

Agenda Item: Zoning Application 2019-696, UDO Text Amendments to Table of Allowed Uses

DATE: April 1, 2019

FROM: Mary Jo Gollnitz

Background/Issue:

- Outdoor athletic or sports fields facilities intended for use by teams of participants is currently allowed by right in the I-1 (Light Industrial) district.
- The applicant wishes to amend the Table of Uses adding the words “indoor or” to the existing described use:
Athletic or sports fields, ballfields, in a concentration of three or more, and similar outdoor physical recreation facility intended for use by teams of participants.
- The new text would read:
*Athletic or sports fields, ballfields, in a concentration of three or more, and similar **indoor or** outdoor physical recreation facility intended for use by teams of participants.*
- The proposed request would impact all districts that currently allow this use by right; R/I, B-1 and I-1, as well as conditional only districts of C-MF, MUD, ENT.

Proposal/Solution:

The draft language provided in this request is intended to allow indoor athletic sports fields in districts where outdoor fields are already allowed in Matthews.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Information for Public Hearing. No Action necessary.



232 Matthews Station Street
Matthews, NC 28105
704.847.4411

**ZONING APPLICATION FOR UNIFIED DEVELOPMENT ORDINANCE TEXT CHANGE
AS PROVIDED IN THE UDO AT 155.401.3**

APPLICATION NUMBER 2019-696 DATE FILED FEBRUARY 26, 2019
APPLICANT'S NAME 11145 MONROE ROAD, LLC
APPLICANT'S MAILING ADDRESS 3139 SHILLINGTON PLACE, CHARLOTTE NC 28210
APPLICANT'S PHONE NUMBER/EMAIL ADDRESS 704-806-8455 JPKANFIELD@OUTLOOK.COM

I request consideration of the following change in text of the Matthews Unified Development Ordinance:

Requested text change is:

- a change in wording to existing Section(s)
- an addition to Section(s)
- a deletion of wording at existing Section(s)

Below is the text requested to be changed, added or deleted:

Existing Section TABLE PERMITTED USES 155.505.2 Proposed Section _____

ADD "INDOOR OR" TO "ATHLETIC OR SPORTS FIELDS, BALLFIELDS, IN A CONCENTRATION OF THREE OR MORE, AND SIMILAR INDOOR OR OUTDOOR PHYSICAL RECREATION FACILITY INTENDED FOR USE BY TEAMS OF PARTICIPANTS." PERMITTED BY RIGHT IN I-1 DISTRICT.

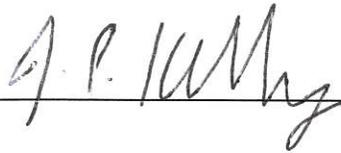
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What is the intended effect of this request?

TO ALLOW INDOOR ATHLETIC ACTIVITIES.
SIMILAR TO OUTDOOR ACTIVITIES CURRENTLY PERMITTED BY RIGHT IN THE I-1
DISTRICT. SEE ATTACHED INFORMATION

APPLICANT SIGNATURE _____



(continue on additional page(s) as necessary)

TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE

GENERAL COMMERCIAL USES	R/I	O	HUC	B-1	B-3	B-D	B-H	I-1	I-2
Towing operation with vehicle storage only within an enclosed structure							P	P	P
Towing operation with vehicle storage yard									P
Upholstering in a workroom setting not to exceed 1,500 sq. ft. of gross floor area			P	P	P	P	P	P	
Utility trailer, not exceed a loading capacity of 500 cubic feet, sales and rental							P	P	P
Veterinary clinic or hospital, subject to § 155.506.42				PC		PC	PC	PC	PC

RECREATION & ENTERTAINMENT USES	R/I	O	HUC	B-1	B-3	B-D	B-H	I-1	I-2
Amusement, commercial outdoors, including miniature golf, golf course, golf driving range, ride, slide, waterpark, paintball course and similar commercial enterprise requiring physical dexterity, except as regulated elsewhere, subject to § 155.506.40							PC	PC	
Archery or firearms range, indoor only, subject to § 155.506.47								PC	PC
Arcade, game room	ACC		P	P	P		P	P	
Athletic or sports fields, ballfields, in a concentration of three or more, and similar outdoor physical recreation facility intended for use by teams of participants	P			P				P	
Bowling alley			P				P		
Community recreation center, fitness/health center, gymnasium, YMCA, and similar use with multiple physically involved activities, primarily indoor, can take place concurrently	P		P	P	P		P		
Country club, swimming club, community recreation center, and tennis or racket club operated on a noncommercial membership basis, subject to § 155.506.8	PC								
Golf course operated on a noncommercial basis, subject to § 155.506.8	PC								
Ice or roller rink							P		
Indoor commercial recreation not otherwise listed			P						
Park and playground operated on a noncommercial basis for the purposes of public recreation, subject to § 155.506.8	PC								
Park, predominately passive use, subject to §155.506.8	PC								

P - Permitted by Right

PC - Allowed under prescribed conditions as further outlined in § 155.506

ACC - Allowed as an accessory use

Table 505.2- 7