



# STAFF REPORT

<b>CASE:</b>	<b>ZC15-5</b>
<b>EXISTING ZONING</b>	<b>R</b>
<b>PROPOSED ZONING</b>	<b>R (CD)</b>
<b>APPLICANT/PROPERTY OWNER:</b>	<b>MECKLENBURG COUNTY</b>
<b>LOCATION</b>	<b>THOMPSON ROAD</b>
<b>TAX PARCEL NUMBER</b>	<b>195-141-01 &amp; 02, 195-231-06 &amp; 07, 195-241-01 &amp; 195-171-56</b>
<b>REQUEST:</b>	<b>DEVELOPMENT OF NATURE CENTER AND PUBLIC EDUCATION BUILDING</b>
<b>STAFF RECOMMENDATION:</b>	<b>FAVORABLE</b>

## APPLICATION SUMMARY:

Mecklenburg County is requesting Conditional District Rezoning to allow development of the nature preserve and associated support services and accessory use.

The Zoning Plan includes a 12,000 square foot nature center, a maintenance building and an area identified as future expansion. According to the Conditional Notes and Development Standards, the proposed uses allowed on the subject property will be limited to those associated with a nature preserve which may include uses such as hiking trails, pedestrian bridge over Steven's Creek, picnic areas, outdoor learning stations and low impact outdoor recreation.

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

## PLAN CONSISTENCY:

Small Area Plan	No
Downtown Master Plan	N/A
Mint Hill Comprehensive Transportation Plan	Yes
CRTPO Thoroughfare Plan	N/A
Pedestrian Plan	Yes

The proposed development is inconsistent with the Small Area Plan with respect to the planned connection from Country Woods to Thompson Road. The nature preserve expansion was not contemplated during the Small Area Plan process.



**Lawyers Road and I-485 Small Area Plan (pg. 77)**

*An alternate connection to Countrywood Subdivision from Thompson Road and the subsequent closure of the entrance to the Subdivision from Lawyers Road will provide more convenient access for subdivision traffic.*

**RECOMMENDATION:**

**Staff offers a favorable recommendation.** Broadly speaking the petition is consistent with the community's desire for preserving open space, as indicated in the Land Use Plan.

**STAFF CONTACT:**

Planning Staff  
704-545-9726