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.
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.
EXISTING SITE PLAN

EXISTING ESTATE CONNECTIVITY TO BE UTILIZED FOR THE ENTRANCE TO THE PARKING AREA.

ALL PARKING TO BE IN ACCORDANCE WITH THE APPLICABLE ORDINANCE REQUIRED PARKING SPACE FOR 200+ AULT.

TOTAL PARKING CAPACITY = 11 SPACES.

DEVELOPMENT DATA:

TOTAL SITE AREA = 4.953 Acres

PICTURE ZONE = R-15

MAXIMUM BUILDING HEIGHT = 60'

AREA WITHIN UNDEVELOPED BOUNDARIES: 82 E. 45TH/19.20 TOTAL AREA

PARKING PROVIDED: 10 RESIDENTIAL SPACES

1 Van Accessible Handicap Space

CURRENT ZONING:

R-15

IN ORDER TO PRESERVE THE RESIDENTIAL CHARACTER OF THE EXISTING STRUCTURE ALL EXISTING CHANGES WILL BE LIMITED TO MINOR REPAIRS AND MODIFICATIONS WHICH WILL NOT REQUIRE A NEW ZONING PERMIT TO AVOID THE CONDITIONS OF THIS PLAN AND WILL BE CONSISTENT WITH THE LIMITATIONS OF THE ZONING CODE.

Constructors intend to use the existing structure for office space.

APPROVED TOWN OF MATTHEWS

Due to the Town of Matthews

[Signature]
PROPOSED ELEVATIONS – ADDITION TO EXISTING BUILDING
PROPOSED ELEVATIONS – EVENT PAVILION
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.
Access
Two full movement access points are provided onto Four Lakes Drive

Daily Peak AM/PM Trips
The request did not meet the minimum threshold for a traffic study.

Total New Trips
Not given

Proposed Road Improvements
Sidewalk, curb and gutter along the entire property frontage
Tree Save

The B-1 district requires 12% of trees to be preserved. The site is 48% wooded today. It is the intent of the applicant to preserve 95% of this canopy as well as installation of new trees. This will result in a wooded property with tree canopy far in excess of minimum requirements.

Stormwater Management and PCO

Detention is not required as the site is generating less than 20,000 sq ft of new impervious area.

Buffers

A 20’ undisturbed buffer is planned adjacent to residential properties. Additional plantings will be installed to the rear of the 3 homes that are part of this request.
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.
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