

Project Summary

Location:	10400 East Independence
Owner(s):	Matthews Festival Limited Partnership
Agent:	Keith MacVean
Current Zoning:	Conditional
Proposed Zoning:	B-1 SCD and BH (CD)
Existing Use:	Shopping Center
Proposed Use:	Same
Community Meeting:	September 27th, 2016

Summary of Request

The applicant requests an update to the zoning classification on the property as well as approval for the development of two new restaurant outparcels.

Staff Comment Summary

The requested rezoning is consistent with Town Policy to rezone properties with old Conditional zoning to new categories appropriate for both the site and land use. The applicant also wishes to construct two new restaurant buildings, demolish some of the small shop space and renovate the parking lot. Staff has no major concerns or objections at this time and will continue to work with the owner to address any outstanding issues.

Planning Staff Review

Background And History

The Matthews Festival Shopping Center was constructed in 1987 and is part of a broad rezoning effort from the early 1980's that includes many of the developments along 51 from Independence Blvd to Sam Newell Road. Many of these properties including the hospital have already been rezoned out of the old conditional zoning. The Carrabba's site is an independently owned parcel not part of this rezoning request.

Details of the Site Plan

The site features access from both Independence Blvd and Highway 51. Due to the planned widening of 74, NCDOT will require the easternmost driveway near 51 to be removed. A new location has been approved by NCDOT as shown on the site plan. Current plans call for the shop space adjacent to the former movie theater/fitness club building to be demolished. Two new outparcels, one for a BJ's restaurant and the other for an undetermined restaurant are planned. The owner also intends to renovate the parking lot, bringing all disturbed areas into compliance with parking lot tree requirements. New sidewalks are also planned on the site. A small amount of storm water detention will be created due to a slight increase in impervious area at the site.

Summary of Proposed Conditions

1. Maximum of 140,600 square feet of space. Current square footage is 127,817.
2. All uses within the B-1 and B-H district allowed in respective zoned areas on plan with the exception of gas station and convenience stores which are prohibited.
3. Existing theater building may remain or be demolished
4. New buildings on site to undergo architectural approval by Town Board with the exception of the BJ's restaurant which has elevations as part of the current rezoning plan
5. Renovations to existing storefronts may occur without Board approval so long as the general character and quality of building materials is maintained.
6. A relocated second driveway from 74 is requested as part of zoning approval

Planning Staff Review

Outstanding Issues/Planning Staff Comments

(Please see additional comments in staff memos for more detail)

1. Variances to transitional setbacks and parking in transitional setbacks required for both new outparcel buildings.
2. PCO Concept Plan approval required prior to decision.
3. A Master Sign Plan will be submitted to ensure compliance for existing signs on the site.
4. Public Works has requested pedestrian connections both to 51 and future greenway in vicinity of the Duke substation.
5. Of the ten trees at the existing driveway entrance, only 6 are slated for preservation. Staff to review their overall health.
6. Some additional uses may need to be prohibited in the B-H areas

Consistency with Adopted Plans and Policies and Town Vision Statements

Retail shopping centers are an appropriate land use along US 74 although the Land Use Plan does discuss limiting additional traffic generating developments. The development is almost 30 years old and is adding a nominal amount of square footage to the site and creating very little in the way of new traffic volume.

Reports from Town Departments and County Agencies

Matthews Police

Two entrances too close together along 74, decel lane recommended

Matthews Fire

Access roads on either side of driveway median should be 14' wide

Public Works

Pedestrian connections should be created to future sidewalk along 74 and to 51 as well as to future greenway near Duke substation.

Matthews Parks and Recreation

No Concerns

Charlotte Mecklenburg Schools

Not Applicable

Town Arborist

Reviewing proposed tree save for oaks at driveway entrance closest to Texas Roadhouse.

PCO Concept Plan Approval Required?

Yes

Impact Analysis

No impact to Town services is anticipated.

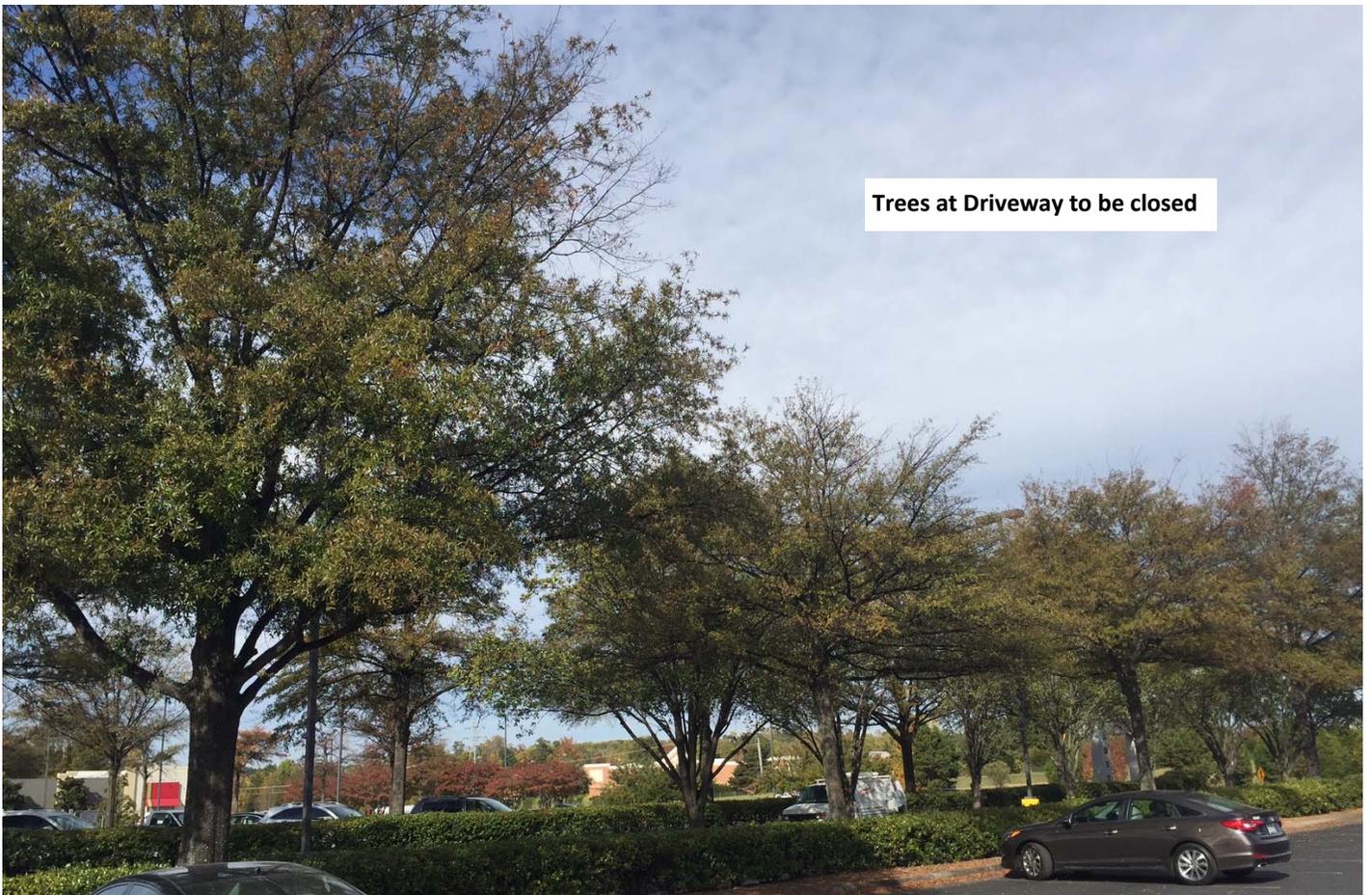
Projected Financial Impact of the Request

It is difficult to project the financial impact to the Town due to the minimal square footage of space to be added. Perhaps more impactful to the Town is the visual appearance of the renovation of a large scale shopping center. In recent years, the center has seen high vacancy rates and deferred maintenance issues. The improvements to the center could yield a result similar to the improvements to the eastern portion of Windsor Square, which has become a much more attractive development since rezoning in 2010.

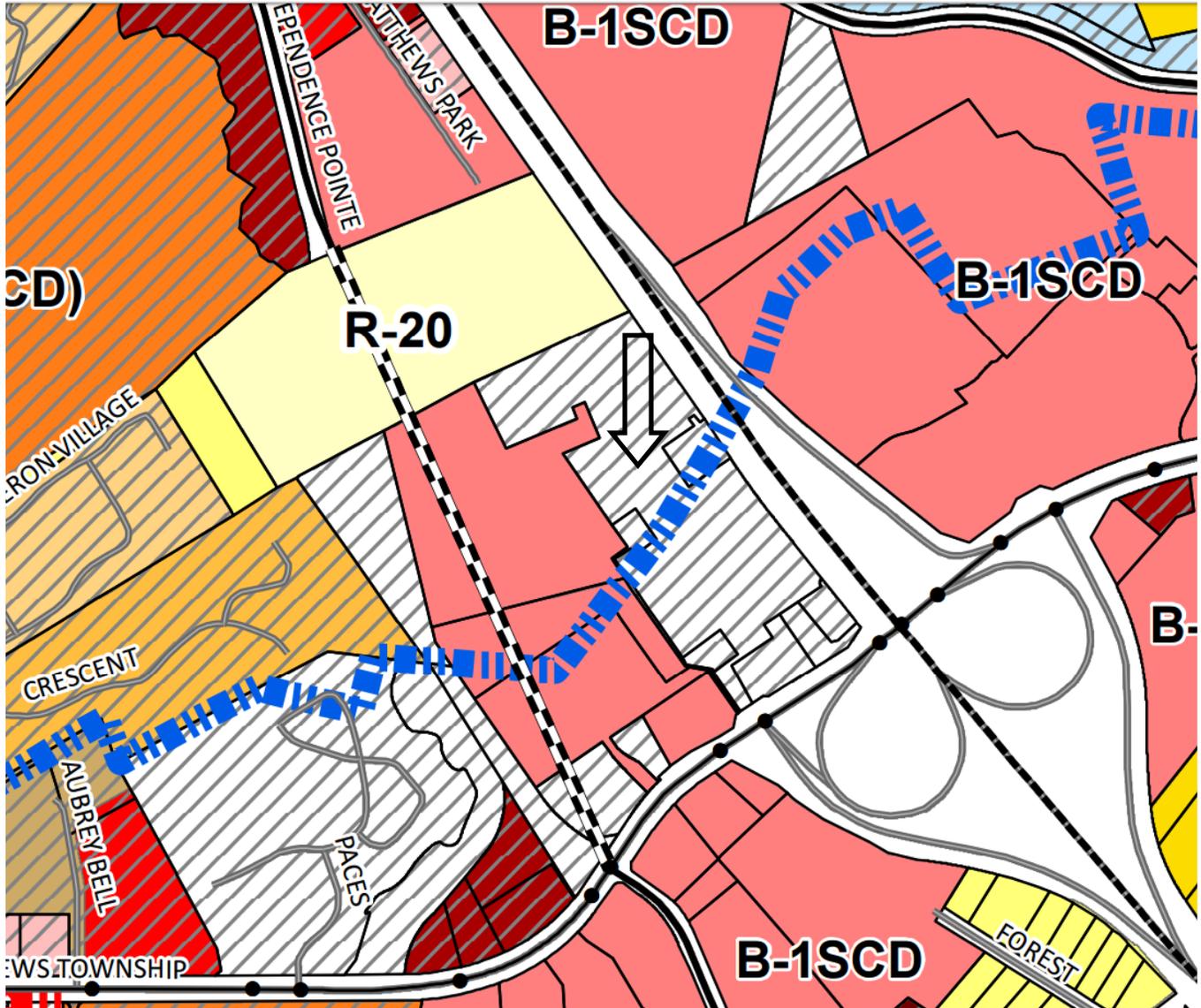
Site Images



Site Images



Area Zoning



74 Widening Plan Showing Extent of Widening and Relocated Driveway

