



# STAFF REPORT

<b>CASE:</b>	<b>ZC13-6</b>
<b>EXISTING ZONING</b>	<b>R</b>
<b>REQUEST:</b>	<b>R (CD)</b>
<b>APPLICANT:</b>	<b>NEW BEGINNINGS COMMUNITY CHURCH</b>
<b>PROPERTY OWNER</b>	<b>EDWARD PLYER</b>
<b>LOCATION</b>	<b>5613 MARGARET WALLACE ROAD AND 5329 MARKAY STREET</b>
<b>TAX MAP NUMBER</b>	<b>135-201-08 AND 135-201-07</b>

## **EXECUTIVE SUMMARY:**

The applicant, New Beginnings Community Church, is requesting Conditional District rezoning for properties located at 5613 Margaret Wallace Road and 5329 Markay Street. The purpose of the rezoning is to permit an offsite parking lot.

Parking areas may be located in the residential district, when considered with a conditional district rezoning petition in accordance with the special requirements specified in Article 7, Section 7.2.2 of the Unified Development Ordinance.

### **7.2.2 Supplementary Use Regulations for Parking Areas in Residential Districts.**

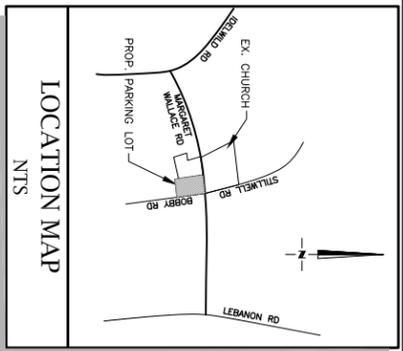
- Such parking areas shall be considered to satisfy, in whole or in part, the off-street parking requirements for business, industrial or institutional uses when such requirements cannot be met in the district in which the use is permitted.
- Such parking areas shall have a common property line for a minimum distance of 50 feet, with the lot containing the permitted principal use.
- Access by motor vehicles to such parking areas shall be only through the lot containing the principal permitted use.
- The lot containing the parking areas shall be screened in accordance with the provisions of Section 6.4.2 (Screening and Landscaping) of this Ordinance, when adjacent to a residential district, or to a residential or institutional use.
- Such parking areas shall comply with the design standards and all other applicable requirements of the off-street parking regulations, Article 6, Section 6.3 (Off-Street Parking and Loading) of this Ordinance.
- Outdoor lighting shall be extinguished no later than 11:00 p.m.
- The lot containing the parking areas shall be owned by the same person, firm or corporation that owns the property upon which the permitted principal use is located.

## **RECOMMENDATION:**

Staff recommends approval

## **STAFF CONTACT:**

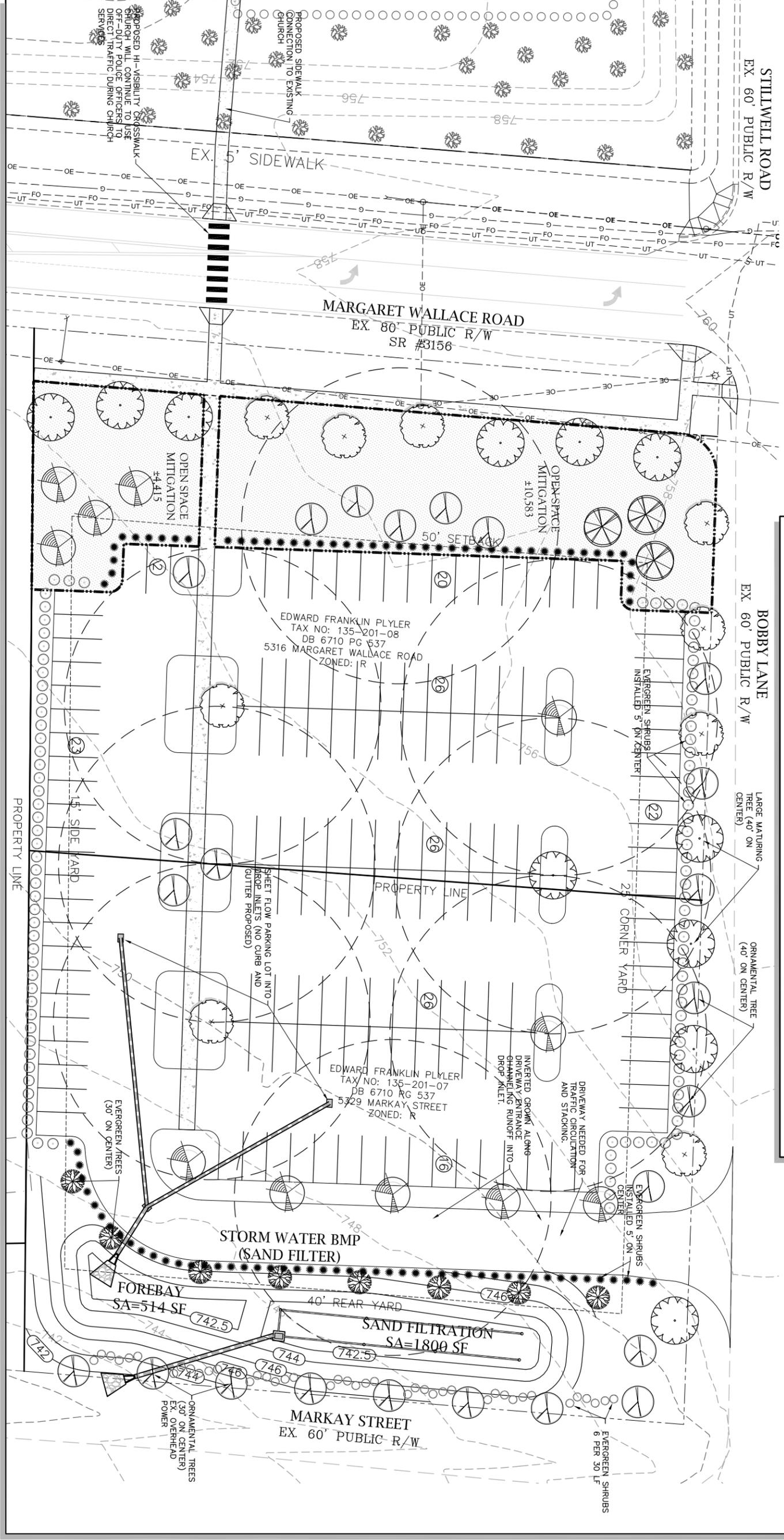
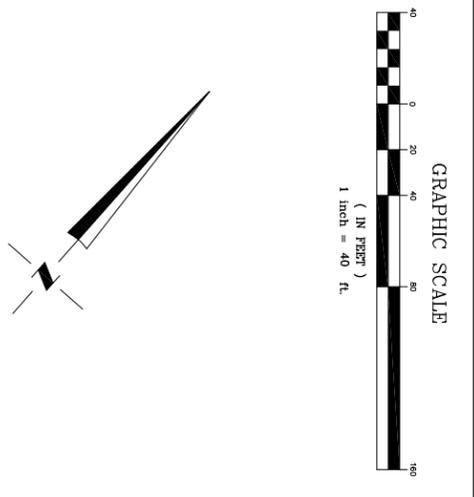
Planning Staff  
704-545-9726



**DEVELOPMENT SUMMARY**

SITE AREA:	95,761 SF (2.19 AC)
TOTAL SITE AREA	100,967 SF (2.32 AC)
DEDICATED R/W ALONG MARGARET WALLACE	5,205 SF
PARCEL IDS	135-201-07 & 135-201-08
JURISDICTION:	TOWN OF MINT HILL
CURRENT ZONING:	R (RCO)
PROPOSED ZONING:	VACANT
EXISTING USE:	VACANT
SIDE YARD:	15'
FRONT SETBACK:	50'
REAR YARD:	40'
CORNER SIDE YARD:	25'
REQUIRED UNDISTURBED OPEN SPACE:	0.22 AC (10%)
REQUIRED MITIGATED OPEN SPACE:	0.33 AC
PROPOSED MITIGATE OPEN SPACE:	0.34 AC (14,998 SF)
PROPOSED TREES:	12
PROPOSED TREES:	12
PROP. ON-SITE ASPHALT PARKING:	161
IMPERVIOUS CALCULATIONS	
PROP. ASPHALT PARKING LOT:	55,690 SF
PERCENT IMPERVIOUS:	58.1%

- DEVELOPMENT STANDARDS CONDITIONAL USE PLAN**
- PETITIONER WILL COORDINATE WITH MECKLENBURG COUNTY AND THE TOWN OF MINT HILL TO CONSTRUCT NEW ACCESS ON BOBBY LANE.
  - PROPOSED DEVELOPMENT WILL COMPLY WITH TOWN OF MINT HILL ZONING ORDINANCE WITH REGARDS TO SITE SIGNAGE SECTION 6.5.2 B WHICH LIMITS SIGNAGE TO 6 SQUARE FEET. DETACHED LIGHTS TO BE A MAXIMUM OF 25 FEET TALL AND SHALL BE TURNED OFF NO LATER THAN 11:00 P.M.
  - AT THE REQUEST OF THE ADJACENT PROPERTY OWNERS THE SITE WILL INCLUDE (2) TWO SITE LIGHTS INSTALLED IN THE PARKING LOT THAT WILL RUN ALL NIGHT. THE LIGHT LOCATIONS WILL BE DETERMINED DURING THE DESIGN/CONSTRUCTION PHASE AFTER COORDINATION WITH DUKE ENERGY. THE LIGHTS WILL BE DIRECTED INWARDS TOWARDS THE PARKING LOT AND MARGARET WALLACE.
  - EXISTING AND PROPOSED DEVELOPMENT WILL COMPLY WITH TOWN OF MINT HILL POST CONSTRUCTION ORDINANCE WITH RESPECT TO STORM WATER MANAGEMENT.
  - REQUIRED TREES FOR UNDISTURBED OPEN SPACE ON-SITE MITIGATION MUST MEET THE FOLLOWING CRITERIA:
    - MINIMUM TREE CALIPER OF 1.5 INCHES.
    - REQUIRED TREES FOR TREE SPECIES MUST SHOW A MINIMUM OF THREE (3) DIFFERENT SPECIES IN ROUGHLY EQUAL PROPORTIONS SELECTED FROM THE LIST IN APPENDIX 6-6 (FORM #RCO14) OF THE ADMINISTRATIVE MANUAL.
    - STATEMENT AS TO THE QUALITY OF THE TREES AS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK.
  - MATERIAL USED TO STABILIZE THE AREA AROUND AND BETWEEN TREES (MUST BE VEGETATIVE GROUND COVER AND MULCH).
  - CONTIGUOUS OF FINAL GRADE AT TWO (2) FOOT INTERVALS EXTENDING 100 FEET BEYOND THE PROPERTY BOUNDARY (SLOPE OF ANY GRADED OR DISTURBED AREA FOR ON-SITE MITIGATION CAN NOT EXCEED 3 TO 1).
  - METHODS FOR THE CONTROLLING THE FLOW OF WATER ACROSS THE AREA TO PREVENT SOIL EROSION OR MULCH DISTURBANCE:
    - DEPTH OF TOP SOIL (MINIMUM OF SIX (6) INCHES).
    - PROVIDE SPECIFICATIONS FOR THE PLANTING OF TREES AND GROUNDCOVER.
    - PROVIDE WRITTEN WARRANTED STATEMENT FOR THE REPLACEMENT OF DEAD OR DISEASED TREES OVER A MINIMUM OF TWO (2) YEARS FOLLOWING PLANTING.
  - PETITIONER DESIRES TO INSTALL ADDITIONAL SCREENING ON BOBBY LANE AND MARKAY STREET IN LIEU OF INSTALLING CURB/GUTTER AND SIDEWALKS SINCE THERE ARE NO EXISTING SIDEWALKS AND THE AREA IS FULLY DEVELOPED.
    - INTERIOR PARKING LOT LANDSCAPING SHALL INCLUDE:
      - LARGE MATURING TREES NOT MORE THAN 60' FROM ALL PARKING SPACES
      - VARYING SPECIES
      - A MINIMUM OF 8' TALL AND 2 1/2" CALIPER AT TIME OF PLANTING.



**PARKING LOT SKETCH PLAN**

**NBCC ADDITIONAL PARKING LOT**

**NEW BEGINNING COMMUNITY CHURCH**  
7027 STILLWELL ROAD  
MATTHEWS, NC 28105

REVISIONS	DATE	BY	REVISIONS
1	8/23/13	JDM	REVIEW COMMENTS
2	9/12/13	JDM	PM COMMENTS

CAD FILE: 13-015 SKETCH.DWG  
PROJECT NO.: 13-015  
DESIGNED BY: JDM  
REVIEWED BY: JDM  
DATE: JULY 20, 2013

**C1.0**

**Mc<sup>2</sup> ENGINEERING**

Mc<sup>2</sup> ENGINEERING, INC.  
2110 BEN CRAIG DR., STE. 400  
CHARLOTTE, NC 28262  
PHONE 704.510.9797

THE GEORGE AND DORIS SHINE, JR. TRUST, THE PROPERTY OF MARGARET WALLACE ROAD, 135-201-07 & 135-201-08, MATTHEWS, NC. IS HEREBY RECORDED.