Town of Matthews
Planning and Development

Project Summary

Location:	1819 Matthews Township Parkway
Owner:	Matthews Township Shopping Center LLC
Agent:	John Carmichael
Current Zoning:	Conditional (C)
Proposed Zoning:	B-1 SCD
Existing Use:	Commercial Shopping Center
Proposed Use:	Commercial Shopping Center
Community Meeting:	Occurred 8/28/12

Summary of Request

In conjunction with the Town's policy of converting old conditionally zoned properties to current zoning categories, the owners of a portion of the original Matthews Festival zoning request a change to B-1 SCD. At this time, the only pending physical changes to the site are a previously approved pharmacy drive thru and some updated tenant signage. A master sign plan has also been submitted for approval in conjunction with this request.

Staff Recommendation

Staff recommends approval of this rezoning request.

Planning Staff Review

Background And History

The three parcels included in this rezoning request are only a portion of the larger Matthews Festival rezoning from 1984. The Harris Teeter with adjacent small shops, Steinmart and multi-tenant buildings along Township Parkway were built in 1994, 1995 and 1997, respectively. The adjacent Home Depot, located on a separate parcel, was rezoned from Conditional to B-1 SCD in 2011.

Details of the Site Plan

No significant changes are proposed to the site plan. Harris Teeter intends to construct a previously approved pharmacy drive thru on the south side of the store facing the State Employees Credit Union. Access points are to remain the same and consist of a primary access on Township Parkway with other cross access points throughout the shopping center. Although the site is under parked based on current requirements for retail and restaurant, Section 153.272 of the Zoning Ordinance allows up to a 15% reduction in required parking without the need for a variance. Based on the current square footage at the site today, the site is deficient by 72 spaces but is considered in compliance based on Section 153.272.

Summary of Proposed Conditions

Permitted Uses - All uses allowed in the B-1 district are permitted.

Maximum Square Footage– Request seeks to allow an additional 2,500 sq ft of space to be built

Landscaping - Any modifications to landscaping or parking will require adherence to the requirements of the Landscape Chapter of the Zoning Ordinance.

Architectural Commitments - Building facades may be renovated or modified without Town approval provided that the exterior building materials used in the renovation are the same.

Planning Staff Review

Outstanding Issues/Staff Comments

1. The master sign plan must be approved prior to the decision on the rezoning due to the size of some tenant signs at the center. Otherwise, variances would first be required. Staff has received an informal copy and after making comments expects a final version in the next week or two.

2. Proposed additional floor area is calculated into the parking reduction requirements although this area does not exist today. New space at the site would need to meet current minimum parking requirements and therefore would not be allowed as called for on this plan.

Consistency with Adopted Plans and Policies and Town Vision Statements

In accordance with the Land Use Plan, retail and restaurant uses are appropriate in this location.

Reports from Town Departments and County Agencies

Matthews Police

None received

Matthews Fire

None received

Public Works

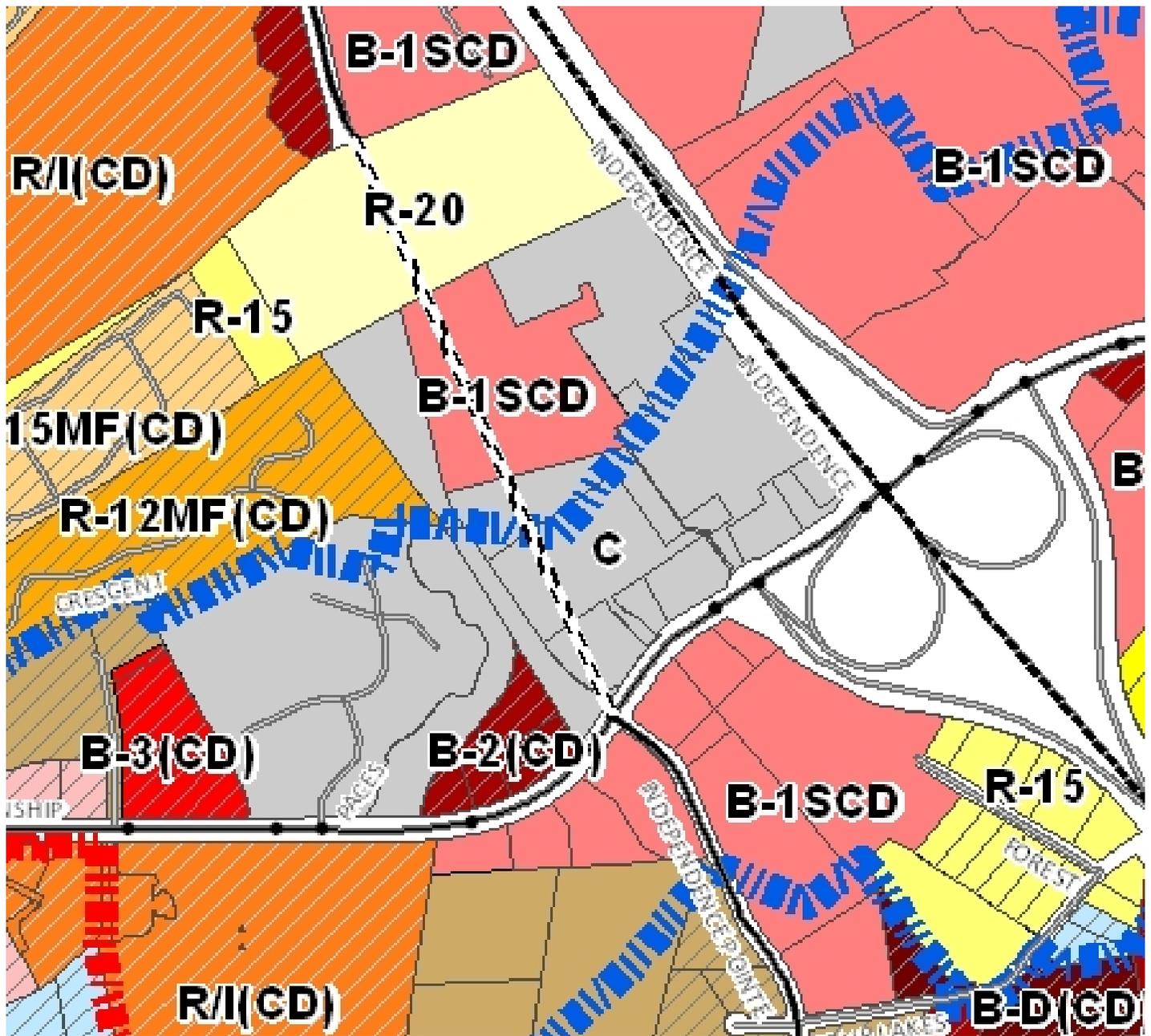None received

Matthews Parks and Recreation
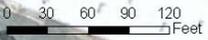
None received

Charlotte Mecklenburg Schools

N/A

PCO Concept Plan Approval Required?

No

C

A

B

PARCEL "D" SITE DATA

TAX PARCEL NUMBER   193-292-17 ("A")
                           193-292-18 ("B")
                           193-292-19 ("C")

EXISTING ZONING   Conditional

PROPOSED ZONING   ??

EXISTING USE   Restaurant

PROPOSED USE   Restaurant

SITE AREA   12.064 ac

MAXIMUM BUILDING AREA   137,427 sq ft

REQUIRED PARKING:
    TOTAL REQUIRED SPACES =   619*
    PARKING PROVIDED =   xxx

MINIMUM YARD REQUIREMENTS
    MINIMUM SETBACK   50 ft
    MINIMUM SIDE YARD   xx ft
    MINIMUM REAR YARD   xx ft

MAXIMUM BUILDING HEIGHT   xx ft