

# APPLICATION 2019-707 STAFF REPORT BRACE YMCA

Pre Public Hearing Staff Analysis • January 2020



# SUMMARY

## Location

3127 Weddington Road

## Ownership/Applicant

YMCA of Greater Charlotte

## Zoning

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

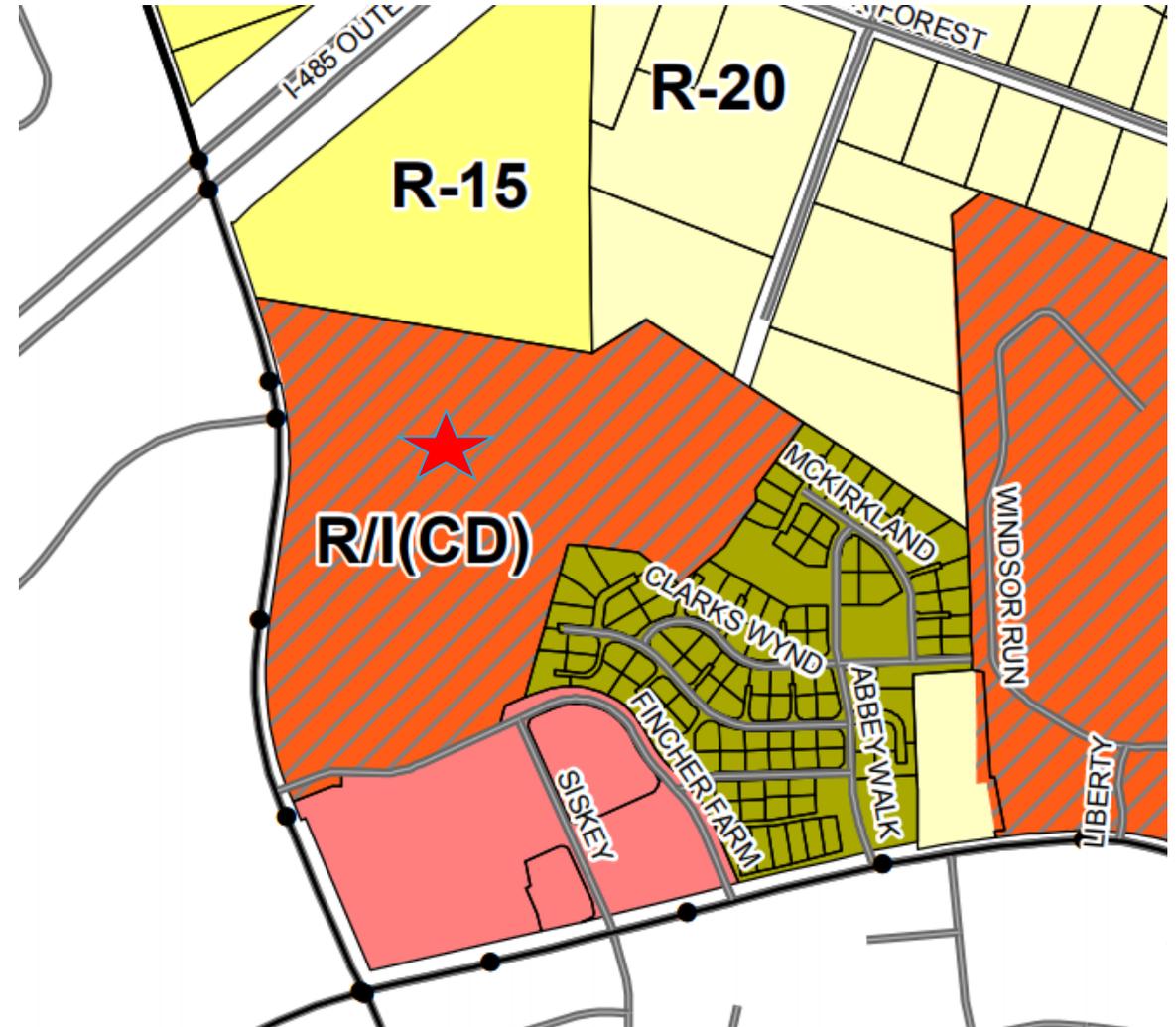
## Use

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.

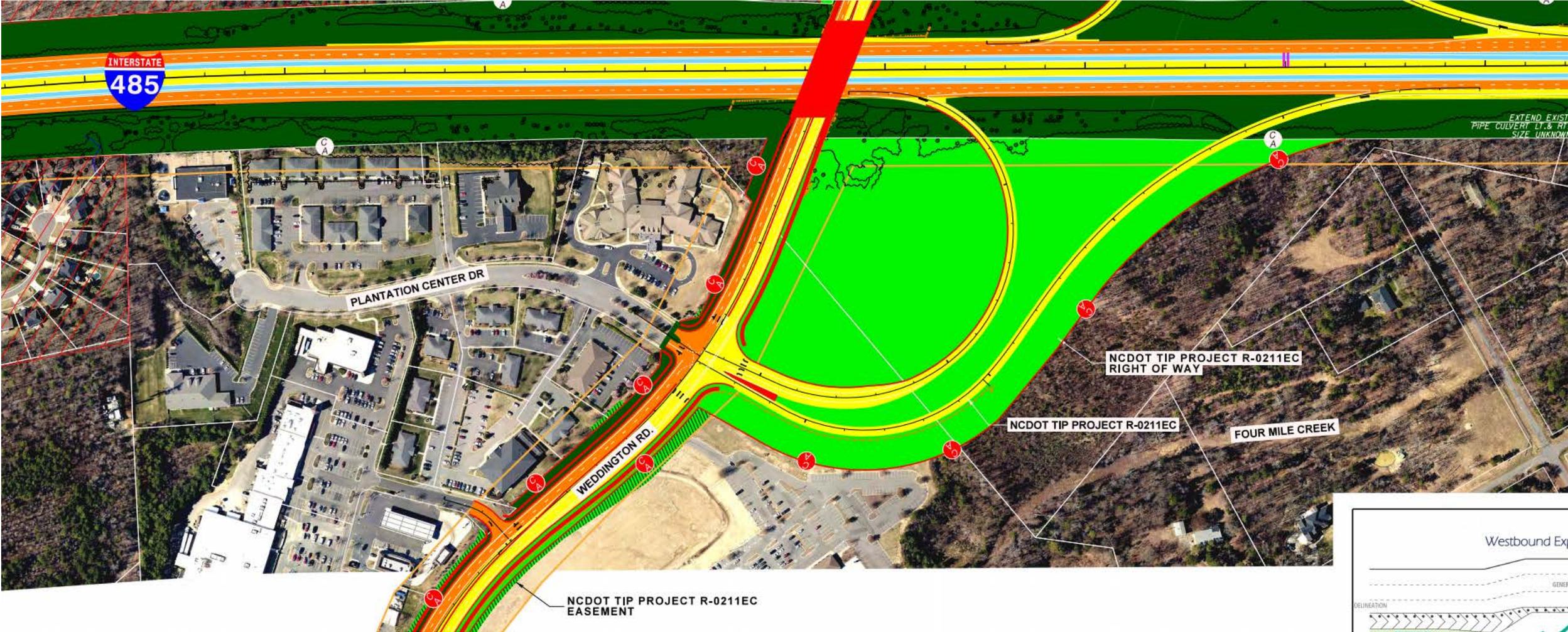


# PROJECT AREA





# WEDDINGTON ROAD INTERCHANGE



# SITE INFORMATION AND BACKGROUND

## Site Summary

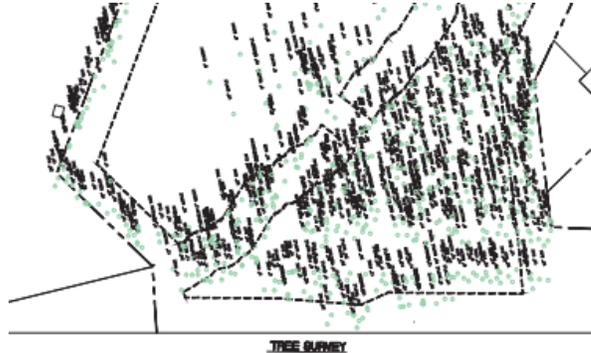
The site consists of approximately 34 acres of land. The site is adjacent to I-485, the Village of Saint Andrews and Fair Forest neighborhoods and the McKee Farms shopping center.

## Previous Zoning Actions

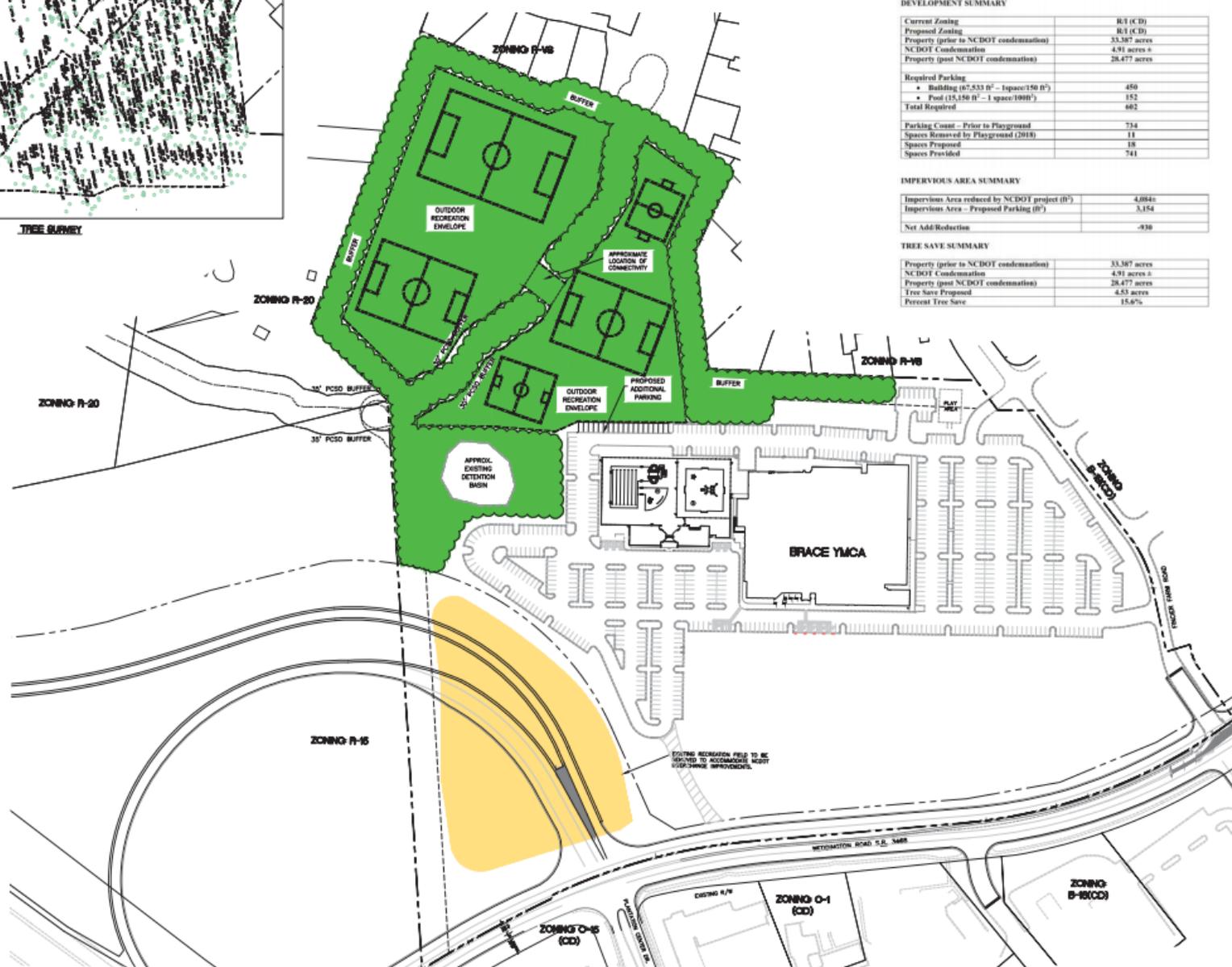
The property was zoned for the YMCA in the early 1990's. Most recently, a change of conditions was approved in 2009 to allow for a second floor expansion that has not yet been constructed. A playground area to the rear of the property was approved administratively last year.

# PROPOSED SITE PLAN

VICINITY MAP



TREE SURVEY



## DEVELOPMENT SUMMARY

Current Zoning	R1 (C/D)
Proposed Zoning	R1 (C/D)
Property (prior to NCDOT condemnation)	33.387 acres
NCDOT Condemnation	4.91 acres ±
Property (post NCDOT condemnation)	28.477 acres
Required Parking	
• Building (67,533 SF - 1 space/150 SF)	450
• Foot (15,150 SF - 1 space/100 SF)	152
Total Required	602
Parking Count - Prior to Playground	734
Spaces Removed by Playground (2018)	11
Spaces Proposed	18
Spaces Provided	741

## IMPERVIOUS AREA SUMMARY

Impervious Area reduced by NCDOT project (IP)	4,084c
Impervious Area - Proposed Parking (IP)	3,154
Net Add/Reduction	-930

## TREE SAVE SUMMARY

Property (prior to NCDOT condemnation)	33.387 acres
NCDOT Condemnation	4.91 acres ±
Property (post NCDOT condemnation)	28.477 acres
Tree Save Proposed	4.53 acres
Percent Tree Save	15.6%

# 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 AND ADOPTED POLICIES

## 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.

### WEDDINGTON ROAD / 485 INTERCHANGE ACTION ITEMS:

- ✓ 1. *Maintain and preserve residential and institutional uses along Weddington Road.*
2. *Promote R-VS 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.*

# COMPREHENSIVE BIKE AND PEDESTRIAN PLAN (2015)

11. Downtown Matthews Connector
12. Duke Power Right-of-Way
13. Elizabeth Lane Elementary School Connector
14. Fair Forest / Siskey YMCA Connector
15. Forest Ridge / Northeast Parkway Connector
16. Four Mile Creek Greenway
17. Fullwood Lane / South Freemont Connector
18. Habersham / Irvins Creek Greenway Connector
19. Hampton Green / S. Trade Connector
20. Irvins Creek Greenway

## 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