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| REQUEST | <p>Current Zoning: B-1(CD) (neighborhood business, conditional) (hereby known as "northern parcel") and INST (institutional) (hereby known as "southern parcel")</p> <p>Proposed Zoning: INST (institutional) for the northern parcel and O-1 (office) for the southern parcel</p> |
| LOCATION | <p>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)</p> |
| SUMMARY OF PETITION | <p>The petition proposes to rezone undeveloped property in the Montclair South area for uses permitted in the institutional and office districts.</p> |
| PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE | <p>CPC Foundation & CPC Trustees Central Piedmont Community College Jeff D. Oden, PE</p> |
| COMMUNITY MEETING | <p>Meeting is not required.</p> |

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| STAFF RECOMMENDATION | <p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The proposed INST (institutional) zoning is consistent with the <i>Southwest District Plan</i> recommendation for institutional uses for a portion of the northern parcel zoned B-1(CD).</p> <p>The proposed INST (institutional) zoning is inconsistent with the plan recommendation for multi-family residential for the remaining portion of the northern parcel.</p> <p>The proposed O-1 (office) zoning is inconsistent with the <i>Southwest District Plan</i> recommendation for institutional uses for the southern parcel.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject parcels are located across West Hebron Street from the existing CPC Harper Campus which the plan recognizes as an institutional use. • 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. • 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. • Development under INST (institutional) or under O-1 (office) standards would require essentially the same rear yard, buffer, and building heights. |
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PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**
 - The subject parcels are vacant property owned by Central Piedmont Community College (CPC), adjoining the existing CPC Harper Campus facilities. The northern parcel is zoned B-1(CD) (neighborhood business, conditional). The southern parcel is zoned INST (institutional).

- The existing CPCC Harper Campus, additional vacant land across West Hebron Street from both subject parcels, and additional vacant land abutting the subject parcels along West Hebron Street are all zoned INST (institutional).
- Abutting the northern parcel to the east at Arrowood Road is the Southwood Shopping Center, which includes the NC Department of Motor Vehicles storefront location. To the north across Arrowood Road are single family homes zoned R-4 (single family residential).
- Abutting the southern parcel to the east is a vacant site zoned B-D(CD) (distributive business, conditional), an apartment property zoned R-17MF (multi-family residential), and a City fire station, also zoned R-17MF (multi-family residential).
- See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in the Area**
 - There have been no rezonings in the immediate area in recent years.
- **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.

Attachments Online at www.rezoning.org

- Application
- Locator Map

- 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

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