

**APPLICATION 2020-711 STAFF REPORT
CHRISTLIFE CHURCH, CHANGE IN CONDITIONS**

Pre Public Hearing Staff Analysis • July 2020



Location

1641 Matthews Township Parkway

Ownership/Applicant

Christlife Church

Zoning

Existing: B-H (CD) Proposed: B-H (CD) Change of Conditions

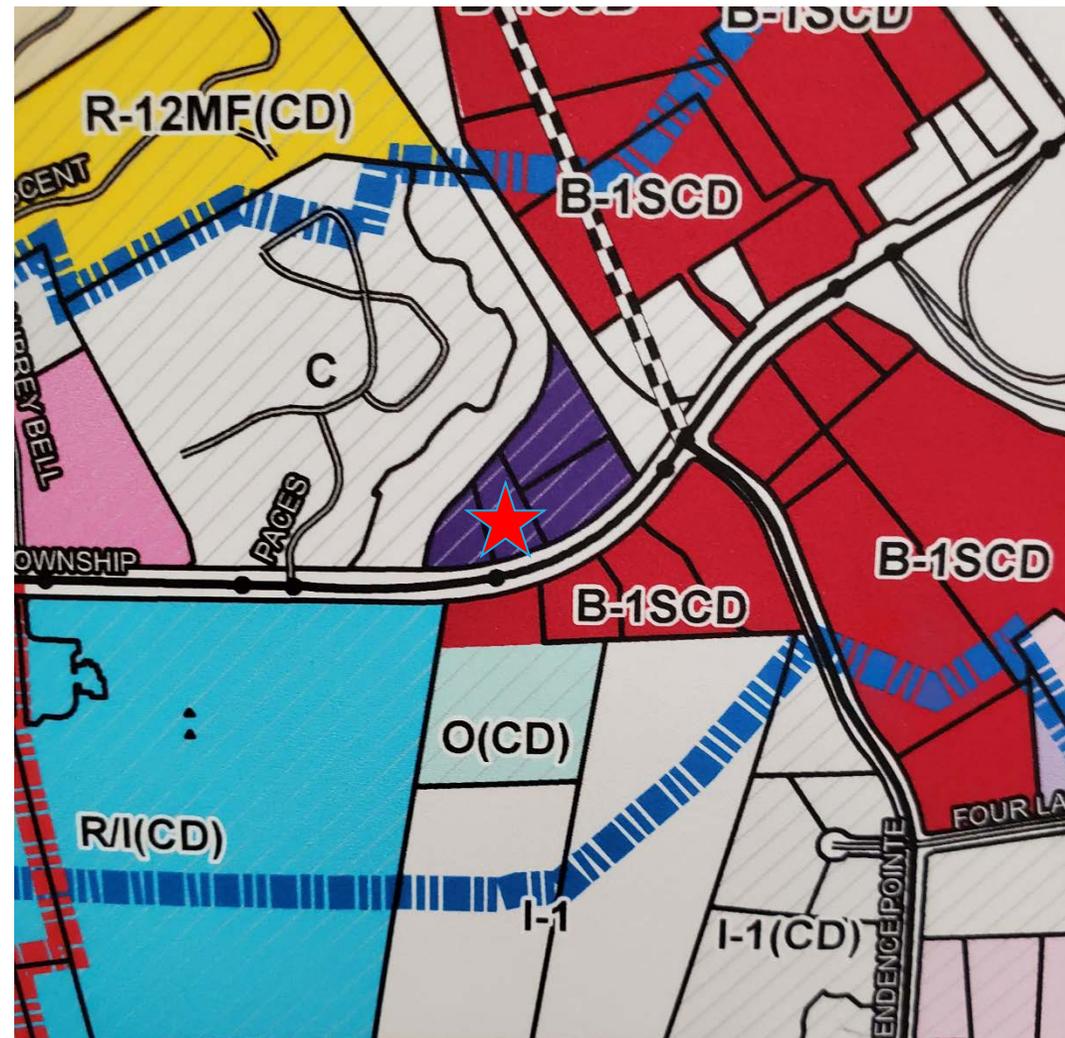
Use

Existing: Vacant

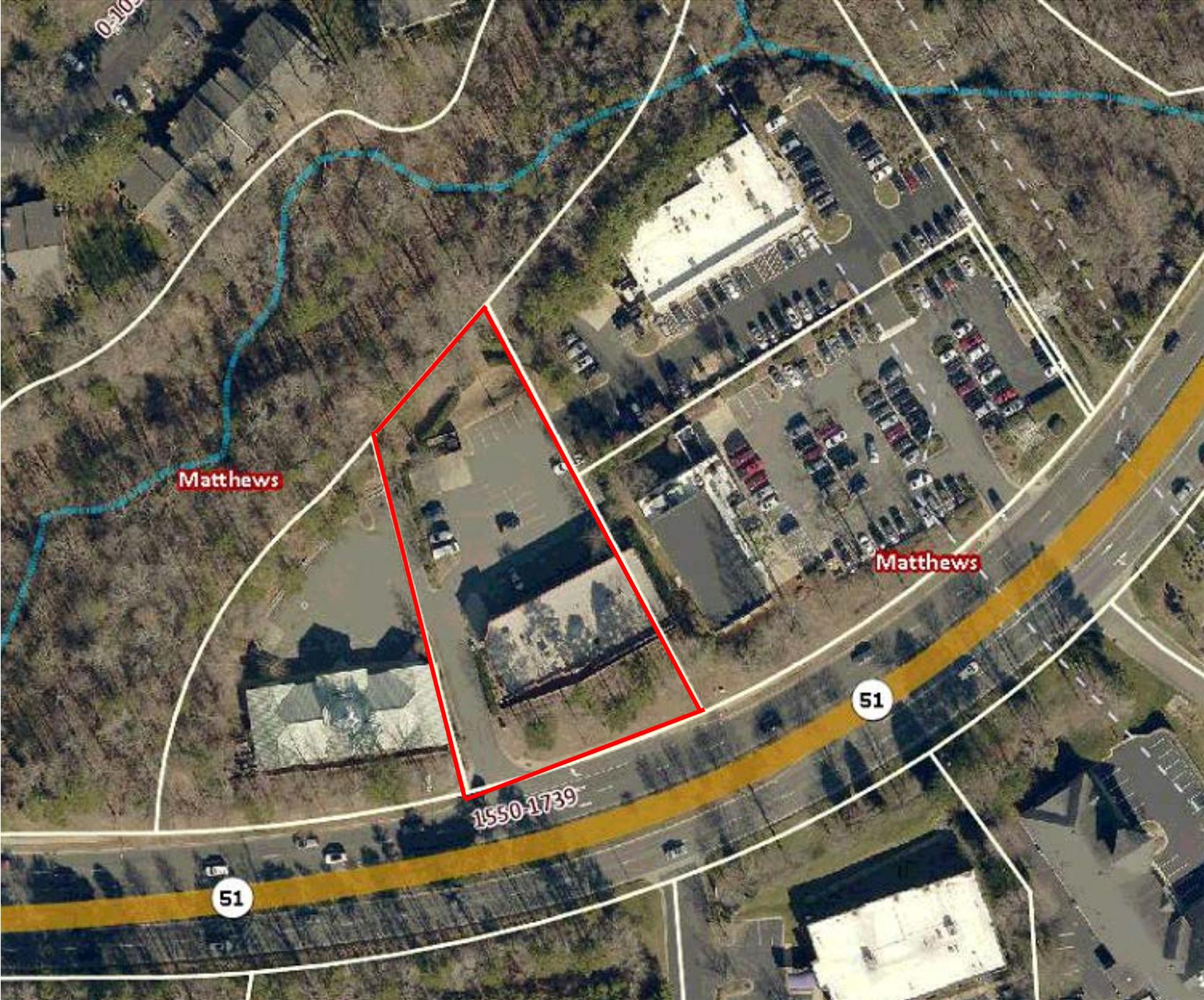
Proposed: Banquet or meeting/catering hall

Request Summary

The applicant proposes to change the list of approved uses for the property to include banquet or meeting/catering hall.



PROJECT AREA



SITE INFORMATION AND BACKGROUND

Site Summary

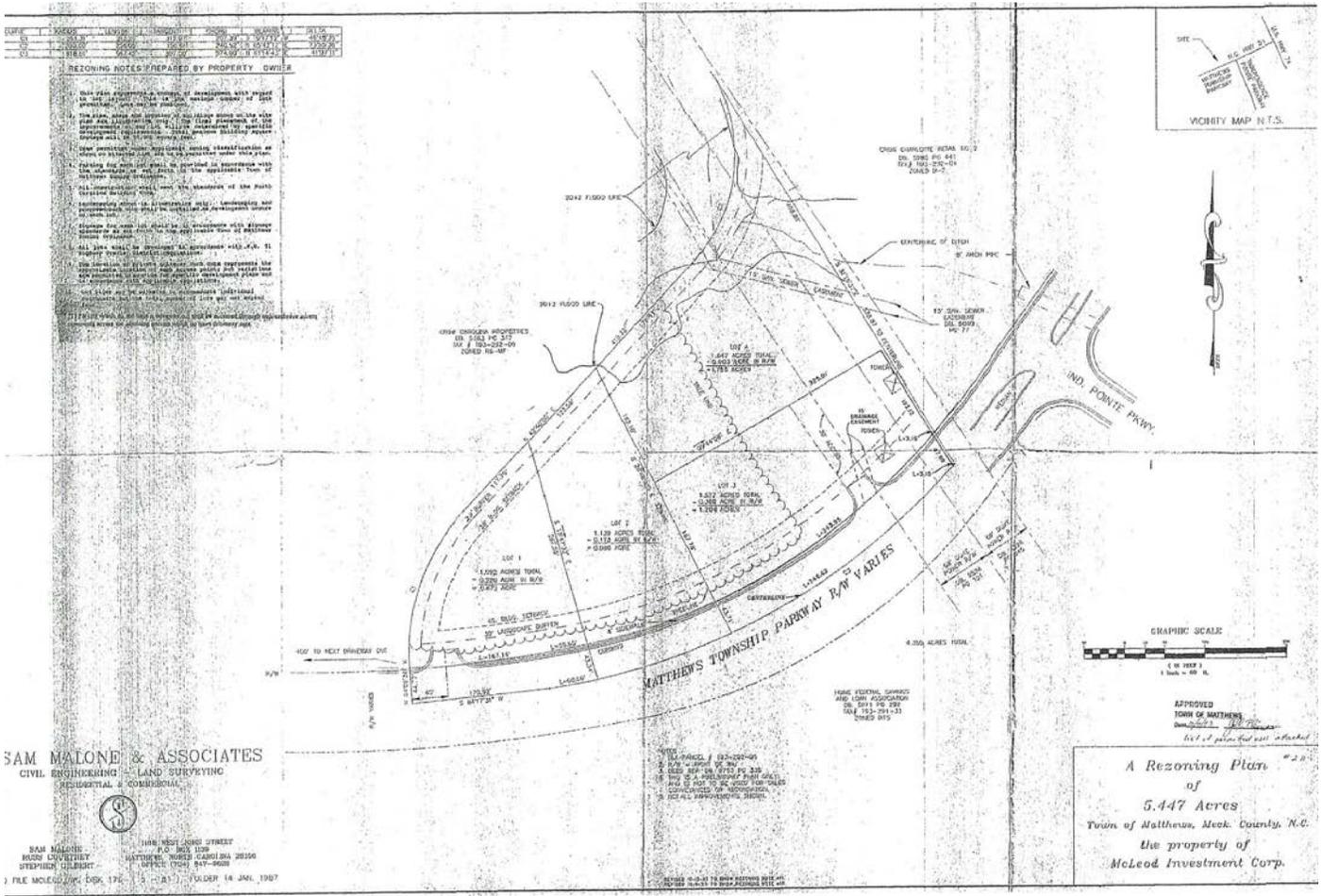
McLeod Investment Corp developed the property as part of a 5.44 acre site. The initial development property now includes First Watch, Aqua Tots, Hub, and drycleaners.

All access is from Matthews Township Pkwy.

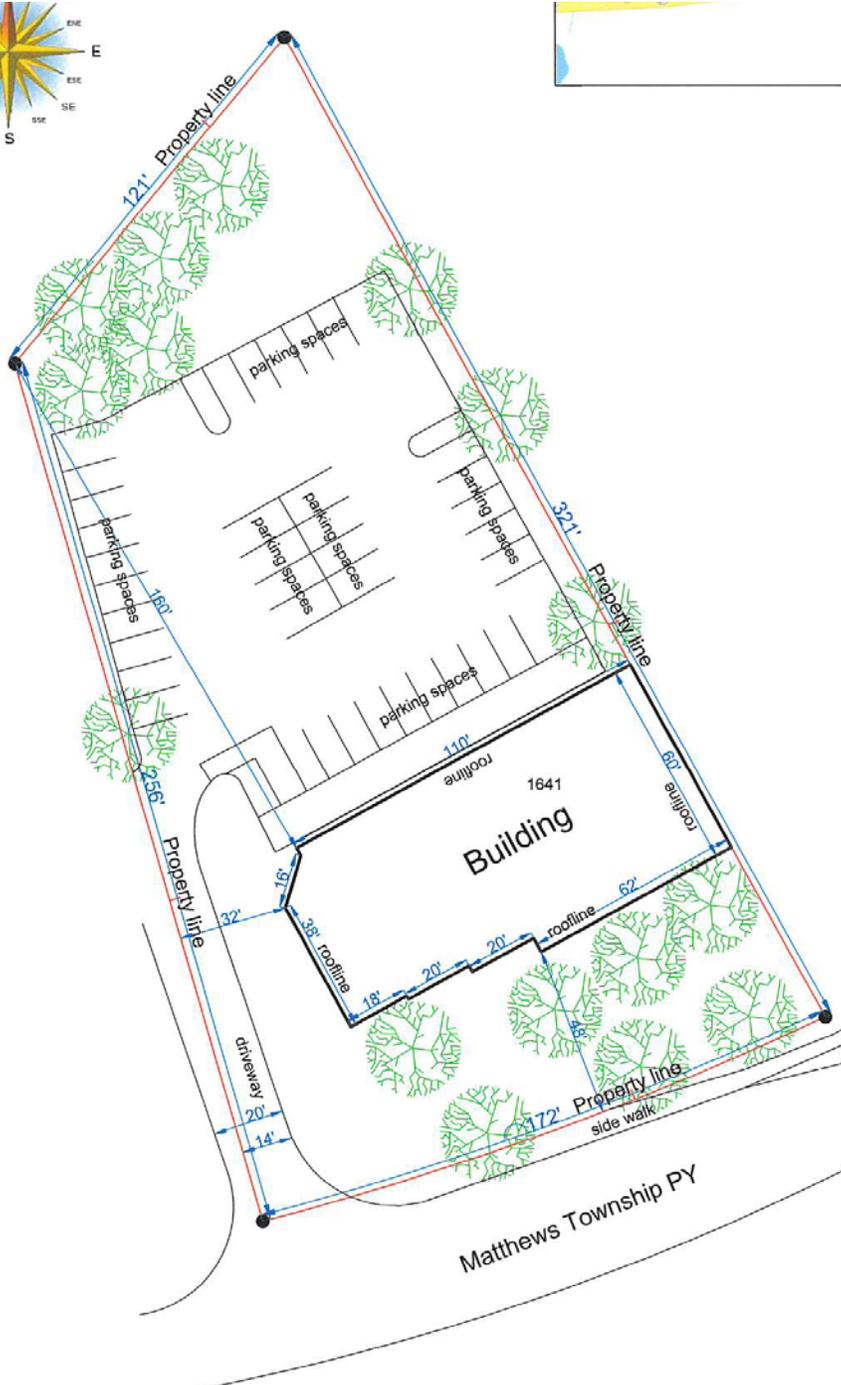
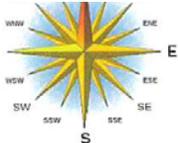
Existing building and parking will be utilized for proposed new business.

Previous Zoning Actions

The property was rezoned in 1993 from R-20 to B-H (CD). The approved site plan was a general development and minor adjustments would be allowed.



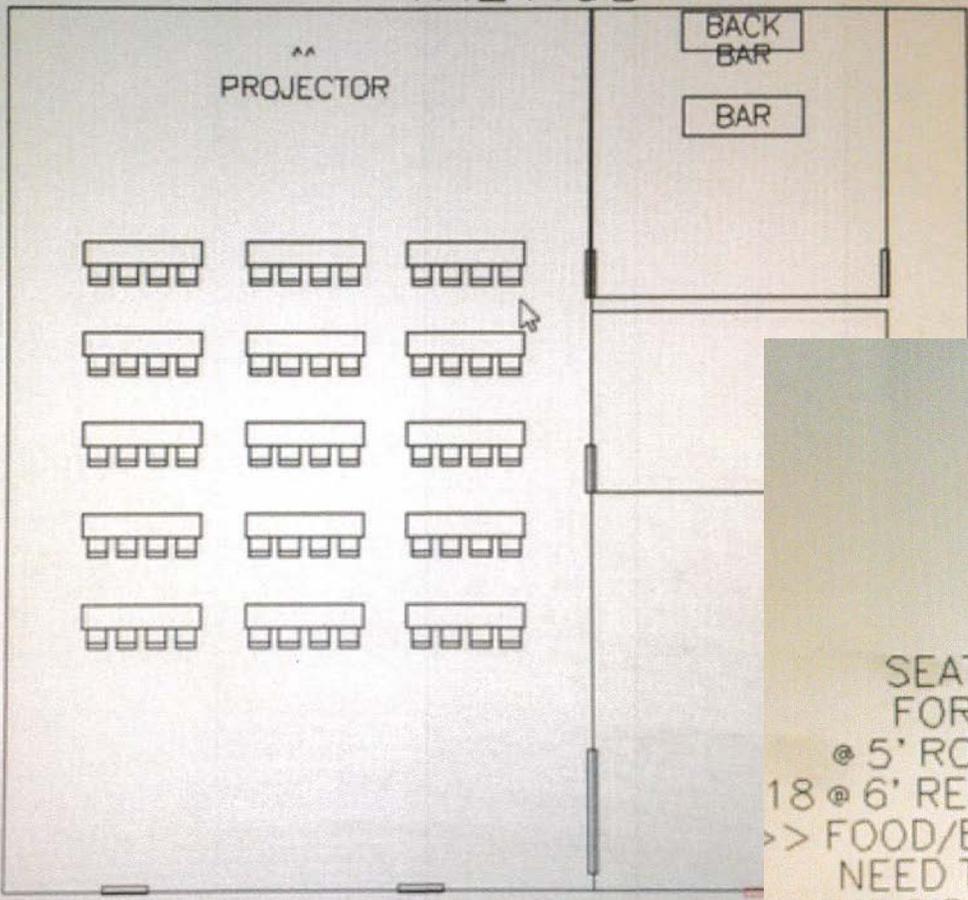
PROPOSED SITE PLAN



PROPOSED INTERIOR PLANS

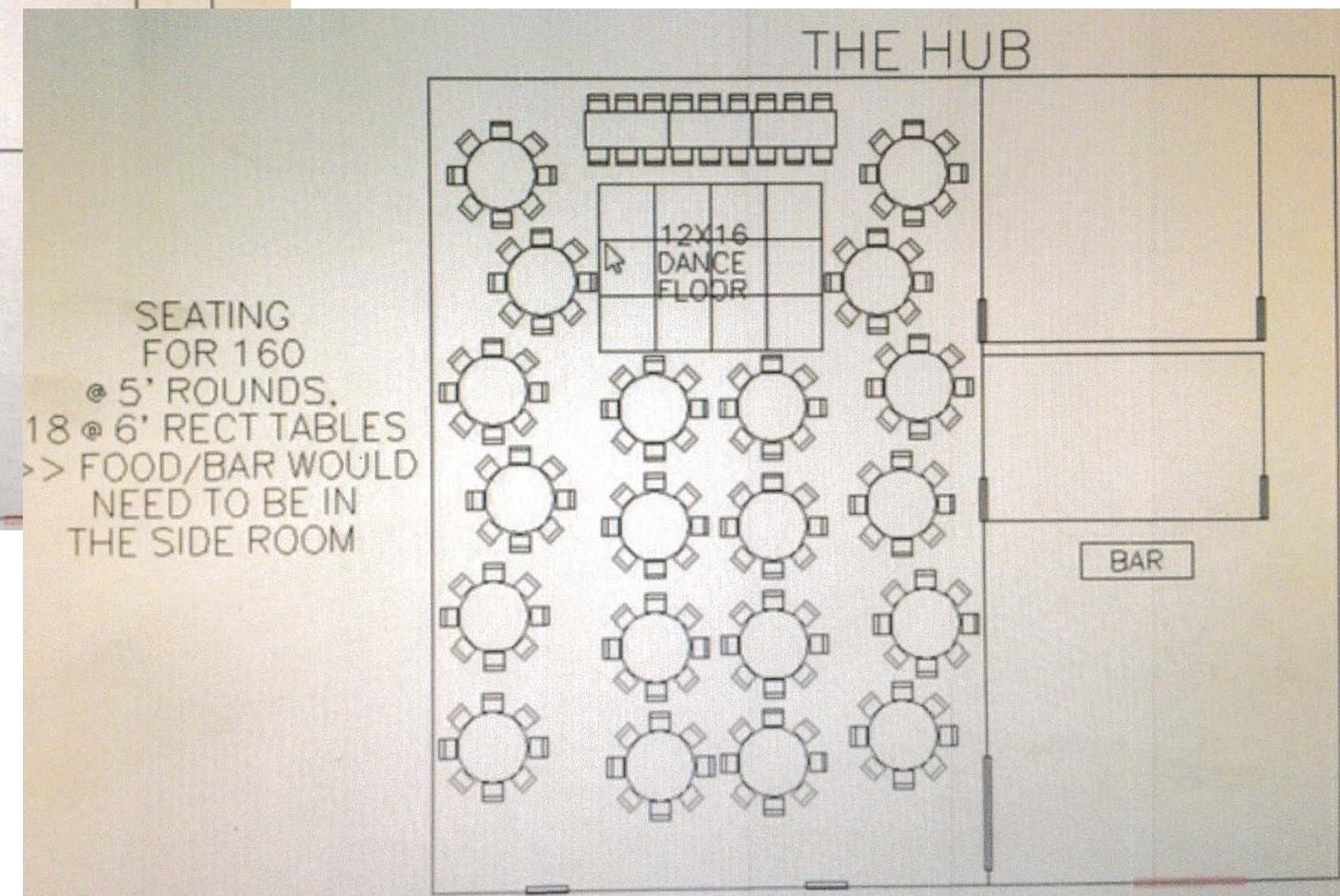
THE HUB

SEATING FOR 60
● CLASSROOM
>> FOOD/BAR WOULD NEED TO BE IN THE SIDE ROOM



THE HUB

SEATING FOR 160
● 5' ROUNDS,
18 ● 6' RECT TABLES
>> FOOD/BAR WOULD NEED TO BE IN THE SIDE ROOM



SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Existing retail to continue on parcel.
 2. All landscaping, screening, and required buffers shall meet the Unified Development Ordinance requirements.
1. Change in use to Ballroom, banquet or meeting/catering hall.
 2. Property owner has provided and amended table of allowable B-H uses for the property (attached). Staff recommends removing the uses in the table highlighted in yellow.

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The LUP states that rezonings should complement neighboring properties and planned business parks along Matthews Township Parkway between Monroe Rd and Northeast Parkway are recommended.

The rezoning request for a new use would be complementary to the existing businesses within the area. The banquet facility would allow for meetings to be held in close proximity of Novant Hospital and other local businesses that would otherwise have to look outside of Matthews.

Consistency

The proposed change in conditions do meet the Land Use Plan for the NC 51 Corridor.

NC 51 CORRIDOR ACTION ITEMS

- ➡ 1. Develop streetscaping plans for rights of way along NC-51.
- ➡ 2. Preserve mature trees along NC-51.
- ➡ 3. Promote mixed use developments and planned business parks along the Matthews Township Parkway portion of NC-51 (i.e. between Monroe Road and Northeast Parkway).
- ➡ 4. Prohibit strip-commercialization along NC-51.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Cross access parking agreement is already in place with neighboring property and should remain in place when overflow parking is needed.
2. Community meeting was held on June 21, 2020. No neighboring property owners attended the meeting and no comments were received regarding the change of conditions.

Police

No Concerns

Fire

No Concerns

Public Works

No Concerns

Parks and Rec

No concerns