



**Motion: 2016-5**  
**Corner of E Independence Blvd & Sam Newell Rd**  
**Pre Public Hearing Staff Analysis**  
**October 10, 2016**



## Project Summary

<b>Location:</b>	Corner of E Independence Blvd and Sam Newell Rd
<b>Parcel No. (s)</b>	193-192-04
<b>Owner:</b>	Town of Matthews
<b>Agent:</b>	Town of Matthews Planning Staff
<b>Current Zoning</b>	Conditional
<b>Proposed Zoning:</b>	O(CD)
<b>Existing Use:</b>	Vacant land
<b>Proposed Use:</b>	Vacant land
<b>Community Meeting</b>	N/A

## Summary of Request

This property is currently zoned Conditional. The property has been owned by the Town since 1996 in order to protect the right-of-way for future widening of Independence Blvd.

## Staff Recommendation

Staff recommends approval of the rezoning request as it is consistent with Town policy to convert Conditional zoned properties, to an appropriate contemporary zoning classification. Town staff is initiating the rezoning request because it is Town-owned property.

## **Planning Staff Review**

### **Background and History**

The Town received this property from Windsor Square property owners in 1996. The Town invited a student horticulture group from the newly opened Butler High School to landscape the site. Since that time the Town has maintained the property and will continue until such time that the property is encompassed as part of the Sam Newell fly-over.

### **Details of the Aerial Map**

No changes are proposed for the site. The aerial map shows the current site as a vacant landscaped parcel.

### **Summary of Proposed Conditions**

Property shall not be developed with any permanent structures.

Property shall be maintained by the Town of Matthews until land is acquired for US 74 Expressway project.

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

None.



## Pre Public Hearing Staff Analysis

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

The request is consistent with Town policy to rezone properties that are currently zoned Conditional.

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

#### **Matthews Police**

No concerns.

#### **Matthews Fire**

No concerns.

#### **Public Works**

No concerns.

#### **Matthews Park and Recreation**

No concerns.

#### **Charlotte Mecklenburg Schools**

Not applicable.

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

Not applicable.

#### **Charlotte Area Transit**

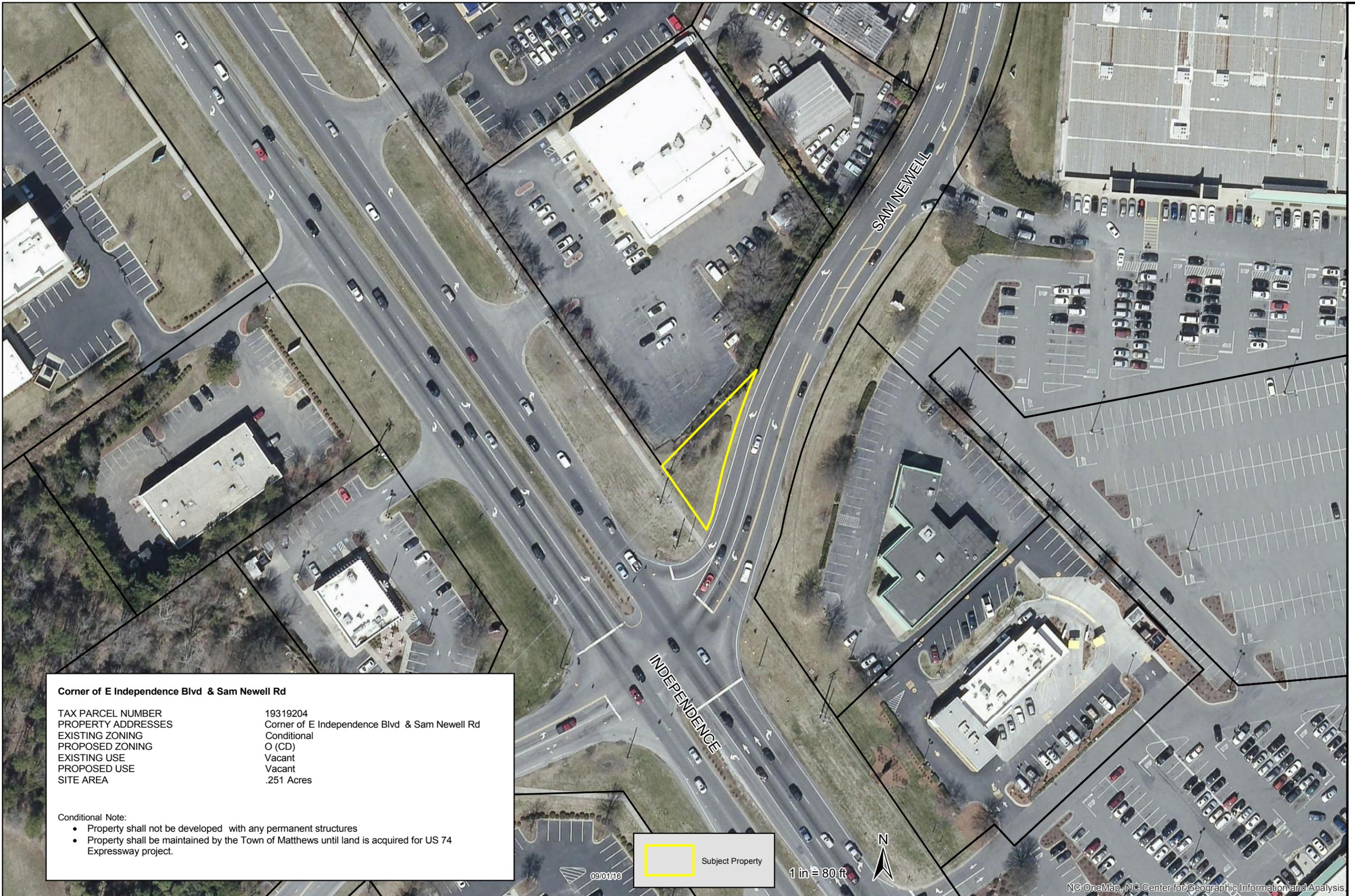
Not applicable.

### **Impact Analysis**

The property will remain vacant and the Town will incur no financial impact due to rezoning of the site.

### **Project Financial Impact if Vacant Land is Developed**

Since no improvements are planned, there is no financial impact associated with this request. The property is currently tax exempt.



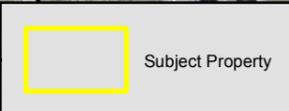
**Corner of E Independence Blvd & Sam Newell Rd**

TAX PARCEL NUMBER	19319204
PROPERTY ADDRESSES	Corner of E Independence Blvd & Sam Newell Rd
EXISTING ZONING	Conditional
PROPOSED ZONING	O (CD)
EXISTING USE	Vacant
PROPOSED USE	Vacant
SITE AREA	.251 Acres

**Conditional Note:**

- Property shall not be developed with any permanent structures
- Property shall be maintained by the Town of Matthews until land is acquired for US 74 Expressway project.

09/01/16



1 in = 80 ft

