

## Project Summary

<b>Location:</b>	500 Matthews-Mint Hill Rd
<b>Owner:</b>	Stephanie and Evan Rowell
<b>Agent:</b>	John Ross, Eagle Engineering
<b>Current Zoning:</b>	R-20)
<b>Proposed Zoning:</b>	O-9 (CD)
<b>Existing Use:</b>	Private Residence
<b>Proposed Use:</b>	Office and/or residential
<b>Community Meeting:</b>	Occurred

## Summary of Request

The property owners intend to rezone the property to allow for future office or residential use. A potential second building is also planned for the site.

## Staff Recommendation

Staff recommends approval of this rezoning request pending changes to buffer along rear of property

### Planning Staff Review

#### **Background And History**

The existing dwelling on the site was built in 1926 according to tax records and contains approximately 2,200 square feet of living space. Although many home places once dotted this portion of Matthews-Mint Hill Rd, this home represents the last example of pre World War II architecture on this portion of Matthews-Mint Hill.

#### **Details of the Site Plan**

The site plan consists of a preserved and renovated home with plans for a potential future building to the east. Paved parking would be provided behind the property. The current drive access from Matthews-Mint Hill would be closed with all access from Mcleod Street.

#### **Summary of Proposed Conditions**

1. Driveway to Matthews-Mint Hill to be closed
2. Owners to consider historic landmark status
3. New structure to mimic design of existing home and to be approved by Town Board prior to construction

**Planning Staff Review**

**Outstanding Issues/Staff Comments**

1. Adjacent neighbors behind the property have voiced concerns about the development. Staff recommends an increased buffer and perhaps relocation of some parking away from the Homeowners to mitigate concerns.

### **Consistency with Adopted Plans and Policies and Town Vision Statements**

Residential and office uses are appropriate for the site due to the mix of residential homes behind and near the property and institutional and commercial uses surrounding it.

### **Reports from Town Departments and County Agencies**

#### **Matthews Police**

None received

#### **Matthews Fire**

None received

#### **Public Works**

None received

#### **Matthews Parks and Recreation**

None received

#### **Charlotte Mecklenburg Schools**

N/A

#### **PCO Concept Plan Approval Required?**

No

**Site Photos**



**Proposed Site Plan**



PROPOSED STRUCTURE STYLE

EXISTING STRUCTURE



**Area Zoning Map**

