

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 - 065

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| 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 |

Summary

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.

Consistency and Conclusion

This request is consistent with the *Central District Plan*, which recommends institutional and office uses on this site. This request is considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned O-2(CD), O-2, R-3, R-5, and R-43MF and are occupied by office uses and single family and multi-family residential.

Rezoning History in Area

The property to the north at the intersection of Queens Road and Providence Road was rezoned from R-3 to O-2(CD) under petition 2000-88 to allow a 72,000 square footage expansion to Myers Park Presbyterian Church.

Public Plans and Policies

Central District Plan (adopted 1993). This plan reflects the institutional use on the west side of Providence Road and recommends office on the east side of Providence Road.

Proposed Request Details

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 or 210,000 square feet total, 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 instead of the MUDD requirements of 1 space per 600 square feet of building area.

The site plan also includes the following:

- Future buildings will not exceed 45 feet in height, exclusive of towers and steeples.
- Screening around the perimeter of the east campus will consist of a combination of plantings, berms and brick walls.
- Future buildings will be constructed of a combination of stone, brick and/or hard coat stucco.
- The uses will be limited to the existing church and ancillary uses.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that with the array of uses allowed in R-3, R-43MF, O-2, O-2(CD), R-22MF, and MUDD-O zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the size of the site, keeping the existing development, and the good street network in the area, CDOT feels that there should only be minor impacts to the transportation system resulting from this rezoning.

CATS. CATS did not comment on this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that this site drains to a stream listed as impaired by the North Carolina Division of Water Quality. It is also noted that no additional recommendations are needed at this time.

School Information. This non-residential request will not impact the school system.

Outstanding Issues

Land Use. This request is consistent with the *Central District Plan* which recommends institutional and office uses on this site.

Site plan. There are no outstanding site plan issues.