

Decision on Sportsplex Rezoning

DATE: August 2, 2016

FROM: Jay Camp

Background/Issue

After the deferral of the decision last month, Town and County Staff met to discuss the conditional notes for the site and agreed on new language for both Independence Pointe Parkway as well as what uses are allowed at the site. We are comfortable that the language adequately addresses the future extension of Independence Pointe Parkway in the area. The revised notes are attached.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Approve rezoning 2016-645

Conditional Notes (suggested revisions following meeting on 7-20-16)
Sportsplex
I-485 at US74

General Provisions:

The site proposed for rezoning includes Mecklenburg County Tax parcels 215-231-01, 215-231-02, and 215-081- 15, currently utilizing street addresses of 1601 Tank Town Road, 1585 Tank Town Road, and 2425 Sports Parkway respectively. All three parcels are currently owned by Mecklenburg County.

The drawings and aerial map of the subject property provided for this rezoning action – SP.01, a sheet from the Phase 2 (civil engineering) plan documents, and Site Aerial, showing outline of the property with current Phase 1 improvements – along with these notes comprise the details of this zoning request from R-20 to ENT.

The Town of Matthews established the ENT zoning district specifically for the Sportsplex site and the adjacent mostly-vacant surrounding property with the intention of an entertainment focused neighborhood being developed over time. The Sportsplex is an integral anchor use and quality of life incentive for the adjacent property as it develops. The Town adopted a Small Area Plan and Development Policies to guide further development around the Sportsplex site so it will be compatible and beneficial.

Proposed Use:

The development and use of the site will be for a public park and recreation facility.

This site has been planned and is currently under development as a County-owned park and recreational facility. Completed Phase 1 includes 5 sports fields, associated parking, a playground and picnic area, restrooms and amenities. Phase 2 now underway will add 7 additional sports fields with one being a “championship field” with seating (stadium), parking, running trails, greenway/multi-use paths, concession and restroom facilities, parking, picnicking areas, open fields, and natural areas. A roadway through the park site connects the park to Town streets in two directions, and may intersect with Independence Pointe Parkway in the future. The site is being developed generally as illustrated on SP.01. Minor modifications to layout of the overall park plan may take place during construction that do not substantially alter the intended recreational opportunities and preservation of natural features.

To determine whether individual uses, either primary and/or accessory, are allowed, the site shall be reviewed in its entirety and include all property owned by Mecklenburg County at the park site. Park and recreation uses ~~not listed in the Town's Unified Development Ordinance, but that~~ **as allowed or subsequently amended in the ENT District, and that** are found in a Mecklenburg County Regional Park shall be allowed at the site **as outlined below under Future Changes.** ~~and are hereby deemed to fall into one of three following categories:~~

- ~~• Athletic or sports fields, ballfields, in a concentration of three or more, and similar outdoor physical recreation facility intended for use by teams of participants~~
- ~~• Community recreation center, fitness/health center, gymnasium, YMCA, and similar use with multiple physically involved activities, primarily indoor, can take place concurrently~~
- ~~• Park and playground, not otherwise listed~~

Future changes:

Ongoing repair and maintenance, including replacement of certain materials with alternate materials that will provide improved durability and maintenance, is allowed. Converting an artificial turf field to natural grass or a natural grass field to artificial turf is allowed. Adding field lighting or pedestrian/parking lot/security lighting is allowed when following Matthews outdoor illumination ordinance at 155.609.

Future new or expanded recreational amenities **as allowed or subsequently amended in the ENT District** are allowed as long as required setbacks and similar zoning standards are met, and preserved tree canopy is not reduced.

Future expansion of seating at the stadium will be reviewed and approved by the Matthews Board of Commissioners as a site plan, using the process at 155.401.5.B. of the Matthews UDO.

Changes or future additions to the park site **as allowed or subsequently amended in the ENT District** that may reduce tree canopy, or will remove then-existing trees (individual or groves, without replacement of like caliper at same place) other than due to tree disease, significant decline, or death, as determined by a certified arborist, may follow the provisions at 155.401.5 for Administrative Amendment.

Internal Streets:

Sports Parkway: The internal street being developed as the park facilities are installed, currently known as Sports Parkway, will be dedicated to the Town of Matthews as a public street. This dedication will be completed prior to Phase 2 of the park site being opened for public use, and will include the portion of the street from existing Brigman Road (Town street) to existing Tank Town Road (Town street). At the time of Phase 2 plan review, it was determined that the final platting of this street through both the County park facility and the strip of land obtained from the Brigman Family to connect the park facility to Brigman Road, to be used as a construction access, would be delayed until this was no longer required for major park construction purposes.

Independence Pointe Parkway: ~~The County agrees to continue discussions regarding the future route of Independence Pointe Parkway.~~ Independence Pointe Parkway has been proposed to extend through undeveloped/underdeveloped land and across I-485 in the vicinity of the Sportsplex site for many years. The potential for the final alignment to cross into a portion of the Sportsplex site has been known throughout the design and development of the park facility. A specific street alignment has not yet been determined although a study is currently underway, with the effort to least impact improved properties. Mecklenburg County has worked with the Town of Matthews in its park planning to find a suitable revised alignment that would minimize impact to completed park improvements while allowing proper connection to the section of the future roadway across I-485, and will continue to discuss possible alignments with the Town of Matthews, NCDOT and CRTPO.

Sportsplex cond notes draft 7-20-16

Decision on Application 2016-645 Sportsplex

DATE: June 8, 2016
FROM: Jay Camp

Background/Issue:

No changes have occurred to the site plan after the Public Hearing. Planning Board recommended approval unanimously on June 28th.

Staff continues to work with Mecklenburg County Parks and Recreation to resolve the two concerns that Planning Staff addressed at both the Public Hearing and before Planning Board. Those concerns relate to language in the conditional notes about uses that are permitted as well as language related to the future extension of Independence Pointe Parkway.

The conditional notes as currently proposed are attached. Under proposed uses, the following language appears:

To determine whether individual uses, either primary and/or accessory, are allowed, the site shall be reviewed in its entirety and include all property owned by Mecklenburg County at the park site. Park and recreation uses not listed in the Town's Unified Development Ordinance, but that are found in a Mecklenburg County Regional Park shall be allowed at the site and are hereby deemed to fall into one of three following categories:

- *Athletic or sports fields, ballfields, in a concentration of three or more, and similar outdoor physical recreation facility intended for use by teams of participants*
- *Community recreation center, fitness/health center, gymnasium, YMCA, and similar use with multiple physically involved activities, primarily indoor, can take place concurrently*
- *Park and playground, not otherwise listed*

Our concern is that this language indicates uses not listed in the UDO would automatically be allowed. That is a determination that the Matthews Zoning Administrator must make. Stadiums should also be listed as an allowed use as the stadium was the primary reason a rezoning was needed to begin with.

Regarding Independence Pointe Parkway, we would like to see more acknowledgement that this road has been planned for over a decade to pass through this general area. Future federal funding could be jeopardized if it is not properly documented that all parties are currently and have been aware of the future extension of the road through the area.

Proposal/Solution:

Staff has proposed changes to these two items but at this time the County is not comfortable with those suggestions. We continue to work towards a resolution so that the rezoning can move forward and be completed.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Discuss concerns over conditional notes and work towards resolution of the issue.

Draft Conditional Notes

Sportsplex

I-485 at US74

General Provisions:

The site proposed for rezoning includes Mecklenburg County Tax parcels 215-231-01, 215-231-02, and 215-081-15, currently utilizing street addresses of 1601 Tank Town Road, 1585 Tank Town Road, and 2425 Sports Parkway respectively. All three parcels are currently owned by Mecklenburg County.

The drawings and aerial map of the subject property provided for this rezoning action – SP.01, a sheet from the Phase 2 (civil engineering) plan documents, and Site Aerial, showing outline of the property with current Phase 1 improvements – along with these notes comprise the details of this zoning request from R-20 to ENT.

The Town of Matthews established the ENT zoning district specifically for the Sportsplex site and the adjacent mostly-vacant surrounding property with the intention of an entertainment focused neighborhood being developed over time. The Sportsplex is an integral anchor use and quality of life incentive for the adjacent property as it develops. The Town adopted a Small Area Plan and Development Policies to guide further development around the Sportsplex site so it will be compatible and beneficial.

Proposed Use:

The development and use of the site will be for a public park and recreation facility.

This site has been planned and is currently under development as a County-owned park and recreational facility. Completed Phase 1 includes 5 sports fields, associated parking, a playground and picnic area, restrooms and amenities. Phase 2 now underway will add 7 additional sports fields with one being a “championship field” with seating (stadium), parking, running trails, greenway/multi-use paths, concession and restroom facilities, parking, picnicking areas, open fields, and natural areas. A roadway through the park site connects the park to Town streets in two directions, and may intersect with Independence Pointe Parkway in the future. The site is being developed generally as illustrated on SP.01. Minor modifications to layout of the overall park plan may take place during construction that do not substantially alter the intended recreational opportunities and preservation of natural features.

To determine whether individual uses, either primary and/or accessory, are allowed, the site shall be reviewed in its entirety and include all property owned by Mecklenburg County at the park site. Park and recreation uses not listed in the Town’s Unified Development Ordinance, but that are found in a Mecklenburg County Regional Park shall be allowed at the site and are hereby deemed to fall into one of three following categories:

- Athletic or sports fields, ballfields, in a concentration of three or more, and similar outdoor physical recreation facility intended for use by teams of participants
- Community recreation center, fitness/health center, gymnasium, YMCA, and similar use with multiple physically involved activities, primarily indoor, can take place concurrently
- Park and playground, not otherwise listed

Future changes:

Ongoing repair and maintenance, including replacement of certain materials with alternate materials that will provide improved durability and maintenance, is allowed. Converting an artificial turf field to natural grass or a natural grass field to artificial turf is allowed. Adding field lighting or pedestrian/parking lot/security lighting is allowed when following Matthews outdoor illumination ordinance at 155.609.

Future new or expanded recreational amenities are allowed as long as required setbacks and similar zoning standards are met, and preserved tree canopy is not reduced.

Future expansion of seating at the stadium will be reviewed and approved by the Matthews Board of Commissioners as a site plan, using the process at 155.401.5.B. of the Matthews UDO.

Changes or future additions to the park site that may reduce tree canopy, or will remove then-existing trees (individual or groves, without replacement of like caliper at same place) other than due to tree disease, significant decline, or death, as determined by a certified arborist, may follow the provisions at 155.401.5 for Administrative Amendment.

Internal Streets:

Sports Parkway:

The internal street being developed as the park facilities are installed, currently known as Sports Parkway, will be dedicated to the Town of Matthews as a public street. This dedication will be completed prior to Phase 2 of the park site being opened for public use, and will include the portion of the street from existing Brigman Road (Town street) to existing Tank Town Road (Town street). At the time of Phase 2 plan review, it was determined that the final platting of this street through both the County park facility and the strip of land obtained from the Brigman Family to connect the park facility to Brigman Road, to be used as a construction access, would be delayed until this was no longer required for major park construction purposes.

Independence Pointe Parkway:

The County agrees to continue discussions regarding the future route of Independence Pointe Parkway.