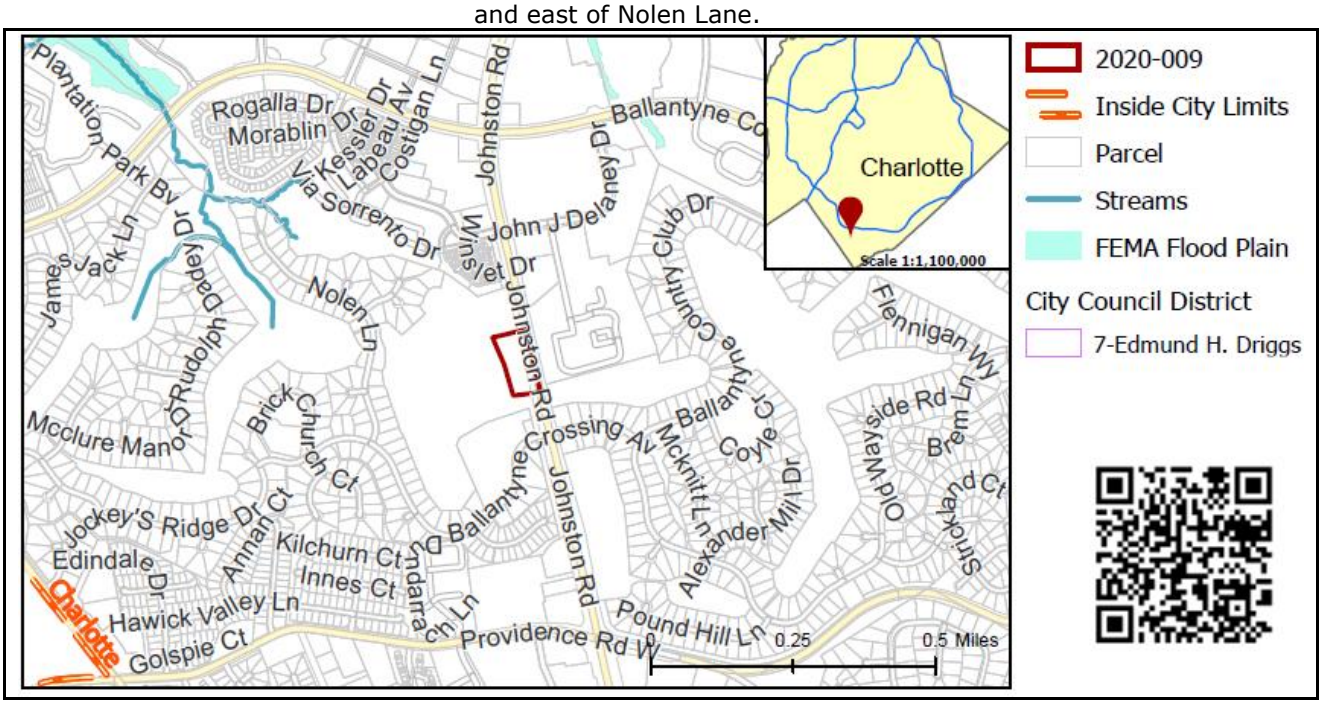
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-009
Final Staff Analysis
July 20, 2020

REQUEST	Current Zoning: MX-1 (mixed use) Proposed Zoning: MX-1 SPA (mixed use, site plan amendment)
LOCATION	Approximately 2.54 acres along the western side of Johnston Road, and east of Nolen Lane.



SUMMARY OF PETITION	The petition proposes to amend the conditional plan for the country club golf course to allow the addition of tennis courts in an area along Johnston Road.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Ballantyne Country Club Inc Ballantyne County Club Inc Anthony Cowan – The Isaacs Group PC and Mark Linch
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 6.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *South District Plan* recommendation for single family/ multi-family residential use.

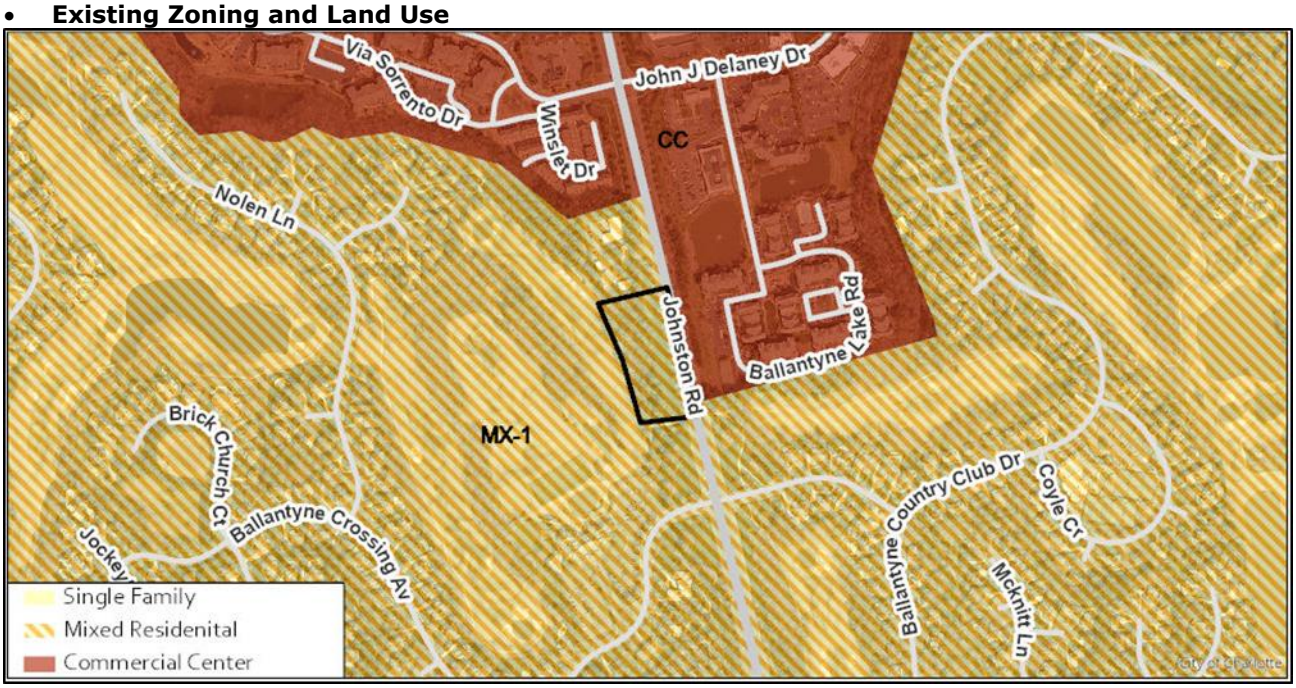
Rationale for Recommendation

- Outdoor recreation in combination with residential development is an allowed use in the existing zoning.
- Tennis courts provide an additional amenity for the members of the Country club and residents of the neighborhood.
- The location of the tennis courts does not impact exiting homes or other uses in the surrounding area due to the location at the edge of the golf course near the clubhouse.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Shows two phases. Phase 1 – 2 tennis courts, Phase 2 - 4 courts for a total of 6 courts.
  - 20-foot setback from the Johnston Road right-of-way.
  - Commits to dedicate additional right-of-way if the existing right-of-way is less than 72.5 feet
  - Limits height of free standing lighting to 25 feet including base.
  - Vehicular access from existing streets and drives for the Ballantyne Country Club. Pedestrian access via connections to existing pedestrian and cart path facilities.

- **Existing Zoning and Land Use**



The area is developed with a mixture of residential, office and other commercial uses.

The site is a wooded area next to one of the golf holes along Johnston Road south of Ballantyne Village.

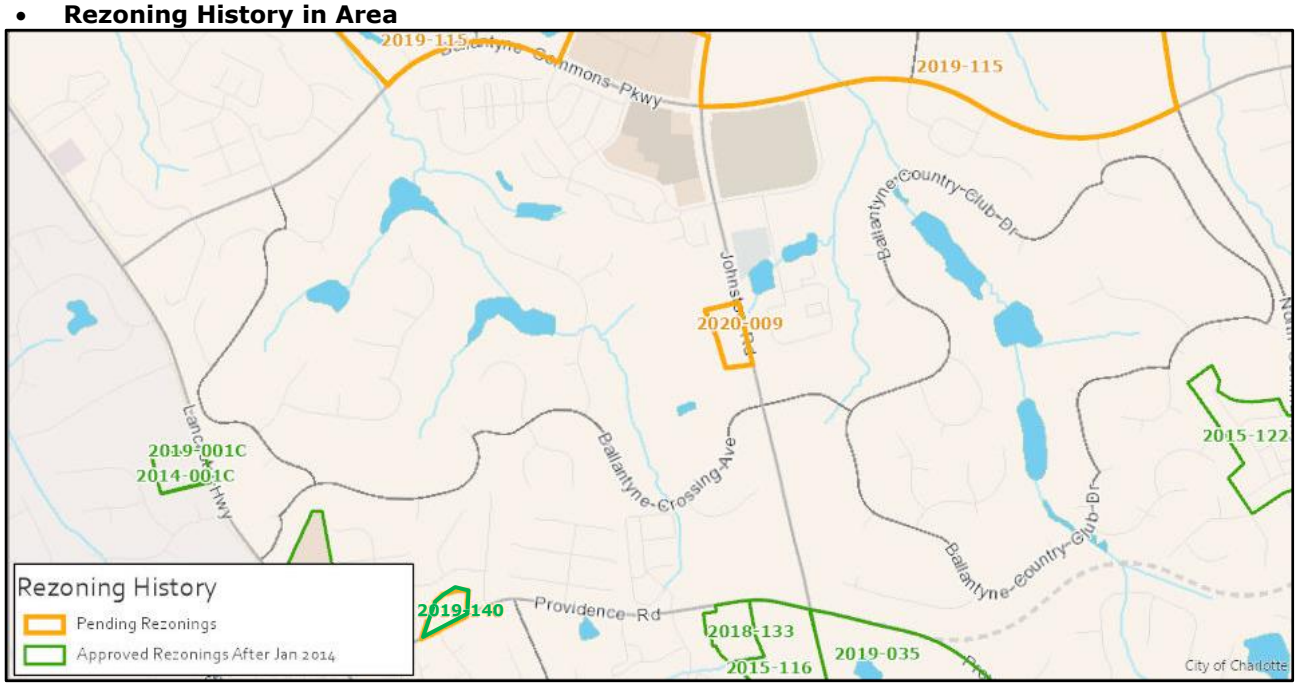
North of the site is a Ballantyne Country Club golf course maintenance facility.

East of the site, across Johnston Road is multi-family development.

South of the site are cart paths and parking for the country club.

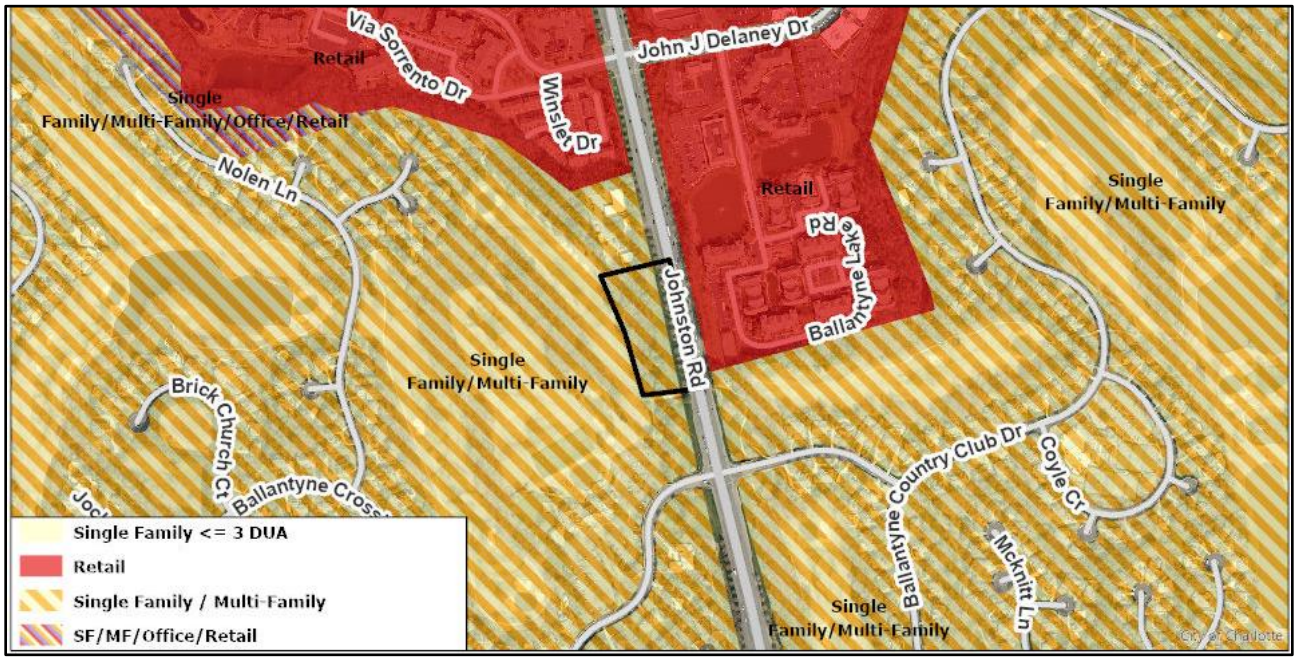
West of the site is the tee and fairway for one of the holes in the golf course.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-001C	3.78 acres west of site on Lancaster Hwy to NS to allow multifamily and office use.	Approved
2015-116	13.22 acres south of site on Johnston Road to CC to allow mixture of hotel, office, retail and financial institution uses	Approved
2015-122	15.2 acres east of site on North Community House Road to MX-2 to allow a mixture of townhomes and single family housing.	Approved
2018-133	4.28 acres south of site on Providence Road West to NS to allow a police station.	Approved
2019-001C	3.78 acres west of site on Lancaster Hwy to NS SPA to allow daycare and office use.	Approved
2019-035	40.43 acres south of site at the southeast corner of Johnston Road and Providence Road West to INST(CD) to allow a hospital and medical office use	Approved
2019-115	454.24 acres north of site on both sides of Johnston Road to MUDD-O to allow mixed use development.	Pending
2019-140	2.22 acres southwest of site on Providence Road West to UR-2(CD) to allow townhomes.	Approved

- **Public Plans and Policies**



  - The *South District Plan* (1993) as recommends single family/ multi-family residential use.

- **TRANSPORTATION SUMMARY**
  - The site is located along Johnston Road of US 521 and is in a wedge outside Route 4. is not requesting additional access to public right-of-way. The petitioner has committed to dedicate additional right of way to NCDOT for the future US 521 (Lancaster Highway / Johnson Road) STIP U-6109 widening project
  - **Active Projects:**
    - US 521 (Lancaster Highway / Johnston Road) STIP U-6109
      - This project will consist of a multi-lane widening from Ballantyne Commons Parkway to South Carolina State Line.
      - Construction: TBD, anticipated 2026-2028
  - **Transportation Considerations**
    - No outstanding issues.
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 0 trips per day (based on vacant land).
    Entitlement: 70 trips per day (based on 7 dwellings on 2.54 acres of MX-1 zoning).
    Proposed Zoning: 180 trips per day (based on 6 tennis courts).

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:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **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 Ballantyne Crossing Avenue. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Ballantyne Crossing Avenue. No outstanding issues.
- **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:** No outstanding issues.

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

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

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