

Project Summary

Location:	Covenant Church Lane
Owner(s):	Christ Covenant Church
Agent:	Brian Schoeck, Johnston Allison & Hord, PA
Current Zoning:	R-15
Proposed Zoning:	R/I
Existing Use:	Vacant Land
Proposed Use:	Not Applicable
Community Meeting:	Not Required

Summary of Request

The applicant proposes to rezone an approximately 1.13 acre lot to the Residential/Institutional category.

Staff Recommendation

The rezoning request is not typical due to the fact that no conditions are proposed. As such, Planning Staff has few comments on the matter. Staff is supportive of the request as it simply adds the relatively small parcel to the greater 29 acre portion of the church and school campus on the south side of Covenant Church Lane. Creating conditions for the site is not practical as the land is to be combined and used as a part of the overall property. The current 29 acre portion of the campus that adjoins the site is zoned R/I with no conditions.

Planning Staff Review

Background And History

The subject parcel was originally 3 single family lots with frontage on old Highway 51. The lots are now combined and separated from the right-of-way by the Community Garden. The Community Garden parcel, originally a portion of NCDOT right-of-way, was deeded to the Town in 2009. Current construction work near the subject property is underway for a new high school building.

Details of the Site Plan

With no conditions proposed for the site, a survey of the vacant property is the only site information received. If the site is ever developed, a 20' buffer will apply in the area adjacent to the Community Garden.

Summary of Proposed Conditions

No conditions are permitted when conditional zoning is not requested.

Planning Staff Review

Outstanding Issues/Planning Staff Comments

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

1. No outstanding issues or concerns

Consistency with Adopted Plans and Policies and Town Vision Statements

The Residential Institutional category is an appropriate zoning at this location and consistent with the remainder of the campus.

Reports from Town Departments and County Agencies

Matthews Police

No Comment

Matthews Fire

No Comment

Public Works

No Comment

Matthews Parks and Recreation

No Comment

Charlotte Mecklenburg Schools

Not Applicable

PCO Concept Plan Approval Required?

No

Impact Analysis

No impact analysis was performed due to the nature of this rezoning.

Area Zoning Map

