

**ZONING COMMITTEE  
RECOMMENDATION  
May 28, 2008**

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**Rezoning Petition No. 2008-065**

**Property Owner:** Myers Park Presbyterian Church, Inc.

**Petitioner:** Myers Park Presbyterian Church, Inc.

**Location:** Approximately 9.02 acres located on both sides of Providence Road at Oxford Place

**Center, Corridor, or Wedge:** Wedge

**Request:** R-3, single-family residential, R-43MF, multi-family residential O-2, office, and O-2(CD), office, conditional district to MUDD-O, mixed use development district, optional

**Action:** The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition based upon the following modifications:

- The petitioner has included building renderings on both the East and West Campuses.
- The petitioner has included a note disallowing parking decks.
- The petitioner has shown the dumpster location for the East Campus 150 feet from the southern property line.
- The petitioner is limiting the lighting to 20 feet in height and installing fixtures that will produce zero foot candles at the property line.
- The petitioner has added a note indicating parking of church vehicles will not be allowed on the East Campus within 75 feet of the northern, eastern and southern property lines.
- The petitioner has added a note that the existing or future building (if redeveloped) known 1543 Queens Road will remain residential in character and be limited to two stories.

**Vote:** Yeas: Howard, Johnson, Lipton, Randolph, Rosenburgh, and Sheild

Nays: None

Absent: Loflin

## **Summary of Petition**

The request would allow future expansion of the Myers Park Presbyterian Church east and west campus. The west campus proposes future development of an additional 82,849 square feet for a total of 210,000 square feet, while the east campus proposes 80,000 square feet of future building area. The plan proposes the following options:

- Flexibility to allow the existing sign to remain in its present location, which is not, located five feet outside the right-of-way.
- To allow the existing five-foot wide sidewalks and planting strips along the streets fronting the west campus to remain.
- To allow parking based on 1 space per 4 sanctuary seats, which would require 240 spaces, instead of the MUDD requirements of 1 space per 600 square feet of building area.

## **Zoning Committee Discussion/Rationale**

Staff reviewed the petition and stated that all site plan issues were resolved prior to the public hearing, but the petitioner has made modification to address neighborhood concerns. The petition is consistent with the *Central District Plan* and staff recommended approval.

## **Statement of Consistency**

Upon a motion made by Commissioner Sheild and seconded by Commissioner Lipton the Zoning Committee unanimously found this petition to be consistent with the *Central District Plan* and reasonable and in the public interest.

## **Vote**

**Upon a motion made by Commissioner Sheild and seconded by Commissioner Lipton the Zoning Committee voted unanimously to recommend APPROVAL of this petition with the modifications noted above.**

## **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.