

Project Summary

Location:	Sam Newell Rd
Parcel No. (s)	193-191-09
Owner:	Town of Matthews
Agent:	Town of Matthews Planning Staff
Current Zoning	Conditional
Proposed Zoning:	O(CD)
Existing Use:	Vacant land
Proposed Use:	Vacant land
Community Meeting	N/A

Summary of Request

This property is currently zoned Conditional. The property has been owned by the Town since 1989. At that time, the parcel was deeded for “public safety” (police/fire department satellite station).

Staff Recommendation

Staff recommends approval of the rezoning request as it is consistent with Town policy to convert Conditional zoned properties, to an appropriate contemporary zoning classification. Town staff is initiating the rezoning request because it is Town-owned property.

It is appropriate to have this site developed in conjunction with adjacent MUD zoned site, so future sale of this lot to a developer is encouraged.

Planning Staff Review

Background and History

The property was deeded to the Town as part of the East Point rezoning in 1987. The property is almost 1 acre and currently vacant. It currently has no access to a public road, since 1987 zoning conditions require a 10' berm between this site and Sam Newell Rd. At that time it was noted that the parcel would be police/fire department satellite station.

Because of the berm along Sam Newell Rd and a strip of land adjacent to the property on Claire Drive, access to the property is limited. The change in zoning will allow for public safety or other Town use on the property in the future, or it may be developed with the adjacent MUD-zoned parcel.

Details of the Aerial Map

The aerial map shows current improvements and zoning notes that apply to the site.

Summary of Proposed Conditions

Berm along Sam Newell Rd shall remain as part of the 1987 rezoning.

Access to the property will be limited through Eastpointe Drive.

Outstanding Issues/Staff Comments

None.



Pre Public Hearing Staff Analysis

Consistency with Adopted Plans and Policies and Town Vision Statement

The request is consistent with Town policy to rezone properties that are currently zoned Conditional.

Reports from Town Departments and County Agencies

Matthews Police

No concerns.

Matthews Fire

No concerns.

Public Works

No concerns.

Matthews Park and Recreation

No concerns.

Charlotte Mecklenburg Schools

Not applicable.

PCO Concept Plan Approval Required

Not applicable.

Charlotte Area Transit

Not applicable.

Impact Analysis

As long as the property remains vacant, no financial impact to the Town due to rezoning of the site.

Project Financial Impact if Vacant Land is Developed

Since no improvements are planned, there is no financial impact associated with this request. The property is currently tax exempt.

If the parcel is sold for private development, then land would be taxed at the appropriate value.



 Subject Property

1 in = 125 ft



Town Property on Sam Newell Road

TAX PARCEL NUMBER	19319109
PROPERTY ADDRESSES	Not available
EXISTING ZONING	Conditional
PROPOSED ZONING	O (CD)
EXISTING USE	Vacant
PROPOSED USE	Any use allowed in zoning category
SITE AREA	.962 Acres
MAXIMUM BUILDING AREA	N/A
MAXIMUM BUILDING HEIGHT	40 ft
REQUIRED PARKING:	1 space per 300 sq ft GFA for general office *dependent upon use
PARKING PROVIDED	N/A
MINIMUM FRONT SETBACK	30 ft
BUILD-TO LINE	N/A
MINIMUM SIDE YARD	8' & 6'
MINIMUM REAR YARD	20 ft
TREE CANOPY	12% save

Conditional Notes:

- o Access to property will be limited through Eastpointe Drive
- o Berm along Sam Newell shall remain in place per original 198 7 rezoning