

# APPLICATION 2016-658 STAFF REPORT MATTHEWS EVENT CENTER

Pre Public Hearing Staff Analysis • March 2017



# SUMMARY

## Location

1201 Four Lakes Drive, tax parcels, 19328216, 1932805, 19328206, 19328207

## Ownership/Applicant

Four Lakes LLC represented by Chip Cannon,  
Urban Design Partners

## Zoning

Existing: B-D (CD) and R-15 Proposed: B-1 (CD) and R-15)

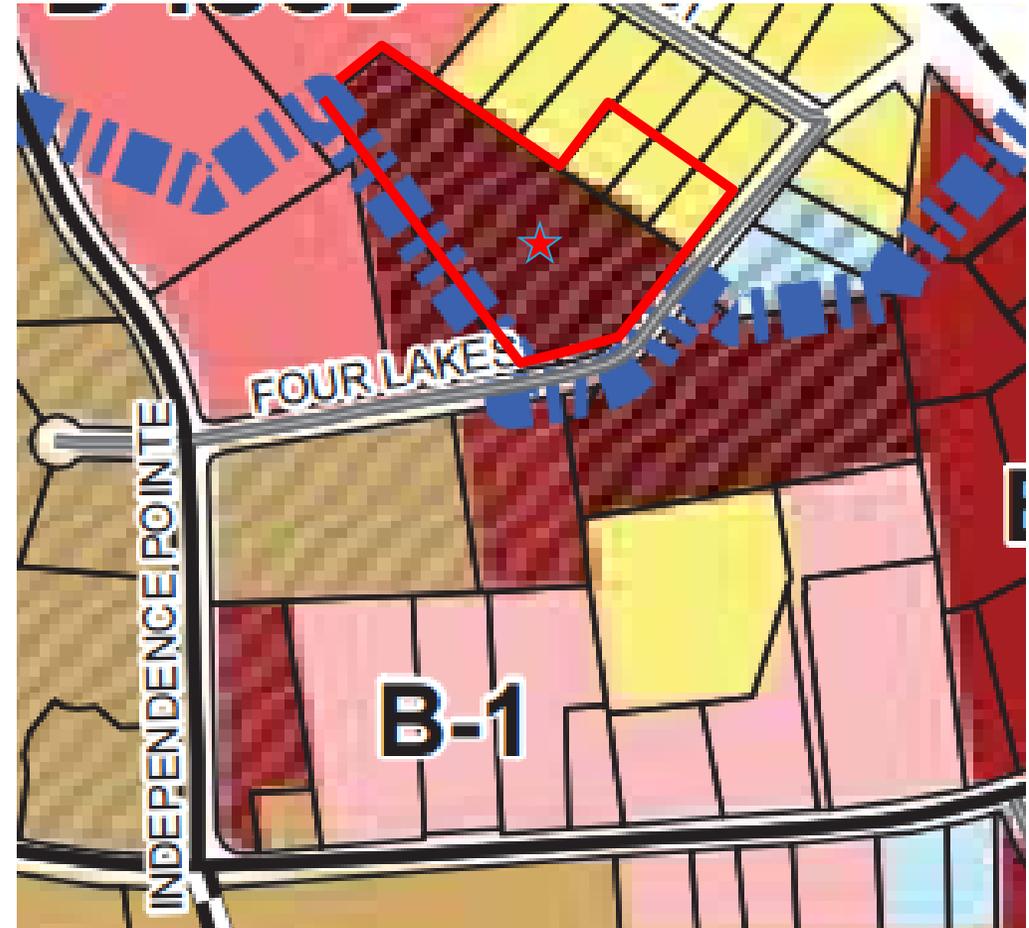
## Use

Existing: Office space

Proposed: Special Event Center

## Request Summary

The applicant proposes an event center as well as retention of office space for the existing business on site. Portions of 3 single family lots adjoining the site would be added to the overall property.



# PROJECT AREA



# SITE INFORMATION AND BACKGROUND

## Site Summary

The site was originally developed as a large single family lot. The property is bounded by single family residential to the east and nonresidential uses on all other sides.

## Previous Zoning Actions

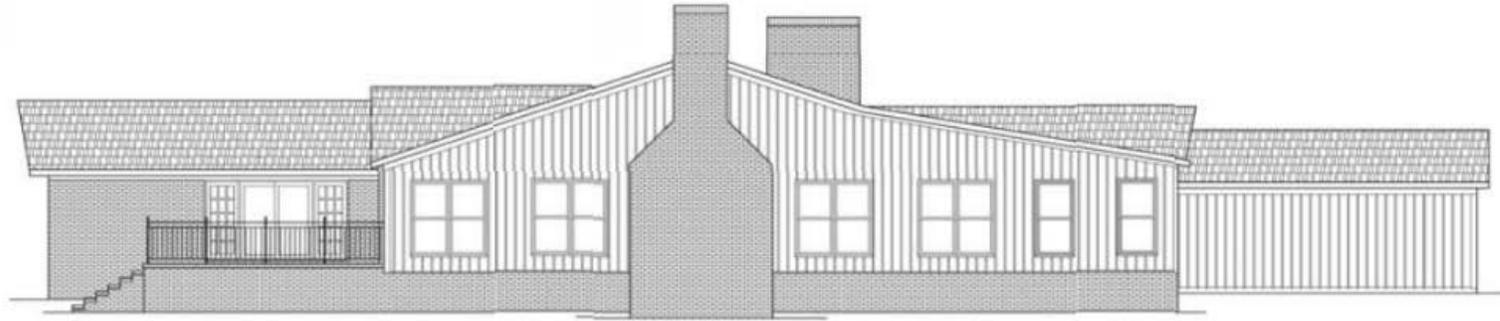
The main property was rezoned from R-15 to B-D (CD) in 2010. The current zoning allows the existing single family home to be used as office space. Office is the sole listed use currently.







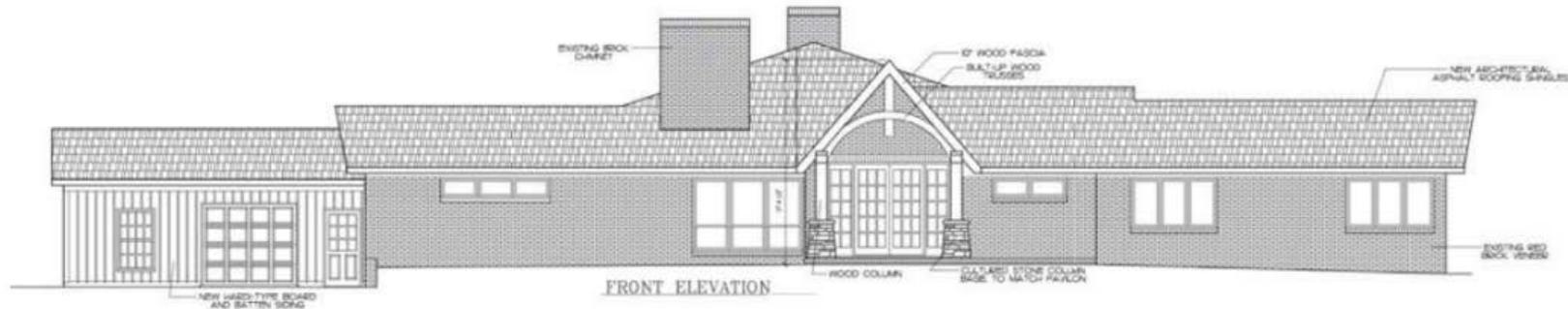
# PROPOSED ELEVATIONS — ADDITION TO EXISTING BUILDING



REAR ELEVATION



RIGHT ELEVATION



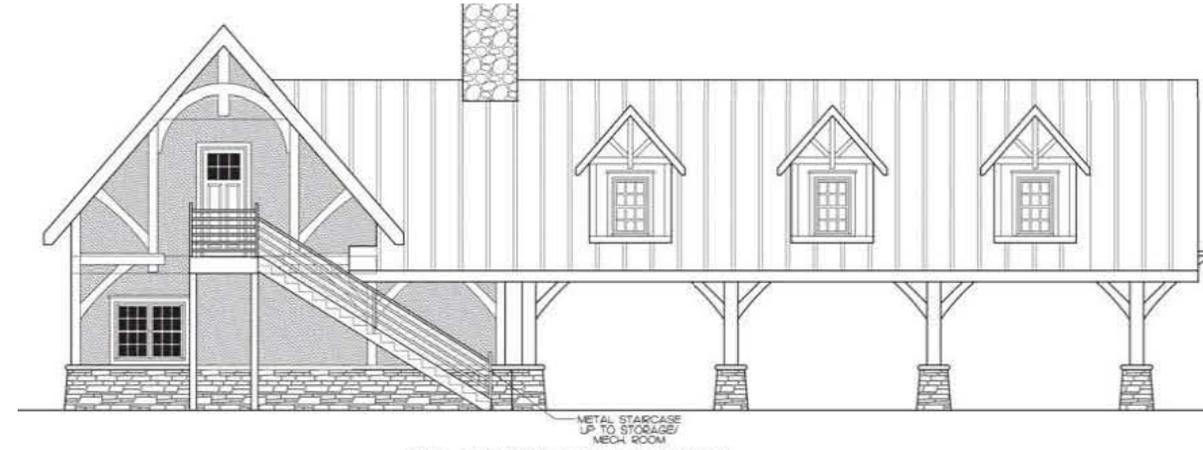
FRONT ELEVATION

# PROPOSED ELEVATIONS — EVENT PAVILION

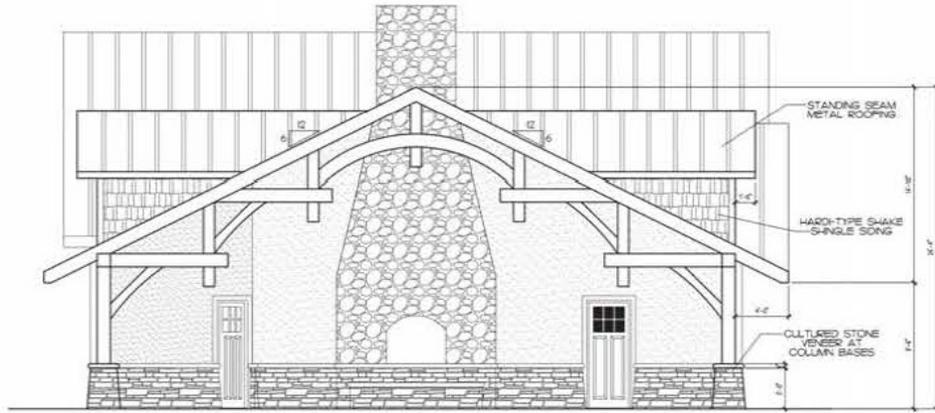
PAVILION FLOOR PLAN



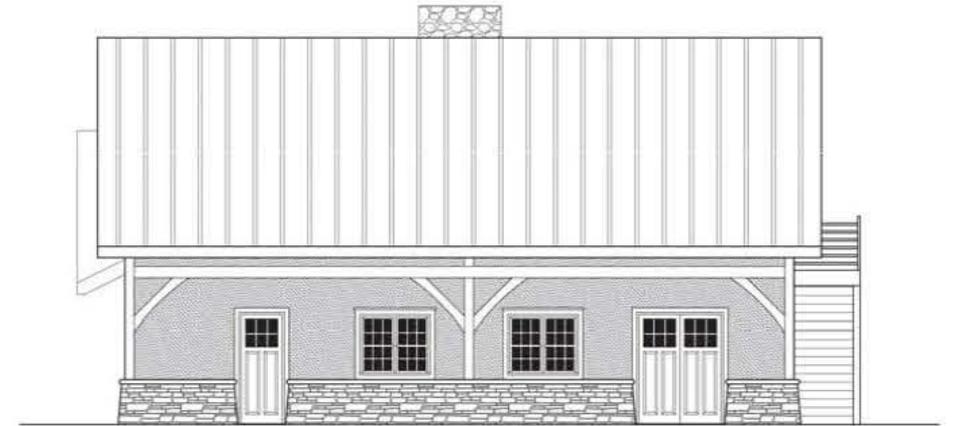
SIDE ELEVATION



OFF STREET SIDE ELEVATION



END ELEVATION



SERVICE END ELEVATION

# SUMMARY OF PROPOSED CONDITIONS

## Conditions

1. Permitted uses are office and banquet/catering hall
2. 6' wide sidewalk to be installed along Four Lakes Drive
3. 20' buffer adjacent to residential lots
4. Maximum of 4,000 sq ft event pavilion and 7,000 square foot office/event building.







# LAND USE PLAN AND ADOPTED POLICIES

## Land Use Plan

The LUP does not make any specific recommendations for the site. For many years, it was expected that this area would convert completely to nonresidential uses. With the recent construction of several new homes at the back of the neighborhood, it is now likely that it remains an area with a diverse mix of different land uses.

## Consistency

The proposed use is compatible with the business and neighborhood setting. However, overflow parking should be avoided as the streets are too narrow for onstreet parking. Amplified sound must be kept at levels consistent with Town code to avoid impacts to adjacent homes.

# FINANCIAL IMPACT ANALYSIS

## Services Impact

Matthews does not provide waste pickup for nonresidential development. The primary impact will be occasional higher traffic volumes when events take place.

## Current Tax Revenue and Per Acre Valuation

In 2016, Matthews tax revenue from the property was \$969, or \$225 per acre. According to Polaris, the land use code is residential thus the property may not currently be taxed as commercial property.

## Forecasted Tax Revenue and Per Acre Valuation

This unique facility is difficult to forecast tax revenue on. With the planned parking and building expansions, it is likely that the property will be worth at least three times the 2011 tax value of \$292,000. A conservative tax revenue forecast for the site would be \$3,000, or about \$700 per acre.

# STAFF COMMENTS AND OUTSTANDING ISSUES

## Planning Department

1. No maximum capacity provided. Parking could be a concern if larger events are booked.
2. The 54 spaces shown include 12 spaces shown as future parking. 42 spaces would be built as shown.

## Police

Light and amplified sound are the only potential issues raised.

## Fire

No concerns

## Public Works

Public Works would like to see the sidewalk connected to the property to the west. There is a gap of about 100' where the adjacent property did not build sidewalk.

## Parks and Rec

No comment