

Project Summary

Location: Crews Business Park, 855 Sam Newell Rd

Owner(s): LPA Crews, LLC

Agent: Lat Purser/Phil Chambers

Current Zoning: I-1 (CD)

Proposed Zoning: Change of Conditions to existing I-1 (CD)

Existing Use: Single story commercial building

Proposed Use: Addition of church as allowed use at site

Community Meeting: Occurred January 26th

Summary of Request

The applicant requests the addition of churches to the table of allowed uses. No façade or site plan changes are planned or requested.

Staff Recommendation

This is a relatively simple request to add churches to the table of allowed uses so that Church at Charlotte can open a campus in Matthews. We have worked extensively with Lat Purser's team to analysis parking usage to determine if there are any potential conflicts. Based on the documentation we have received, the church hours of operation are a good fit for the site, as the remaining businesses are not typically open on Sunday mornings.

Planning Staff Review

Background And History

The existing structure was built in 2003 and consists of 29,328 sq ft according to tax record. There are currently 7 existing tenants in place. Church at Charlotte plans to occupy 10,723 sq ft, leaving the building with only 792 vacant square feet of leasable space.

Details of the Site Plan

There are no planned changes to the site plan. According to the parking table provided at the end of this document, the base parking requirement for the site is 160 spaces including the proposed church, while only 112 spaces are provided. However, Section 155.607.7.C.1 allows the assignment of onsite spaces to one particular use provided that those spaces are not assigned to any additional uses at the same time. The parking table provides the assurance that the hours of existing businesses do not overlap with the hours of church usage of the parking spaces.

C. ASSIGNMENTS, ADDITIONS, AND REDUCTIONS OF REQUIRED PARKING.

1. OFF-STREET PARKING SPACES ASSIGNED TO ONE USE. Required parking spaces for any number of separate buildings or uses may be combined in one lot, but the required spaces assigned to one use may not be assigned to another use at the same time. The required parking spaces for places of assembly may be assigned to parking spaces that are otherwise assigned to other uses if the parking spaces are normally used at different times. For institutional uses wishing to share parking spaces with adjacent or nearby properties or to utilize public (on- or off-street) parking as a part of their required number of spaces, the following formulas may be used:

Summary of Proposed Conditions

1. The applicant proposes adding "Church and place of worship without size restrictions" to the list of allowed uses
2. A parking table is attached at the end of this report. The table indicates the days and hours of operation of each tenant and the calculated parking requirement for each tenant, including the proposed church.

Planning Staff Review

Outstanding Issues/Planning Staff Comments

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

1. There are no outstanding issues at this time

Consistency with Adopted Plans and Policies and Town Vision Statements

Places of worship are an allowed land use within the I-1 zoning category

Reports from Town Departments and County Agencies

Matthews Police

No Comment

Matthews Fire

No Comment

Public Works

No Comment

Matthews Parks and Recreation

No Comment

Charlotte Mecklenburg Schools

Not Applicable

PCO Concept Plan Approval Required?

No

Impact Analysis

There is no financial impact to the Town.

Projected Financial Impact of the Request

There is no change in tax revenue as the proposed church use will lease the space from the existing property owner. No exterior building or site changes are planned.

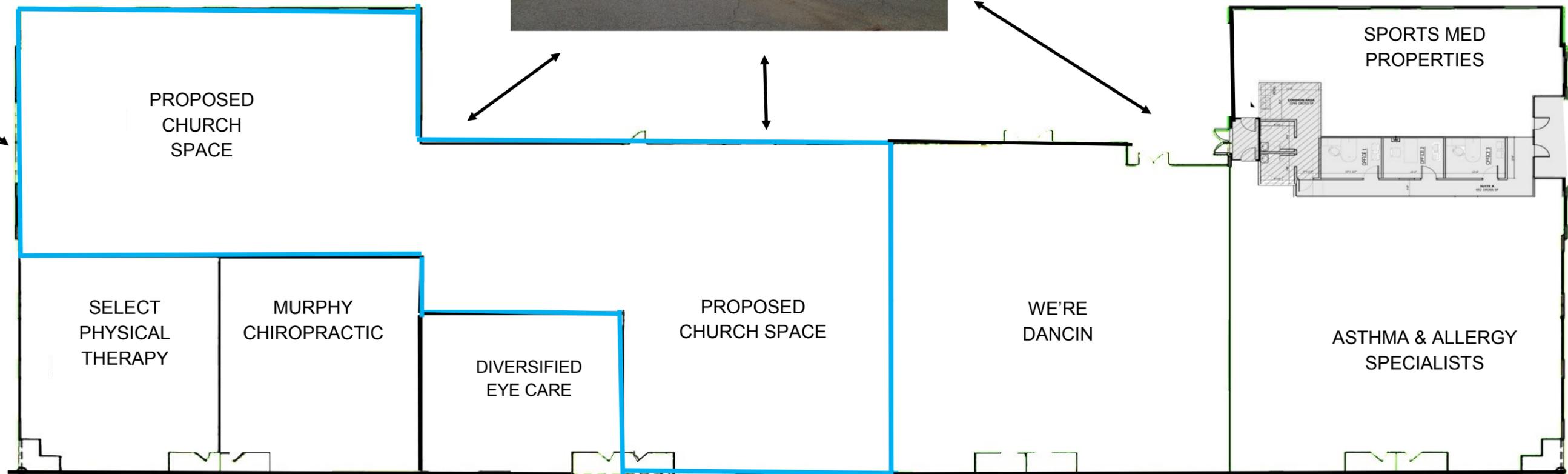
855 Sam Newell Parking Requirements

Tenant	Sq Ft	Parking Ratio	Required	Opertion Hours
Vacant	792	1/300	3	TBD
Select Physical Therapy	2,143	1/250	9	M / W 10am-7pm T / Th / F 7a-4p
Sports Med *	1,950	1/300	7	Mon-Fri 8:30a-5p
Diversified Eyecare	1,547	1/200	8	M 9a-5p T 10a - 7p W 10a-4p Th Closed Fri 9a-5p Every other Sat 9a-
Murphy Chiropratic	2,138	1/200	11	M W F 8-12 M T Th 2-6
We're Dancin	5,060	1/150	34	M thru Th 4-9pm
Asthma Allergy Specialist	4,139	1/200	21	M-Th 8:30-5 F Closed
Church at Charlotte	10,723	1/150	67	TBD
Total RSF	28,492		160	

* Sports Med is the management office for multiple D-1 facilities, and is calculated as Office, as opposed to the Medical Office clasification of most of the other tenants.

CREWS BUSINESS PARK

THURSDAY MORNING, JANUARY 22, 2015



855 Sam Newell Daily Parking Requirements

Tenant	Sunday			Monday			Tuesday			Wednesday			Thursday			Friday			Saturday		
	AM	PM	Eve																		
Select Physical Therapy	0	0	0	9	9	9	9	9	0	9	9	9	9	9	0	9	9	0	0	0	0
Sports Med	0	0	0	8	8	0	8	8	0	8	8	0	8	8	0	8	8	0	0	0	0
Diversified Eyecare	0	0	0	8	8	0	8	8	8	8	8	0	0	0	0	8	8	8	8	0	0
Murphy Chiropractic	0	0	0	11	11	0	0	11	0	11	0	0	0	11	0	11	0	0	0	0	0
We're Dancin *	0	0	0	0	34	34	0	34	34	0	34	34	0	34	34	0	0	0	34	34	0
Asthma Allergy Specialist	0	0	0	21	21	0	21	21	0	21	21	0	21	21	0	0	0	0	0	0	0
TOTALS	0	0	0	57	91	43	46	91	42	57	80	43	38	83	34	36	25	8	42	34	0
TOTAL PARKING	112																				
REMAINING PARKING	112	112	112	55	21	69	66	21	70	55	32	69	74	29	78	76	87	104	70	78	112

Key

AM 7am-12pm
 PM 12pm-5pm
 Eve 5pm-9pm

Notes

Church parking requirements are 67 spaces calculated as 1 per 150 SF of gross proposed area of 10,723 SF.

* We're Dancin schedules additional classes on weekends prior to annual spring recitals.

Existing Allowed Uses Table for the Property

**Allowed Uses - Portion of Crews Road Business Park
Zoning Petition #403**

153.062 Industrial Districts

(I-1 Uses listed here are those uses specifically allowed for the four buildings in Zoning Petition #403)

- (B) *Permitted uses.* The following uses are permitted by right.
- (1) Arboretum.
 - (2) Colleges and universities.
 - (5) Fraternal organizations.
 - (7) Parks and playgrounds, operated on a noncommercial basis for purposes of public recreation.
 - (12) Auction sales.
 - (13) Automobile and truck rentals.
 - (14) Automobile laundries.
 - (18) Banks.
 - (19) Beauty shops and barber shops.
 - (20) Blueprinting and photostating.
 - (22) Buildings for the display of sample merchandise.
 - (25) Civic organizations.
 - (26) Clinics, medical, dental, and doctor offices.
 - (27) Commercial schools and schools providing adult training in any of the arts, sciences, trades, and professions.
 - (28) Contractors' offices, excluding accessory storage.
 - (29) Exterminators.
 - (30) Fabric samples assembly.
 - (31) Feed, retail sales.
 - (32) Fences and fence material, retail sales.
 - (33) Fertilizer, packaged retail sales.
 - (34) Florist shops.
 - (35) Frozen food lockers.
 - (37) Government office buildings and public utility office buildings such as telephone exchanges and similar uses.
 - (38) Laboratories for research and testing of products.
 - (39) Laboratory, dental, medical and optical.
 - (40) Laundries and dry cleaning establishments not to exceed 4,500 square feet of gross floor area.
 - (42) Locksmiths and gunsmiths.
 - (43) Mail order houses.
 - (48) Nurseries and green houses, retail.
 - (49) Offices.
 - (50) Optician.
 - (51) Parking lots and parking structures, commercial.
 - (53) Post offices.

- (55) Printing and photo processing.
- (56) Repair and service of any article, the sale of which is permitted in the district, except as otherwise indicated in the list.
- (57) Restaurant - one only, up to 3,000 square feet total.
- (59) Retail sales, businesses and professional, financial, personal, and recreation services.
- (60) Sign manufacturing.
- (62) Social and social service organizations.
- (63) Studios for artists, photographers, designers, musicians, sculptors, and gymnasts.
- (64) Theaters, housed within an enclosed structure.
- (67) Trucks, retail and wholesale sales, and rental, including accessory service and repair but not including tractor and trailer units.
- (72) Assembly of previously prepared parts into a finished product, except as otherwise restricted on this list.
- (74) Blacksmith shops.
- (75) Book binding.
- (76) Bottling and canning works for soft drinks.
- (77) Building materials storage and wholesale and retail sales, including lumber, brick, tile, stone, concrete, cement, and similar materials within enclosed buildings, tanks, and similar structures.
- (78) Building materials storage yards and wholesale and retail sales, including lumber, brick, tile, stone, concrete, cement, and similar materials.
- (82) Commercial outdoor amusement, such as miniature golf, rides, slides, commercial beaches, and similar commercial enterprises, except as regulated elsewhere in this list. See § 153.188 regarding these uses in the I-2 District.
- (84) Crating services.
- (85) Dairy products processing, bottling, and distribution.
- (88) Engraving, excluding textile engraving.
- (89) Engraving, including textile engraving.
- (90) Food processing, excluding poultry and animal slaughtering and dress. (I-1 only).
- (93) Garment manufacturing, limited to cutting and assembly from previously manufactured textile material.
- (94) Greenhouses and nurseries involving retail and wholesale sales.
- (97) Ice manufacture, storage, and sales, involving greater than 150 square feet of gross floor area.
- (98) Laundries and dry cleaning plants.
- (99) Leather goods manufacture, excluding the tanning and curing of hides. (I-1 only).
- (102) Manufacture of:
 - (a) Boats.
 - (b) Candy and confectioneries.
 - (c) Caskets.
 - (d) Chalkboard.

- (e) Coffee, tea, and spices.
 - (f) Cosmetics and perfumes.
 - (g) Electrical, chemical, or mechanical equipment.
 - (h) Emery cloth and sandpaper.
 - (I) Excelsior and fiber.
 - (j) Felt.
 - (k) Furniture.
 - (l) Handicrafts, including carving, jewelry making, pottery making, weaving, and similar uses.
 - (m) Ink.
 - (n) Insulation materials, manufacture and sales.
 - (o) Jewelry and buttons.
 - (p) Oilcloth and linoleum.
 - (q) Paper products, cardboard, and building board, excluding pulp mill manufacturing facilities.
 - (r) Pharmaceutical products.
 - (s) Reed and rattan products.
 - (t) Sweeping compound.
 - (u) Windows and doors.
- (103) Metal products fabricating, processing, and manufacturing, and machine shops without blast furnaces or drop forges.
- (105) Packing sheds, fruit and vegetable.
- (106) Plastics products, fabrication or assembly from previously prepared plastics materials.
- (108) Plating work.
- (110) Repair of any goods, equipment, and vehicles, the manufacture, assembly, or sales of which are permitted in that district.
- (113) Tin and sheet metal shops
- (116) Trucks (tractor and trailer units), retail and wholesale sales and rental, including accessory service and repair.
- (118) Upholstering.
- (119) Warehousing.
- (120) Wholesales and storage.
- (121) Woodworking shops and cabinet making shops.
- (122) Public utility transmission and distribution lines.
- (123) Radio and television stations and/or offices.
- (125) Telephone booths.
- (126) Temporary buildings and storage of materials in conjunction with construction of a building on a lot where construction is taking place or on adjacent lots, those temporary uses to be terminated upon completion of construction.
- (128) Assembly of paper products, cardboard products, and building board.
- (129) Heliport, medically-related.
- (130) Mini-storage facility.

(C) *Uses under prescribed conditions.* The following uses are permitted subject to the conditions governing each use as specified in the appropriate sections.

(3) Community recreation centers. See § 153.186.

(12) Electric and telephone poles supporting hardwire systems and communications antennas or communications towers. See § 153.172. (Ord. 912, passed 1-27-97)

(13) Telephone repeater stations and huts. See § 153.183.

(16) Temporary uses when such uses are allowed as permanent uses in the district, and short-term temporary uses of seven days or less duration which are of a civic or nonprofit nature, or a festival of local, national or historic significance. See § 153.191.

(17) Transit stop shelters. See § 153.184.

(D) *Accessory uses.* The following accessory uses are permitted.

(1) Accessory residential structures and uses, clearly incidental to the permitted principal use.

(3) Parking for uses permitted in the district.

(5) Vending machines for cigarettes, candy, soft drinks and similar items, and coin-operated laundries located within an enclosed building as an accessory to the uses in the principal building or buildings.

(6) Accessory uses, clearly incidental to the permitted principal use or structure on the lot.