



STAFF REPORT

CASE:	ZC14-7
EXISTING ZONING	B-G DO-B (CD)
APPLICANT:	STILES CORPORATION, BETH MIDDLETON
PROPERTY OWNER	MINT HILL PARTNERS, LLC
LOCATION	6828 MATTHEWS MINT HILL ROAD
TAX PARCEL NUMBER	PORTION OF 195-182-31
REQUEST:	EXCEPTION TO SECTION 6.0 (PARKING STANDARDS) OF THE DOWNTOWN CODE

APPLICATION SUMMARY:

The applicant is requesting an exception to Section 6.0 (Parking Standards) of the Downtown Code. The request for an exception is necessary to accommodate the applicant's proposal to construct a parking lot as the principal use of the out parcel identified in the accompanying zoning plan. Primarily, the proposal for the parking lot is in conflict with the General Principles, C (see attachment).

1.1.5

Exceptions to the provisions of this ordinance [Downtown Code] (except for permitted uses and excluded uses) may be approved as a Conditional District Rezoning approval by the Board of Commissioners upon a recommendation by the Planning Board. In granting a Conditional District Rezoning approval as an exception to these provisions, the Board shall first determine that:

- A. No practical design alternatives exist; and*
- B. The variations/exceptions requested are consistent with the purpose and intent of this district as well as section 1.2 General Building Design Guidelines.*

STAFF RECOMMENDATION:

Staff supports the proposal with the following conditions:

1. Landscape Buffer Type A and B apply to the property and should be indicated on the Zoning Plan (this includes a low wall to screen the parking area from the sidewalk)
2. Add note to Zoning Plan stating landscaping will be irrigated and maintained in a good and healthy condition
3. A lighting plan should be submitted to staff to verify compliance with 7.3 Outdoor Lighting Standards.
4. Parking minimum reductions should be considered when evaluating future development proposals at Mint Hill Commons, assuming the parking area under consideration is open to the general patrons of Mint Hill Commons

STAFF CONTACT:

Planning Staff
704-545-9726