Location
2308 Matthews Township Parkway, tax id 19331104

Ownership/Applicant
Viking Partners Matthews Corners LLC

Zoning
Existing: B-1SCD  Proposed: B-1SCD Change of Conditions

Use
Existing: Retail Shopping Center
Proposed: Same

Request Summary
The applicant proposes to raze and rebuild a portion of the existing strip center and construct a new 10,000 sq ft outparcel building.
PROJECT AREA
Site Summary

The site consists of just under 20 acres of land area with two individual strip retail buildings. The Burger King and Verizon buildings are separate outparcels that are not part of the rezoning request.

Previous Zoning Actions

The property was rezoned in the early 1990’s and was constructed in 1996.
PROPOSED SITE PLAN

New 10,000 sq ft retail building

New Academy Sports store
PROPOSED ELEVATIONS

Parking Lot Elevation

Northeast Parkway Elevation
PROPOSED ELEVATIONS
SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Up to 207,081 square feet of floor area allowed.

2. No convenience stores was gas sales allowed.

3. Commitment to construct northbound left turn lane on Northeast Parkway via restriping at the time that the road is extended to Matthews Mint Hill.

4. Construction of a mid block pedestrian crossing and some sidewalk along Northeast

5. New Highway Overlay Buffer screening behind the Marshalls building to replace missing plant material.

6. New parking lot trees (All trees are missing in parking lot)

7. Future Board of Commissioners approval of proposed new retail building along Matthews Township Parkway
Access

Access points will remain unchanged with a directional cross over along Township Parkway and a full movement onto Northeast Parkway.

Daily Peak AM/PM Trips

Existing and Proposed AM peak hour trips: 182/237
Existing and Proposed PM peak hour trips: 708/947
Increase of 55 AM peak hour trips and 239 peak hour PM trips

Total New Trips

The site generates 7,987 trips daily today and would generate 10,589 trips as proposed for a total of 2,508 new daily trips before passby reductions

Proposed Road Improvements

Future left turn lane striping on Northeast Parkway
Sidewalk Improvements

The applicant proposes to construct a midblock crossing that would connect to the 10’ multiuse path across the street at adjacent to the Fountains Matthews Apartments.
**Tree Save**

No changes to the tree canopy at the site are proposed.

**Stormwater Management and PCO**

Some modification of the existing detention facility will be required.

**Buffers**

The applicant is aware that the Highway Overlay Buffer will prohibited any clearing for visibility purposes for the proposed building on Township Parkway.
Land Use Plan

The use of the site as a retail center has been established for 20 years. The Land Use Plan calls for limitations on parking in front of buildings and placing loading behind buildings. The proposed plan would eliminate parking along Northeast between the new Academy Sports building and the road and leave only a drive aisle to the loading area that would be screened.

Consistency

The proposed retail expansion is consistent with the Land Use Plan and similar development already established along the corridor.
Services Impact

Matthews does not provide waste pickup retail centers. The primary impact to the Town lies in the incremental increase of providing essential services (Police, Fire & EMS, Parks).

Current Tax Revenue and Per Acre Valuation

In 2016, Matthews tax revenue from the property was $51,617, or about $2,600 per acre.

Forecasted Tax Revenue and Per Acre Valuation

Based on the value per square foot of the existing center and the expected increase of square footage of newer buildings, the tax value of the site should increase by $4,000,000 using data from the 2011 revaluation. This would result in total tax revenue of $68,000, or about $3,500 per acre.
Planning Department

1. Some additional screening still needed behind Marshalls anchored building on Northeast Parkway.

2. Loading areas for new Academy store still appear to be visible from Northeast Parkway.

3. Is the big box store designed for future adaptive reuse into smaller storefronts?

4. A building materials percentage should be provided for the new Academy Sports building.

Police

No Concerns

Fire

Drive aisle beside building designed to accommodate fire access

Public Works

TBD

Parks and Rec

No concerns