

Project Summary

Location:	Corner of Northeast Parkway and Matthews Township Parkway
Owner(s):	Matthews Center Associates
Agent:	John Carmichael
Current Zoning:	Office (CD)
Proposed Zoning:	B-1 (CD)
Existing Use:	Vacant
Proposed Use:	Retail nursery
Community Meeting:	Occurred October 21, 2015

Summary of Request

The applicant proposes to construct a retail nursery and attached greenhouses with 75 parking spaces.

Staff Recommendation

The proposed development fits well with the site given numerous constraints such as water quality buffers and steep grades.

Planning Staff Review

Background And History

The site was originally zoned for office in the 1980's when the Highway 51 bypass was still just a planned road alignment. Most of the land around the site was rezoned or developed, including Sycamore Commons and the Levine Senior Center.

Details of the Site Plan

The layout of the site, with the building placed at the front of the property and parking to the side is a requirement of the Highway Overlay Buffer. Tree save both along Township Parkway and Northeast Parkway is also a requirement. The sole access point is provided by an easement through Town property to Devore Lane. While the UDO requires 12% tree canopy preservation, the applicant indicates that at least 17% will be preserved.

Summary of Proposed Conditions

1. Maximum of 10,200 sq ft retail building and 30,000 ft greenhouse structure for a total allowable square footage of 40,200 sq ft.
2. Minimum 50% brick facing the two public streets. The two other sides of the façade are interior to the greenhouse.
3. Commercial nursery with greenhouse is the only proposed use allowed at the site.
4. An internal sidewalk will connect to the public sidewalk on Devore Ln.

Planning Staff Review

Outstanding Issues/Planning Staff Comments

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

1. PCO Concept Plan Approval required prior to rezoning decision
2. The applicant is still working with Town Staff and NCDOT to determine what road improvements may be required as a result of recommendations in the traffic study.

Consistency with Adopted Plans and Policies and Town Vision Statements

B-1 is the zoning category required for the proposed retail use, and is appropriate for this portion of Highway 51. A plant nursery is a retail style which customers generally plan in advance to go to, rather than deciding on impulse to stop at. This makes a plant nursery more similar in traffic generation to office or service uses found in an Office zoning district rather than most retail uses in a Business zoning district. The Matthews Land Use Plan does not offer any direction for this corner of Northeast and Matthews Township Parkway. The Town Vision Statements include a desire for "Balanced, Compatible Commercial Development", and this proposal supports that vision. Another Vision Statement refers to a "Healthy, Sustainable Environment", and this site plan has worked with the topography and creek buffers on the site to reduce the impact of development.

Reports from Town Departments and County Agencies

Matthews Police

No concerns

Matthews Fire

No concerns

Public Works

Working with applicant and NCDOT to determine if road improvements are required.

Matthews Parks and Recreation

No Concerns

Charlotte Mecklenburg Schools

Not Applicable

PCO Concept Plan Approval Required?

PCO Concept Plan approval required.

Impact Analysis

As a commercial project, there is no anticipated financial burden from this request.

Projected Financial Impact of the Request

The existing tax revenue for the site, valued at 723,000, is \$2459 annually. The anticipated value of the new improvements is expected to roughly double the value of the site to \$1,523,000. Therefore, annual Matthews tax revenue derived from the site is estimated at \$5,178.

Site Images



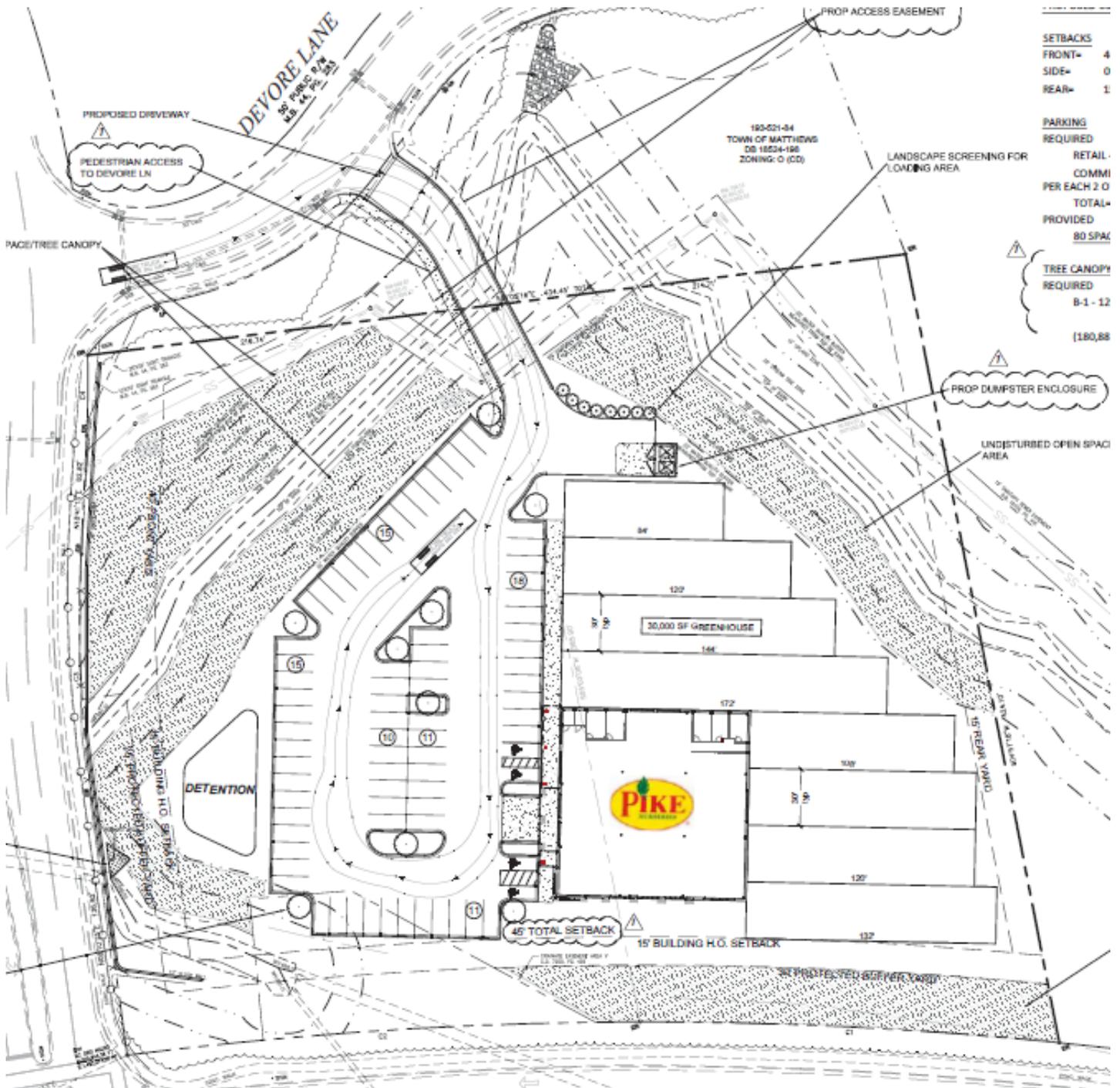
Existing curb cut to be used



Aerial View of Site Area



Site Plan



Elevations



02 ELEVATION: Highway 51
3/16" = 1'-0"

Highway 51 Elevation



Northeast Parkway Elevation

Area Zoning

