

**APPLICATION 2020-709 STAFF REPORT  
PROPOSED BAPS MANDIR TEMPLE**

Pre Public Hearing Staff Analysis • March 2020



# PROJECT SUMMARY

## Location

Mount Harmony Church Rd and  
Independence Commerce Dr

## Ownership/Applicant

BAPS Charlotte LLC

## Zoning

Existing: R/I (CD) and R-15  
Proposed R/I (CD)

## Existing Use

Vacant Land/ Single Family Residence

## Proposed Setbacks

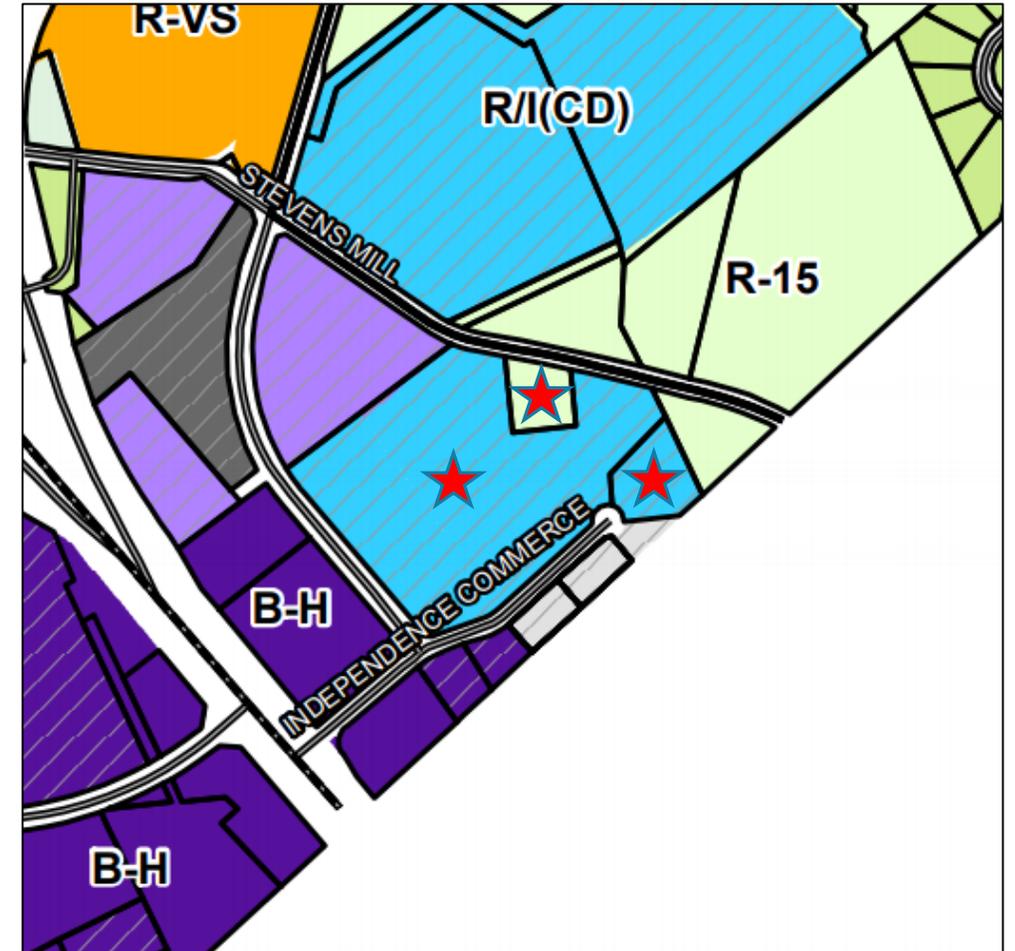
Front: 50'  
Side: 50'  
Rear: 50'

## Site/Project Size

15.96 Acres

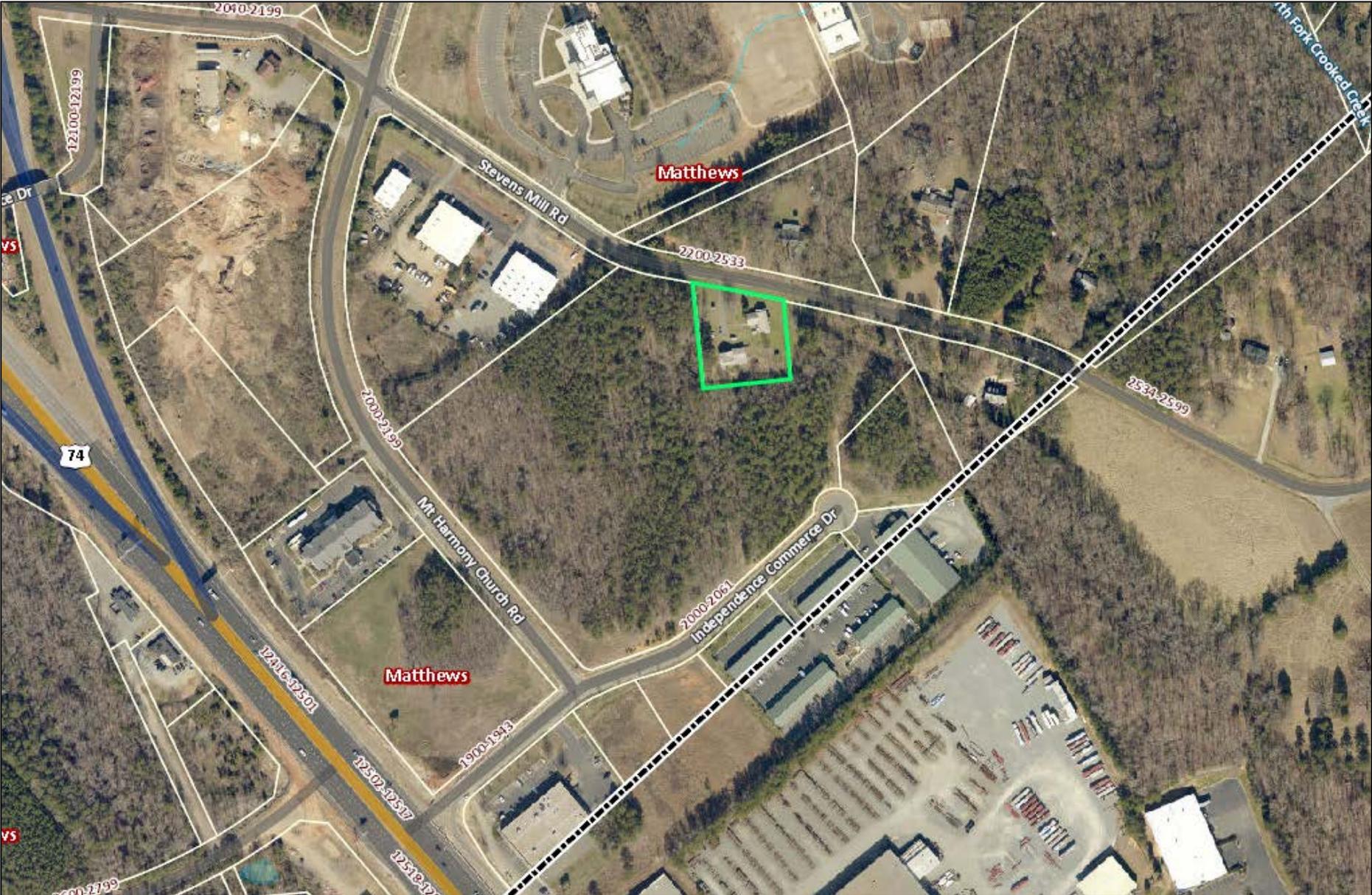
## Traffic Generation

No TIA Required



The rezoning request seeks to change the zoning of the 1-acre parcel from R-15 to R/I (CD) and to change the zoning conditions on the existing R/I properties.

# PROJECT AREA



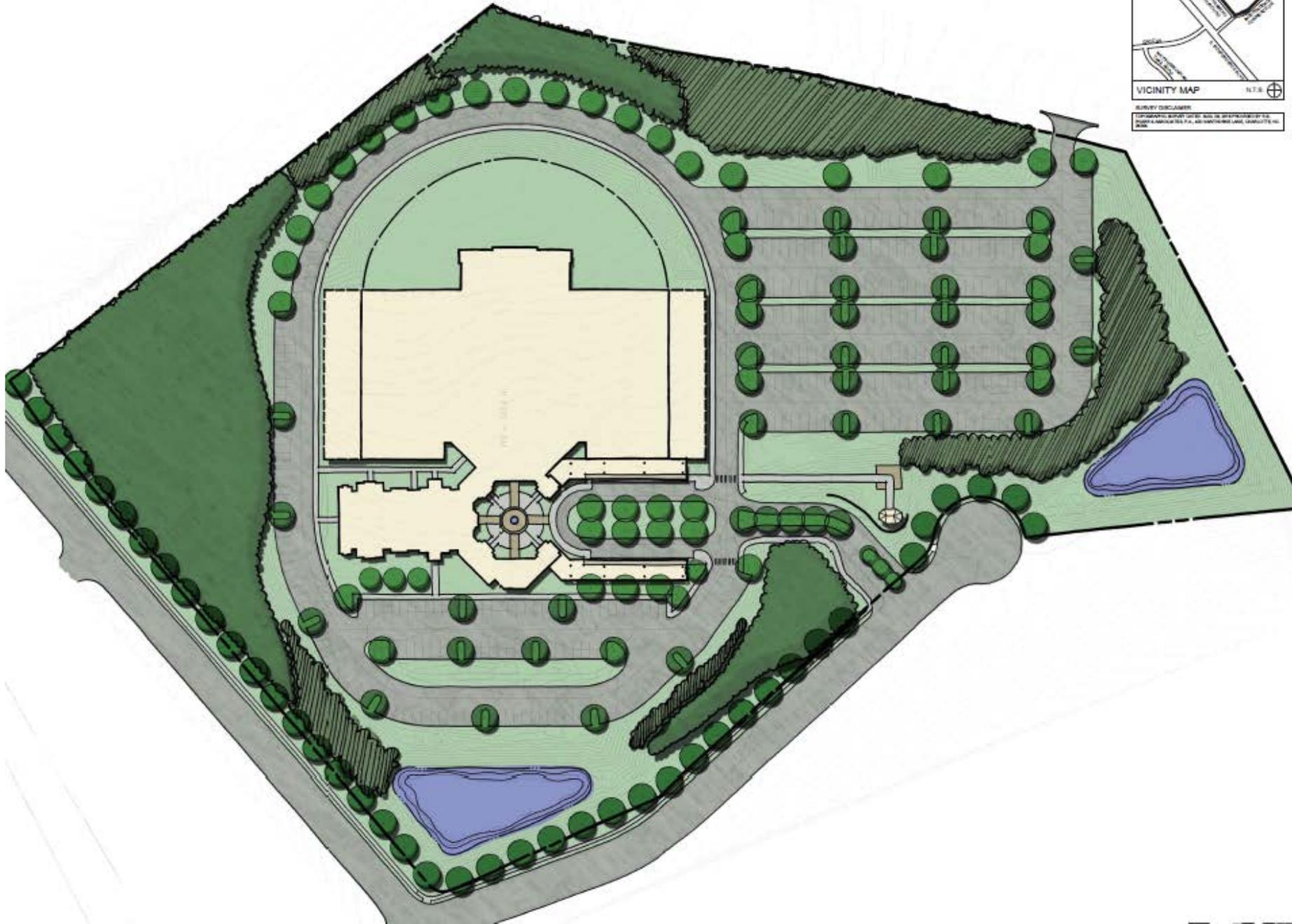
# EXISTING CONDITIONS







# NEW, REVISED SITE PLAN



# SUMMARY OF PROPOSED CONDITIONS

- 1. All conditions are identical to previous approval with the exception of the following additional conditions:**
2. The Site shall comply with the tree preservation requirements of the Ordinance. Tree preservation areas may occur in the areas generally depicted on the Rezoning Plan; provided, however, that in accordance with the requirements of the Ordinance, the Applicant may mitigate any reduction of the amount of tree preservation areas by paying into the Town of Matthews Tree Canopy Fund in the manner and amount required by the Ordinance. The Applicant further shall mitigate any such reduction in the amount of tree preservation areas by revegetating the disturbed tree preservation area at a rate of 54 trees per acre.
3. The Applicant shall install a temporary construction access drive from Stevens Mill Road in the location more generally depicted on the Rezoning Plan (the “Temporary Construction Drive”), which temporary access drive may be used along with the other access points identified on the Rezoning Plan by the Applicant’s construction and site development contractors (“Contractors”) during construction and development of the Site. The Temporary Construction Drive shall be closed no later than ten days after the issuance of the certificate of occupancy for the principal building constructed on the Site.
4. Trucks bringing concrete to the Site during and for construction of the building pad for the principal building to be constructed on the Site shall use the Temporary Construction Drive and/or the Site’s access point on Stevens Mill Road to access the Site.

# TREES, VEGETATION AND STORMWATER

## Tree Save

The R/I district requires 15% tree save. The applicant proposes to save 1.80 acres of existing canopy, and mitigate by revegetation .44 acres which equates to a tree save of 15.4%.

## Stormwater Management and PCO

Two stormwater facilities are proposed. The PCO plan has been submitted to the County for review.

# LAND USE PLAN AND ADOPTED POLICIES

## Land Use Plan

The Land Use Plan does not make specific recommendations for the site. However, the surrounding area has evolved and now features the Harmony Hills townhome development and Team church nearby. A place of worship is an acceptable use at the location.

## Consistency

The proposed development is consistent with nearby land uses and with the Land Use Plan, which calls for institutional uses at the intersection of I-485 and US-74.

# STAFF COMMENTS AND OUTSTANDING ISSUES

## Planning Department

No concerns

## Police

No concerns

## Fire

No concerns

## Public Works

Possible opportunity for connectivity between Stevens Mill Rd. and Independence Commerce Dr.

## Parks and Rec

No concerns