

<b>REQUEST</b>	Current Zoning: R-5, single family residential Proposed Zoning: INST(CD), institutional, conditional with five-year vested rights
<b>LOCATION</b>	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)
<b>SUMMARY OF PETITION</b>	The petition proposes development of a satellite campus of Central Piedmont Community College with a maximum building area of 170,000 square feet.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the <i>Central District Plan</i> as amended by a previous rezoning. 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.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Morris Field Company Central Piedmont Community College Jim Allison/Johnston, Allison & Hord, P.A.
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

**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.
- **Existing Zoning and Land Use**  
The subject property is vacant. Properties across Morris Field Drive are zoned I-1, I-2, I-2(CD) and developed primarily with warehouse and commercial uses, in addition to institutional uses, a bank and grandfathered residential dwellings. Properties on the south side of Morris Field Drive are zoned R-5, R-8, R-22MF, INST(CD) and I-1(CD) and are occupied with a CPCC satellite site, single family and multi-family dwellings, or vacant lots.

- **Rezoning History in Area**

There have been no rezonings in the immediate area in recent years.

- **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*.
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**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.
    - **Vehicle Trip Generation:**  
Current Zoning: 675 trips per day.  
Proposed Zoning: 4,675.
    - **Connectivity:** 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.

**OUTSTANDING ISSUES**

- The petitioner should:
  1. Amend 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. Amend 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. Provide building and parking envelopes.
  4. Amend Note 8(a) to specify the proposed building materials, in addition to providing elevations of the proposed building or a picture of the existing CPCC building referenced.
  5. Show and label a minimum five-foot wide pedestrian access from Capitol Drive that will cross the 50-foot buffer.
  6. Amend Note 6(a) to remove references to an "undisturbed" and "required" buffer.

7. Amend 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 and three stories for portions of the buildings outside such area.
  8. Note that existing planting strip and sidewalk along Morris Field Road is to remain.
  9. Specify how the existing neighborhood identification sign will be addressed. Options include:
    - a. seek a variance to allow the sign to remain and allow a new identification sign for the proposed use;
    - b. create a separate lot that will be deeded to the Capital Drive neighborhood;
    - c. agree to relocate the sign off site; or
    - d. remove sign from the site.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Community Meeting Report
- 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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