

**APPLICATION 2019-706 STAFF REPORT  
CONDITIONAL TO B-3(CD)  
JALARAM HOTELS, LLC**

Pre Public Hearing Staff Analysis • January 13, 2020



# SUMMARY

## Location

1718 Windsor Crossing Drive

Tax ID 19330307

## Ownership/Applicant

Jalaram Hotels, LLC/Dinesh Patel

## Zoning

Existing: C (CONDITIONAL)

Proposed: B-3 (CD)

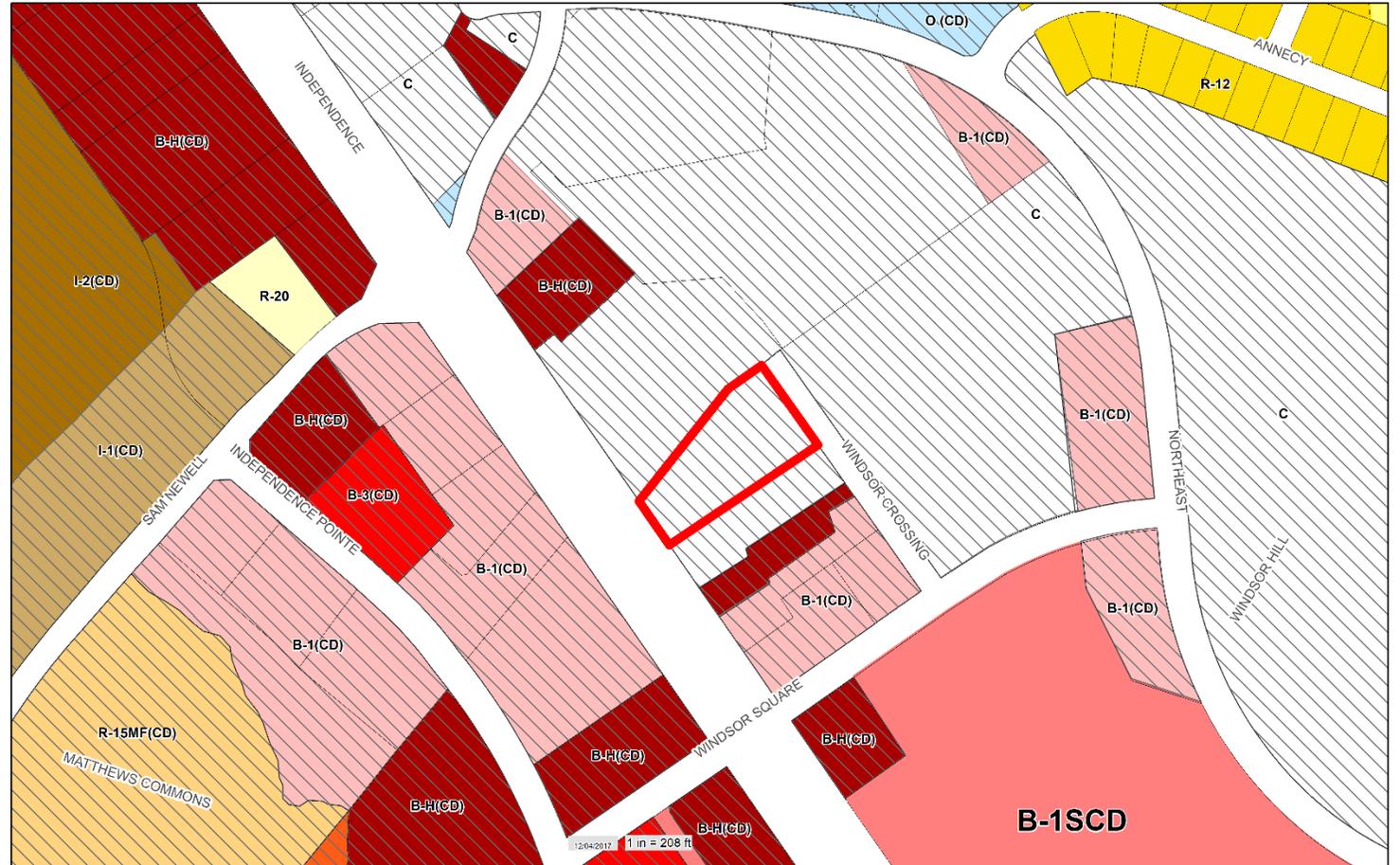
## Use

Existing: Hotel

Proposed: Hotel

## Request Summary

The applicant is requesting B-3(CD) district be assigned to their property in place of the Conditional District.



# SITE INFORMATION AND BACKGROUND



The property is located between Windsor Crossing Drive and Independence Boulevard in the Windsor Shopping Center.

## Previous Zoning Actions

The property was rezoned with Windsor Square in the late 1980's to a Conditional District.

Out of the 6 out parcels, 4 have already been rezoned to modern zoning districts.

TAX PARCEL NUMBERS	19330307
PROPERTY ADDRESSES	1718 Windsor Crossing Dr
EXISTING ZONING	C (Conditional)
PROPOSED ZONING	B-3(CD) (High-Rise Conditional District)
EXISTING USE	HOTEL
PROPOSED USE	HOTEL
SITE AREA	2.04 acres

Existing Minimum Lot Requirements (Ft)

MINIMUM LOT WIDTH	N/A
MAXIMUM BUILDING HEIGHT	40
MINIMUM FRONT SETBACK (Independence)	50
MINIMUM SIDE YARD	None required
MINIMUM REAR YARD (Windsor Crossing)	10
MAXIMUM BUILDING AREA	18,678 sq. ft.
REQUIRED PARKING MINIMUM	97 Spaces

Proposed Minimum Lot Requirements (Ft)

MINIMUM FRONT SETBACK	40
MINIMUM SIDE YARD	25 (No side yard required when not adjacent to a residential district)
MINIMUM REAR YARD	10
MAXIMUM BUILDING HEIGHT	50 <sup>(6)</sup>
MINIMUM BUILDING HEIGHT	35
REQUIRED PARKING MINIMUM	96 Spaces
PROVIDED PARKING	116 Spaces + Shared parking (121 total)

CONDITIONAL NOTES:

1. Allowed use(s): Hotel
2. Attached signage will be permitted separately and follow the Matthews Unified Development Ordinance. No freestanding sign shall be permitted for the individual lot. [However, once all C (Conditional) zoning districts have been updated, a joint business and/or identification sign may be permitted with a Master Sign Plan for this property and the associated out-parcels (starred on the location map).]
3. Access to the site will be limited to Windsor Crossing Drive.
4. No changes in existing site conditions for building layout, parking, traffic circulation, or storm drainage for this development are being proposed by this zoning action.
5. Any changes in existing structures resulting in increased building area or changes in building footprint will require review and compliance with the Matthews Unified Development Ordinance.
6. Structures may exceed the maximum height provided the required side and rear yards are increased 1 ft for each foot or fraction of a foot in height over the given maximum when adjacent to a residential district, or 1 ft for each two feet in height over the maximum given limit when adjacent to all nonresidential districts.
7. In conjunction with the 50-foot front setback, there is a 50-foot buffer area along Independence Boulevard.
8. No proposed changes in existing site conditions, therefore no traffic analysis is required as part of this request.
9. This property is subject to Section 155.506.32 "Hotels and Extended Stay Hotels" development standards in the Matthews UDO.



12/04/2017 1 in = 167 ft

REZONING 2019-706

Comfort Inn  
1718 Windsor Crossing Drive

REZONING 2019-706

# SUMMARY OF PROPOSED CONDITIONS

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# STAFF COMMENTS

## Planning Department

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.

A community meeting was held on 12/30/2019. No one attended.

## Fire

No comment

## Police

No comment

## Public Works

No comment

## Parks

No comment

# LAND USE PLAN AND ADOPTED POLICIES

## Land Use Plan

US-74, Independence Boulevard, is a major thoroughfare used by local and through traffic.

## Consistency

The proposed use is compatible with the business and office uses along Independence Boulevard.

*#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 for Independence Boulevard prohibited development which is solely dependent on access along US-74 and required primary access driveways along alternate roadways.