Location
3127 Weddington Road

Ownership/Applicant
YMCA of Greater Charlotte

Zoning
Existing: R/I (CD)  Proposed: R/I (CD) Change of Conditions

Use
Existing: YMCA and Associated Sports Fields
Proposed: Same

Request Summary
Due to pending construction of the Weddington Road interchange at I-485, the applicant requests a change of conditions to allow for the relocation of youth playing fields onsite.
Site Summary

The site consists of approximately 34 acres of land. The site is adjacent to I-485, the Village of Saint Andrews and Fair Forest neighborhoods and the McKee Farms shopping center.

Previous Zoning Actions

The property was zoned for the YMCA in the early 1990’s. Most recently, a change of conditions was approved in 2009 to allow for a second floor expansion that has not yet been constructed. A playground area to the rear of the property was approved administratively last year.
SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Architectural drawings from 2009 rezoning are carried forward.

2. Maximum of 82,000 square feet of heated square footage

3. Black chain link fencing to be installed along certain portions of the property boundary.

4. Lighting for the two sports fields to the northeast of the property will not operate after 9 pm. (Ordinance requirement is 11 pm)
Land Use Plan

The YMCA has been an established use at the site for over 20 years. The LUP specifies that institutional uses along Weddington Road should be maintained while commercial expansion should be prohibited.

Consistency

The proposed changes are consistent with the already established use at the site.

Land Use Plan and Adopted Policies

Weddington Road / 485 Interchange Action Items:

1. Maintain and preserve residential and institutional uses along Weddington Road.

2. Promote R-1S infill development adjacent to the interchange site.

3. Prohibit commercial development along Weddington Road.

4. Require developers to install buffers to eliminate added noise, light and air pollution near adjacent residential uses.

5. Encourage NCDOT to install buffers at time of construction.

6. Provide safe and convenient pedestrian connections across the expanded overpass and nearby neighborhoods.
Recommendations from 2015 Plan

The bicycle and pedestrian plan envisions both a pedestrian connector and a neighborhood signed route in Fair Forest. Staff envisions this as a potential easement for the future construction of enhanced pedestrian and bicycle facilities.
STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. The site plan should indicate the location(s) of additional fencing on the site.

2. Staff recommends an easement for the provision of a future pedestrian connector as depicted in the 2015 bike and ped plan.

Police

No Concerns

Fire

No concerns

Public Works

No concerns

Parks and Rec

No concerns