Summary

Location
400 Matthews Mint Hill Rd. (Parcel Id 21501102)

Ownership/Applicant
Bob and Elaine Stone

Zoning
Existing: R-20  Proposed: B-1 (CD)

Use
Existing: Single family residential
Proposed: Neighborhood business

Request Summary
The applicant proposes to change the zoning of the property from R-20 single family to B-1 (CD) for the purpose of converting the existing single family residence into a neighborhood business or office use.
STREET VIEW

LOOKING SOUTH ON MATTHEWS MINT HILL RD.
Site Summary

The property currently has a single family residence.

The site is 1.13 Acres.

Directly to the south are single family residences. To the north is the hospital. To the east and west of the site are single family residences.

Previous Zoning Actions

None
PROPOSED SITE PLAN

- New driveway location proposed
- Parking provided in the rear of the existing structure
- Accessible parking provided next to the building with ramp access
SUMMARY OF PROPOSED CONDITIONS

- Building to remain.
- B-1 Uses prohibited:
  - Alcohol and alcoholic beverage, wine, and beer production and sales.
  - Brewpub.
  - Crematorium, when located on the same lot as a cemetery or funeral home.
  - Kennel, animal day care.
  - Microbrewery.
  - Athletic or sports fields, ballfields, in a concentration of three or more, and similar indoor or outdoor physical recreation facility intended for use by teams or participants.
  - On-site demolition disposal site.
  - On-site demolition disposal site, accepting off-site material.
LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The Land Use Plan does not specifically make a recommendation for this site, however it does encourage a mix of uses in the downtown area. While this property is not included within the Downtown Overlay District, it is considered a part of the downtown study area in the Land Use Plan.

Consistency

The proposed change in zoning from R-20 to B-1 (CD) is generally consistent with the land use plan.

DOWNTOWN LAND USE ACTION ITEMS

1. Encourage a variety of land uses
Planning Department
1. Need a limited list B-1 uses for the site.
2. Recommend a note that no new driveway may be added if future development occurs.

Police
No Concerns

Fire
No Concerns

Public Works
Proposed driveway is too close to the property line and adjacent driveway per the UDO.

Parks and Rec
No Concerns