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| REQUEST | Current Zoning: R-3, single family Proposed Zoning: O-1(CD), office, conditional |
| LOCATION | Approximately 1.32 acres located on the north side of Pineville-Matthews Road between Carmel Executive Park and Bannington Road. |
| CENTER, CORRIDOR OR WEDGE | Wedge |
| SUMMARY OF PETITION | 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. |
| STAFF RECOMMENDATION | Staff recommends approval of this petition upon resolution of the remaining outstanding issue. This petition is consistent with the <i>South District Plan</i> . |
| Property Owner | Duke Power Corporation |
| Petitioner | Duke Energy Corporation |
| Agent/Representative | Robert Young |
| Community Meeting | Meeting is required and has been held. Report available online. |

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.
- **Existing Zoning and Land Use**
The subject property is currently occupied by a solar panel/array project. The property to the north is zoned R-3 and is occupied by an electric sub-station, while the property to the east is also zoned R-3 and is occupied by a Fire Station. The properties to the west are zoned O-1 and are occupied by an office development.
- **Rezoning History in Area**
There have been no recent rezonings in the immediate area.
- **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*.

PUBLIC INFRASTRUCTURE (see full department reports online)

Vehicle Trip Generation:

The purpose of this conditional zoning is to allow educational displays and seating at the existing solar panel/array project. Therefore, the site will generate minimal additional trips due to the subject rezoning.

- **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.
 - **Urban Forestry:** The new street trees replacing the Bradford Pears along Pineville-Matthews Road should be planted 30 feet on center in the 20-foot setback.
 - **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

1. Modify 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.
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Attachments Online at www.rezoning.org

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

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