

Project Summary

Location:	9705-9719 Independence Pointe Parkway
Owner(s):	Multiple owners within condo association
Agent:	Mr. Yury Vaynshteyn
Current Zoning:	Conditional
Proposed Zoning:	Office (CD)
Existing Use:	Office buildings
Proposed Use:	Two additional office buildings
Community Meeting:	Occurred September 2,2015

Summary of Request

The applicant proposes the addition of up to 13,810 square feet of additional office space in two separate buildings.

Staff Recommendation

Staff is supportive of the rezoning as it complies with the Town policy of updating the zoning on all old conditionally zoned properties.

Planning Staff Review

Background And History

The site was last rezoned in 2003 for up to 30,000 square feet of office space and was originally part of the Windsor Square zoning action. Staff has been working with the owner of the vacant land for about a year now to update the rezoning at the site. Only two buildings were originally built, however, the applicant is currently constructing two additional buildings that are allowed under the current zoning.

Details of the Site Plan

Mr. Yuriy Vaynshteyn purchased two vacant building pads and additional excess land at the site several years ago. In addition to the buildings currently under construction, two additional office buildings are proposed, bringing the total number of buildings at the site to 6 and total square footage of office space to 43,810. The existing driveway will remain and continue to serve as the only access point. To allow for the additional buildings, the existing storm water pond is being redesigned to create more buildable area. A wooded buffer of 30' that is consistent with existing buffers behind the current buildings is planned for the new building closest to homes in the Annecy subdivision.

Summary of Proposed Conditions

1. Up to 13,810 square feet of additional space for a total of 43,810 square feet on the site.
2. Of the total buildable area, up to 26,400 square feet may be devoted to medical office space.
3. All uses within the Office district are allowed.
4. Building exteriors are primarily brick per elevation drawings.
5. Utilities along Northeast Parkway to be screened from view.

Planning Staff Review

Outstanding Issues/Planning Staff Comments

(Please see additional comments in staff memos for more detail)

1. A PCO Concept Plan approval is required prior to a zoning decision
2. The new building proposed along Northeast Parkway appears to be the rear of the building and retains small clerestory windows rather than full size windows. The earlier units constructed at the site featured full size windows and gables on the roofline.

Consistency with Adopted Plans and Policies and Town Vision Statements

Office is an appropriate zoning designation for the site and serves as a transition between the intense commercial use at Windsor Square and single family homes to the rear of the subject property.

Reports from Town Departments and County Agencies

Matthews Police

No Comment

Matthews Fire

No Comment

Public Works

No Comment

Matthews Parks and Recreation

No Comment

Charlotte Mecklenburg Schools

Not Applicable

PCO Concept Plan Approval Required?

Yes

Impact Analysis

As a commercial project, there is no anticipated financial burden from this request.

Projected Financial Impact of the Request

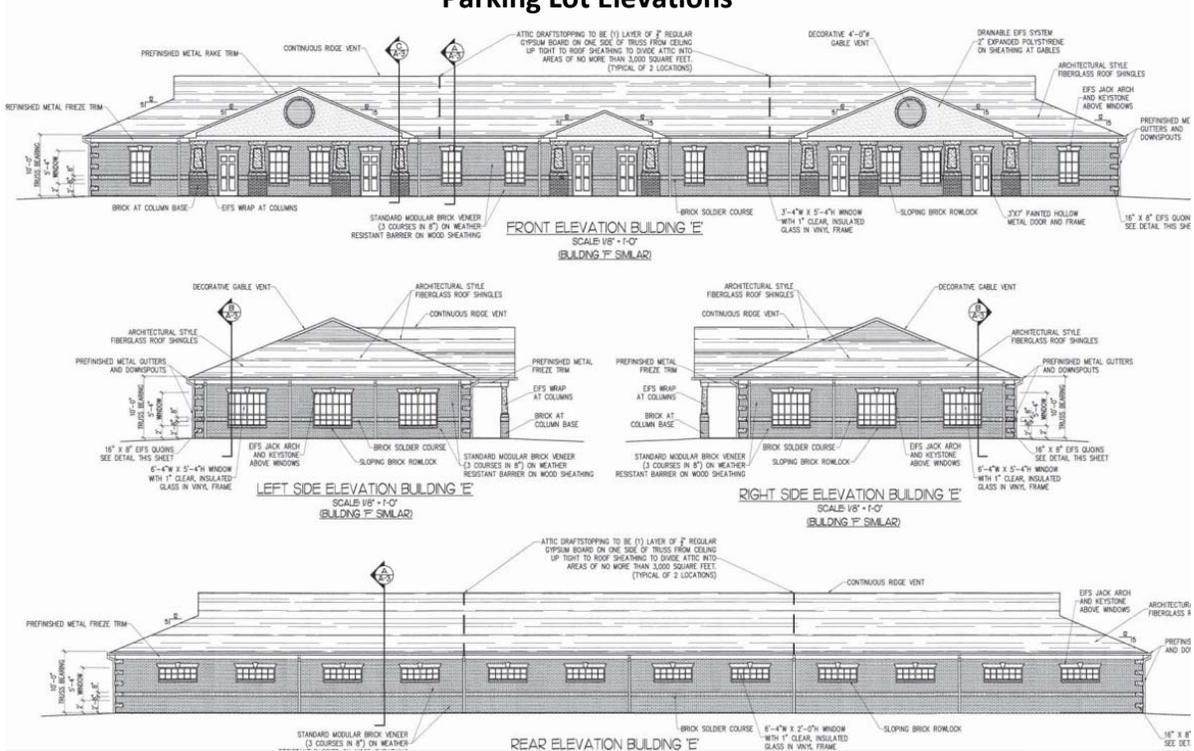
The two additional buildings on the site would generate approximately \$5,400 in additional annual Matthews tax revenue.

Site Images



Elevations

Parking Lot Elevations



Northeast Parkway Elevation

Area Zoning

