

Agenda Item: Public Hearing for Rezoning Application 2019-699

DATE: September 4, 2019
FROM: Jay Camp

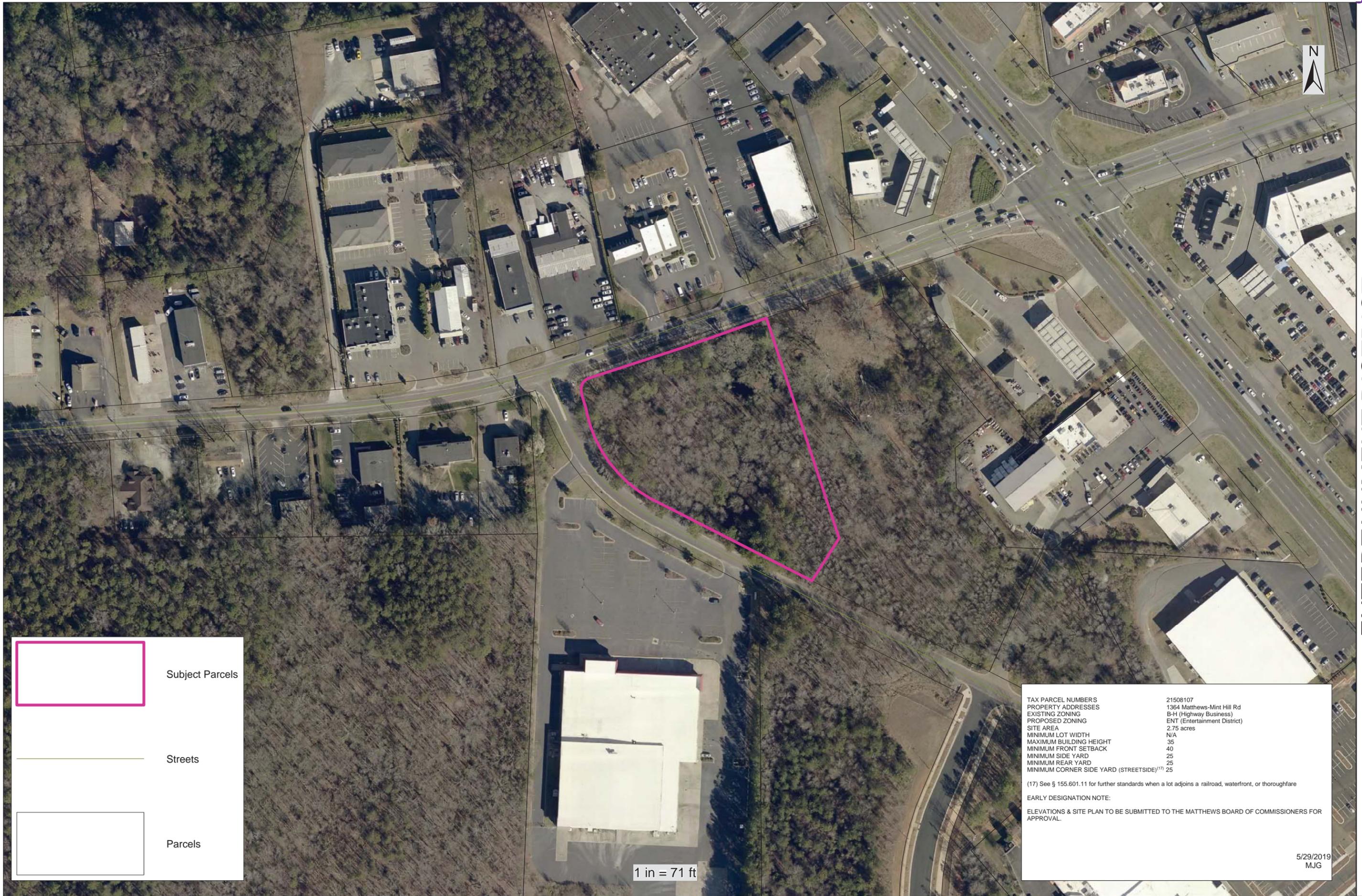
Background/Issue:

- Staff has worked with the applicant, the Brigman Family, to rezone the property at 1364 Matthews-Mint Hill Road from B-H to ENT. This is the first request for “early designation” since adoption of the UDO in 2014. Early designation simply means that less detail will be provided during the rezoning process and that architectural elevations or site plans may or may not be a part of the rezoning package.
- Staff generated the attached site plan which contains conditional notes proposed by the applicant.
- Rezoning to ENT is consistent with the ENT Small Area Plan as this parcel is part of the overall geography of that plan. A map is attached for reference.
- Town Board must still approve future site plans and architectural drawings for any development proposed on the parcel.
- Proposed uses include all allowed uses within the ENT zoning district. However, any lodging proposed for development must meet the criteria below.

Proposal/Solution:

- The applicant proposes the following language to regulate uses and architecture:

“Pursuant to 155.503.8(D) of the Town of Matthews UDO and previously adopted Matthews land use plans for this area, and in concert with the Town of Matthews, this Petitioner seeks an early designation of the subject property to the ENT district. The subject property shall be developed with only land uses permitted in the ENT district; 2) the structures, themes, landscaping and bicycle facilities created in the development of the subject property will be generally consistent with those approved in Town of Matthews Petition 2017-664; 3) minimum and maximum build out for future development will be as set forth in the ENT Ordinance of the UDO; 4) a site plan and/or elevation plan will be reviewed and approved by the Board of Commissioners prior to any land disturbing activity on the subject property. Any proposed lodging use shall include elements supportive of the Matthews Sportsplex. Such elements might include items such as a pool, exercise room, meeting space, onsite food and beverage options, or other guest services.”



	Subject Parcels
	Streets
	Parcels

1 in = 71 ft

TAX PARCEL NUMBERS	21508107
PROPERTY ADDRESSES	1364 Matthews-Mint Hill Rd
EXISTING ZONING	B-H (Highway Business)
PROPOSED ZONING	ENT (Entertainment District)
SITE AREA	2.75 acres
MINIMUM LOT WIDTH	N/A
MAXIMUM BUILDING HEIGHT	35
MINIMUM FRONT SETBACK	40
MINIMUM SIDE YARD	25
MINIMUM REAR YARD	25
MINIMUM CORNER SIDE YARD (STREETSIDE) ⁽¹⁷⁾	25

(17) See § 155.601.11 for further standards when a lot adjoins a railroad, waterfront, or thoroughfare

EARLY DESIGNATION NOTE:
ELEVATIONS & SITE PLAN TO BE SUBMITTED TO THE MATTHEWS BOARD OF COMMISSIONERS FOR APPROVAL.

5/29/2019
MJG

REZONING 2019-699

ENTERTAINMENT DISTRICT
EARLY DESIGNATION

REZONING 2019-699

Pursuant to 155.503.8(D) of the Town of Matthews UDO and previously adopted Matthews land use plans for this area, and in concert with the Town of Matthews, this Petitioner seeks an early designation of the subject property to the ENT district. The subject property shall be developed with only land uses permitted in the ENT district; 2) the structures, themes, landscaping and bicycle facilities created in the development of the subject property will be generally consistent with those approved in Town of Matthews Petition 2017-664; 3) minimum and maximum build out for future development will be as set forth in the ENT Ordinance of the UDO; 4) a site plan and/or elevation plan will be reviewed and approved by the Board of Commissioners prior to any land disturbing activity on the subject property. Any proposed lodging use shall include elements supportive of the Matthews Sportsplex. Such elements might include items such as a pool, exercise room, meeting space, onsite food and beverage options, or other guest services.