

REQUEST	Current Zoning: R-5, single family residential Proposed Zoning: INST(CD), institutional, conditional with five-year vested rights
LOCATION	Approximately 13.57 acres located on the south side of Morris Field Drive between CPCC Harris Campus Drive and Capitol Drive. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes development of a satellite campus of Central Piedmont Community College with a maximum building area of 170,000 square feet.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Morris Field Company Central Piedmont Community College Jim Allison/Johnston, Allison & Hord, P.A.
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be inconsistent with the <i>Central District Plan</i> ; however, to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 6-0 vote of the Zoning Committee (motion by Commissioner Labovitz seconded by Commissioner Allen).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Amended Note 5(b)(2) to state the petitioner will provide connectivity of driveways, sidewalks, and/or parking areas located on the site with those located on the existing campus, by at least one of the possible locations identified on the site plan. 2. Amended the site plan to reflect "possible location of vehicular access point via shared driveway" and "possible location of vehicular and/or pedestrian cross-access point." 3. Provided building and parking envelopes. 4. Amended Note 8(a) to specify the proposed building materials, in addition to providing a picture of the existing CPCC building referenced. 5. Amended Note 6(a) to remove references to an "undisturbed" and "required" buffer. 6. Amended Site Development Data and the site plan to reflect a maximum building height of two stories for all portions of buildings within 100 feet of the Capitol Drive right-of-way. 7. Noted that existing planting strip and sidewalk along Morris Field Road is to remain. 8. Specified that the existing neighborhood identification sign will either be removed or a variance will be sought prior to the issuance of the first certificate of occupancy for the Site to allow the sign to remain and allow a new identification sign for the proposed use. 9. Noted that if required by CDOT, Petitioner will conduct a traffic impact study to determine traffic impacts caused by the development of the Site once a CPCC development plan is adopted and before a building permit is issued for the Site. In the event Petitioner's traffic impact study indicates that traffic mitigation measures are needed, Petitioner agrees to implement reasonably necessary transportation improvements. The necessary transportation improvements, if any, will be mutually agreed upon between Petitioner and CDOT in the reasonable discretion of each.
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VOTE	Motion/Second:	Labovitz/Allen
	Yeas:	Allen, Dodson, Eschert, Firestone, Labovitz and Low
	Nays:	None
	Absent:	Ryan and Walker
	Recused:	None
ZONING COMMITTEE DISCUSSION	Staff provided an overview of the petition noting that there were no outstanding issues.	
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.	

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**
The subject property was rezoned as part of the Capitol Drive neighborhood from R-22MF to R-5 via Petition 93-90B as recommended per the *Central District Plan* to provide land use consistency and protect the existing housing stock.
- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Maximum building area of 170,000 square feet for a community college campus.
 - Building style and materials will be similar to the existing abutting community college campus building.
 - Access provided via an existing driveway on Morris Field Drive that currently serves the existing campus, and a second proposed full access driveway on Morris Field Drive.
 - Potential vehicular and/or pedestrian connections to the CPCC Harris Campus Drive may be provided.
 - No access will be provided from Capitol Drive.
 - A 50-foot buffer designed to Class C buffer standards will be established along Capitol Drive.
 - A 75-foot undisturbed Class B buffer will be provided abutting the residential use and zoning to the south.
 - An 8-foot planting strip and 5-foot sidewalk will be provided along Capitol Drive.
 - Detached lighting limited to 25 feet in height.
- **Public Plans and Policies**
 - *Central District Plan* (1993) recommends single family land uses at a maximum density of five units per acre at this location. However, area plans frequently do not specify locations for institutional uses. The proposed institutional use is compatible with the surrounding industrial, institutional and residential development.
 - The petition is inconsistent with the *Central District Plan*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.

- **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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