

## Project Summary

<b>Location:</b>	316 East Matthews St
<b>Owner:</b>	Charlotte Mecklenburg Historic Landmarks Commission
<b>Agent/Owner:</b>	Jeff Fuller
<b>Current Zoning:</b>	R-20
<b>Proposed Zoning:</b>	Portions O-9 (CD) and R-20 (CD)
<b>Existing Use:</b>	Residential Home
<b>Proposed Use:</b>	Office
<b>Community Meeting:</b>	Occurred 7/29/13

## Summary of Request

The applicant requests O-9 (CD) to allow for the conversion of the home into offices for an accounting firm.. No development is planned for the vacant portion of the parcel proposed for R-20 (CD)

## Staff Recommendation

Staff is supportive of the request to rezone a portion of the property to O-9 (CD). However, in accordance with the Downtown Master Plan, appropriately designed infill should be planned on the vacant portion of the lot.

### Planning Staff Review

#### **Background And History**

The Funderburk-Plaxco House was designated a historic landmark in August 2012 and is currently owned by the Landmarks Commission. The home is believed to have been construction around 1880 and moved from across the street around 1920. The complete research report from the Historic Landmarks Commission is available online at: <http://www.cmhpf.org/S&Rs%20Alphabetical%20Order/Surveys&rPlaxco.htm>

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

The owner intends to preserve the home with minimal changes. The existing driveway is to be expanded to an appropriate width to serve the new parking area. Ten parking spaces are planned, with an expansion of 7 additional spaces shown as optional. The two outbuildings will be demolished. The undeveloped portion of the site is to remain “vacant and landscape” per the proposed plan

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

- 3.1 Permitted uses are requested to be all allowed uses in the O-9 table of uses
- 6.3 The R-20 portion of the property to be mowed and maintain
- 6.6 Overhead power lines to be removed and replaced with underground cable
- 7.1 Repairs and renovations of the home coordinated with and approved by Historic Landmarks
- 9.2 Existing wood light poles to be removed

## **Planning Staff Review**

### **Outstanding Issues/Staff Comments**

1. A variance to side yard requirements is required due the building location 1.2' from the north-western property line
2. A variance is requested for landscape requirements also on the northwestern property line and northeastern zoning line
3. A variance is required for lot frontage coverage for the Downtown Overlay.
4. Once the property is conveyed from Historic Landmarks to the buyer, customary protective covenants will be in place that will require coordination with the Landmarks Commissions for most alterations at the site. It is our understanding that there are no land use prohibitions that inhibit the future usage of the vacant portion of the property. However, any future development proposed at the site will undergo design review by the Landmarks Commission in addition to the rezoning action that will be required.

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

Matthews-Mint Hill Rd is appropriate for office uses while retail should primarily be focused along Matthews Station St and North Trade St

**Reports from Town Departments and County Agencies**

**Matthews Police**

**Matthews Fire**

**Public Works**

Comments received and incorporated

**Matthews Parks and Recreation**

N/A

**Charlotte Mecklenburg Schools**

N/A

**PCO Concept Plan Approval Required?**

No

**Site Photos**

