

Staff Analysis

Rezoning Petition
Date Revision 1 Revision 2
Public Hearing



232 Matthews Station Street
Matthews NC 28105

REQUEST The applicant seeks to amend the existing R/I (CD) zoning to increase the maximum student capacity at the high school from 300 to 420 students

LOCATION 200 Covenant Church Ln

PROPERTY OWNER Christ Church Presbyterian

PETITIONER Christ Covenant Church

**AGENT/
REPRESENTATIVE** David Powlen, Little & Associates

PLANNING STAFF REVIEW

Elements of the Request

The applicant seeks to amend the original R/I (CD) zoning that was approved on 5/7/2002 to allow for an increase in student capacity. Under the current conditional zoning, student capacity at the high school is capped at 300. The amendment to this conditional plan would increase that cap to 420 students. No other changes are proposed at the site or to the conditional plan. Additional planned buildings to be constructed in future stages are still a part of the conditional plan approved in 2002 and have not been modified in number or building size.

Does Request Support Adopted Plans and Policies? Yes No
(If no, see unresolved and outstanding issues)

Are any Zoning Variances needed? Yes No

Previous Action on this Property

Original rezoning approved 5/7/2002

Existing Improvements on Parcel

+/- 48,000 square foot school building

PLANNING STAFF REVIEW CONT'D

Requirement	Meets Requirement?		Staff Recommended Changes?		Changes Made?	
Setbacks and Yards	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Parking	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Landscaping	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Off Site Improvements	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Fire Access	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Connectivity	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Signage	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No

PUBLIC INFRASTRUCTURE

Report Received From: _____ **Issues Identified?** _____ **If yes, see outstanding issues** _____

Matthews Fire Department Yes No

LUESA Yes No

CMS Yes No

Matthews P&R Yes No

Is project subject to PCO concept plan approval before zoning decision? Yes No

Traffic impact study received? Yes No

What improvements are recommended and/or committed to?

No improvements are recommended at this time.

UNRESOLVED OR OUTSTANDING ISSUES

None

STAFF COMMENTS AND RECOMMENDATION

Staff recommends approval of this rezoning application.

PETITION # 2012-583

CONDITIONAL DISTRICT ZONING PETITION STAFF CHECKLIST

Attach to:

ZONING PETITION STAFF CHECKLIST IF A CHANGE IN ZONING DISTRICT

Name of Petitioner: Christ Covenant Church
 Address of Property: 800 Fullwood Ln
 Tax Parcel Number(s): 21301103, 21301104
 Name/Address of Owner if Different:

DIMENSIONS

Approximate property dimensions from site plan: (All entries are for Parcels B, C and E, respectively)

Lot width	722'
Lot area	4.29 acres
Front setback	50' for all three parcels
Side yards	50'
Rear yards	50'
Max height	60*
Open Space	Not given

DESCRIPTION OF REQUEST

The applicants seeks to increase the maximum student capacity for the site from 300 to 420.

SITE PLAN DATA

1. What existing structures are on this property? High School building
2. What is current land use? School
3. Does this plan show:

A. _____ specific lots with buildings.

Will additional site plan review by the Town be required? No

B. _____ a generalized development plan.

Will individual site plan approval by Town Board be necessary on a lot-by-lot basis? No

C. X _____ a change in conditions to earlier zoning site plan.

What previous approved plan(s) will this amend, if approved?

Zoning Application #412 Approved 6/10/02

What changes or expansions of land use are proposed?

No buildings are currently proposed other than existing plans for future building construction. The only site change that is proposed for amendment is the maximum student capacity.

4. What new structures or additions are proposed? None

CURBCUTS

Number of curbcuts on site plan: Two

Distance between closest curbcuts on property and/or adjacent property: 205' and 209' on either side of the driveways.

Are curb cuts connecting to:

- NCDOT maintained road.
- Town maintained road.
- Private street.
- Thoroughfare designated on MUMPO Thoroughfare Plan.

Zoning conditions for curbcuts: All lots or parcels are entitled to at least one driveway per street frontage on any street except those where access is otherwise limited or controlled.

Are zoning conditions being met? Yes

PARKING AND LOADING

Proposed land use: School

How is parking calculated for this use in the Zoning Ordinance? One space per each five seats in largest assembly room (Shared parking allowance is being employed and provided across the street at the Church)

Number of parking spaces required? 159

Number of parking spaces proposed? 47 (112 provided at church)

Square footage of structure(s): 49,333

Number of employees on shift of greatest employment: Not given

Will this use require a loading dock or zone? No

If so, is it designed so it will not interfere with parking areas, driveways, streets or sidewalks?

SIGNS

Number of signs proposed attached: 1 detached: 1

Size(s) of attached signs: 20 sq ft allowed

Which way do attached signs face?

Location of detached signs: At eastern driveway access

Size(s) of detached signs: Not given

Zoning conditions for signs: Per Ordinance

LANDSCAPING AND OVERLAY REQUIREMENTS FOR SUBSEQUENT STAFF REVIEW

This property is subject to landscaping provisions as found in: 153.075

____ Landscaping Chapter of Zoning Ordinance

Highway Overlay

Downtown Overlay

Screening Requirements for lots with rear yards or side yards abutting a thoroughfare. This property is exempt from landscape requirements.

Have any plans been provided with sufficient detail to determine that landscaping or overlay provisions appear in general to be met? Yes

If so, what deviations or deficiencies should be noted here? No

NEIGHBORHOOD MEETING

Has the required neighborhood/community informational meeting been held? Scheduled for 2/28/12 at 6pm

What, if any, changes are proposed by the petitioner as a result of the meeting? N/A

LAND USE PLANS

Has the applicant provided an explanation of how the petition will comply with adopted land use plans covering the geographical location of the Conditional Petition? Yes

Is the explanation consistent with adopted plans? Yes

If not, what is the discrepancy?

ADDITIONAL REQUIREMENTS OR COMMENTS:

None