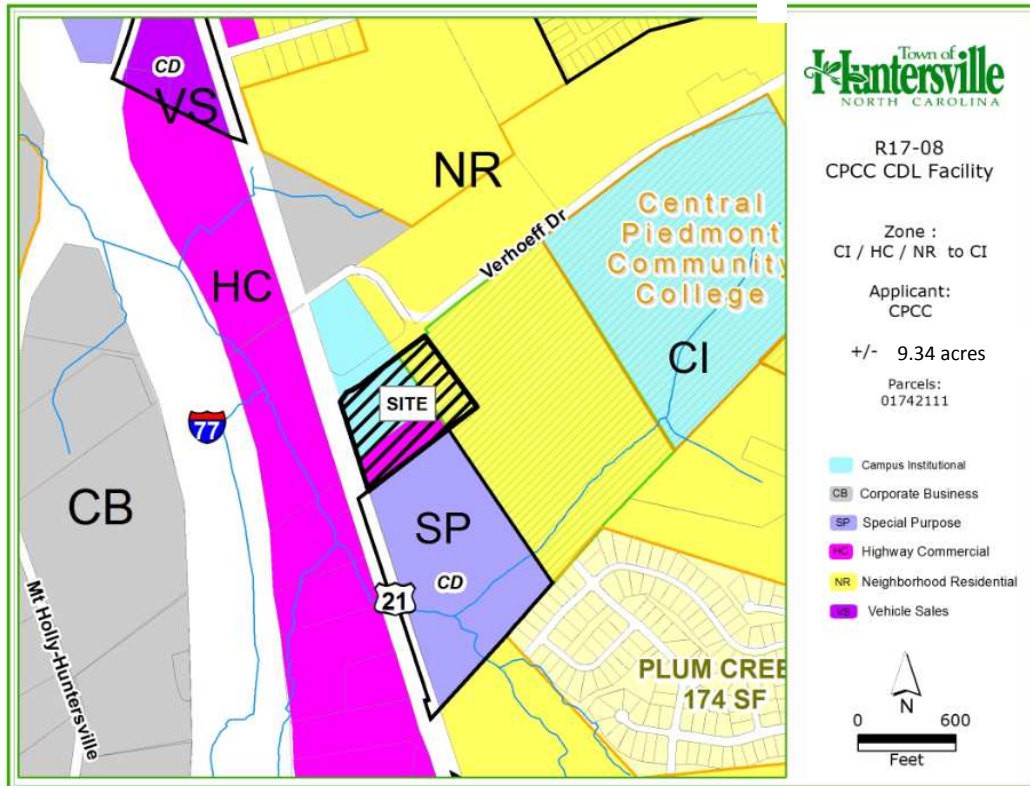


Petition R17-08: Central Piedmont Community College General Rezoning

PART 1: PROJECT SUMMARY

Application Summary:

1. Central Piedmont Community College (CPCC) has applied generally rezone 9.34 acres from Campus Institutional (CI), Highway Commercial (HC), and Neighborhood Residential (NR) to all Campus Institutional (CI). The property is located at 12332 Statesville Road (Parcel # 01742111).



Applicant: CPCC

Property Owner:
Same

Property Address:
12332 Statesville Road

Project Size: 9.34 acres

Parcel Numbers:
01742111

Existing Zoning:
Campus Institutional (CI), Highway Commercial (HC), and Neighborhood Residential (NR)

Proposed Zoning:
Campus Institutional (CI) portion remains, the Highway Commercial (HC) and Neighborhood Residential (NR) portion is rezoned to Campus Institutional (CI)

2. Adjoining Zoning and Land Uses

North: Campus Institutional (CI), Neighborhood Residential (NR), Former Gatling Juvenile Detention Center (now owned by CPCC) and Huntersville Family Fitness and Aquatics (HFFA).

South: Special Purpose Conditional District (SP-CD), Mecklenburg County Recycling Center: General Residential (GR) Plum Creek Single Family Neighborhood.

East: Neighborhood Residential (NR), Huntersville Athletic Community Park, Campus Institutional (CI), CPCC Merancas Campus.

West: Highway Commercial (HC), Single Family Residential.

3. The applicant is proposing a general rezoning and not a conditional district rezoning. Therefore the application does not have a site plan or any conditions associated with the request. If approved, all uses allowed in the Campus Institutional (CI) district will be permitted as described in the ordinance.
4. The subject property is currently "split zoned" and has three different zoning designations on the property; Campus Institutional (CI), Highway Commercial (HC), and Neighborhood Residential (NR). CPCC intends to use

the property for a commercial driver's license and public safety officer's training facility. Both HC and CI allow for vocational training schools but the NR district does not. Therefore to establish one zoning district that allows their facilities CPCC proposes to rezone the entire parcel CI.

5. Notifications to adjacent property owners were sent out by way of first class mail and a notification sign erected on the site per state statute. No neighborhood meeting is required for a general rezoning.

PART 2: REZONING/SITE PLAN ISSUES

- Article 3.28 of the Huntersville Zoning Ordinance states in the intent section of the Campus Institutional Zoning District (CI) that "the campus institutional district is established to provide for large institutional complexes which are already in place and for new institutional complexes on 15 acres or more, which, because of the scale of the buildings or the nature of the use, cannot be fully integrated into the fabric of the community". The purpose therefore of the CI district is to accommodate for large existing institutional uses that were present at the introduction of Town Zoning and for new institutional uses that are over 15 acres in size. The proposed parcel is only 9.4 acres in size. However, staff feels in this context the proposed parcel of property can be considered an extension of the existing CPCC Merancas campus to the east, which is also zoned CI. In addition, all the uses along Verhoeff Drive are either parks, Town recreational facilities, CPCC facilities, or some other civic or institutional use. Thus, when this parcel is viewed as a part of the whole framework of surrounding development the minimum 15 acres is being met.
- Since this is a general rezoning, there are no site specific issues with this rezoning application as there is no site plan attached to the request. If the application is approved, the applicant will need to submit a commercial site plan showing compliance to all zoning requirements under the new zoning designation.

PART 3: TRANSPORTATION ISSUES

- Since a general rezoning is proposed, there are no transportation issues with changing one zoning district to another. Any transportation items such as driveway permits, roadway improvements, traffic generation etc. will need to be reviewed and approved during the subsequent commercial site plan process for the new development.

PART 4: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that "in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents".

STAFF COMMENT – Staff finds the proposed use consistent with the following policies of the **2030 Huntersville Community Plan**:

- **Policy CD-2: Focus higher intensity development generally within 2 miles of the I-77 and NC 115 corridor.** The property in question is located just east of I-77 along Statesville Road.

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: "in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

- 1. Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**

STAFF COMMENT:

The overall character of existing development in the immediate vicinity of the subject property is civic and institutional in nature. The uses along Verhoeff Drive include a Huntersville Park, the Huntersville Family Fitness and Aquatics Center, the Central Piedmont Community College Merancas Campus, the Huntersville Oaks Skilled Nursing Center, and the Mecklenburg County Children's Developmental Services Huntersville Annex. To the south of the subject property is a Mecklenburg County Recycling Center. The Campus Institutional (CI) district uses established on the subject property would be consistent with the surrounding development.

- 2. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**

STAFF COMMENT:

- There are no public facility concerns for a general rezoning application. Any traffic impact or public facility needs will be reviewed during the subsequent commercial site plan review for any proposed development.

- 3. Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**

STAFF COMMENT:

Planning staff has no indication that the request will adversely affect known archeological, environmental resources.

PART 5: PUBLIC HEARING

The Public Hearing was held on September 5, 2017. No one from the public spoke on the application. Discussions between the Board and staff focused on the Commercial Driver's License facility and Public Safety Training facility proposed by CPCC.

PART 6: STAFF RECOMMENDATION

Staff recommends approval of the rezoning application as the CI district is consistent with adjacent development.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board meeting unanimously recommended approval on September 26, 2017.

PART 8: CONSISTENCY STATEMENT – R17-08: CPCC GENERAL REZONING

Planning Department	Planning Board	Board of Commissioners
<p>APPROVAL: In considering the proposed rezoning of Petition R17-08, CPCC General Rezoning, Planning Staff finds that the rezoning is consistent with Policy CD-2 of the Town of Huntersville 2030 Community Plan. Staff recommends rezoning the property from Campus Institutional (CI), Highway Commercial (HC), and Neighborhood Residential (NR) to Campus Institutional (CI). It is reasonable and in the public interest to rezone this property because a large portion of the property is already zoned CI, and the CI district is consistent with the character and uses adjacent to the subject property.</p>	<p>APPROVAL: In considering the proposed rezoning of Petition R17-08, CPCC General Rezoning, Planning Staff finds that the rezoning is consistent with Policy CD-2 of the Town of Huntersville 2030 Community Plan. Staff recommends rezoning the property from Campus Institutional (CI), Highway Commercial (HC), and Neighborhood Residential (NR) to Campus Institutional (CI). It is reasonable and in the public interest to rezone this property because a large portion of the property is already zoned CI, and the CI district is consistent with the character and uses adjacent to the subject property.</p>	<p>APPROVAL: In considering the proposed rezoning of Petition R17-08, CPCC General Rezoning, Town Board finds that the rezoning is consistent with the Town of Huntersville 2030 Community Plan. The Board recommends rezoning the property from Campus Institutional (CI), Highway Commercial (HC), and Neighborhood Residential (NR) to Campus Institutional (CI). It is reasonable and in the public interest to rezone this property because...(explain)</p>
<p>DENIAL: N/A</p>	<p>DENIAL:</p>	<p>DENIAL: In considering the proposed rezoning of Petition R17-08, CPCC General Rezoning, the Town Board finds that the rezoning is not consistent with the Town of Huntersville 2030 Community Plan and other applicable long range plans. We recommend denial of Rezoning Petition R17-08. It is not reasonable and not in the public interest to rezone this property because..... (Explain)</p>