

**APPLICATION 2018-692 STAFF REPORT
300 WEST JOHN STREET OFFICE BUILDING**

Pre Public Hearing Staff Analysis • December 2018



PROJECT SUMMARY

Location

300 West John Street

Ownership/Applicant

Linda Brown/Chelsea Building Group

Zoning

Existing: R-20/Proposed: O (CD)

Existing Use

Vacant Lot

Proposed Setbacks

Front: 33' (Downtown Streetscape range of 23' – 33')

Side: 15' (Corner) & 10'

Rear: 20'

Site Size

About 0.50 acres

Project Size

Traffic Generation

No TIA Required



The applicant proposes to construct an office building on a vacant lot at the corner of West John and North Ames.

PROJECT AREA



PROJECT AREA



SITE INFORMATION AND BACKGROUND

Site Summary

The property consists of approximately 0.488 acres of land and is located within the Downtown Overlay District. A single family home was located on the site until 2015.

Previous Zoning Actions

None



PROPOSED BUILDING DESIGN



View From John Street



View from Corner of Ames and John

PROPOSED BUILDING DESIGN



Ames Street/Rear View Facing Parking Area

SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Maximum of 7,700 square feet of space.
2. Permitted uses restricted to general offices, contractors offices, office with display of sample merchandise, museum and art galleries. Medical office is not a permitted use.
3. The sidewalk along Ames Street will be reconstructed with a planting strip.
4. Access to the site is restricted to Ames Street with no driveway allowed along West John Street.

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

Both the Matthews Land Use Plan and the Downtown Plan specify office use for either former residential structures or new development along the West John Corridor. The Downtown Plan specifically states “Develop residential style office cottages on infill vacant parcels.”

Consistency

The proposed development is consistent with the vision for West John Street from both a use and architectural perspective. Although the building is larger than other structures in the area, the design of the building mostly mitigates the visual impact the new building will have.

MONROE ROAD / WEST JOHN STREET CORRIDOR ACTION ITEMS:

1. *Install and maintain Gateway signage, landscaping and lighting at Gateway points.*
2. *Create a cohesive landscaping plan among all developments fronting the roadway.*
3. *Promote non-residential, multi-use, and light industrial developments along Monroe Road.*
4. *Prohibit the expansion of strip center-style commercialization along Monroe Road.*
5. *Encourage unified development plans between neighboring businesses to consolidate parcels, parking, driveways, and curb cuts.*
6. *Maintain and preserve the desired small-town, town center image along West John Street.*
7. *Maintain and preserve residential-style structures which embody the essence of Historic Downtown.*
8. *Protect the visual and spatial compatibility of existing single-family structures regarding rezoning petitions for non-residential uses.*
9. *Locate parking at the side or rear of properties.*
10. *Prohibit parking at the front of properties.*
11. *Consolidate driveways and limit curb cuts along West John Street.*
12. *Promote low-intensity office and service uses along West John Street.*
13. *Prohibit the expansion of retail uses along West John Street*

EXAMPLES OF INFILL BUILDINGS IN DOWNTOWN MATTHEWS



STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Although the site plan depicts the reconstructed sidewalk and planting strip along Ames Street, the conditional notes should also state that this work is a part of the project. Notes should also clarify that the former curb cut closest to John Street will be removed.
2. The applicant should state what the square footage of the building is as currently depicted.

Police

No concerns

Fire

No concerns

Public Works

No concerns

Parks and Rec

No concerns.