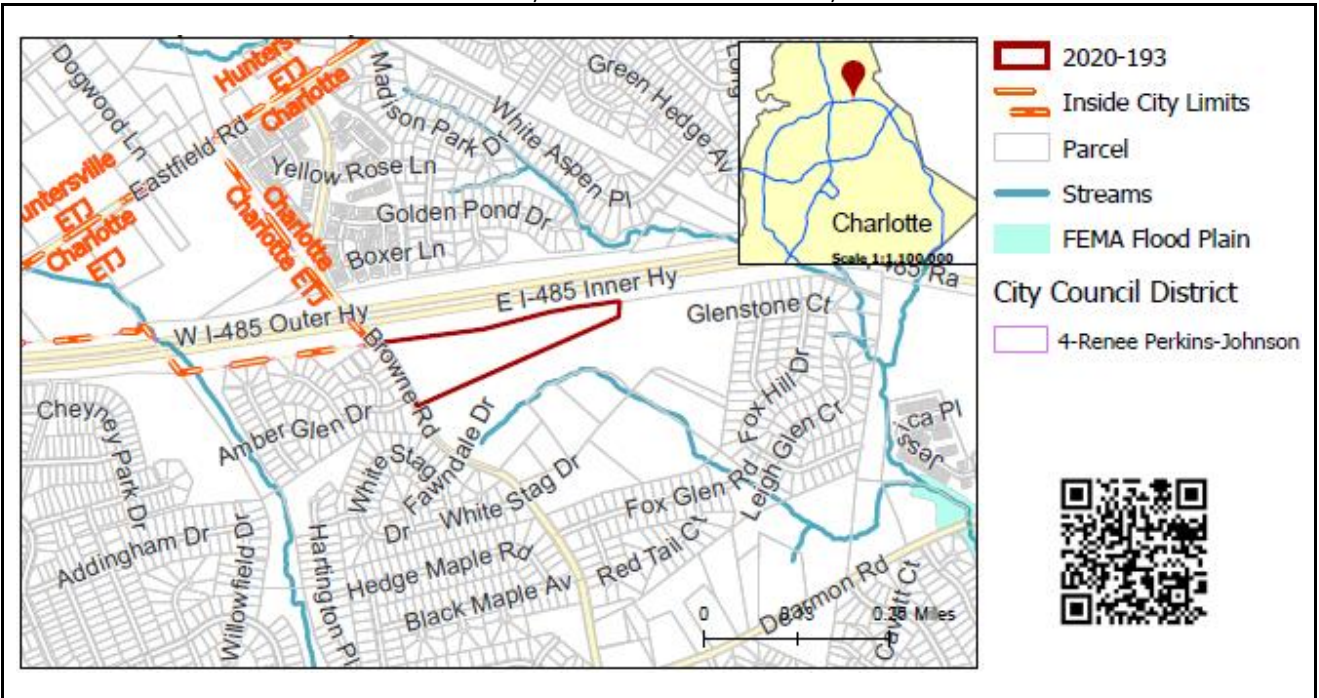


REQUEST

Current Zoning: INST(CD) (institutional, conditional)
Proposed Zoning: B-1(CD) (neighborhood business, conditional)

LOCATION

Approximately 10.50 acres located along the east side of Browne Road, south of Interstate 485, and west of Benfield Road.



SUMMARY OF PETITION

The petition proposes an expansion to the existing Prosperity Athletic Club facilities with new uses and improvements.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Premier Athletic Management, LLC
Premier Athletic Management, LLC
Tristan McMannis, Dewberry Engineers Inc.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Prosperity Hucks Area Plan (2015)* recommendation of parks/open space.

Rationale for Recommendation

- This petition proposes an expansion to the currently operating Prosperity Athletic Tennis Club, which has been in operation since 1998. The expansion includes adding a Type II EDEE, adding a canopy to 3 existing tennis courts, converting two tennis courts to pickle ball courts, and expanding and improving vehicular circulation and parking areas.
- The improvements and additions proposed in this petition will enhance and improve the recreational opportunities for club patrons and for the residents in the surrounding neighborhoods,

- and the new tennis court canopy will make the site more accessible throughout the year despite inclement weather.
- The petition proposes to construct a community garden area which will be a source of fresh food for club patrons and for residents in the surrounding areas.
 - The petition includes a 5-foot trail around the proposed stormwater basin, which will encourage recreational activity and provide different access points for the proposed parking lot to on the left side of the trail.
 - The proposed 5-foot bike lane extension, 8-foot planting strip, and 6-foot sidewalk along the frontage of the project site will increase connectivity in this area, improve access to the site, and provide more safety for visitors who choose to ride or bike to the location.
 - The petition commits to following all required buffers required by the Ordinance and to establishing a 6-foot privacy fence on the southern and southeastern sides of the site with appropriate landscaping, where the site abuts a residentially zoned area.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan (2015)*, from Parks/Open Space to Retail for the site.

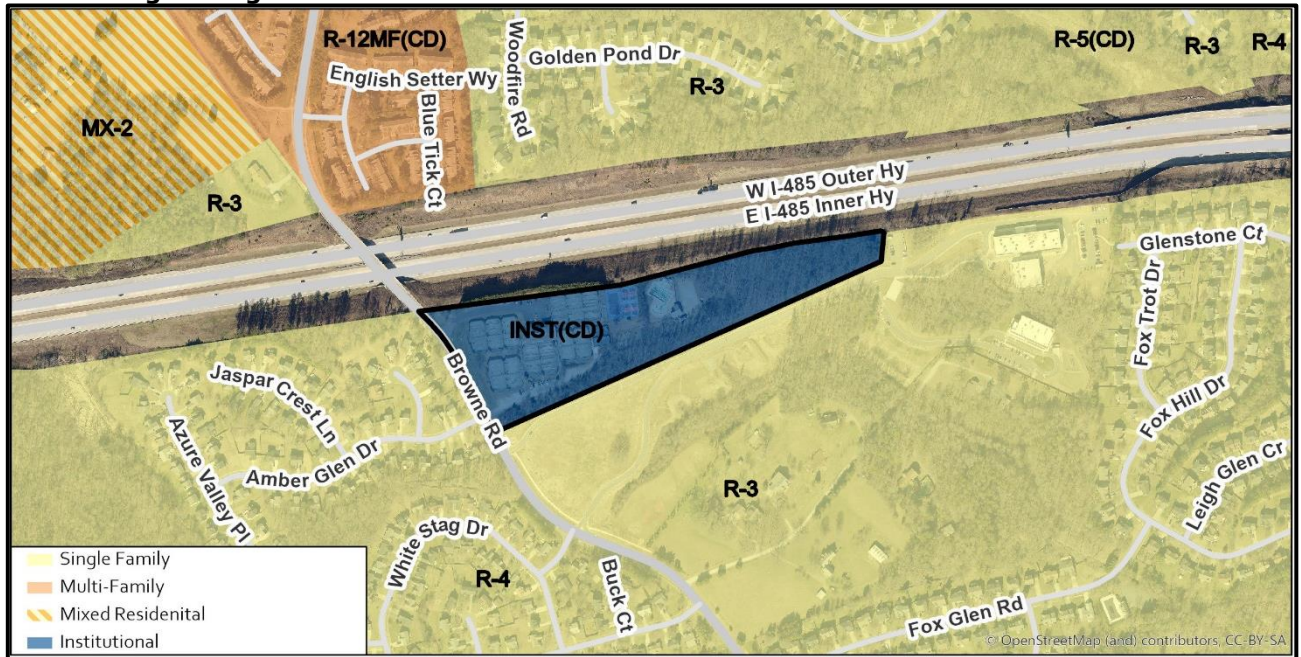
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes an expansion to the existing Prosperity Athletic Club facilities as listed below:
- Proposes an enclosed canopy structure over three existing tennis courts at the front of the site.
- Proposes converting two existing tennis courts to indoor pickleball courts.
- Proposes constructing two outdoor sand volleyball courts and two outdoor pickleball courts.
- Proposes a 6,825 square-foot public outdoor beer garden with seating.
- Commits to installing curb and gutter and a proposed 5-foot bike facility along Browne Road.
- Commits to an 8-foot planting strip and a 6-foot sidewalk along the frontage of the site.
- Proposes a 5-foot wide trail around the proposed stormwater basin.
- Provides a community garden with public access.
- Commits to paving and expansion of the existing gravel parking lot.

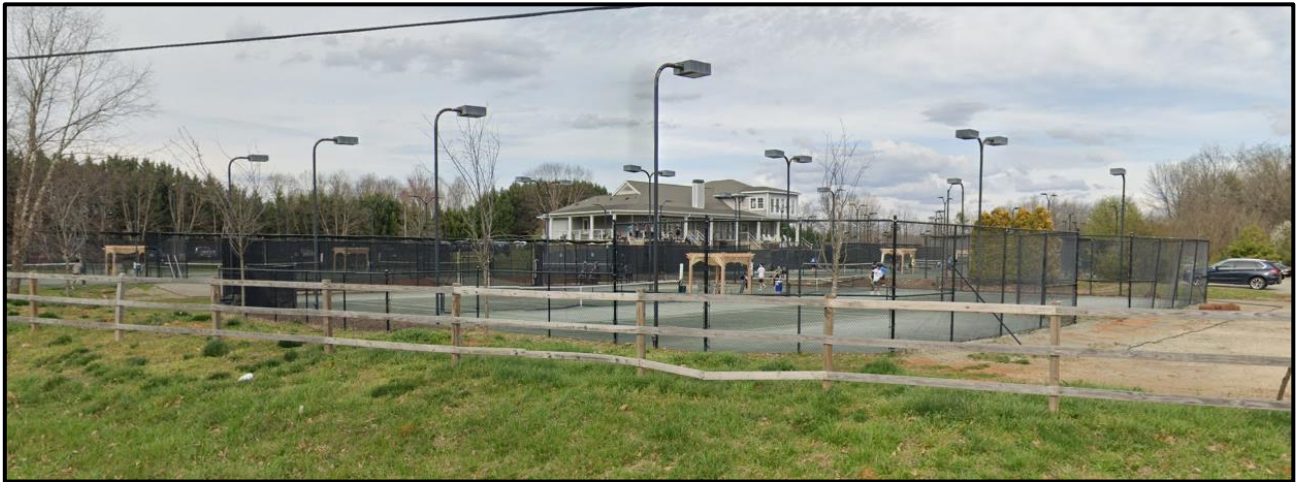
- Existing Zoning and Land Use



The site was rezoned (Petition 2011-026) from R-3 to INST(CD) in 2011 to allow a 31,800 square foot indoor tennis court on the same site as an existing private swim and tennis club with outdoor facilities. The surrounding land uses include single family homes and a school.



The subject property denoted by a red star.



Street view of property from Browne Road.



The property to the west across Browne Road is developed with single family homes.

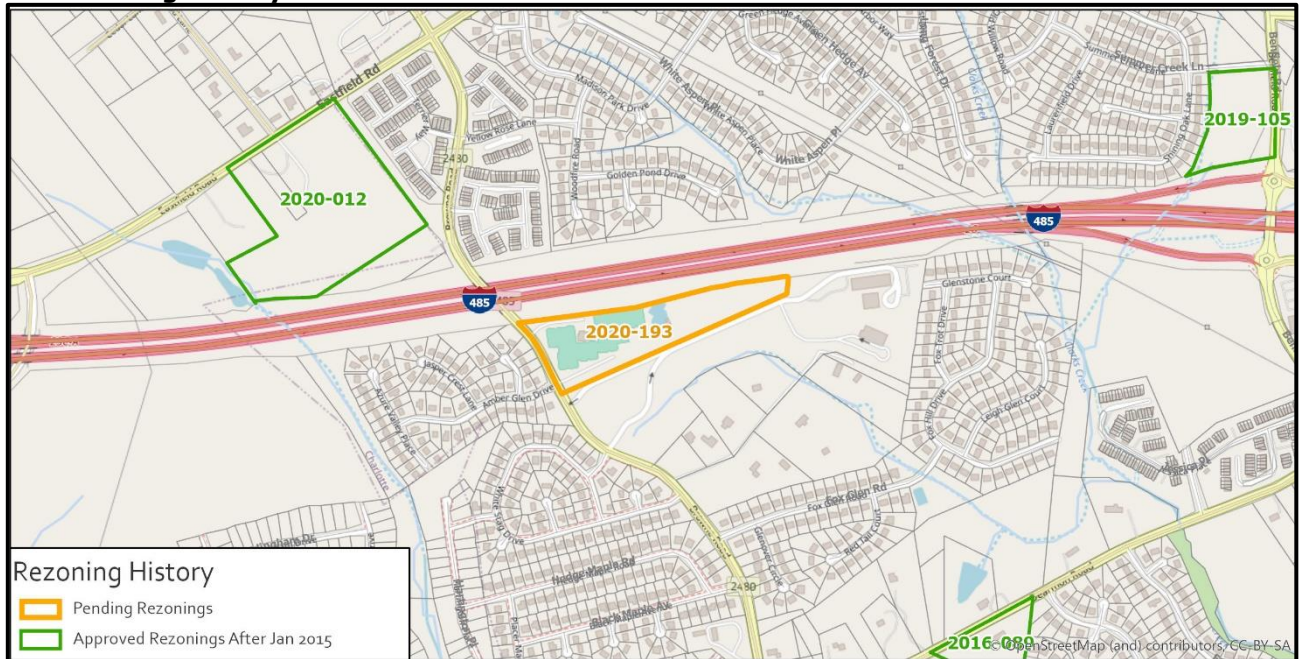


The property to the south along Browne Road is undeveloped.



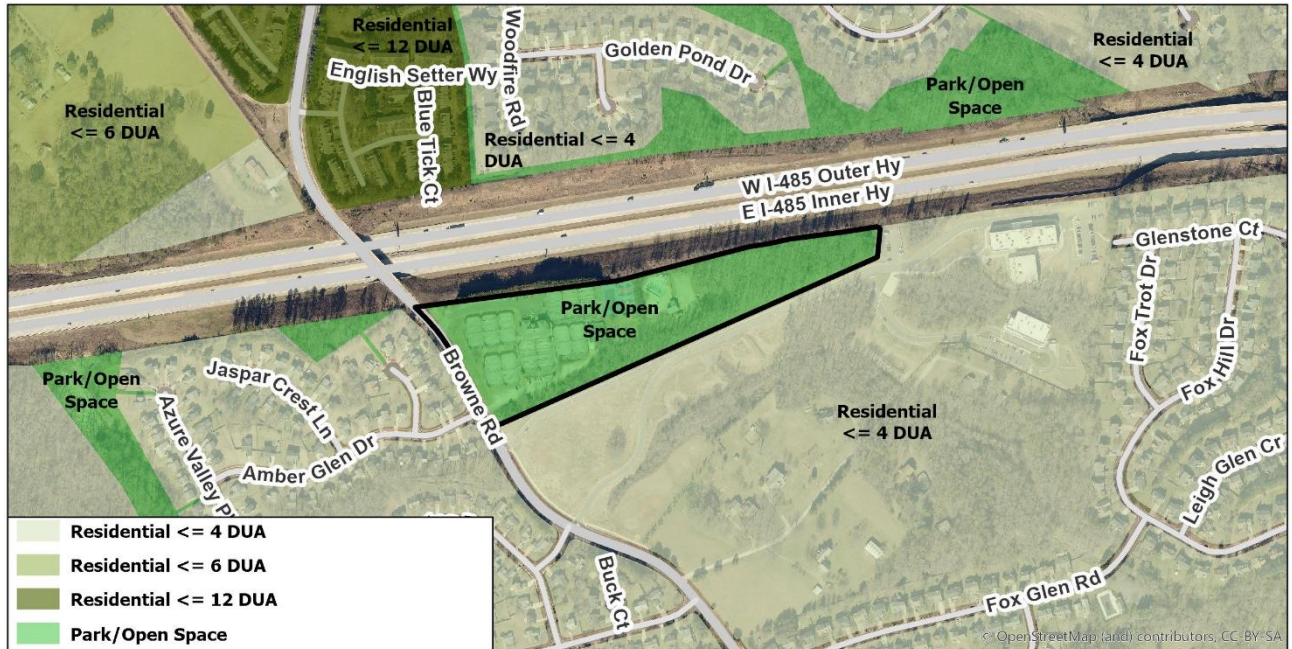
The property is bordered to the north by Interstate 485.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-089	Rezoned 4.35 acres to allow 5,600-square foot Masonic Lodge.	Approved
2019-105	Rezoned 5.14 acres to allow 84 multi-family residential units, 15,000 square feet of office uses, and 12,607 square feet of commercial uses including: retail, office, and EDEE.	Approved
2020-012	Rezoned 21.92 acres to allow up to 38 single family homes and 48 townhomes.	Approved

- **Public Plans and Policies**



- The *Prosperity Hucks Area Plan (2015)* calls for Parks/Open Space on the site.
- **TRANSPORTATION SUMMARY**
 - The site is located on a State-maintained, minor thoroughfare road (Browne Road). The proposed use will complement adjacent uses, being ancillary, therefore, no trips are expected to be generated. The petitioner has committed to installing curb and gutter and a proposed 5-foot bike facility along Browne Road. The petitioner committed to restricting the northern access on Browne Road to right-in/right-out. The petitioner will also install a northbound right-turn lane at the existing full movement access across from Amber Glen Drive. All outstanding CDOT items are addressed.
 - **Active Projects:**
 - N/A
 - **Transportation Considerations**
 - See Requested Technical Revisions, Notes 4-5. Addressed
 - **Vehicle Trip Generation:**

Current Zoning:

Existing Use: (no data) trips per day (based on tennis courts and swimming pool).

Entitlement: (no data) trips per day (based on tennis courts and indoor pool Rezoning 2011-061).

Proposed Zoning: (no data) trips per day (based on tennis courts and beer garden).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **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 8-inch water distribution main located along Amber Glen Drive. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along the northern part of the rezoning boundary. See advisory comments at www.rezoning.org
- **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:** See Outstanding Issues, Note 1.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Environment

1. ~~Show how site will meet tree save requirements with future additions.~~ **Addressed**

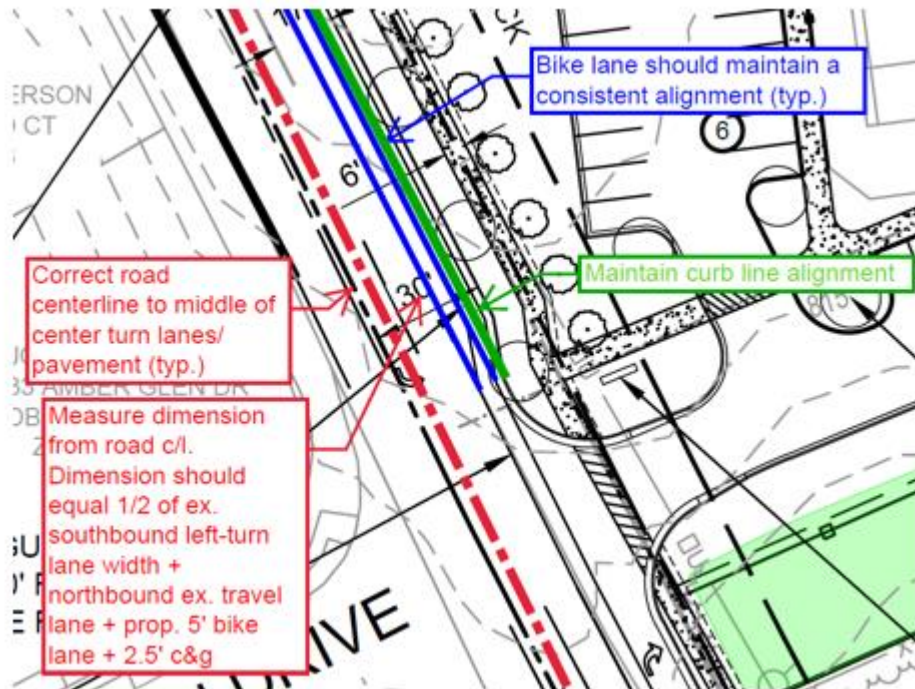
Site and Building Design

2. ~~Show existing uses and parking calculations to verify that it is correct or remove it from site plan.~~ **Addressed**
3. ~~Add development area notes to site plan.~~ **Addressed**

REQUESTED TECHNICAL REVISIONS

Transportation

4. ~~Remove conditional note (Section B.1.), since this item is addressed within Outstanding Issue 2.~~ **Addressed**
5. ~~Revise the dimensions and locations of the bike lane and curb and gutter, as shown on the site plan below. The exact dimension is to be determined based on the existing pavement width and~~



~~the comments on the site plan, captured below.~~ **Addressed**

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

Planner: Michael Russell (704) 353-0225