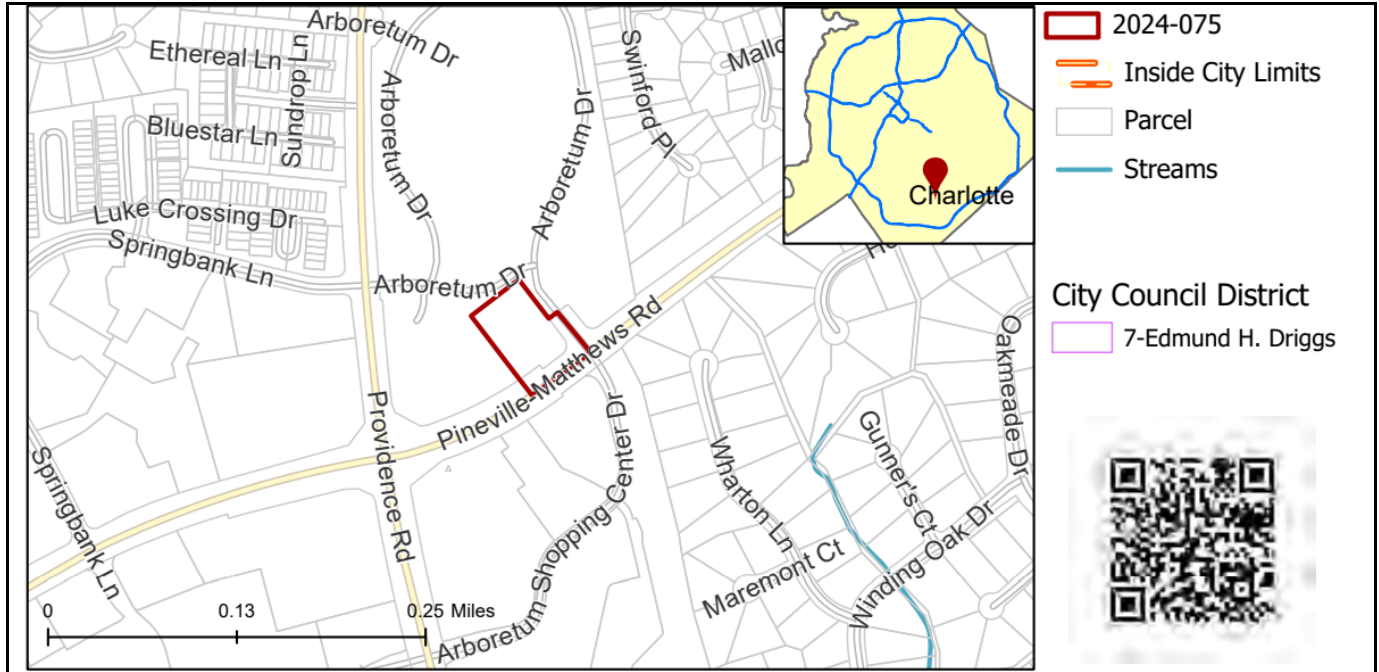


REQUEST

Current Zoning: O-15(CD) (Office, Conditional)

LOCATION

Proposed Zoning: CAC-1(CD) (Community Activity Center-1, Conditional)
Approximately 1.4 acres located along the north side of Pineville-Matthews Road and the west side of Arboretum Drive



SUMMARY OF PETITION

The petition proposes up to 16,500 square feet of a limited number of uses permitted in the CAC-1 zoning district.

**PROPERTY OWNER
PETITIONER**

PNC Bank by Merger
Arbo, LLC

AGENT/REPRESENTATIVE

Nolan Groce; Urban Design Partners

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting on 8/7/2024: 4
Number of people attending the Community Meeting on 9/11/2024: 5

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Community Activity Center.

Rationale for Recommendation

- The proposed rezoning encourages moderate-to high-density mixed-use developments consistent with the Community Activity Center Place Type.
- The CAC-1 zoning district would enable the site to support a mix of uses that are compatible with the surrounding area, which includes residential and office developments. The area is transitioning toward a blend of uses, particularly along the Pineville-Matthews Road corridor. This corridor is increasingly characterized by retail establishments, medical offices, and businesses.

- The proposed rezoning includes limitations on building height and floor area, ensuring that new development will maintain an appropriate scale and character in relation to neighboring properties.
- CATS will require an upgrade of an existing bus stop to an ADA-compliant bus standard detail 60.01A along Pineville-Matthews Rd. The final location will be coordinated with the developer during the Land Development process.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity

PLANNING STAFF REVIEW

• **Background**

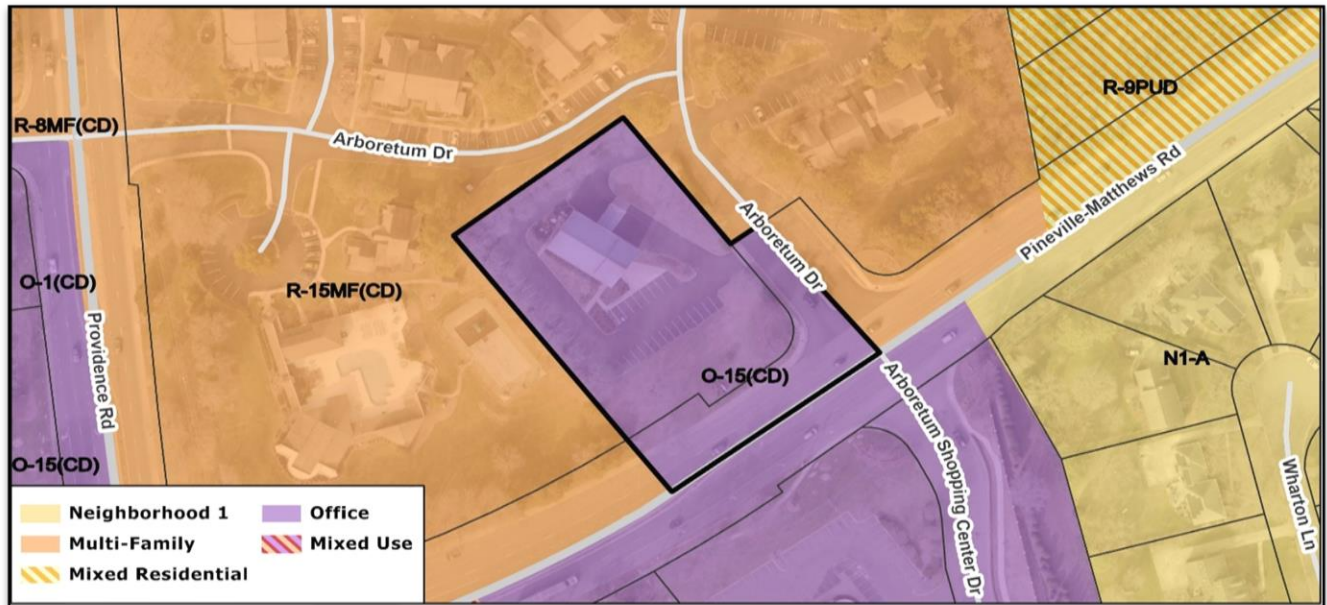
- The site was rezoned in 1986 from retail land use (B-1) to office use (O-15(CD)) to allow the development of a Chase Bank office.

• **Proposed Request Details**

The development standards accompanying this petition contain the following provisions:

- In accordance with Article 32 of the Ordinance, CATS requires the upgrade of an existing bus stop to an ADA-compliant bus standard detail 60.01A along Pineville-Matthews Rd. The final location will be coordinated with the developer during the Land Development plan review process.
- Primary structure gross floor area shall not exceed 16,500 square feet.
- Building height shall not exceed 50’ as defined by the Unified Development Ordinance.
- **Permitted Primary uses shall be limited to the following:**
 - Animal Care Facility
 - Art Gallery
 - Arts/Fitness Studio
 - Financial Institution
 - Industrial Design
 - Medical/Dental Office
 - Office
 - Personal Service Establishment
 - Retail Goods: Establishment
 - Retail Goods: Showroom

• **Existing Zoning**



- The site is surrounded by property zoned R-15MF (CD). Property to the south, across Pineville-Matthews Road is zone O-15 (CD), similar to the subject site. Pineville-Matthews transitions to N1-A zoning as you travel northeast.



- The subject site, marked by the red star, is located near the intersection of Pineville-Matthews Road and Arboretum Drive, surrounded by a mix of commercial, office, and residential land uses. To the west, there are retail and office spaces, including shopping centers and medical offices. To the east and north, the area transitions into residential neighborhoods with single-family homes and multi-family developments. South of the site is the Arboretum Shopping Center.



- The site is located on the north side of Pineville-Matthews Road.



- East of the site is the Providence Road and Pineville-Matthews Road intersection with access to medical offices, retail, and restaurants.



- South of the site is the Arboretum Office Park.



- West of the site are residential neighborhoods with single and multi-family homes.

• **Rezoning History in Area**



- There have been no recent rezonings in this area.

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Community Activity Center place type.

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Pineville-Matthews Road, a State-maintained major arterial, and Arboretum Drive, a City-maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conditional minor rezoning. None of the conditional note’s address or impact required streetscape, ROW, or transportation improvements. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

• **Active Projects:**

- Arboretum East
 - Project Limits: At the intersection of Providence Road and Pineville-Matthews Road
 - Project Number: LDCP-2023-00077
 - Project Description: Mixed Use Development
Construction Year: Currently Under Construction
- Fifth Third Bank – Arboretum RC
 - Project Limits: At the intersection of Providence Road and Pineville-Matthews Road
 - Project Number: LDCP-2024-00217
 - Project Description: Bank Construction
Construction Year: Currently Under Construction

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:
 Existing Use: 635 trips per day (based on O-15(CD)).
 Entitlement: 300 trips per day (based on 1.4 acres of office uses).
 Proposed Zoning: 926 trips per day (based on 1.4 acres of CAC-1)

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.

- **Charlotte Fire Department:** No comments submitted.
 - **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
 - **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
 - **Charlotte Water:** Charlotte Water does not have sewer system access for the rezoning boundary under review. However, there is accessible water system infrastructure for parcel 21344177 via an existing 24-inch water distribution main located along Pineville-Matthews Rd. The closest sewer system infrastructure is located approximately 300 feet northeast of the rezoning boundary along Pineville-Matthews Rd. See advisory comments at www.rezoning.org
 - **Erosion Control:** No comments submitted.
 - **Long Range Planning:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
 - **Stormwater Services Land Development Engineering:** No comments submitted.
 - **Storm Water Services:** No comments submitted.
 - **Urban Forestry / City Arborist:** No comments submitted.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163