

REQUEST	Current Zoning: INST(CD) (institutional, conditional) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 4.53 acres located on the north side of Pineville-Matthews Road between Rea Road and Windswept Drive. (Council District 7 - Driggs)
SUMMARY OF PETITION	The petition proposes to allow the redevelopment of the site of an institutional use with up to 29 single family attached dwelling units at 6.4 dwelling units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	TPM Properties Limited Partnership Copper Builders, Inc. John Carmichael, Robinson Bradshaw & Hinson, P.A.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 17

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The request is inconsistent with the <i>South District Plan</i> recommendation for institutional uses, as amended by a previous rezoning.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The requested residential density of 6.4 units per acre is supported by the <i>General Development Policies</i>. • The residential density in the area surrounding the subject property ranges from three dwelling units per acres to eight units per acre. • There is a concentration of six to eight units per acre adjoining the subject property at the intersection of Rea Road and Pineville-Matthews Road. • The proposal is also compatible with the low scale residential character of the surrounding area.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Allows up to 29 single family attached dwelling units at a maximum density of 6.4 dwelling units per acre.
 - Provides architectural renderings of the front, rear and side elevations indicating proposed building materials, and prohibits vinyl as an exterior building material except for windows, soffits and trim.
 - Limits maximum building height to 45 feet and two stories with a pitched roof.
 - Commits to a 30-foot undisturbed "Class C" buffer along the site's northern and eastern property lines.
 - Provides access to the site from Pineville-Matthews Road via a private drive that may be gated at the option of the petitioner.
 - Provides a network of internal sidewalks connecting units to one another and to the ten-foot public sidewalk along Pineville-Matthews Road. Sidewalks may meander to preserve existing trees.
 - Provides an eight-foot planting strip along Pineville-Matthews Road and commits to planting trees behind the sidewalk if NCDOT does not permit trees within the planting strip.
 - Dedicates 50 feet of right-of-way as measured from the Pineville-Matthews Road centerline.
 - Commits to 80-foot setback from the 50-foot dedicated right-of-way along Pineville-Matthews Road to be consistent with nearby properties and to preserve the parkway concept along this road.

- **Existing Zoning and Land Use**

- Petition 2003-118 rezoned the subject property from R-3 (single family residential) to INST(CD) (institutional, conditional) to allow the existing church structure to be reused for a civic/fraternal organization. A religious organization most recently occupied the subject property.
- This section of Pineville-Matthews Road is zoned R-3 (single family residential), R-8MF and R-12MF (multi-family residential), and INST(CD) (institutional, conditional) and developed with single family homes, townhome style multi-family and civic uses, including the William R. Davie Regional Park.
- Property abutting the subject site and fronting on Rea Road is developed with single family attached homes zoned UR-2(CD) (urban residential, conditional).
- See "Rezoning Map" for existing zoning in the area.

- **Rezoning History in Area**

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

- **Public Plans and Policies**

- The *South District Plan* (1993), as amended by rezoning petition 2003-118, recommends institutional use.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The site meets minimum *General Development Policies* (GDP) criteria for consideration of up to eight dwelling units per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 8 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Medium)
Connectivity Analysis	3 (Medium)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 11	Total Points: 12

- The petition supports the *General Development Policies-Environment* by redeveloping an infill site, thereby minimizing further environmental impacts while accommodating growth.

- **TRANSPORTATION CONSIDERATIONS**

- This site does not generate a large volume of traffic; therefore, the primary considerations are for safe access. The proposed access will be restricted to right-in/right-out movements at NC 51, which is preferred for safety. Before the connection will be permitted, the sight distance must be confirmed to the east along NC 51. The developer has agreed to construct a ten-foot wide path along the site frontage for shared bicycle and pedestrian use.
- **Vehicle Trip Generation:**
 Current Zoning: 460 trips per day (based on the existing church with 750 seats) or 140 trips per day (based on single family residential)
 Proposed Zoning: 170 trips per day

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Solid Waste Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero students, while the development allowed under the proposed zoning will produce two students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is two students. The proposed development is not projected to increase the school utilization (without mobile classroom units) for McAlpine Elementary (87%), South Charlotte Middle (100%) or South Mecklenburg High (138%).
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Engineering and Property Management:** No issues.
- **Charlotte Water:** No comments received.

- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.
- **Urban Forestry:** No issues.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Department of Solid Waste Services Review
 - Transportation Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Urban Forestry Review

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