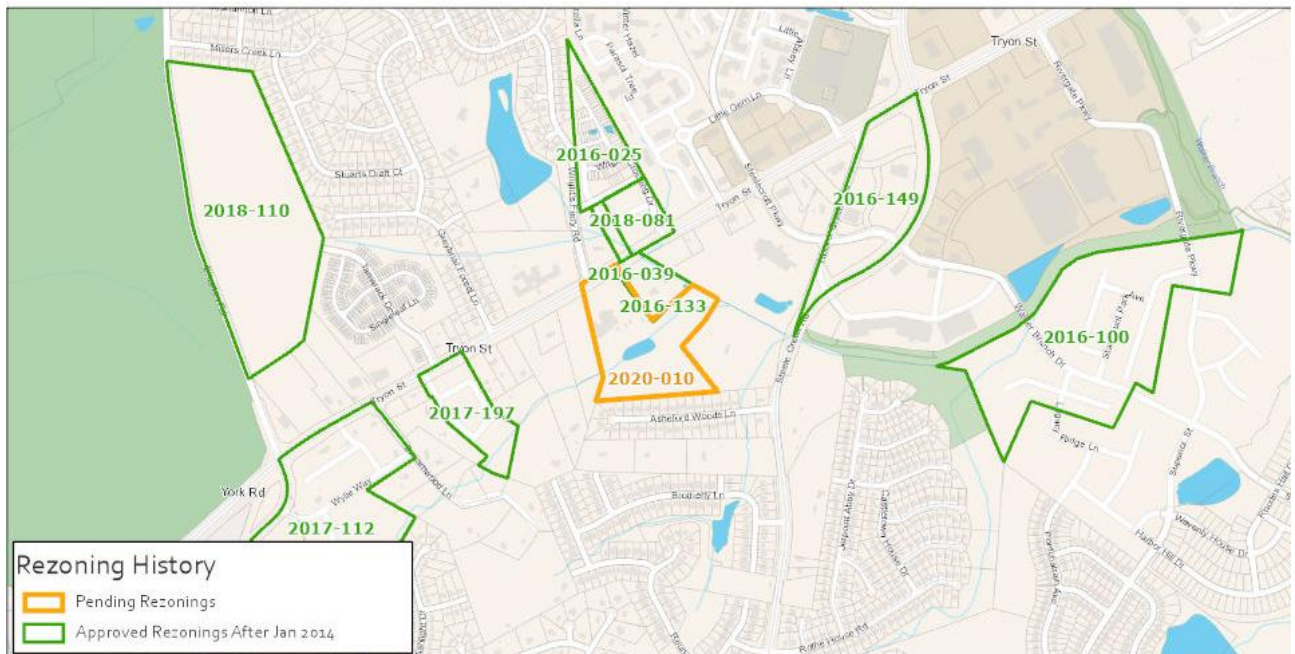
The properties to the west are developed with institutional uses and vacant land.





The properties to the south are developed with single family houses.

- **Rezoning History in Area**

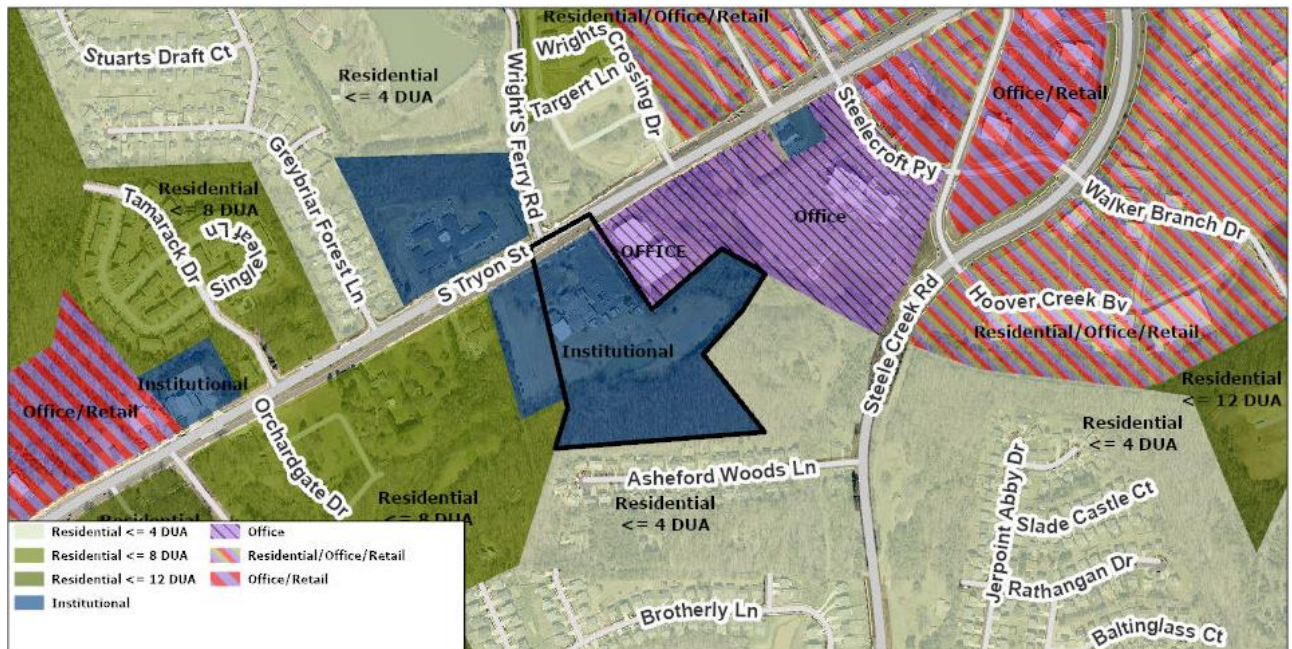


Petition Number	Summary of Petition	Status
2016-025	The petition rezoned property to R-12MF(CD) (multi-family residential, conditional) and BD(CD) (distributive business, conditional) to allow up to 74 attached dwelling units (townhomes for sale) with a maximum height of 38 feet on a vacant parcel near RiverGate Shopping Center. The BD (CD) (distributive business, conditional) portion will allow a new public street to serve the townhouse community, or accessory uses associated with a climate controlled storage facility.	Approved
2016-039	The petition rezoned property to O-1(CD) (office, conditional) with five-year vested rights to allow up to	Approved



	45,000 square feet of office and/or other uses allowed in the O-1 (office) district, including a child care facility.	
2016-100	The petition rezoned property to UR-2(CD) (urban residential, conditional), with five-year vested rights to allow 410 multi-family residential units.	Approved
2016-133	The petition rezoned property to BD(CD) (distributive business, conditional) to allow 100,000 square feet of climate controlled storage space on a vacant parcel.	Approved
2016-149	The petition rezoned property to CC SPA (commercial center, site plan amendment) and NS (neighborhood services) to modify an approved site plan to allow freestanding single buildings containing retail and office uses.	Approved
2017-112	The petition rezoned property to R-12MF(CD) (multi-family residential) and BD(CD) (distributive business, conditional) with five-year vested rights to allow development of multi-family apartments and climate controlled storage.	Approved
2017-197	The petition rezoned property to R-12MF(CD) (multi-family residential, conditional) to allow up to 72 multi-family residential units.	Approved
2018-081	The petition rezoned property to R-12MF(CD) (multi-family residential, conditional) to allow up to 33 attached dwelling units.	Approved
2018-110	The petition rezoned property to R-8MF(CD) (multi-family residential, conditional) with five-year vested rights to allow a for-sale townhouse community.	Approved

- Public Plans and Policies**



- The *Steele Creek Area Plan* (adopted 2012) recommends institutional land use for this site, recognizing the existing church.

- **TRANSPORTATION SUMMARY**

- The site on South Tryon Street (major thoroughfare, state maintained) and is in a wedge outside Route 4. The site is within the Westside Strategy Area Plan.
- **Active Projects:**
- Tryon Sidewalk Phase 2 (Shopton Rd to Steel Creek Rd)
  - This project implemented sidewalk on both sides of South Tryon Street from Shopton Road West to Steele Creek Road.
  - Status: recently completed
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 160 trips per day (based on 22,660 sf church).
    - Entitlement: 520 trips per day (based on 47 dwellings).
  - Proposed Zoning: Too many uses to determine (based on 15.8 acres of INST).

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

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **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:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along South Tryon Street.

Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located through the center of the rezoning boundary. No outstanding issues.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Lisa Arnold (704) 336-5967