7. Request for Decision for Rezoning Petition 2011-025

Action:	**Render a decision on proposed rezoning 2011-025 by New Bethel Church Ministries, Inc. for a change from UR-3 PED-O urban residential, pedestrian overlay, optional and UR-3(CD), urban residential, conditional to UR-3 PED-O SPA, urban residential, pedestrian overlay district, optional, site plan amendment and UR-3 PED-O, urban residential, pedestrian overlay, optional for approximately 1.6 acres located on the northwest corner at the intersection of Wesley Heights Way and Duckworth Avenue.**

Staff Resource: Tammie Keplinger, Planning Coordinator, Planning Department

Explanation

- Due to an advertising error by the Charlotte Observer, the public hearing on this petition was deferred from April 25 to May 16.
- The decision for this petition has been scheduled for the May 23 Council meeting in order to avoid any further delays for the petitioner.
- This petition is found to be consistent with the *West End Land Use & Pedscape Plan* and the *Central District Plan* and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee.
- The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modifications:
    - Modified Note 2.b. to indicate an operable pedestrian entrance will be provided to at least one of the two abutting public streets.
    - Modified the maximum building height under "Site Data" to read: "60 feet as defined by the ordinance and as allowed by the optional provision".
    - Eliminated Note 11 "Building Heights" and Note 12 "Parking".
    - Eliminated the last sentence within Note 6.c.
    - Added an optional provision (Note 2.d.) to the site plan to allow for the steps from the pedestrian entrance along Duckworth Avenue to encroach into the 14-foot setback. The eight-foot planting strip may be reduced in order to shift the sidewalk to allow the steps to connect to the sidewalk along Duckworth Avenue.

Attachments

Zoning Committee Recommendation
Vicinity Map
Locator Map
Site Plan