Agenda Item: Administrative Amendment – Ridge Church

TO: Town of Matthews Planning Board

FROM: Darin Hallman, Planner

DATE: January 26, 2021

Background/Issue:

Ridge Church is requesting an Administrative Amendment to add the location of playground equipment, to add fabric tension awnings, and to add fencing to their rezoning petition. The Board of Commissioners approved the rezoning on April 10, 2017. The property is located at 10835 Independence Pointe Parkway and 1025 Matthews-Mint Hill Road on parcels 193-29-405, 193-29-402, and 193-29-404.

- The playground equipment was allowed by the approved rezoning plan. However, locations had not been determined at that time.
- The requested fabric awnings are to be temporary. This development is broken up into a few different phases. Once building expansions begin, the temporary awning would be removed and replaced by those approved in the approved rezoning.
- A fence is being requested along Matthew-Mint Hill Road. The location is in an area for future right of way expansion and sidewalk installation. However, the timing of the expansion is unknown. The applicant is requesting the right to install fencing in the interim that could be moved at the time of the right of way widening.

Proposal/Solution

Add playground locations to the overall site plan for planning purposes. Allow additional design elements on site with the knowledge that they’ll be phased out as the site develops.

Financial Impact

None

Related Town Goal

Economic Development/Land Use Planning

Recommended Action

Review, discuss and make a determination if the requests for the administrative amendments are appropriate. Alternatively, the Board may elevate the request to the Board of Commissioners.
Matthews Planning Board adopts the checked statement below:

A)   __X__ The requested zoning action, as most currently amended, is recommended for **approval**, and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), as follows:

**CONSISTENT:** The changes are consistent with the Land Use plan as the plan designates the areas around Independence Pointe Parkway to encourage parking on the side and rear of the buildings and the consolidation of driveways. The changes help promote the area toward transit orient development at the pedestrian level visually.

**REASONABLE:** These changes are reasonable. The proposed zoning changes do not significantly impact the intent of the original rezoning.

OR

B)   ______ The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)), as follows:

**INCONSISTENT:** The changes are inconstant with the Land Use Plan as the plan promotes areas along Independence Pointe Parkway develop with desirable walking conditions on sidewalks. These changes would negatively impact the aesthetics and feel for pedestrians on the sidewalk.

**NOT REASONABLE:** The rezoning is not reasonable as it does significantly impact the intent of the original rezoning.

(In each case, the Statement must explain why the Board deems the action **reasonable and in the public interest** (more than one sentence). Reasons given for a zoning request being “consistent” or “not consistent” are not subject to judicial review.)

Date: January 26, 2021
January 13, 2021

Mr. Jay Camp, AICP
Planning Director
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Ridge Church
Administrative Amendment Request

Mr. Camp:

Ridge Church submits this letter as a formal request for an Administrative Amendment to Rezoning Petition 2016-654, approved by the Town Board of Commissioners on April 10, 2017. The rezoning was originally requested to allow and support the phased future expansion of our facility. Since our rezoning petition was approved and after several discussions with your staff, we have discovered the need to amend the rezoning with several minor modifications for improved clarity. As a non-profit, our ability to take on expansion projects is directly related to our funding; unfortunately, we are having to change our approach to implementation based on available funds. As such, this request for Administrative Approval is to allow shorter term, more affordable solutions to improve our property for better usability until the time that we can pursue the larger components of expansion as allowed for in the original rezoning. To maintain and illustrate the ongoing intent of our ultimate expansion as provided for in the original rezoning, our Administrative Amendment Site Plan is based on the approved rezoning and shows future conditions along with the items being requested here. All items included in this request are either provided for in the approved rezoning or are allowable by right. These items are as follows:

1. Installation of two playgrounds: As provided for in 2.A. of the rezoning Development Standards, we may install playgrounds as incidental and accessory uses. We are proposing the installation of up to two playgrounds on the site in locations generally depicted on the Administrative Amendment Plan. The playground in the rear of the site is intended for private use by members of the church; the playground in the front of the site is intended for public use by members of the church and the community. The playgrounds would remain in place as part of the future expansion. The plan change results in the loss of 3 future parking spaces which leaves us well over the minimum number of spaces per the Ordinance. Additionally, both playgrounds would be within a 4'
height picket-style fence for safety purposes. Staff suggested we incorporate the playgrounds into this AA request to provide clarity regarding locations as they were not specifically shown on the approved Rezoning Plan.

2. Installation of fabric tension awnings (“shade sails”) at the café patio: The approved rezoning contains elevations of the expanded/renovated buildings showing awnings in multiple locations on the existing and future buildings; specifically, an awning is included on the west and south facades of the Existing Building 2 (generally adjacent to our current café). This awning is intended to provide shade and other protection from the elements for patrons of our café and others enjoying our outdoor spaces. Installation of the integrally built metal awning in this location as shown in the approved elevations is currently cost-prohibitive. As a shorter-term solution, we are proposing to install fabric sail shade awnings to provide shelter for our patrons in the area generally depicted on the Administrative Amendment Plan. These awnings will be removed at the time of our Phase 2B Building Expansion; this expansion will include installation of awnings per the original elevations. Staff suggested we incorporate this into this AA request because they are different than what was shown on the approved Rezoning Plan.

3. Installation of fencing: Fencing on private property is generally allowable by right in all districts, however, must meet certain standards as outlined in the Ordinance. We would like to install fencing as a safety measure along the fronts of our property as generally depicted on the Administrative Amendment Plan. Fencing would be 4’ height dark aluminum open picket-style fencing with gates at access points from the public sidewalk into our site. This fence would provide a level of safety for our church and community members as they use our large open space. We use this open space for recreation as well as for outdoor services. Fencing along the frontage of Matthews-Mint Hill Road would be installed in a location fully within our property and not impact the future improvements by NCDOT. It is shown 18” inside the 10’ wide public sidewalk along this frontage. Fencing along the frontage of Independence Pointe Parkway is currently shown on our property but within the area of Future ROW Dedication as highlighted on the approved Rezoning Plan. Fencing in this area would be removed at our cost at the time of ROW dedication. Allowing our fence to be placed temporarily within this area would allow us to make use of our full property. As was the case at the time of the original rezoning, neither NCDOT nor the Town of Matthews is certain of the timing, design, or extents of the road improvements for either frontage street. Additionally, if it is determined road improvements along Matthews-Mint Hill Road would extend into the area of our fencing, we would remove and relocate it prior to the commencement of any state or local road work. Staff suggested we incorporate the fencing into this AA request.
to provide clarity of location relative to future town/state improvements along our frontages.

The above outlines the scope and intent of our Administrative Amendment request. We believe these are in keeping with the original intent of the approved rezoning, and as described are either allowable by right or are provided for as part of the approved rezoning. We have submitted this request per our conversations with you to provide clarity as we begin the process of installation of a few small features of our ultimate plan. We appreciate your time and consideration in this matter and look forward to working with you and the Planning Board as necessary. This is our next step towards a better facility to serve our community.

Best Regards,

Chris Brown, Lead Pastor
Current Approved Plans
NOTE: PERSPECTIVE RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND NOT INTENDED FOR REFERENCE DURING CONSTRUCTION.
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