

Decision on Application 2016-642 CPCC Parking

DATE: April 6, 2016

FROM: Jay Camp

Background/Issue:

Since the Public Hearing, Planning Board has unanimously recommended approval of the rezoning request. Several changes have occurred to the site plan and development notes. Below is a brief summary of these changes:

- Addition of 25' undisturbed buffer along I-485.
- A second internal crosswalk was added as well as a sidewalk along the entire width of the front edge of the parking lot, connecting to the crosswalk across CPCC Lane. These changes should make it both safer and more convenient for students to walk from the lot to the main campus.
- Total parking for the current phase was reduced from 360 to 353.
- References to bicycle parking were removed as there is no requirement when the use is only parking.

Proposal/Solution:

Although there has been considerable discussion about the bicycle parking text amendment that is pending, this site is not affected by that decision and can be acted on.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Approve rezoning application 2016-642



Application: 2016-642 CPCC Parking Lot

Pre Public Hearing Rezoning Staff Analysis

March 8, 2016

Project Summary

Location:	1800 CPCC Lane
Owner(s):	CPCC
Agent:	Jim Allison, Susanne Todd, Johnston Allison & Hord
Current Zoning:	R-20 & R/I
Proposed Zoning:	B-3 (CD)
Existing Use:	Vacant
Proposed Use:	Parking
Community Meeting:	Occurred 2/29/2016

Summary of Request

An approximately 360 space parking lot is the only development planned for the site at this time.

Staff Recommendation

The B-3 zoning category was the best fit for the proposed parking lot as parking as the primary use is not allowed in the R/I district. Short term, surface parking may be an appropriate use for the site considering the uncertainty surrounding the final right-of-way location for the extension of Independence Pointe Parkway over I-485 and the future build-out needs of the campus. CPCC is about ready to build a third classroom structure on the main campus parcel, and therefore has an immediate need to install more parking, which cannot be totally accommodated on the existing campus parcel across CPCC Lane. While staff would like to see an eventual evolution to structured parking for future parking needs at the campus, the proposed lot will serve the current needs of the college.

Pre Public Hearing Staff Analysis

Planning Staff Review

Background And History

The site is former Mecklenburg County owned property that along with the Sportsplex site and existing CPCC campus was once planned for a landfill. The property was transferred to CPCC in 2013. Prior to the construction of I-485, the closed off portion of CPCC Lane that adjoins the site connected to Tanktown Rd near Matthews Public Works.

Details of the Site Plan

The current barricade of the closed portion of CPCC Lane will be moved to allow for usage of this NCDOT maintained roadway and allow for two access driveways to the parking lot. A crosswalk is planned to connect the site to the main campus.

Summary of Proposed Conditions

1. Site to be devoted to either surface parking or structured parking and accessory uses.
2. Petitioner to share cost with NCDOT of westbound left turn on future McKee Rd near Matthews Indian Trail.

Planning Staff Review

Outstanding Issues/Planning Staff Comments

(Please see additional comments in staff memos for more detail)

1. The proposed list of allowed uses only indicates parking as a use. We feel that this is overly restrictive and will prohibit any college related activities other than parking and would not allow for any future building construction "without a subsequent rezoning action. Early discussions between Planning staff and CPOC representatives indicated that they wanted flexibility in future use of this site since they did not yet have a long term master plan for the expanded land area. The primary reason for requesting the B-3 zoning category was to allow for the building height needed for the typical classroom buildings on the campus.
2. PCO Concept Plan approval required prior to decision.

Pre Public Hearing Staff Analysis

Consistency with Adopted Plans and Policies and Town Vision Statements

The Land Use Plan states that undeveloped land around the campus should be supportive of the campus and future transit. The requested B-3 zoning would allow buildings with a minimum height of 35'.

155.502.12. High Rise Business District (B-3) A. The High Rise Business District is established to provide areas in which a variety of retail uses, professional and business services, office and limited wholesaling/warehousing concerns, plus other complementary uses, may be established. The development standards for this district are designed to create concentrations of uses with similar needs for increased building height located generally adjacent to major highways, higher density residential, or mixed use development. The map symbol and short name for the High Rise Business District shall be "B-3."

Reports from Town Departments and County Agencies

Matthews Police

Ensure proper lines of sight at driveway access points and increase lighting along CPCC Ln.

Matthews Fire

No concerns

Public Works

No concerns

Matthews Parks and Recreation

No concerns

Charlotte Mecklenburg Schools

N/A

PCO Concept Plan Approval Required?

Yes



Pre Public Hearing Staff Analysis

Impact Analysis

There is no financial impact to the Town as a result of this request.

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Projected Financial Impact of the Request

The site is tax exempt.

Site Images



Aerial View of Surrounding Area



Site Plan With Existing Campus Shown

