

<b>REQUEST</b>	Current Zoning: R-3, single family Proposed Zoning: O-1(CD), office, conditional
<b>LOCATION</b>	Approximately 1.32 acres located on the north side of Pineville-Matthews Road between Carmel Executive Park and Bannington Road.
<b>CENTER, CORRIDOR OR WEDGE</b>	Wedge
<b>SUMMARY OF PETITION</b>	This petition would allow an existing solar panel/array project to have public access for educational and informational purposes and all other O-1 uses.
<b>Property Owner Petitioner Agent/Representative</b>	Duke Power Corporation Duke Power Corporation Robert Young
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modification:  1. The petitioner amended note 7 to indicate new street trees replacing the Bradford Pears along Pineville-Matthews Road will be planted 30 feet on center in the 20-foot setback prior to issuance of a driveway permit associated with this project.
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<b>VOTE</b>	Motion/Second: Griffith/Allen Yeas: Allen, Dobson, Griffith, Randolph, Simmons, and Walker  Nays: None Absent: Rosenburgh Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition and noted that the remaining site plan issue had been addressed and that the petition is consistent with the <i>South District Plan</i> and appropriate for approval.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>South District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Simmons seconded by Commissioner Allen).
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
  - Installation of gravel walkway along the southern portion of the solar panel/array area with seating and display signs for educational purposes.

- Construction of a 1,000 square foot building.
  - Installation of small maturing trees along Pineville-Matthews Road to replace existing Bradford Pears.
  - Installation of a five-foot wide sidewalk connecting the display area to the existing sidewalk along Pineville-Matthews Road.
  - **Public Plans and Policies**
    - The *South District Plan* (1993) recommends institutional, which includes educational uses, on this site.
    - This petition is consistent with the *South District Plan*.
  - **STAFF RECOMMENDATION (Updated)**
    - Staff agrees with the recommendation of the Zoning Committee.
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**PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

- **CDOT:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **CATS:** No issues.
  - **Connectivity:** No issues.
  - **Neighborhood and Business Services:** No issues.
  - **Schools:** CMS does not comment on non-residential petitions.
  - **Park and Recreation:** No comments received.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Storm Water:** No issues.
  - **LUESA:** No issues.
  - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
    - The site meets minimum ordinance standards.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- LUESA Review
- Neighborhood and Business Services Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review
- Urban Forestry Review