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.
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.
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 (stated 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 “Hotes and Extended Stay Hotels” development standards in the Matthews UDO.
Conditions

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 outparcels (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 2 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.
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

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.

LAND USE PLAN AND ADOPTED POLICIES

#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.