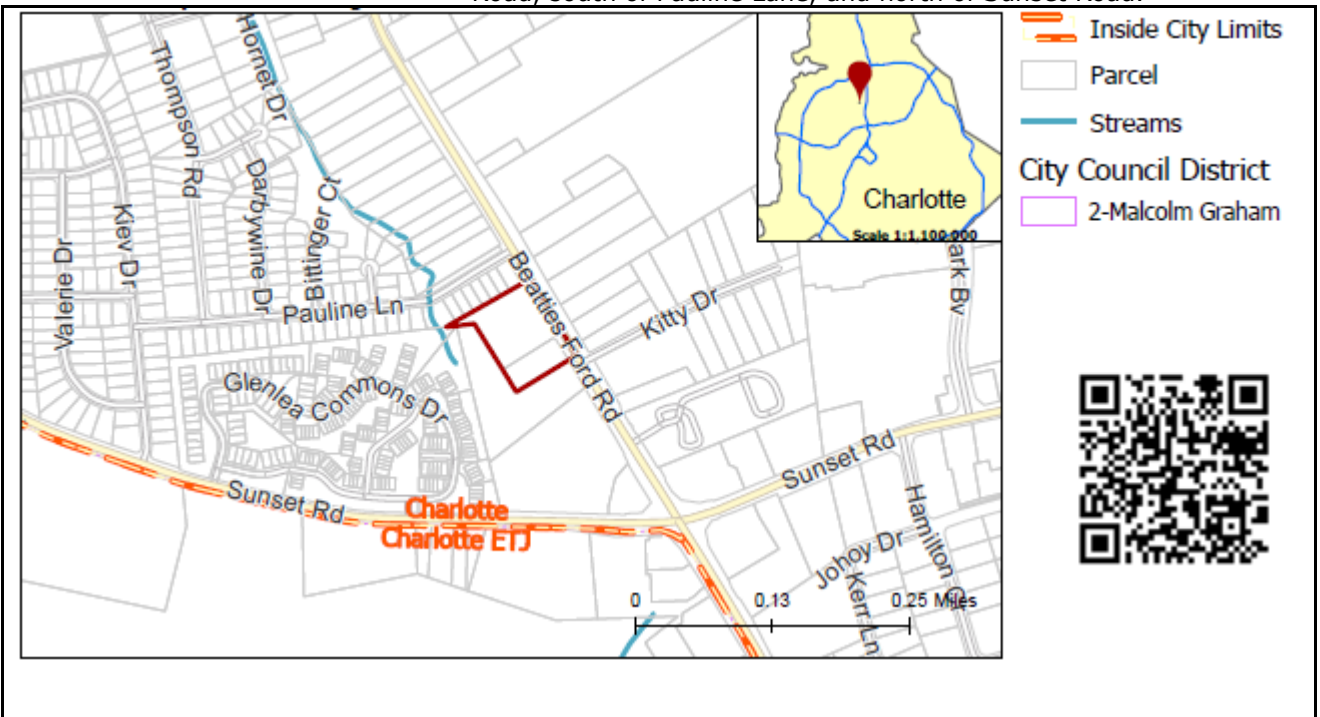


## REQUEST

Current Zoning: R-9MF (CD) (multi-family residential, conditional) and R-4 (single-family residential)  
Proposed Zoning: INST (institutional)

## LOCATION

Approximately 3.48 acres located on the west side of Beatties Ford Road, south of Pauline Lane, and north of Sunset Road.



## SUMMARY OF PETITION

The petition proposes to allow all uses in the INST zoning district on two parcels fronting Beatties Ford Road. One parcel is currently occupied by a fraternal organization and the other by a single-family residence.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

Kappa Foundation of Charlotte, Inc.  
Kappa Foundation of Charlotte, Inc.  
None  
Meeting is not required.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **inconsistent** with the *Northwest Area Plan (1990)* recommendation of multi-family uses for the northern portion of the site, and **inconsistent** with the plan's recommendation of single family uses for the southern part of the site.

### Rationale for Recommendation

- The *Northwest Area Plan's (1990)* goals include preserving, protecting, and enhancing the character of existing neighborhoods, as well as establishing a balanced land use pattern.

- This petition's request for an Institutional rezoning will continue to support the current use of this site, which has been occupied by the Kappa Foundation of Charlotte for over 30 years.
- Area plans do not typically recommend locations for future institutional uses.
- Institutional uses are considered compatible with residential uses.

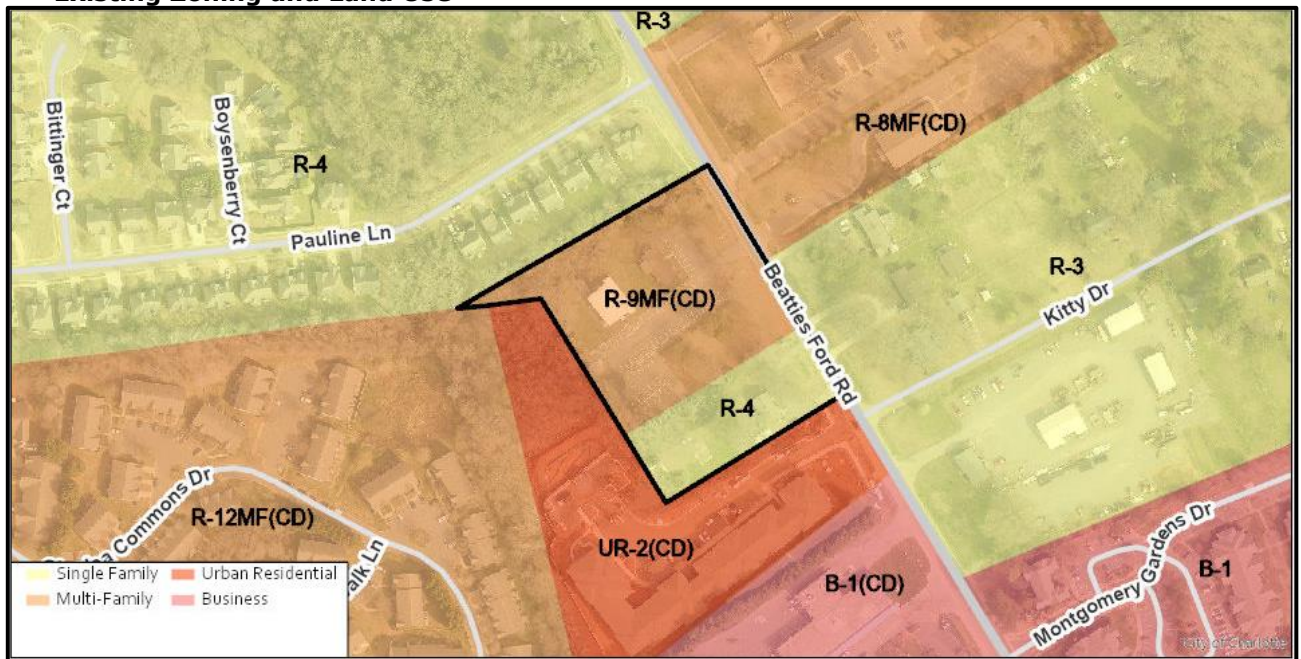
The approval of this petition will revise the adopted future land use as specified by the *Northwest Area Plan (1990)*, from multi-family and single-family to institutional for both parcels.

#### PLANNING STAFF REVIEW

- **Proposed Request Details**

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

- **Existing Zoning and Land Use**



The site is developed with two single family homes and a warehouse that is home to a fraternal organization. Parcel 03711206 was rezoned by petition 1990-028(C) to R-9MF(CD) to allow for the addition of the warehouse. Surrounding land uses include apartments, townhomes, and single-family homes.





The site (marked with a red star) is developed with two single family homes and a warehouse used by a fraternal organization. Surrounding land uses include apartments, townhomes, and single-family homes.



The subject property is developed with two single family homes and a warehouse used by a fraternal organization.





The property to the north is developed with single family homes.



The property to the south is developed with apartments.



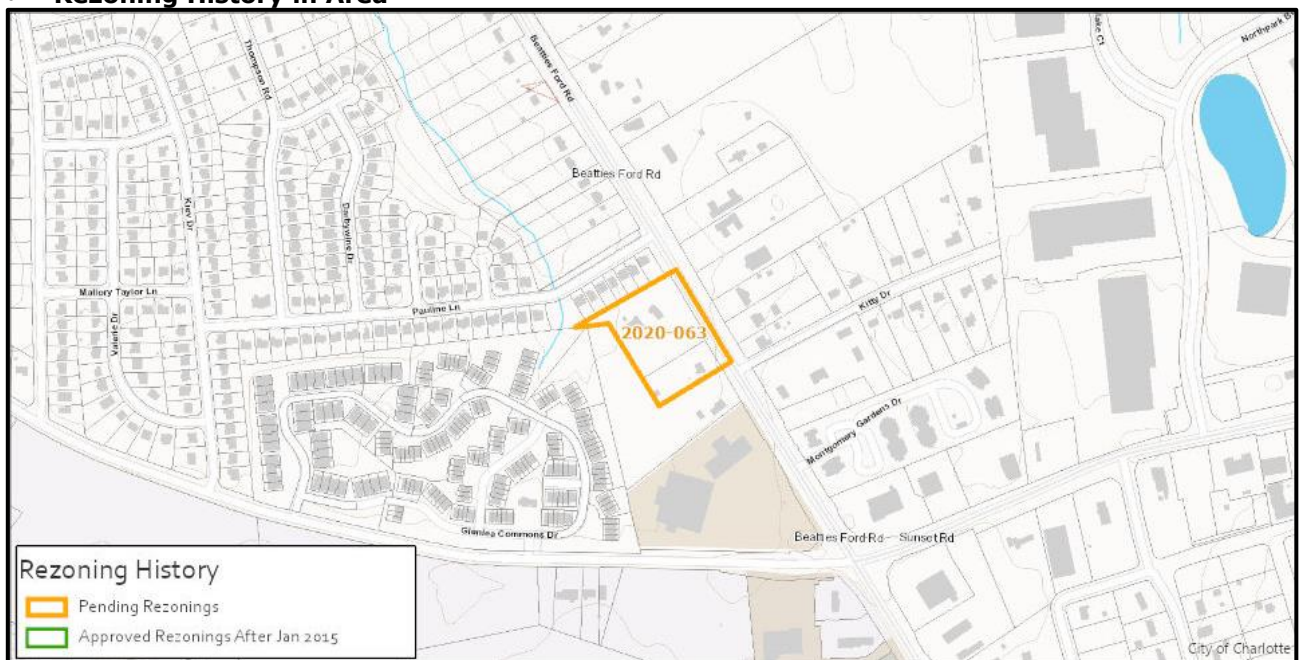


The property to the east is developed with single family homes.



The property to the west is developed with townhomes.

- **Rezoning History in Area**



- There have been no recent rezonings in the area.

- **Public Plans and Policies**



- The *Northwest Area Plan (1990)* calls for multi-family uses and single family uses for the subject parcels in this rezoning.
- **TRANSPORTATION SUMMARY**
- This site is on Beatties Ford Road (major thoroughfare, city maintained) and is in a Wedge outside Route 4. This site is within the limits of the Westside Strategy Plan Study Area.
- **Active Projects:**
- Beatties Ford Road Widening Project
  - Scope: Widen Beatties Ford Rd. to 4-lane divided from Capps Hill Mine Rd. to north of Pauline Ln.
  - Phase: Construction
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 160 trips per day (based on 5,200 SF recreational community center and 1 single family dwelling).
    - Entitlement: 180 trips per day (based on 5,200 SF recreational community center and 3 single family dwellings).
  - Proposed Zoning: 1,920 trips per day (based on 63,390 SF recreational community center).

**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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 six-inch water distribution main located along Kitty Drive.
- Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along Beatties Ford Road.
- See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.

- **Erosion Control:** No comments submitted.
- **Land Development:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **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 outstanding issues.

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

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