

MOTION # 2016-4

MOTION TO CHANGE: TEXT
 X DISTRICT BOUNDARIES
(IF A CHANGE IN DISTRICT BOUNDARIES, LIST PARCEL(S) AFFECTED)
 193-302-04 further identified as Windsor Park

PUBLIC HEARING DATE October 10, 2016

PROPOSED ACTION

Change zoning from Conditional to O(CD)

AFFECTED AND/OR ADJACENT PROPERTY OWNERS NOTIFIED by September 26, 2016

ATTACHMENTS INCLUDE tax map outlining the parcel, adjacent property owners within 100ft of the parcel

OTHER COMMENTS: The property is Windsor Park located at 10200 Northeast Parkway. This property is currently in an outdated Conditional zoning category. Staff has received a request from T-Mobile to obtain an easement over the current park driveway and continuing to the rear property line of the park. T-Mobile plans to place antennas on an existing Duke Energy transmission tower just beyond the rear property line of the park.

The zoning change will allow continued use of the park and the ability to make further park-related improvements in the future.

2016-4

2016-4

8-31-2016

MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

Date Printed: 09/01/2016

Buffer Distance: 100 Feet

No	Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
1	19330202A	1. SC WINDSOR ASSOCIATES LP,	340 ROYAL POINCIANA WAY #316 PALM BEACH FL 33480	M21-929	15637	606	33 AC
2	19330202B	1. SC WINDSOR ASSOCIATES LP, 2.C/O JC PENNEY CORPORATION INC,	6501 LEGACY DR PLANO TX 75024	LEASED LAND & BUILDING	27396	591	5.5 AC
3	19330204	1. TOWN OF MATTHEWS,	232 MATTHEWS STATION ST MATTHEWS NC 28105	M21-929	06188	546	5.24 AC
4	19339280	1. WINDSOR LANDING INVESTMENTS I, LLC 2.WINDSOR LANDING INVESTMENTS II, LLC	1900 WINDSOR HILL DR MATTHEWS NC 28105	NA	23192	934	25.53 AC
5	19352101	1. TOWN OF MATTHEWS,	232 MATTHEWS STATION ST MATTHEWS NC 28105	L6 M44-283	18524	198	8.83 AC
6	19352106	1. LOWE'S HOME CENTERS INC, (STORE 1124)	1000 LOWES BLVD MOORESVILLE NC 28117	L1 M36-772	11374	716	15 AC
7	19352107	1. C/O PROPERTY TAX DEPT, 2.IA MATTHEWS SYCAMORE LLC,	P O BOX 9271 OAK BROOK IL 60522	P2 M36-772	25467	963	43.745 AC
8	19352115	1. % PROPERTY TAX DEPT #367, 2.COSTCO WHOLESALE CORP,	999 LAKE DR ISSAYUAH WA 98027	P2 M36-772	13832	458	14.8 AC

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



10200 Northeast Parkway

TAX PARCEL NUMBER	19330204
PROPERTY ADDRESSES	10200 Northeast Parkway
EXISTING ZONING	Conditional
PROPOSED ZONING	O (C2)
EXISTING USE	Vacant
PROPOSED USE	Public Park
SITE AREA	5.24 Acres
MAXIMUM BUILDING AREA	N/A
MAXIMUM BUILDING HEIGHT	40 ft
REQUIRED PARKING:	See note below
PARKING PROVIDED	N/A
MINIMUM FRONT SETBACK	30 ft
BUILD TO LINE	N/A
MINIMUM SIDE YARD	See note below
MINIMUM REAR YARD	20 ft
TREE CANOPY	12% saved

Section 155.607.7 Required Parking

5. RECREATION & ENTERTAINMENT USES	REQUIRED BICYCLE PARKING SPACES	REQUIRED MOTOR VEHICLE PARKING SPACES
Park, predominantly passive use		One (1) space per 10,000 square feet of land area, if on-site parking is provided (example: greenways need not incorporate off-street parking)

- Conditional Notes:
- Property's only permitted use is for public park
 - Park hours are from dusk until dawn

05/05/16

1 in = 300 ft

Subject Property

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