

APPLICATION 2016-654 STAFF REPORT  
RIDGE MINISTRIES

Pre Public Hearing Staff Analysis · March 2017



# SUMMARY

## Location

10835 Independence Pointe Parkway, Tax ID 19329402

1031 Matthews Mint Hill Road, Tax ID 19329405

## Ownership/Applicant

Ridge Ministries, M& G Duarte

## Zoning

Existing: B-H (CD), I-1, B-1

Proposed: B-1 (CD)

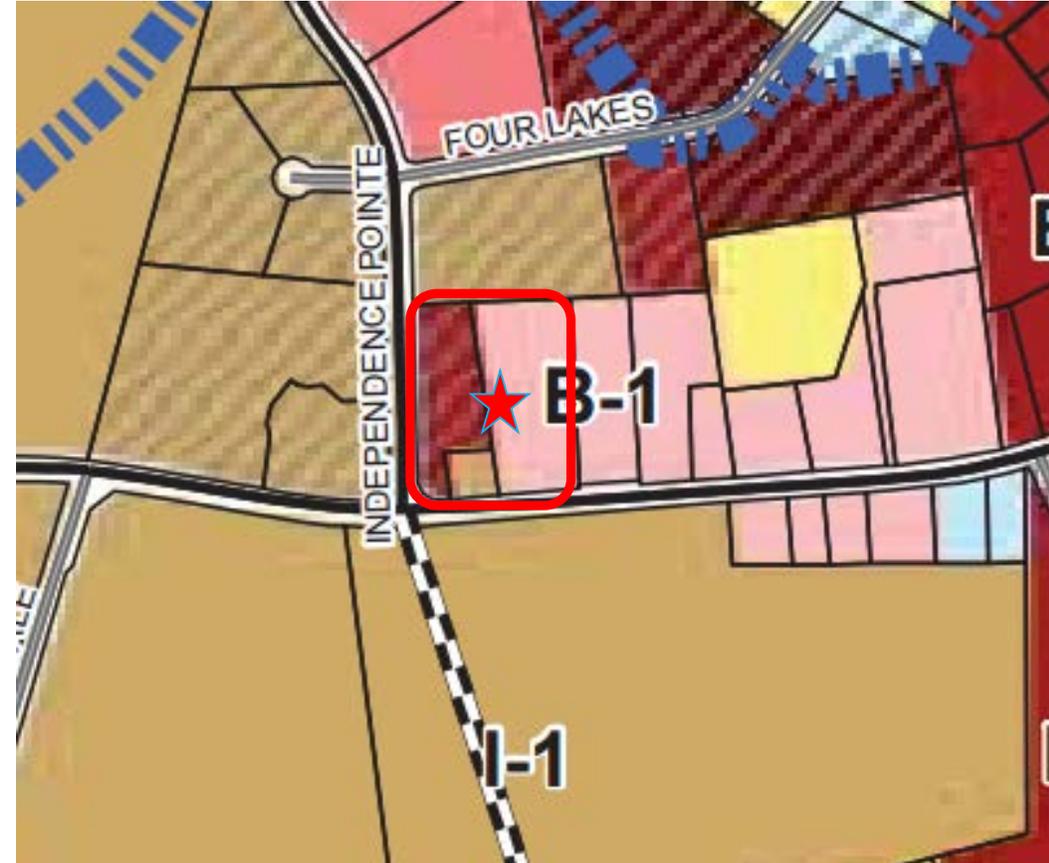
## Use

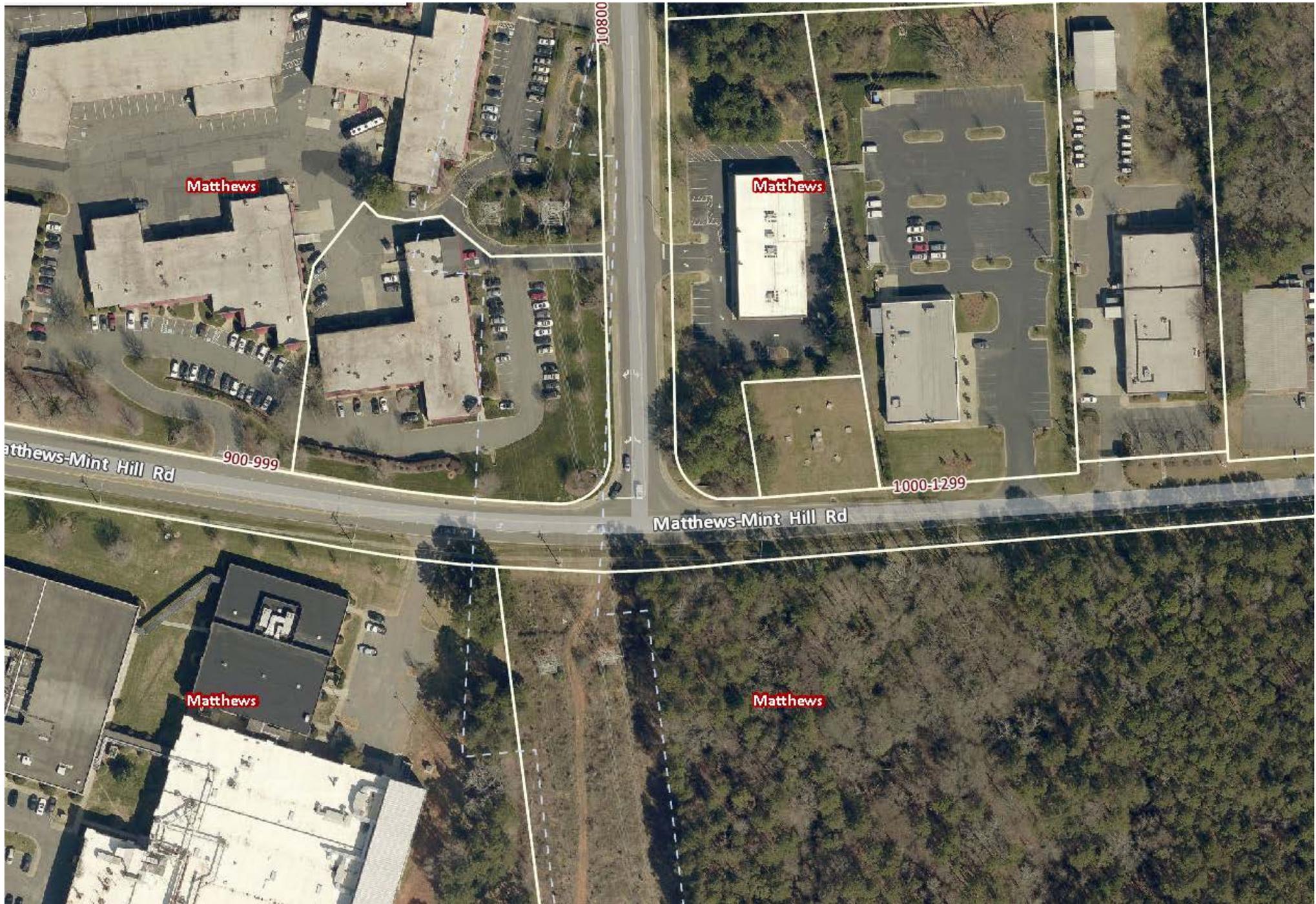
Existing: Worship space, catering business, vacant former water tower site

Proposed: Worship campus with new, smaller catering facility

## Request Summary

The rezoning request would unify the 3 parcels into one site plan under the same zoning category. Along with expansion space for the church, a new catering facility will be constructed to the rear of the site.





# SITE INFORMATION AND BACKGROUND

## Site Summary

The current Ridge Church facility was constructed in the late 1990's and was originally part of a larger rezoning plan along Independence Pointe. The current zoning requires the property owner to receive site plan approval from Council for any building additions. Ridge Church last received approval for an expansion in 2014.

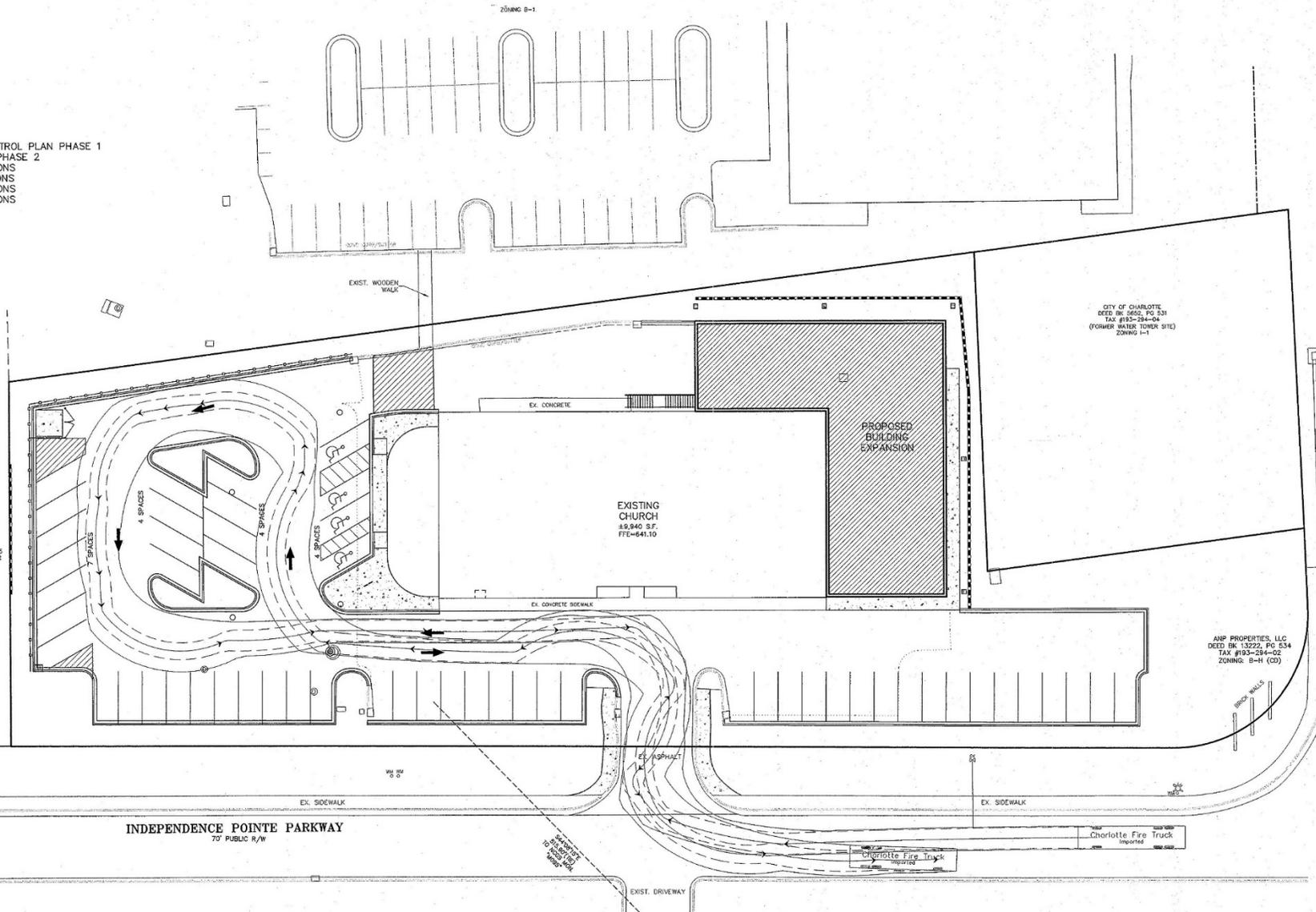
The former water tower property is zoned I-1 while the current Savor catering building site is zoned B-1. Neither of these two sites have conditions.



# SITE PLAN FROM MOST RECENT RIDGE CHURCH APPROVAL



SHEET  
 SITE PLAN  
 EROSION CONTROL PLAN PHASE 1  
 EROSION CONTROL PLAN PHASE 2  
 AND SPECIFICATIONS  
 AND SPECIFICATIONS  
 AND SPECIFICATIONS  
 AND SPECIFICATIONS  
 DEVELOPED MAP  
 DEVELOPED MAP  
 DEVELOPED MAP



CITY OF CHARLOTTE  
 DEED BK 5652, PG 231  
 TAX #193-284-04  
 (FORMER WATER TOWER SITE)  
 ZONING I-1

N.C. HIGHWAY #51  
 PUBLIC R/W VARIES

ANP PROPERTIES, LLC  
 DEED BK 13222, PG 534  
 TAX #193-284-02  
 ZONING B-H (CD)

EBNL, LLC  
 DEED BK 8082, PG 135  
 LOT 2, MAP 23, PG 312  
 TAX #193-269-01  
 ZONING I-1(CD)

INDEPENDENCE POINTE PARKWAY  
 70' PUBLIC R/W



Project  
**RIDGE**  
 10835 INDEPENDENCE PARKWAY

FIRE TRUCK  
 TURNING RADIUS  
 10' MINIMUM

Charlotte Fire Truck  
 Impaired

Charlotte Fire Truck  
 Impaired

# TRAFFIC IMPACT & ACCESS

## Access

Access will be proved by a new driveway onto Independence Pointe and the existing driveway into the Savor catering facility. An internal connection to the adjacent warehouse is also show as a potential access point

## Daily Peak AM/PM Trips

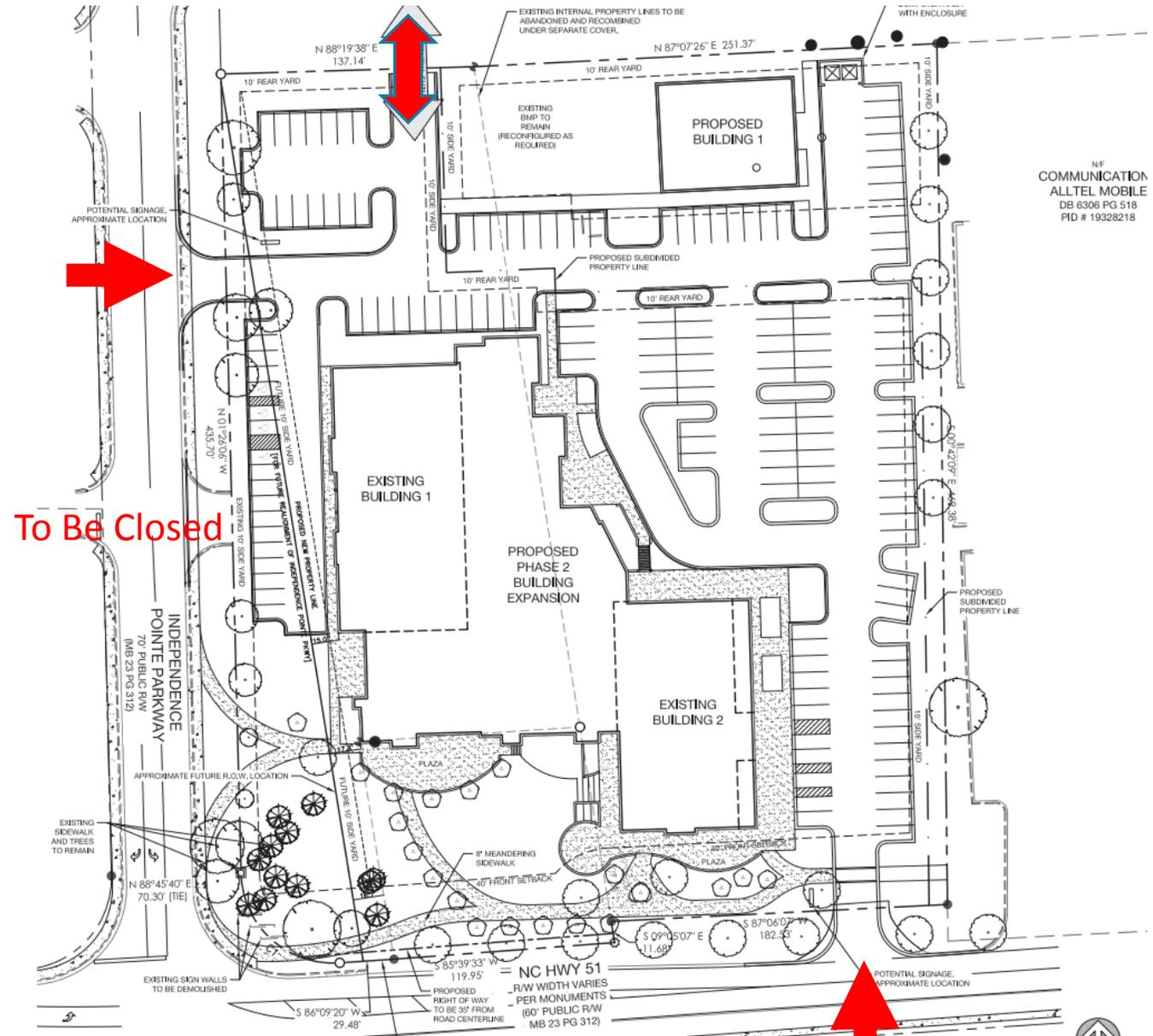
A TIA waiver was granted due to the scope of the planned changes to the property being minimal.

## Total New Trips

Not provided

## Proposed Road Improvements

Right of way reservation for future Independence Pointe Parkway alignment is proposed. Please see site plan notes for further detail.



# TREES, VEGETATION AND STORMWATER

## Tree Save

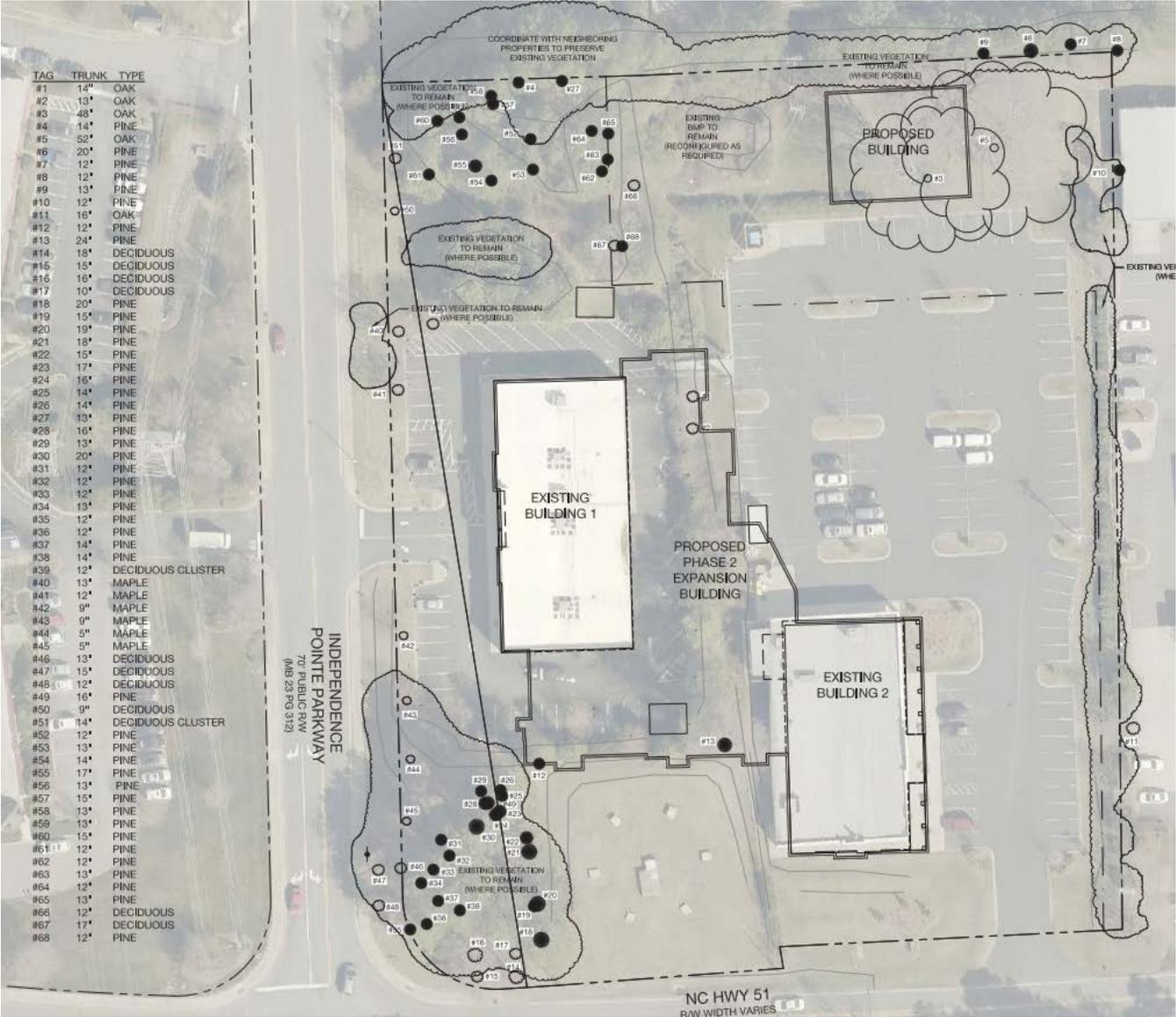
The B-1 District requires 12% tree canopy preservation. The proposed plan provides at least this amount and will preserve 31 large maturing trees.

## Stormwater Management and PCO

The existing stormwater pond on the catering facility property will be reconfigured to provide stormwater storage for the entire site.

## Buffers

Perimeter landscaping is required for nonresidential properties abutting each other. Existing vegetation may meet the landscaping requirements while supplemental new plantings could be required in areas where plant material has died or is insufficient to meet code.



# SUMMARY OF PROPOSED CONDITIONS

## Prohibited Uses

1. Parcel 1 - Up to 400 seating capacity for church and up to 45,000 square feet of floor area.
2. Parcel 2 – Up to 4,800 square feet of building space
3. Entire site may be devoted to all B-1 uses except those listed on this page.
4. 8' sidewalk to be installed on Matthews Mint Hill Road
5. Signage to comply with UDO requirements
6. Building materials to consist of brick, decorative block, metal paneling and wood.

- Dormitory for senior high and post-secondary school
- Dwellings
- Adult Care Home
- Adult Day Care Facility
- Assisted Living Facility
- College and University
- Skilled Nursing Facility
- Contractor's Office, with or without accessory storage
- Animal Grooming Facility
- Auction House
- Bed and Breakfast Establishment
- Brewpub
- Building material storage and wholesale and retail sales without outside storage
- Coin operated laundry
- Communications tower and antenna
- Crematorium
- Greenhouse, commercial, without retail sales
- Kennel, animal day care
- Live work unit
- Microbrewery
- Mini-storage Facility
- Motel and hotel
- Motor vehicle service facility
- Nursery, commercial, with or without greenhouse
- Selling from a semi-truck without a cab
- Athletic sports fields, ballfields, in a concentration of three or more, and similar outdoor physical recreation facility intended for use by teams of players
- Swimming pool, indoor or outdoor
- Tennis and racket club, commercial, indoor or outdoor
- Tennis and racket sports courts, indoor or outdoor
- Electric and gas substation, sewage treatment plant and control house, pump and lift station, water storage tank, well lot and similar use
- On-site demolition disposal site
- On-site demolition disposal site, accepting off-site material

# SUMMARY OF PROPOSED CONDITIONS - TRANSPORTATION

## 3. TRANSPORTATION AND PARKING

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation and/or the Town of Matthews.
- B. Vehicular parking shall be provided in accordance with the requirements of the Ordinance. Parking will be constructed as a part of Phase One based on full build-out of the program.
- C. Cross-access easement and shared parking agreements will be entered by the Owners of the resulting Parcels on the Site to allow for full and unencumbered circulation across the site by each party.
- D. The Future Right-of-Way identified on the western portion of the property illustrates a proposed alignment of the Future Right-of-Way/property line to account for realignment of Independence Pointe Parkway. This alignment is approximate and is based upon proposed design of the adjacent future CATS rail line, the alignment of existing overhead electrical transmission lines and their towers, and proposed, approved, and existing developments on the southern side of Matthews-Mint Hill Road as currently known. The actual and exact determination of that alignment by the presiding municipalities, CDOT, and CATS has not been determined at this time. However, the Petitioner has met with NCDOT to coordinate the location of this Future Right-of-Way which is illustrated more generally on the Rezoning Plan. It is understood NCDOT will be addressing the realignment and coordinating public input in conjunction with the Highway 74 widening and the exact alignment may change based on this public input.
- E. The Petitioner will, at a minimum, reserve the Future Right-of-Way as shown on the Rezoning Plan for the realignment of Independence Point Parkway. The Site has been planned taking this realignment into consideration and includes no new site improvements within this Future Right-of-Way. Until such time that the Town or State acquires the property, the Petitioner may use it in accordance with the Ordinance to include but not be limited to parking, drives, open space, and other site-related features that currently exist. The Petitioner agrees to not build any additional structures or building expansions within the Future Right-of-Way except as shown on the Rezoning Plan.
- F. The Petitioner acknowledges the Memorandum of Understanding between the Town of Matthews and Ridge Ministries, Inc., dated November 14th, 2016, setting forth conditions of the sale of the Water Tower Property (Tax Parcel 193-294-04) if the Department of Transportation or the Town of Matthews determines that it needs to purchase portions of the property for the intersection realignment and widening of Matthews-Mint Hill Road and Independence Pointe Parkway.
- G. The Petitioner agrees to reserve an area measuring 5 feet in width as measured from the current Right of Way located immediately adjacent to Matthews-Mint Hill Road that are necessary to extend the existing Right of Way for Matthews-Mint Hill Road a distance of thirty-five feet from the centerline of the existing right of way where it does not currently exist.

# LAND USE PLAN AND ADOPTED POLICIES

## Land Use Plan

The Land Use Plan does not contain very specific recommendations for this site but calls for design that accommodates future light rail in the area.

## Consistency

The Matthews Mint Hill corridor has developed over time with a mix of industrial and warehousing uses as well as office and some general commercial. This portion of Matthews Mint Hill Road has several other B-1 zoned properties where churches are allowed by right thus the use is consistent with the area.

### INDEPENDENCE POINTE PARKWAY ACTION ITEMS:

1. *Require developers to build portions of Independence Pointe Parkway in conjunction with adjacent land development.*
2. *Create provisions for a transit-supportive zoning district.*
3. *Rezone applicable land to allow for transit-supportive development.*
4. *Require vacant land abutting the Park and Ride facility to develop as transit-supportive uses.*
5. *Require land at the Martin Marietta quarry to be redeveloped for office, specialty-retail, civic/public or service uses when reclaimed.*
6. *Develop desired streetscape renderings of Independence Pointe Parkway including landscape, sidewalks, bike lanes, signage, and lighting.*
7. *Consolidate driveways and limit curb cuts and median breaks along Independence Pointe Parkway.*
8. *Require the location of utilities underground.*
9. *Encourage parking at the side or rear of properties.*
10. *Prohibit parking at the front of properties.*
11. *Relocate loading zones and service entrances at the rear of properties.*

# FINANCIAL IMPACT ANALYSIS

## Services Impact

Matthews does not provide waste pickup for nonresidential development.

## Current Tax Revenue and Per Acre Valuation

Two of the three parcels today are exempt for property tax.  
The Savor site generated \$4,026 per year in annual taxes

## Forecasted Tax Revenue and Per Acre Valuation

Tax revenue at the site will be roughly \$2,000 and will be 50% lower than before due to the smaller size of the lot and building for the proposed catering building. On a per acre basis, the entire property will generate about \$500 per acre. This is extremely low due to the nonprofit designation on most of the land and buildings

# STAFF COMMENTS AND OUTSTANDING ISSUES

## Planning Department

1. Will existing driveway onto Independence Pointe be closed when new driveway is constructed?
2. Side yard adjacent to thoroughfare is 35'
3. Note that phase 2 building may need to be moved further from Independence Pointe depending on final alignment
4. Indicate what is part of phase one and what is phase 2.
5. Is the right of way/property line shown on plans correct? Polaris shows a different "jog" in the property line on Matthews Mint Hill.
6. Remove "NC HWY 51 reference and replace with Matthews Mint Hill

## Police

Ensure landscaping does not obstruct sight lines

## Fire

No Comments

## Public Works

Public Works requests a dedication of future right of way for the anticipated realignment of Independence Pointe Parkway

## Parks and Rec

No Comments