

**APPLICATION 2017-672 STAFF REPORT
CONDITIONAL TO B-1(CD)
JOHN & MECHELLE HANNA**

Pre Public Hearing Staff Analysis • January 2, 2018



SUMMARY

Location

9808 Northeast Parkway, Tax ID 19330305

Ownership/Applicant

John J & Mechelle F Hanna

Zoning

Existing: C (CONDITIONAL)

Proposed: B-1 (CD)

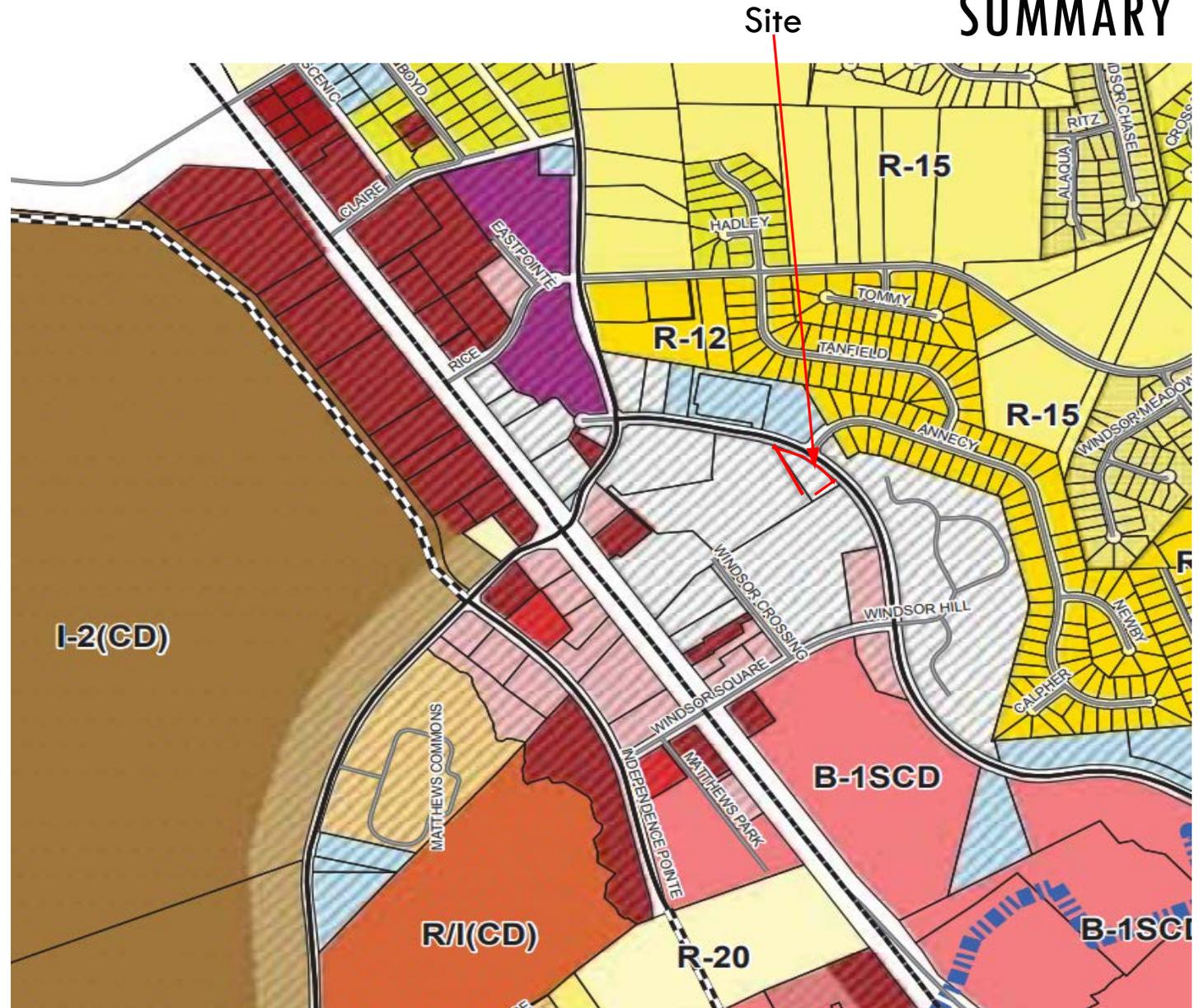
Use

Existing: Chiropractic office and vacant building pad

Proposed: Uses allowed in B-1 District

Request Summary

The applicant is requesting B-1(CD) district be assigned to their property in place of the Conditional district. They are looking to construct a 3,000 sq ft building on the property as previously allowed.



SITE INFORMATION AND BACKGROUND



The property is located on Northeast Parkway behind the Windsor Shopping Center, directly behind Kohl's.

Previous Zoning Actions

The property was rezoned with Windsor Square in the mid-1980's to Conditional. In 1996, the Board approved site plan, elevations, and signage for this 1.12 acre site.

The rezoning from 1996 allowed for a second medical office building up to 3,000 sq ft.



 Subject Property

9808 Northeast Parkway	
TAX PARCEL NUMBER	19330305
PROPERTY ADDRESSES	9808 Northeast Parkway
EXISTING ZONING	Conditional
PROPOSED ZONING	B-1 (CD)
EXISTING USE	Office
PROPOSED USE	Office
SITE AREA	1.12 Acres
MAXIMUM BUILDING AREA	8,270 sq ft (5,270 existing & 3000 future)
MAXIMUM BUILDING HEIGHT	40 ft
REQUIRED PARKING:	1 space per 200 sq ft GFA medical office *dependent upon use of future development
PARKING PROVIDED	47 spaces
MINIMUM FRONT SETBACK	40 ft
BUILD-TO LINE	N/A
MINIMUM SIDE YARD, INTERIOR	10' ⁽³⁾ (no side yard when not adjacent to a residential district)
MINIMUM REAR YARD	10 ft
TREE CANOPY	N/A

This parcel was developed under the now obsolete Conditional Zoning District that included Windsor Square Shopping Center. This zoning request seeks to convert this property to the B-1 (CD) zoning category.

- Conditional Notes:
- Maximum future development on existing pad is 3000 sqft.
 - Access to this site will be limited to the one existing driveway connection on Northeast Parkway
 - All signage will be permitted in accordance with § 155.608 of the Town Unified Development Ordinance.
 - 1 freestanding monument sign is allowed for this development.
 - No changes to existing site conditions for building layout, parking, traffic circulation, and storm drainage for this developed property are proposed by this zoning action.
 - No proposed changes in existing site conditions, therefore no traffic analysis is required as part of this zoning request.

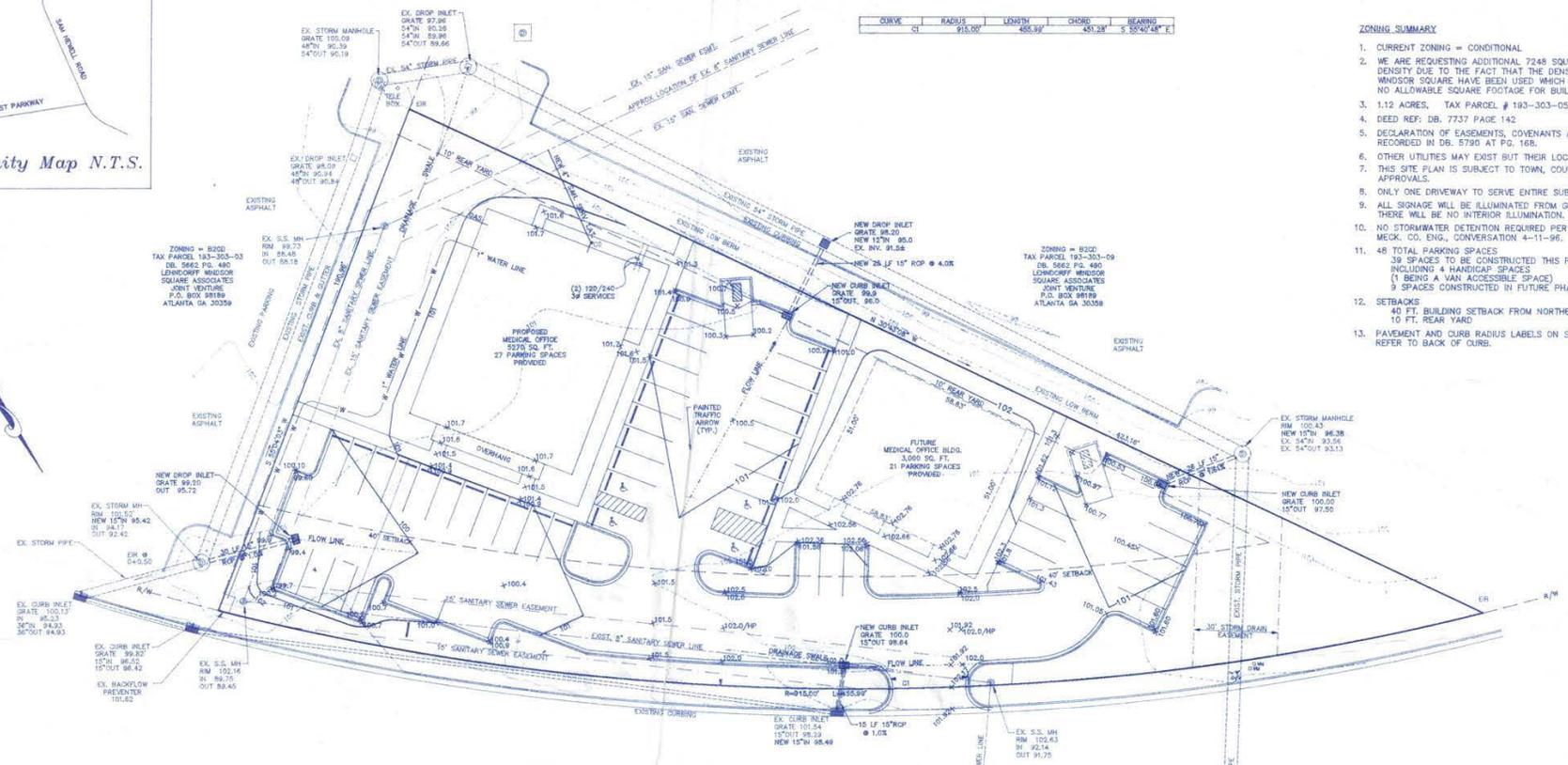
2017-672

Windsor Square Outparcel #3
9808 Northeast Parkway

2017-672



CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	915.00'	455.93'	451.28'	S 55°40'48" E



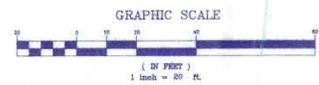
- ZONING SUMMARY**
- CURRENT ZONING = CONDITIONAL
 - WE ARE REQUESTING ADDITIONAL 7248 SQUARE FEET OF BUILDING DENSITY DUE TO THE FACT THAT THE DENSITY MAXIMUMS OF WINDSOR SQUARE HAVE BEEN USED WHICH WOULD LEAVE NO ALLOWABLE SQUARE FOOTAGE FOR BUILDING ON THIS SITE.
 - 1.12 ACRES, TAX PARCEL # 193-303-05
 - DEED REF: DB. 7737 PAGE 142
 - DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN DB. 5790 AT PG. 168.
 - OTHER UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.
 - THIS SITE PLAN IS SUBJECT TO TOWN, COUNTY AND STATE APPROVALS.
 - ONLY ONE DRIVEWAY TO SERVE ENTIRE SUBJECT PROPERTY.
 - ALL SIGNAGE WILL BE ILLUMINATED FROM GROUND LEVEL. THERE WILL BE NO INTERIOR ILLUMINATION.
 - NO STORMWATER DETENTION REQUIRED PER JEFF ELLISON MECK. CO. ENG. CONVERSATION 4-11-96.
 - 48 TOTAL PARKING SPACES
39 SPACES TO BE CONSTRUCTED THIS PHASE
INCLUDING 4 HANDICAP SPACES
(1 BEING A VAN ACCESSIBLE SPACE)
9 SPACES CONSTRUCTED IN FUTURE PHASE.
 - SETBACKS
40 FT. BUILDING SETBACK FROM NORTHEAST PARKWAY
10 FT. REAR YARD
 - PAVEMENT AND CURB RADIUS LABELS ON SITE PLAN REFER TO BACK OF CURB.

NORTHEAST PARKWAY
(80' PUBLIC RIGHT-OF-WAY)

ANNELY DRIVE

**FOR APPROVAL ONLY
NOT FOR CONSTRUCTION**

- LEGEND**
- = EXISTING WATER HYDRANT
 - = EXISTING FIRE HYDRANT
 - = EXISTING CATCH BASIN



ZONING = R15 MFC
TAX PARCEL # 123-392-80
DB. 5867 PG. 48
WINDSOR SQUARE PARTNERS
755 EAST TRADE STREET
CHARLOTTE, N.C. 28202

ZONING = OR CD
TAX PARCEL # 193-431-25
DB. 4743 PG. 65
NORMANDY INC.
2911 TOWLE CREEK BLVD.
DALLAS TEXAS, 75219

**GRADING, UTILITY, AND
STORM DRAINAGE PLAN**
MATTHEWS CHIROPRACTIC CLINIC
at Windsor Square
for DR. HANNA
TOWN OF MATTHEWS, NORTH CAROLINA
MECKLENBURG COUNTY

	SAM MALONE & ASSOCIATES LAND SURVEYING - ENGINEERING RESIDENTIAL & COMMERCIAL 1549 WEST 25TH STREET SUITE 202 MATTHEWS, NORTH CAROLINA 28105 OFFICE 770-1847-5000 FAX 770-1847-5000 JERRAL WOODRUFF	DESIGN PAC/DLW DRAWN PAC/DLW SCALE 1" = 20' DATE 2-21-96	ACAD FILE HANNA.DWG DISK 339 SHEET 3 of 6
	REVISION		



ELEVATIONS

The applicant is proposing to construct a building similar to the existing building seen here.

SUMMARY OF PROPOSED CONDITIONS

Conditions

1. The 1996 site plan was approved with 2 buildings; Matthews Chiropractic and a future medical office building. The applicant is requesting the rezoning change to allow for retail as well as medical office in the proposed new building.
2. The applicant is proposing to build a 3000 sq ft building on the existing “pad”.
3. Building elevations will be similar to the existing chiropractic office.
4. The new building will share the current driveway access across from Annecy Dr.
5. The tenant of the new building will share the existing freestanding sign. Attached building signage must meet Matthews UDO requirements.
6. Parking exists on site. However, uses in the new building will need to meet parking requirements according to Matthews UDO.
7. All uses allowed in the B-1 district would be available unless the Board requests, and the applicant agrees to eliminating specified uses.

STAFF COMMENTS

Planning Department

1. The rezoning is consistent with Town policy to convert all parcels within the Conditional district out of the old zoning to the current-modern classification.
2. No other comments received.

Services Impact

Matthews does not provide waste pickup for nonresidential development.

Current Tax Revenue and Per Acre Valuation

The current building is valued at \$432,500 or \$83 per sq ft. Land value is \$487,900. Total property value is \$922,500. Current tax revenue is \$3,133.50 and per acre value of \$823,660.

Forecasted Tax Revenue and Per Acre Valuation

Staff estimates that a new building would generate approximately \$1,700 additional tax revenue.

Land Use Plan

Northeast Parkway is a minor thoroughfare which will be a local alternative to US-74 when it becomes a limited access highway.

Consistency

The proposed use is compatible with the business and office uses along Northeast Parkway.

The new building user will share current driveway access and parking .

Due to 3,000 sq ft size limit, even a restaurant or retail use will generate a relatively low traffic volume.

LAND USE PLAN AND ADOPTED POLICIES

#4 Encourage compact building design and urban style development to achieve more efficient use of space where appropriate.

Efficient use of land ensures economic vitality while minimizing negative impacts. Tailoring development to allow for ease of access, appropriate visibility or screening, and shared infrastructure results in greater efficiency, quality, and synergy and thereby reduces economic waste. Additionally, the elimination of “dead,” or unusable, spaces promotes public safety.

Goals in the Land Use Plan included for the Northeast Parkway included consolidating driveways, limiting curb cuts and consider well-designed infill development.

GENERAL COMMERCIAL USES		B-1
Alcohol and alcoholic beverage, wine, and beer production and sales, subject to § 155.506.45		PC
Animal grooming facility, subject to § 155.506.42		PC
Auction house		P
Bakery, retail including manufacturing of goods for sale on the premises only		P
Ballroom, banquet or meeting/catering hall		P
Bed and breakfast establishment, subject to § 155.506.4		PC
Brewpub, subject to § 155.506.45		PC
Building material storage and wholesale and retail sales without outside storage		P
Coin-operated laundry		P
Commercial school and school providing adult training in any of the arts, sciences, trades, or professions, without retail sales of merchandise		P
Commercial or catering kitchen, without on-site customer/client food service		P
Communications tower and antenna, subject to § 155.506.41		PC
Copy, printing and photo processing		P
Crematorium, when located on same lot as a cemetery, subject to 155.506.13		P
Crematorium, stand-alone, or on an adjacent parcel to a cemetery or funeral home only when such parcel is commercially or industrially zoned, subject to 155.506.13		PC
Drive-up service window, subject to § 155.506.33		ACC
Florist shop		P
Funeral home		P
Greenhouse, commercial, without retail sales		P
Kennel, animal day care, subject to § 155.506.42		PC
Laundry and dry cleaning establishment not to exceed 4,500 sq ft gross floor area		P
Live work unit		P
Microbrewery, subject to § 155.506.45		PC
Mini storage facility		P
Mobile vendor, subject to § 155.506.43		PC
Motel and hotel		P
Motor vehicle service facility limited to oil change, tire rotation and replacement, and similar minor maintenance service, all activity taking place within the building, not over 3 service bays and no overnight vehicle storage		P
Museum or art gallery		P
Nursery, commercial, with or without greenhouse		P
Outdoor sales in conjunction with a permanent business, subject to § 155.506.36		PC
Parking lot and parking garage/structure		P
Pet cemetery, including any accessory structure	-	-
Post Office		P
Professional, financial, personal and recreational service not otherwise listed		P
Repair and servicing, indoors only, of any article the sale of which is permitted in the district, except as otherwise listed		P

GENERAL COMMERCIAL USES	B-1
Restaurant, lounge and nightclub without drive thru or drive in service	P
Retail sales, general merchandise, unless otherwise listed	P
Secondhand goods, retail sales without outside storage, unless otherwise listed	P
Selling from a semitruck without a cab, subject to § 155.506.36	PC
Sign printing	P
Social gathering, seminar, reception, which is ancillary to the principal permitted use and on property designated historic by the Town	P
Solar collector installation, subject to § 155.506.48	ACC/PC
Specialty sales establishment with substantial on-site assembly, processing, packaging, and/or distribution, and processes sales for off-site customers, subject to § 155.506.39	PC
Studio for gymnast, artist, designer, photographer, musician, sculptor, and similar	P
Upholstering in a workroom setting not to exceed 1,500 sq. ft. of gross floor area	P
Veterinary clinic or hospital, subject to § 155.506.42	PC