

Mecklenburg Board of County Commissioners

Rezoning Public Hearing



April 16, 2019 • 6:30PM

2019-001C Rezoning Process

- The annexation agreement between the City of Charlotte and the Town of Pineville expired in August 2014.
- Zoning authority lies with Mecklenburg County Board of County Commissioners and rezoning petitions in this area must be heard and decided on by the Commissioners.
- Charlotte Planning Design and Development (formally Charlotte-Mecklenburg Planning Department) professional planning staff serving the City of Charlotte and unincorporated portions of Mecklenburg County.
- Mecklenburg County Zoning Ordinance (2001) provides the zoning standards for development and process for rezoning.
- Public Hearing: planning staff presentation, opportunity for those in favor and in opposition to rezoning petition to speak to the Commissioners, opportunity for Commissioners to discuss the rezoning.
- Zoning Committee Recommendation: Zoning Committee of the Planning Commission holds a work session to discuss rezoning petitions and make a recommendation to the County Commissioners.
- Zoning Decision: County Commissioners make a decision on the rezoning petition.

Pineville

Charlotte

Mecklenburg County

State line

2016-001C

2018-001C

2014-001C
2019-001C

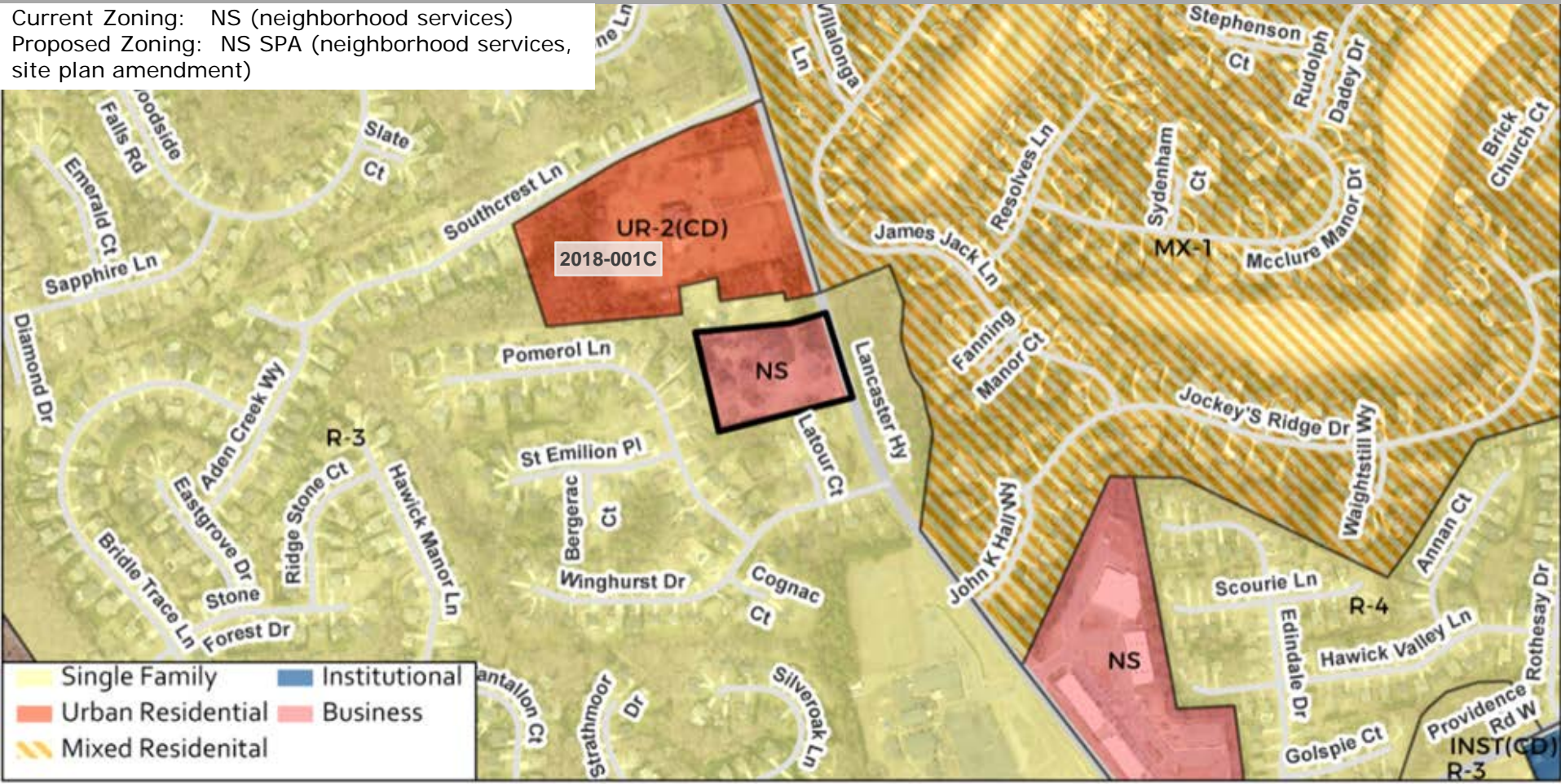
2019-001C Site & Context

3.42 acres located on the west side of Lancaster Hy, north Providence Road West.



2019-001C Existing Zoning

Current Zoning: NS (neighborhood services)
Proposed Zoning: NS SPA (neighborhood services, site plan amendment)



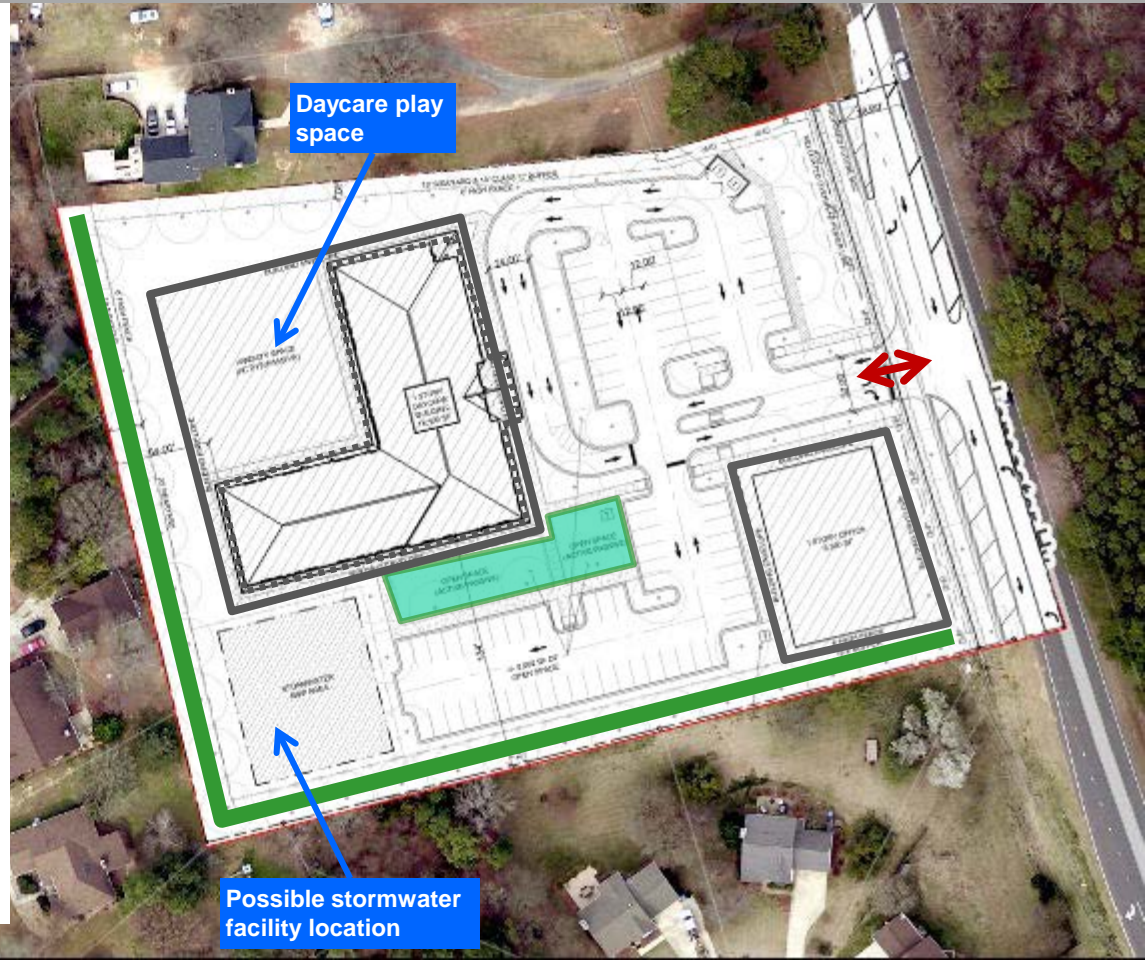
2019-001C Previous Plan & Proposal

Site plan amendment proposes the following changes:

- Eliminates entitlement for 24 multi-family residential units in a 3-story building. Proposes 16,500 sqft day care center serving a maximum of 260 children.
- Reduces previously approved 10,000 sqft of office use to 8,500 sqft of office use.
- Reduces number of principal buildings from 4 to 2.
- Reduces building height from 3 stories/ 40 ft for the multi-family building to 1 story/ 35 ft for the day care center.
- Increases building height for office building from 1 story/ 30 ft to 1 story/ 35 ft.
- Increases buffer width abutting single family homes to west and south from 10 ft with 6-ft fence to 19.5 ft with 6-ft fence.

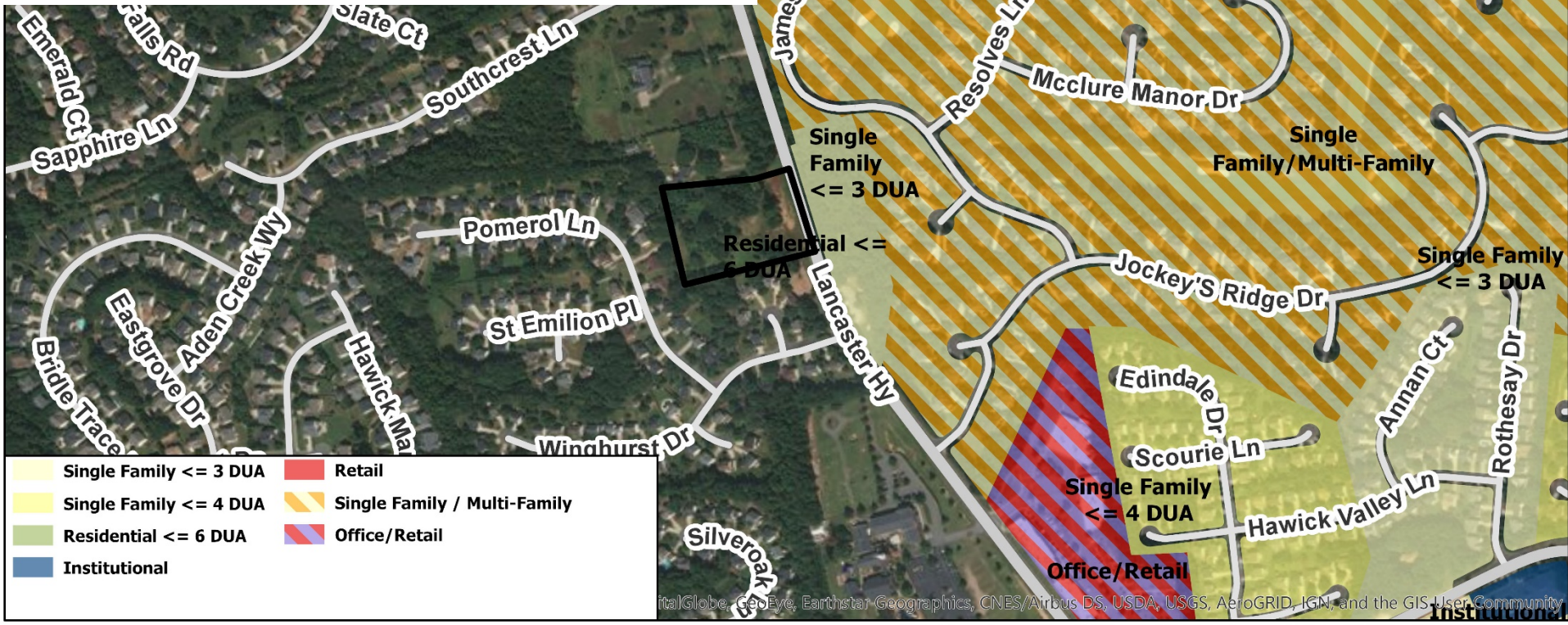
Site plan also contains the following provisions:

- Left and right turn lanes on Lancaster Hy at site.
- 25-ft setback along Lancaster Hy. Constructs curb, gutter, 8-ft planting strip and 6-ft sidewalk along the Lancaster Hy frontage.
- Architectural standards for office building related to building orientation, minimum percentage windows and operable doors, minimum percentage of masonry materials and limits expanses of blank walls.



2018-001(C) Plan Consistency

Property is within a portion of the unincorporated area of Mecklenburg County, where no adopted plans specifically addressing future land use recommendations exist.



2019-001C Staff Recommendation

The following issues are outstanding :

- Site design related to open space.
- Transportation related to internal driveway placements and dedication of right-of-way.

Staff recommends approval of this petition upon resolution of outstanding issues.

Plan Consistency

The property is within a portion of the unincorporated area of Mecklenburg County and was previously designated as in the Sphere of Influence of the Town of Pineville. Neither Pineville or Charlotte have accepted extraterritorial zoning jurisdiction for the property. Therefore, no adopted plans specifically addressing future land use recommendations exist. The petition is inconsistent with the adjacent single family detached and attached residential uses; however, the proposal with an institutional use is more compatible with the surrounding uses and zoning than the previously approved petition.

Rationale for Recommendation

- Building heights are limited to 1 story and 35 feet, five feet less than base height in surrounding residential zoning.
- The buffer abutting single family neighborhoods has been increased providing more transition between uses.
- The proposed daycare, an institutional use, will provide a service to people living in the area.
- The proposed office square footage has been reduced and commits to architectural standards that ensure building design is more consistent with the predominately residential character of the area.
- The site is not part of an existing residential subdivision and is located on Lancaster Highway, a major thoroughfare not conducive to single family detached development.
- The site provides a mixture of uses; and the proposed uses are reasonable and similar to existing uses in either direction along Lancaster Highway.