

<b>REQUEST</b>	Current Zoning: B-1 (CD) (neighborhood business, conditional) (hereby known as "northern parcel") and INST (institutional) (hereby known as "southern parcel")
	Proposed Zoning: INST (institutional) for the northern parcel and O-1 (office) for the southern parcel
<b>LOCATION</b>	Approximately 18.7 acres located on the southeast corner at the intersection of West Hebron Street and West Arrowood Road and also located at the northwest corner near the intersection of West Hebron Street and Nations Ford Road. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to rezone undeveloped property in the Montclair South area for uses permitted in the institutional and office districts.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	CPC Foundation & CPC Trustees Central Piedmont Community College Jeff D. Oden, PE
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	<ul style="list-style-type: none"> <li>• The Zoning Committee found this portion of the northern parcel to be consistent with the <i>Southwest District Plan</i>; and finds the remaining portion of the northern parcel and the southern parcel to be inconsistent with the <i>Southwest District Plan</i> based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The plan recommends institutional uses for a portion of the northern parcel zoned B-1 (CD); and</li> <li>• The plan recommends multi-family residential for the remaining portion of the northern parcel; and</li> <li>• The plan recommends institutional uses for the southern parcel.</li> </ul> </li> <li>• However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The subject parcels are located across West Hebron Street from the existing CPC Harper Campus which the plan recognizes as an institutional use; and</li> <li>• The proposed INST (institutional) zoning for the northern parcel is compatible with the existing campus even though part of it is recommended for multi-family residential uses; and</li> <li>• The proposed O-1 (office) zoning for the southern parcel, for which the plan recommends institutional uses, will allow for many of the same uses allowed in the INST (institutional) district, plus additional office and parking uses; and</li> <li>• Development under INST (institutional) or under O-1 (office) standards would require essentially the same rear yard, buffer, and building heights;</li> </ul> </li> </ul>
	By a 7-0 vote of the Zoning Committee (motion by Majeed seconded by Spencer).

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 7-0 to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second: Watkins / Labovitz Yeas: Eschert, Labovitz, Lathrop, Majeed, Wiggins, Watkins, Spencer Nays: None Absent: None Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff provided a summary of the rezoning petition. Staff noted that a portion of the northern parcel was consistent with the adopted plan and a portion was inconsistent with the plan. Staff also noted that the request for the southern parcel was inconsistent with the adopted plan.  A commission member asked if there were plans for the property. Staff stated that the petition was a conventional rezoning and a site plan was not provided. Development of the properties would be regulated by the standards of the Zoning Ordinance.
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

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

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
  - The *Southwest District Plan* (1991) recommends institutional use for a portion of the northern parcel which is currently zoned B-1(CD) (neighborhood business, conditional), and the entire southern parcel, which is currently zoned INST (institutional), together with the other adjoining CPCC land holdings. This reflects longstanding plans for community college expansion.
  - The plan recommends multi-family use for the remainder of the northern parcel, currently zoned B-1(CD) (neighborhood business, conditional).
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located along a minor thoroughfare between signalized intersections with minor thoroughfares. Since the site is across from the CPCC Harper Campus, CDOT wants to emphasize the importance of good transportation planning in this area to create block spacing, network connectivity, and crossing locations to accommodate all modes through and across Hebron Street. While the overall entitled trip generation appears to be reduced by this petition, the transportation facility impacts and needs cannot be determined until a site plan is submitted during permitting.
  - **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 0 trips per day (based on vacant property)  
Entitlements: 11,400 trips per day (95,000 square feet of retail and 176,400 square feet for community college)  
Proposed Zoning: Due to the number of permitted uses and possible development scenarios, CDOT is unable to determine the exact trip generation under the proposed zoning.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via existing eight-inch water distribution mains located along West Arrowood Road and Nations Ford Road. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along West Arrowood Road. There is also sewer system

availability via an eight-inch gravity sewer main located in the southern portion of the rezoning boundary in parcel 203-18-902.

- **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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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Locator Map
- Pre-hearing staff analysis
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Neighborhood & Business Services Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Storm Water Services Review
  - Charlotte Water Review
  - Engineering and Property Management Review
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** John Kinley (704) 336-8311