

**APPLICATION 2019-701 STAFF REPORT
WARNER PARK COVENANT DAY SCHOOL**

Pre Public Hearing Staff Analysis • September 2019



Location

515 Matthews Township Parkway and Monroe Rd

Ownership/Applicant

Covenant Day School

Zoning

Existing: R-20 and B-1(CD) Proposed: R-I(CD)

Use

Existing: Athletic Fields and vacant land

Proposed: Athletic Fields and parking lot

Request Summary

The applicant proposes the addition of several buildings including press box, concession/restroom/maintenance building, field house, storage building, bleachers, media/coaches offices, and paved parking. It is anticipated that this will be a phased development.





PROJECT AREA

SITE INFORMATION AND BACKGROUND

Site Summary

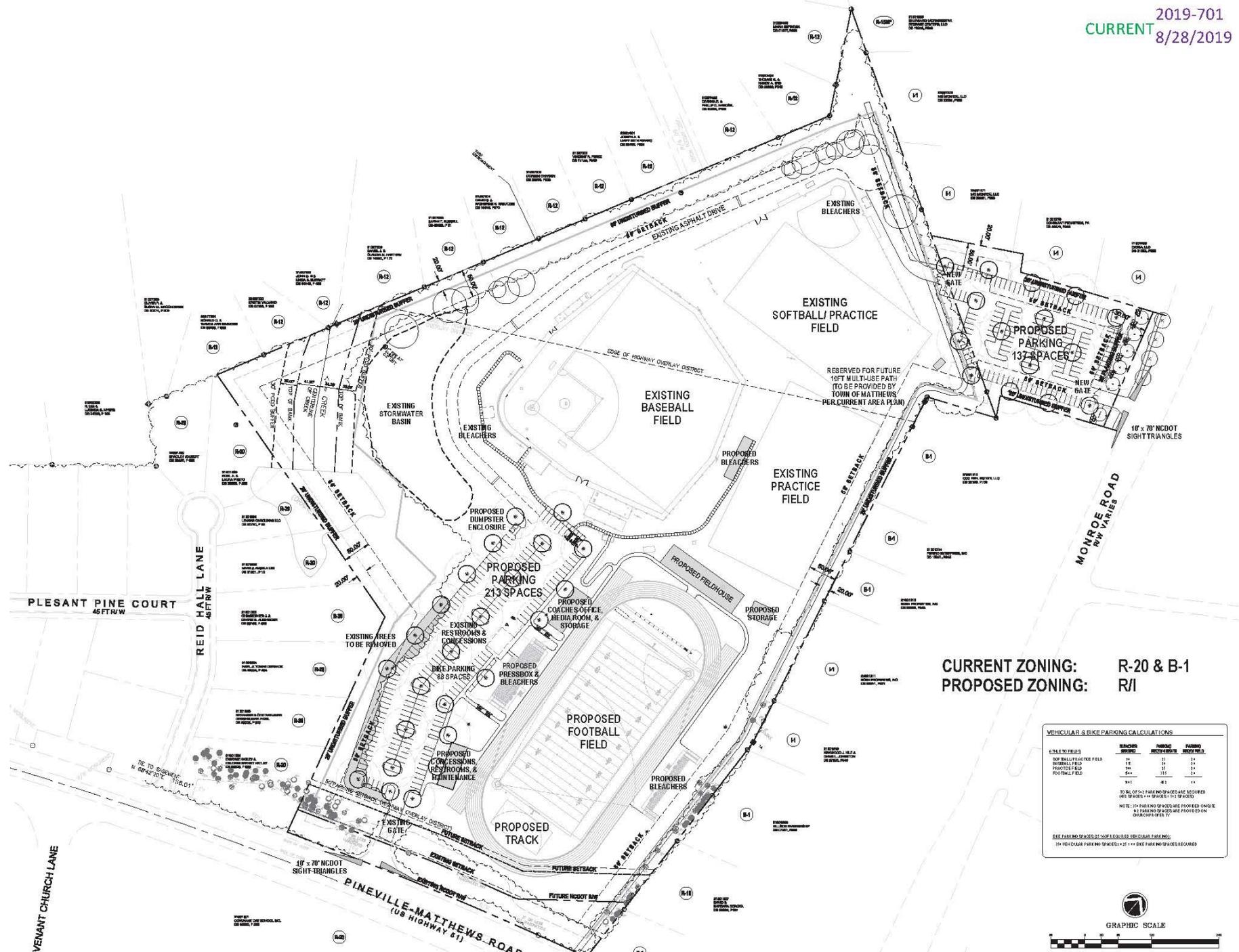
The property is currently accessed via Matthews Township Parkway and Monroe Rd. Property is existing athletic facilities for Covenant Day School sports.

Within the R-20 zoning classification, maximum seating capacity is 400. Covenant Day wishes to increase the permanent seating capacity at the facility. In order to comply with Matthews Unified Development Ordinance, rezoning from R-20 and B1-(CD) to R/I(CD) is necessary.

Previous Zoning Actions

None





CURRENT ZONING: R-20 & B-1
PROPOSED ZONING: R/I

VEHICULAR & BIKE PARKING CALCULATIONS

FIELD TYPE	SEATING CAPACITY	PARKING SPACES REQUIRED (SEE NOTES)	PARKING SPACES PROVIDED
SOFTBALL PRACTICE FIELD	15	15	15
BASEBALL FIELD	100	100	100
PRACTICE FIELD	100	100	100
FOOTBALL FIELD	117	117	117
TOTAL	332	332	332

TO BE 10' FROM FIELD AND GRASSES REQUIRED (SEE NOTES) ** SPACES ** SPACES ** SPACES ** SPACES

NOTE: 10' PARKING SPACES ARE PROVIDED ON-SITE
 ** 10' PARKING SPACES ARE PROVIDED ON-OUTGROUP OF SITE

SEE PARKING SPACES OF 20' x 8' (EQUILIBRIUM PARKING)
 10' VEHICULAR PARKING SPACES = 20' x 8' SEE PARKING SPACES REQUIRED



PROPOSED BUILDING DESIGNS



SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Adding new parking and paving all parking spaces.
2. Addition of 4 new structures and 3 sets of bleachers.
3. Remove existing structure on Monroe Rd lot.
4. All buildings shall comprise a minimum of 20% per façade of brick, natural stone (or synthetic equivalent), stucco, and/or cementitious products.
5. Lighting shall meet the Unified Development Ordinance requirements.
6. New lighting fixtures will not exceed the height of existing fixtures on site.
7. All landscaping and required buffers shall meet the Unified Development Ordinance requirements.
8. Screening on both sides of parking along Monroe Rd.
9. Easement for construction and maintenance of a 10' multi-use path is shown on the site plan with a note that it be installed by the Town.
10. Deletion of the northwestern most driveway (closest to Dentist Saluda).

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The LUP states that the Town should pursue joint use development opportunities for recreational land use. Development of a 10' multi-use path inside Warner Park will help accomplish this goal. It will also allow easy access for walkers and bicyclist from the adjoining neighborhoods.

Consistency

The development is designed with vehicular and pedestrian connections, creating the coordinated design envisioned in the Land Use Plan.

INSTITUTIONAL LAND USE ACTION ITEMS:

1. Continue to provide quality institutional facilities for all citizens and all needs.
2. Encourage the growth of quality institutional uses.
3. Promote development projects that provide services, housing and recreation for seniors.
4. Locate institutional facilities within mixed use projects when appropriate.
5. Buffer institutional uses from neighboring land uses.
6. Assess institutional needs of the community by evaluating demographic and social data.
7. Proactively explore opportunities and land use issues associated with "special needs" facilities.

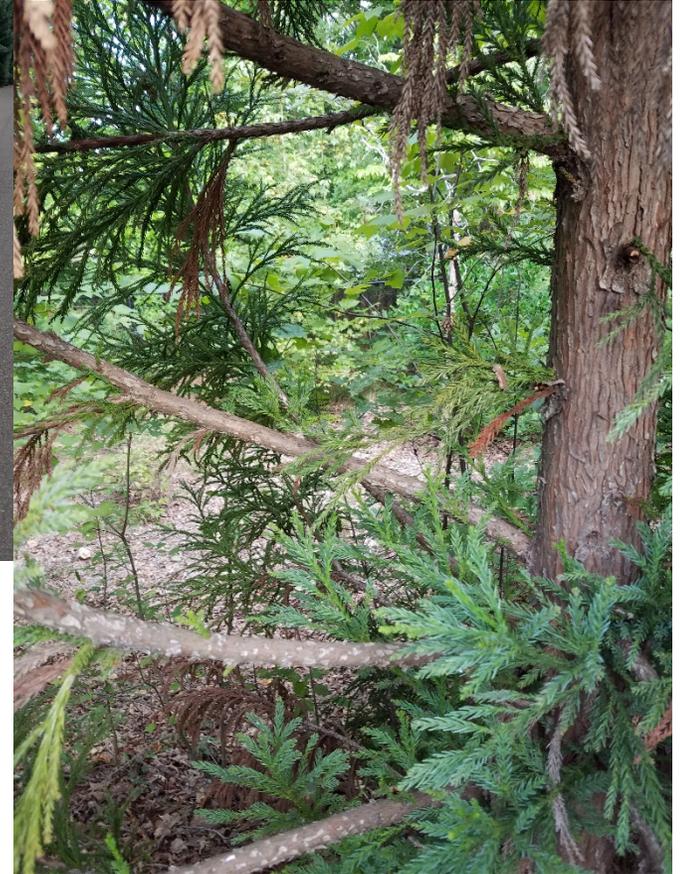
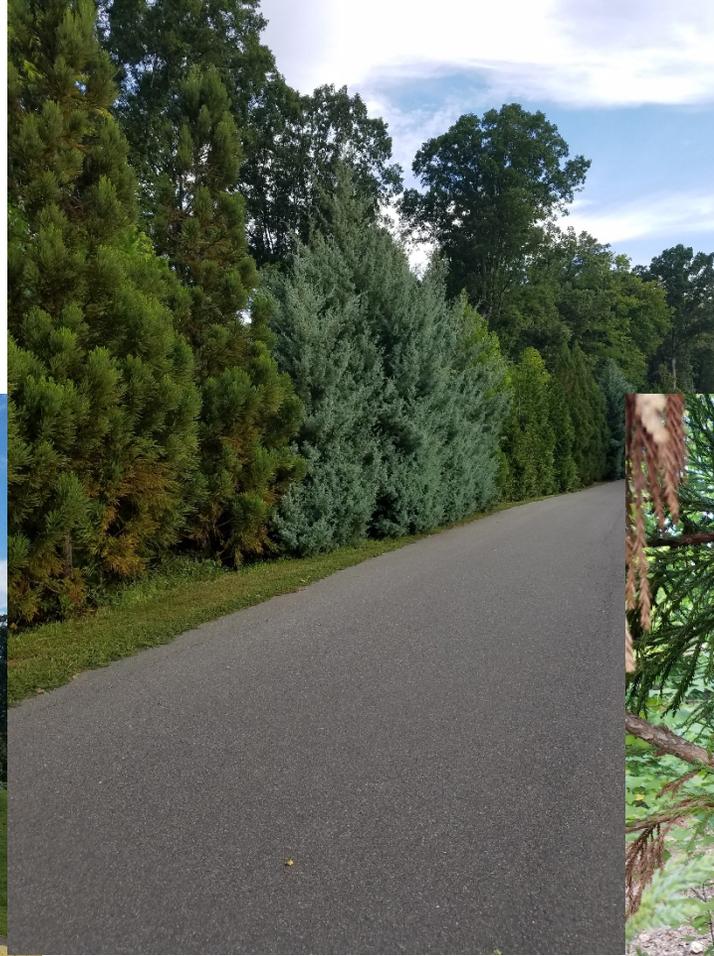
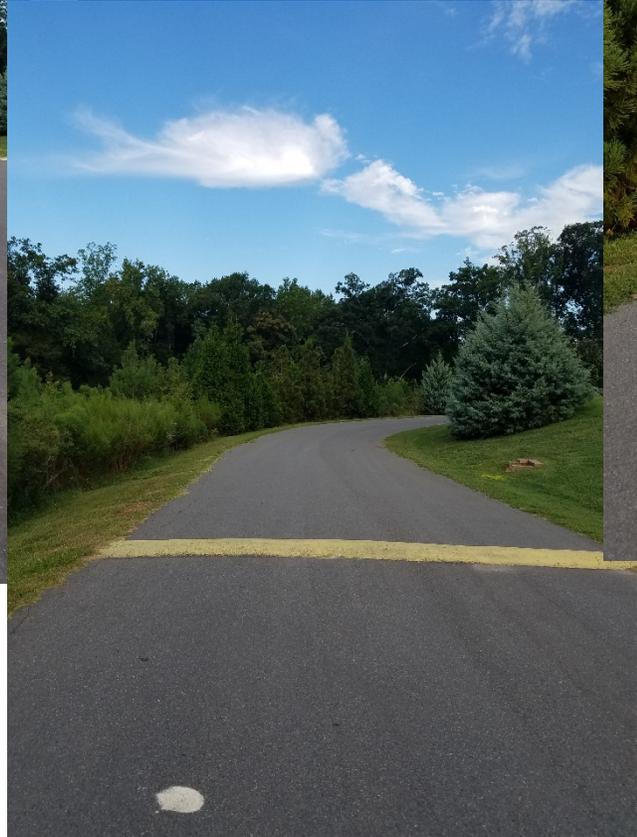
MONROE ROAD SMALL AREA PLAN TRANSPORTATION ACTION ITEMS:

8. Complete sidewalk network within corridor and add sidewalks and curb and gutter along Industrial Drive
9. Consider a multi-use path at the rear of properties adjacent to Sardis Forest
10. Consider studying traffic warrants to see if there could be a possibility of reducing signalized intersections within the study area to increase traffic flow.
11. Consider adding bike lanes or other bike facilities
12. Consider an alternate entrance/access to the Sardis Forest neighborhood via Monroe Road.

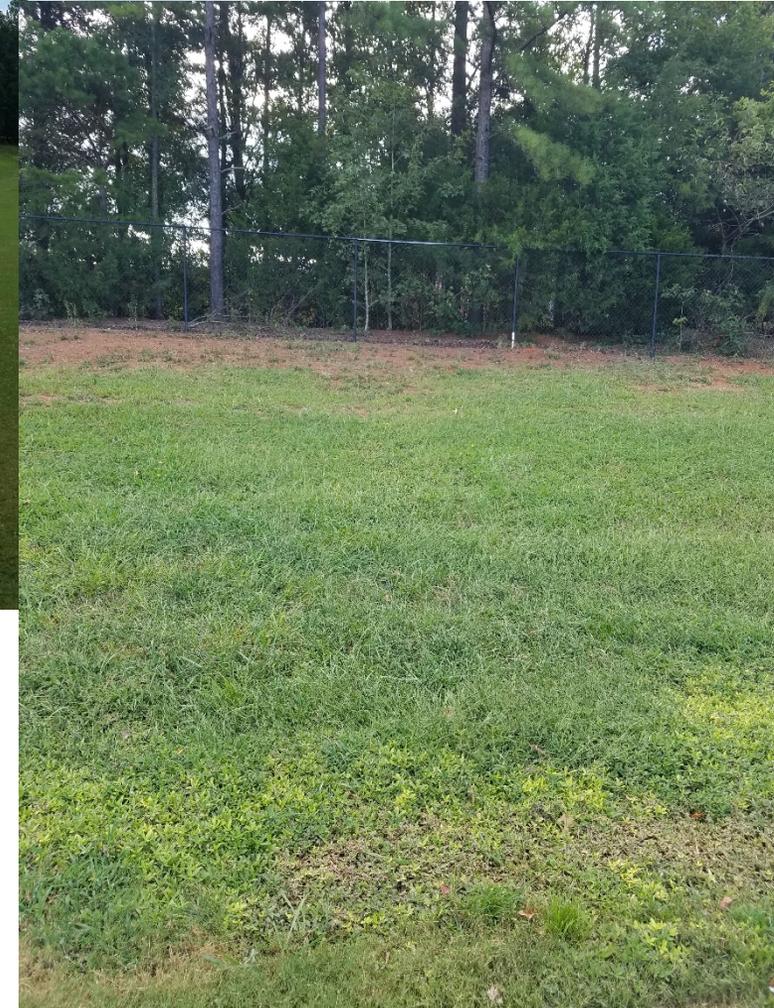
POTENTIAL FUTURE PEDESTRIAN TRAIL WITH CONNECTION TO PEDESTRIAN CROSSING



VIEW OF ROUTE "A" STAFF PREFERRED LOCATION



VIEW OF ROUTE "B" PROPOSED BY APPLICANT



STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Staff would like to see the multi-use path moved to the western side of the property in order to connection off of Vine Arden Rd and closer proximity to the future hawk signal across Matthews Township Parkway.

Police

No Concerns

Fire

Upgrade to a click and enter system for new gates may be required.

Public Works

The location of the multi-use path needs to be revisited.

Parks and Rec

No concerns