

## Project Summary

<b>Location:</b>	1800 CPCC Lane
<b>Owner(s):</b>	CPCC
<b>Agent:</b>	Jim Allison, Susanne Todd, Johnston Allison & Hord
<b>Current Zoning:</b>	R-20 & R/I
<b>Proposed Zoning:</b>	B-3 (CD)
<b>Existing Use:</b>	Vacant
<b>Proposed Use:</b>	Parking
<b>Community Meeting:</b>	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. Long term, surface parking is not a bad use for the site considering the uncertainty surrounding the final right-of-way location for the extension of Independence Pointe Parkway over I-485. 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.

### 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. 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.

**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.

**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

### **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



