

**PLANNING BOARD
REGULAR MEETING
TUESDAY, January 28, 2020
7:00 PM
HOOD ROOM, MATTHEWS TOWN HALL**

- I. CALL TO ORDER

- II. APPROVAL OF MINUTES – November 26, 2019

- III. ZONING APPLICATION 2019-706 - Comfort Inn, Rezoning From (C) Conditional to B-3 (CD)

- IV. ZONING APPLICATION 2019-707 – Brace YMCA, R/I (CD) Change of Conditions

- V. ADJORNMENT

MEMO

TO: Planning Board Members
FROM: Jay Camp
DATE: January 22, 2020
RE: January 28th Regular Planning Board Meeting

We have a short agenda this month with only two rezoning applications coming from Council. As you're all aware, we have a number of vacancies to fill soon. The Town Board has recently indicated that they wish to expedite the appointment process so that vacancies can be filled as soon as possible. We will need to form a small subcommittee to interview prospective planning board members. I'll have more information for you all next week. As always, please be sure to let one of us know if you will be unable to attend next Tuesday's meeting. If you have any questions about any of the below agenda items, please do not hesitate to contact me. Here's a brief summary of the agenda items.

Zoning Application 2019-706 – This rezoning seeks to updated the property to a B-3 (CD) zoning designation. Please see the attached memo from Darin Hallman with updates since the Public Hearing.

Zoning Application 2019-707 – The Applicant has made several notable changes including adding specifics on pedestrian access to the fields, fencing and screening details, prohibition of amplified sound and revisions to the maximum height of light poles on the site. The updated rezoning conditions are attached (Changes in blue).

**MINUTES
PLANNING BOARD
TUESDAY, NOVEMBER 26, 2019
7:00 PM
HOOD ROOM, MATTHEWS TOWN HALL**

PRESENT: Chairman David Wieser; Vice-Chairman Kerry Lamson; Members Mike Foster, Natasha Edwards, Mike Rowan, Larry Whitley and Jana Reeve; Alternate Members Jonathan Clayton and Scott Query; Acting Town Attorney Craig Buie; Youth Voice Matheus Sadovsky; Planning and Development Director Jay Camp; Senior Planner Mary Jo Gollnitz; Senior Administrative Specialist/Deputy Town Clerk Shana Robertson; Transportation Planner Dana Stoogenke.

CALL TO ORDER

Chairman David Wieser called the meeting to order at 7:00 pm.

APPROVAL OF THE MINUTES

Natasha Edwards motioned to approve the minutes from the October 22, 2019 Planning Board meeting as presented. Larry Whitley seconded the motioned and it was unanimously approved.

DOWNTOWN MOBILITY STUDY UPDATE

Transportation Planner Dana Stoogenke presented information and findings from the Downtown Mobility Plan study (Exhibit A attached and made part of these minutes). Ms. Stoogenke added that this study did not focus on John Street and Trade Street intersection as that would be looked into further during the Town Subarea Model Study. Ms. Stoogenke said that Town Secondary Model Study would focus more on land use and transportation demand. Staff was working to get the concepts and recommendations for the Downtown Mobility Plan finalized and presented to the Board of Commissioners in March of 2020.

Kerry Lamson asked if other Town plans such as the Composite Bicycle & Pedestrian Plan, Land Use Plan, and Comprehensive Transportation Plan were utilized during the Downtown Mobility study and if the consultants gave any indication on how those recommendations would affect those aging plans. Ms. Stoogenke said that those documents were used by the consultants as a great starting point but they did not want to limit the study based on those documents as things had evolved quickly in downtown.

Mike Foster questioned the Downtown Silverline stop and the lack of parking. Ms. Stoogenke said that the staff and consultants had conversations with Novant and they were apprehensive about having The Silverline parking on their property. Ms. Stoogenke referenced the walk-up Blueline station in Southend and how successful it had been to that community. Ms. Stoogenke also said that the Town did not desire to have a large parking deck similar to the one in Pineville in the Matthews Downtown area. Ms. Stoogenke said that there would be other stations in Matthews with parking facilities. Mr. Foster said that the intention would then be that downtown would not be a starting point but a destination point. Ms. Stoogenke said that was correct and added that nothing had been decided.

Ms. Edwards asked what the budget amount for any implementation of the conceptual findings were. Ms. Stoogenke said that the Town Board had allocated \$500,000 as a starting point.

ZONING MOTION 2019-4 – Text Changes Related to Lodging Establishments

Planning Director Jay Camp said that there were no changes since the continued public hearing on November 11, 2019. Mr. Camp said there had been feedback and concern from property owners about removing lodging establishments entirely from the B-H zoning district. Mr. Camp reviewed the B-H district that was mainly along Independence Boulevard. He said that the Planning Board may want to consider allowing traditional hotels and restricting extended stay hotels from the list of permitted uses, allowing both with prescribed conditions, or restricting

both types from the B-H district. Mr. Camp said that Matthews currently had seven traditional hotels and three extended stay hotels that would be affected by the proposed text change. If the Board chose to restrict extended stay hotels this would create three new nonconformities or if as presented would create ten nonconformities. Mr. Camp said that the purpose of this text amendment was to remove hotels from US74 and have them located in the future in more mixed-use environments. Mr. Camp reviewed the prescribed conditions noting the minimum square footage for public amenity space and lobby area.

Mr. Whitley said that Commissioner Miller wished to see the corner of Independence Boulevard and I-485 and he agreed with that location along with Idlewild at I-485 and John Street at I-485. Mr. Whitley said there was a need for meeting space. Mr. Camp said that the text change would not prohibit new lodging facilities on US74 but require rezoning and restrict by-right development in the future.

Mr. Lamson clarified that there were ten lodging type facilities and asked if there were any indication on growth and what the requirements for Matthews may be in five to ten years. Mr. Camp said that the research that he had done showed that the lodging market was healthy. The types of hotels that were going to be seen in Matthews were not going to be full-service convention centers as those type establishments would be seen more in resort areas or around the business centers in Charlotte. Mr. Camp said that staff had gotten inquiries from hotel groups so there was demand but Mr. Camp said he did not think the Town would see many built in a ten year time period.

Mr. Lamson said that the language could be hard to interpret and to enforce. He asked if the hotels would be required to submit their occupancy to the Town. Mr. Lamson also noted that the Note 6 did not give much detail on if the lodging period was a consecutive thirty days and suggested that be amended for clarification. Mr. Camp said that the goal was to prevent the establishment of residency within the hotels and often in extended stay hotels, permanent residency is taking place and they are being used as a form of affordable housing. Mr. Camp said that the buildings would not need to be brought into compliance but occupancy requirements would go into effect.

Mike Rowan asked if the intent of the amendment was more focused on the extended stay type hotels. Mr. Camp said that complaints were received when the new Wood Springs Hotel opened. The text amendment was directed by Council to establish some standards for lodging establishments. Mr. Camp said this was also to ensure that hotels were functioning like hotels and not multi-family residential.

Mr. Whitley said that he would like to allow both hotel styles in the B-H District. Discussion ensued on hotel class and the Board's inability to dictate the class of a hotel establishment.

Ms. Reeve asked for clarification of the B-H zoned areas. Mr. Camp reviewed the Matthews zoning map with the members of the Board.

Mr. Foster clarified that if lodging was removed from the B-H use, that did not restrict hotels from locating to the area but it would just force them to rezone. Mr. Camp said that was correct and it would reduce by-right development.

Mr. Rowan asked about the prescribed conditions and if that could control the development in the B-H District. Mr. Camp said that if a hotel came to Matthews, they would have to meet those prescribed conditions. Currently there are no prescribed conditions or standards that would need to be met for hotels to be developed in B-H zoning.

Mr. Foster said that he was concerned that the Town was making some significant changes for one bad experience. He added that he does not know if this change is necessary but he also did not see any harm in approving the text change.

Mr. Lamson said that he agreed and he would like to see the two categories be put back into B-H with prescribed conditions. Mr. Wieser said that he agreed.

Ms. Reeve said that Note 6 in the prescribed conditions needed to be clarified as to the wording of lodging time of 30 days. Mr. Whitley said that it may not matter as the occupant would check out and check back in.

Mr. Whitley motioned that Zoning Motion 2019-4 be recommended for approval as currently amended and had been found to be consistent with the Matthews Land Use Plan as it created definitions and prescribed conditions for lodging establishments to include B-H and adding "consecutive thirty (30) days" in line 6 of the prescribed conditions. The proposed text change creates definitions for various styles of hotels while also providing reasonable prescribed conditions for the construction and operation of lodging establishments. Mr. Rowan seconded the motion and it passed unanimously

ZONING APPLICATION 2019-703 – Home Depot, 1837 Matthews Township Parkway, B-1SCD Change of Conditions.

Senior Planner Mary Jo Gollnitz said that Home Depot was requesting a change of conditions to allow a year-round storage area for heavy equipment in their parking lot. Ms. Gollnitz reviewed the updated site plan noting that the applicant had reduced the equipment storage from 31 parking spaces to 15 spaces and the trailer storage was reduced from nine parking spaces to five spaces. Ms. Gollnitz said that the trailer spaces would be restriped. Additional equipment storage would be located on the southwest side of the building facing Stine Mart. Ms. Gollnitz said that the site plan indicated that the location of the equipment would be about 135 feet from the sales door and the applicant was proposing to reconfigure the parking island by closing it off in order to help with traffic flow in the shopping center. Ms. Gollnitz said that notes had also been added to the site plan regarding the land owners working with NCDOT and the Town on the access when Independence Point Parkway is constructed and the replacement of dead parking lot trees. The coral storage request will need to comeback for consideration as a text amendment.

Mr. Wieser said that the heavy equipment took up an entire parking row and asked if the reduction in area would be enough room. Ms. Gollnitz said that they were going to utilize the area on the side of the building also and that was the applicants proposed solution.

Mr. Wieser asked if Independence Point Parkway required the side of the building to become a through road, would the plans need to change. Ms. Gollnitz said that it would need to change but that would be four or five years down the road and staff was unsure if that access would be feasible because of the typographical condition of the land.

Mr. Lamson asked about the compact parking spaces and if that was being done so the center could comply with the Town's parking requirements. Ms. Gollnitz said that Home Depot needed to restripe to meet the parking count. Mr. Lamson said that they had placed those compact spaces furthest from the building. Ms. Gollnitz reviewed the placement areas of the compact spaces.

Mr. Lamson asked about the parking area that was on the side the building between Home Depot and Stine Mart. Ms. Gollnitz said that that area was not on Home Depot property. She added that there are a few property owners in the Matthews Festival center and there is a cross access and parking agreement in place. Mr. Lamson said there were a good number of parking spaces across from the proposed side storage area and the applicant may want to reach out to that property owner to utilize those spaces. Ms. Gollnitz said that was not Home Depot's property and they have to contain their merchandise on Home Depot's property.

Mr. Lamson asked if Notice of Violations and fines have been issued for Home Depot's seasonal tent and the pine needle trucks that are currently on premise. Ms. Gollnitz said that staff would look into that and address.

Mr. Lamson asked for additional information on the truck flow shown on the site Plan. Ms. Gollnitz reviewed the traffic pattern of the delivery trucks. Mr. Lamson said that he was concerned as there were no basic curves or lines in the rear of the buildings for navigation.

Jim Helms, Reginal General Manager for Home Depot was available for questions.

Mr. Foster said that the plan showed three different areas and asked Mr. Helms if he was planning to put less items out because they did not look like they would fit in those designated areas. Mr. Helms said that was a concern.

Mr. Helms said that he had never considered the parking area that was on the Stine Mart property. Mr. Helms said that Home Depot could approach the owners of the property for permission on storing some of the equipment in that

area or Home Depot would have to figure out and work within those confinements. Mr. Helms said that Matthews was growing and the heavy equipment rentals was hugely popular.

Mr. Lamson said that he did not think there would be adequate storage.

Mr. Clayton asked for clarification on the parking median and where it would be altered. Ms. Gollnitz reviewed the current design and the redesign that would help vehicle flow.

Mr. Foster motioned that Zoning Application 2019-703 Home Depot be recommended for approval as currently amended and had been found to be consistent with the Matthews Land Use Plan as it supports the economic viability of the existing business. It was reasonable because it allowed the retail business to continue in its current location. The requested change still allows the applicant to meet parking requirements for their use. Ms. Reeve seconded the motion and it passed six to one with Mr. Lamson in opposition. Mr. Lamson said that he was in opposition because the language read "as currently proposed" and he believed that there was a lot of opportunity for the applicant to make further improvements before the decision by the Board of Commissioners.

ZONING APPLICATION 2019-704 – Text Change, Sign Regulations in CrC District.

Mr. Wieser said that he had spoken with Acting Town Attorney Craig Buie and Mr. Whitley would not need to be excused because the application was for a text amendment.

Ms. Gollnitz said that there were no changes since the public hearing. Mount Moriah Missionary Baptist Church was requesting a text amendment to allow internally illumination on signs in the CrC District. Ms. Gollnitz said that this would allow electronic message boards to be installed as part of the principal identification sign for churches, schools, and similar uses within the CrC District. Ms. Gollnitz reviewed Section 155.103.C of the Matthews Unified Development Ordinance that said "Signs, Ground or Monument: shall mean a freestanding sign which extends from the ground or is attached directly to the ground generally for the entire length of its bottom sign face dimension or which has a support which places the bottom of the sign less than twelve inches (12") from the ground". She also reviewed Section 155.608.5.D.1 "Illuminated signs permitted in single-family residential districts or within one hundred feet (100') of a single-family residential district shall not be illuminated between the hours of 11:00 PM and 8:00 AM, unless the use to which the sign pertains is open." Ms. Gollnitz clarified that Mount Moriah would be required to turn the sign off at 11:00 pm unless there was a special event that was being held after the turn off time restriction. Any new signage would have to have all the appropriate permits before installation.

Mr. Lamson said that according to the Unified Development Ordinance the sign area allowed was 40 square feet. Mr. Lamson said that he was concerned by a sign that could be ten feet in height and asked if the area of the sign could be better defined in Section 155.608.11 of the Matthews Unified Development Ordinance. Mr. Gollnitz said that zoning district CrC was being moved from Section 155.608.10.A from restricting internal illumination to internal and external limitations. Ms. Gollnitz said that other regulations would need to be met and a sign that was 10 feet in height would be considered a pole sign and was not allowed by the Town of Matthews. Mr. Lamson asked why churches had not had this ability. Ms. Gollnitz said that there are many churches in Matthews that are in residentially zoned areas.

Mr. Whitley said that they were asking for this text amendment to make it simpler on he and his wife to change the text of the sign. It was just to modernize the processes.

Mr. Lamson said that this was a text amendment and not for just one instance so all uses would be eligible. Ms. Gollnitz said this was already allowed in the SRN and C-MF. If approved internal illumination within a residential district would be allowed in the CrC district.

Mr. Lamson motioned that Zoning Application 2019-704 be recommended for approval as currently amended and had been found to be consistent with the Matthews Land Use Plan as it allowed for the modernization of signs within the CrC District. The request was reasonable because it was allowed in other locations and uses in Matthews and have limitations on size, lumens, and hours of operation. Mr. Foster seconded the motion and it was unanimously approved.

ADMINISTRATIVE AMENDMENT, 630 Matthews Township Parkway, Changes to Architectural Notes.

Ms. Gollnitz reviewed The Keith Corporation's request for a change of conditions to the property located at 630 Matthews Township Parkway, the former Rite Aid building. Ms. Gollnitz said that the property was originally rezoned in 1996 as part of the Rite Aid, Aldi and Bruster's Ice Cream development and explained that one of the conditional notes on the rezoning states: "It is the intent that the final aesthetic look be of Williamsburg or colonial character". The applicant is requesting to change the note to read: "It is the intent that the final aesthetic look be of Williamsburg or colonial character or within the building aesthetic requirements of the Matthews Downtown Overlay District for building construction as outlined in the General Urban Design Development Guidelines for that district." Ms. Gollnitz said that in the fall of 2016, the Town Board approved the same request along with elevation changes for Aldi. Aldi's request only applied to their building. Ms. Gollnitz reviewed the application and elevations and said that the applicant was proposing to convert the existing building into medical offices. Elevation changes included modernizing the parapet elements of the north and east facades, elongating windows and replace doors on the front entrance along Matthews Township Parkway, replacing all wall pack lights with LED full cutoff fixtures, removal of the drive through canopy and replacing it with doors to allow for mobile MRI pad that would be used several days a week, adding a privacy fence along west side of property to shield MRI unit towards Pleasant Hill Road, painting the building with base and accent colors. All new signage that will go through permitting approval process.

Ms. Gollnitz told the members of Planning Board that Matthews Unified Development Ordinance provides three levels of approval for Administrative Amendments; staff review, Planning Board action, and Board of Commissioners action. Staff was recommending that the Planning Board review the request and then forward a recommendation to the Board of Commissioners.

Mr. Weiser asked if the Highway 51 road improvements would impact the property. Ms. Gollnitz said that from what staff had seen of the street design, the site may lose a few parking spaces but the proposed medical use would still meet the parking requirement.

Mr. Lamson asked about the location of the privacy fencing, mobile MRI placement, and buffering plantings. Ms. Gollnitz said that the Unified Development Ordinance did not require the screening except around the dumpster enclosure. Ms. Gollnitz reviewed the site plan and neighboring properties.

Mr. Lamson suggested the building face that fronted John Street be enhanced and added that he found the design elevation uninspiring. Mr. Lamson suggested window additions be considered.

Allen Jenkins, The Keith Corporation Healthcare Division said that one of their earlier designs included windows along the front of John Street but the occupant requested that they be removed for privacy. Mr. Jenkins said that there was a large tree that sat center on the site that concealed most of the elevation. Mr. Lamson said there were ways to make the appearance of windows or possible landscaping closer to structure to soften the large blank wall.

Mr. Clayton asked why there were two parcels. Ms. Gollnitz said that the sight was developed in 1996 the medical use was planning to purchase both.

Mr. Lamson asked about the fencing. Mr. Jenkins said that he would have to report back to what the height of the fence would be but reviewed the location.

Mr. Wieser said that he agreed with Mr. Lamson regarding the elevations viewed from John Street and suggested possible mirroring the denseglass sheathing on both sides to soften the blank building face.

Mr. Whitley motioned to recommended approval to the Town Board of Commissioners as currently amended and had been found to be consistent with the Matthews Land Use Plan as it supports the economic viability of the existing development. The request was reasonable because it repurposed a vacant commercial building with an allowable use. The elevations removed a drive through facility and provided an updated look to the existing structure. Additionally, elevation and conditional note changes were previously approved for another building within the development.

Mr. Lamson asked if the applicant could commit to architectural changes to add windows to the building facing John Street and the additional screening around the MRI unit. Mr. Jenkins said that he would take a look at the suggestions for updating the elevations. Mr. Jenkins said that it would not be a true window.

Mr. Lamson asked Mr. Whitley if he would amend his recommendation to include the elevation enhancements. Mr. Whitley said that he was not going to amend his recommendation but Mr. Lamson could make his own motion. No other motion was made

Ms. Edwards seconded Mr. Whitley's motion to recommend approval and it passed six to one with Mr. Lamson in opposition.

Mr. Lamson said that the reason he was in opposition of the recommendation was because he believed the enhanced architecture would be a better solution and the applicant was willing to review the suggestion.

DECEMBER MEETING

Mr. Camp said that the Planning Board's December meeting would fall on December 24th, 2019 and that Town Hall would be closed that day. Mr. Camp said that there was nothing yet on the agenda for that meeting but if something was received by the cutoff date, would Board members like to reschedule the meeting to the 17th of December 2019 or to the 6th of January 2020. Discussion was had and members of the Planning Board decided to move the meeting to December 17, 2019 dependent on there being agenda items.

OTHER BUSINESS

Mr. Camp informed the Board that the newly appointed Matthews Board of Commissioners would be holding interviews and filling Board vacancies after being appointed on December 9, 2019

Mr. Lamson reviewed recent and future residential developments in Matthews that included single family detached, single family attached, and multifamily developments. Mr. Lamson said that the almost 1,500 family units were under construction or planned for construction with none of those geared toward affordable housing. Mr. Lamson said that he was hopeful that the Board and Town could do a better job in the future.

Mr. Whitley said that he had enjoyed his time on the Matthews Planning Board and he hoped to take the information that he had learned back to his position with the Board of Commissioners.

ADJOURNMENT

Ms. Reeve motioned to adjourn and Mr. Rowan seconded. The motion passed unanimously and the meeting adjourned at 9:12 pm.

Respectfully submitted,

Shana Robertson
Senior Administrative Specialist/Deputy Town Clerk

Application 2019-706 Comfort Inn

TO: Matthews Planning Board Members
DATE: January 28, 2020
FROM: Darin Hallman

Background:

During the Public Hearing, a few questions for the proposed rezoning were raised. Questions that were noted at the January 13th hearing included:

- The nature of the rezoning from an older Conditional(C) zoning district to a modern B-3(CD), High-Rise, zoning district.
- The requirement for a multi-tenant sign and when that sign could be allowed.

Additional Info:

- Conditional districts are legislatively unique districts that the Town may utilize to impose site specific zoning requirements with the property owner's permission.
- The first implementation of Conditional Districts were done as pure conditional districts. These zoning districts were/are completely unique to themselves. All development standards were created as part of the original rezoning process and are self-contained unless otherwise noted.
- These original Conditional districts were replaced by Parallel Conditional Districts in the UDO and pure Conditional zoning was eliminated from practice.
- However, the pure Conditional districts still exist because any changes to a conditional zoning district must be agreed to by the property owner under State Statutes. So, each site must go through an individual process.
- In the original Conditional district, the out-parcel properties (Comfort Inn, Azteca, Captain D's, Leslie's Pool/Mattress Warehouse, Genghis Grill, and Woodcraft Charlotte) are not allowed individual ground/freestanding signs.
- However, there is a conditional note that once all of the parcels have been rezoned to modern districts, all of the out parcels may apply for a multi-tenant/ shopping center monument sign to advertise the businesses jointly.
- A correction was made to the Conditional Notes where a 50 ft front setback was noted. It should state that there is a 40 ft front setback.

Staff Recommendation:

Staff feels the rezoning is appropriate and suggests that the Planning Board forward a favorable recommendation for the rezoning request to the Board of Commissioners.



TAX PARCEL NUMBERS	19330307	CURRENT 2019-706
PROPERTY ADDRESSES	1718 Windsor Crossing Dr	1/22/2020
EXISTING ZONING	C (Conditional)	
PROPOSED ZONING	B-3(CD) (High-Rise Conditional District)	
EXISTING USE	HOTEL	
PROPOSED USE	HOTEL	
SITE AREA	2.04 acres	

Existing Minimum Lot Requirements (Ft)	
MINIMUM LOT WIDTH	N/A
MAXIMUM BUILDING HEIGHT	40
MINIMUM FRONT SETBACK (Independence)	50
MINIMUM SIDE YARD	None required
MINIMUM REAR YARD (Windsor Crossing)	10
MAXIMUM BUILDING AREA	18,678 sq. ft.
REQUIRED PARKING MINIMUM	97 Spaces

Proposed Minimum Lot Requirements (Ft)	
MINIMUM FRONT SETBACK	40
MINIMUM SIDE YARD	25 (No side yard required when not adjacent to a residential district)
MINIMUM REAR YARD	10
MAXIMUM BUILDING HEIGHT	50 ⁽⁶⁾
MINIMUM BUILDING HEIGHT	35
REQUIRED PARKING MINIMUM	96 Spaces
PROVIDED PARKING	116 Spaces + Shared parking (121 total)

CONDITIONAL NOTES:

1. Allowed use(s): Hotel
2. Attached signage will be permitted separately and follow the Matthews Unified Development Ordinance. No freestanding sign shall be permitted for the individual lot. [However, once all C (Conditional) zoning districts have been updated, a joint business and/or identification sign may be permitted with a Master Sign Plan for this property and the associated out-parcels (starred on the location map).]
3. Access to the site will be limited to Windsor Crossing Drive.
4. No changes in existing site conditions for building layout, parking, traffic circulation, or storm drainage for this development are being proposed by this zoning action.
5. Any changes in existing structures resulting in increased building area or changes in building footprint will require review and compliance with the Matthews Unified Development Ordinance.
6. Structures may exceed the maximum height provided the required side and rear yards are increased 1 ft for each foot or fraction of a foot in height over the given maximum when adjacent to a residential district, or 1 ft for each two feet in height over the maximum given limit when adjacent to all nonresidential districts.
7. In conjunction with the 40-foot front setback, there is a 50-foot transitional right-of-way along Independence Boulevard.
8. No proposed changes in existing site conditions, therefore no traffic analysis is required as part of this request.
9. This property is subject to Section 155.506.32 "Hotels and Extended Stay Hotels" development standards in the Matthews UDO.

DRAFT---FOR APPROVAL

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Planning Board Recommendation on Zoning-Related Issues**

ZONING APPLICATION # 2019-706
ZONING MOTION # _____
ADMINISTRATIVE AMENDMENT _____

Matthews Planning Board adopts the checked statement below:

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

CONSISTENT: The rezoning is consistent with Matthews Land Use Plan; the plan allows for the hotel uses along US74.

REASONABLE: The rezoning is reasonable because it allows for the continued use of a business and continues to limit the drive way access along US74

OR

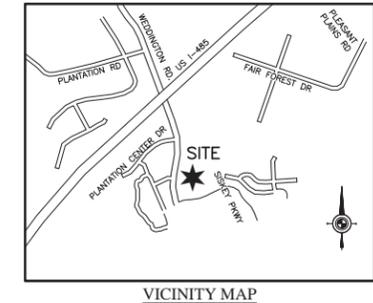
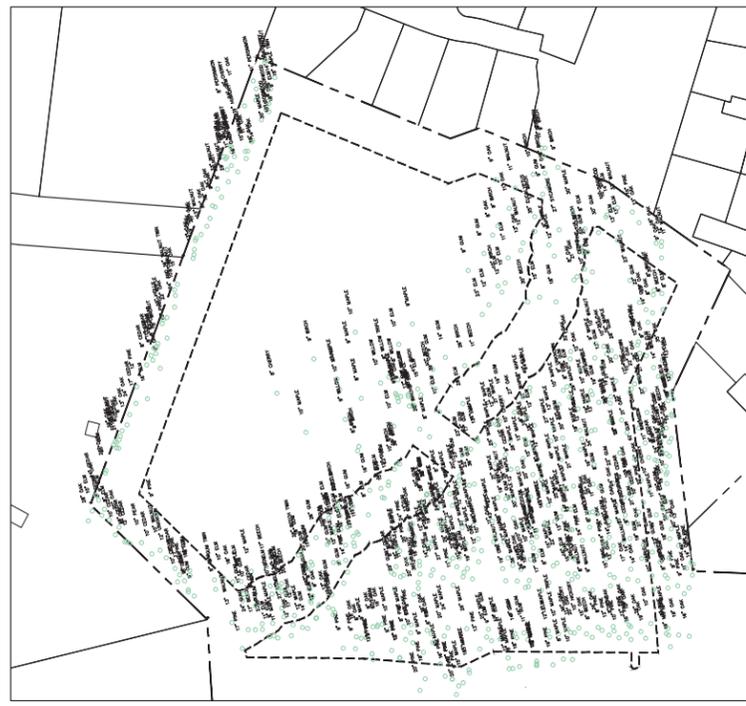
B) _____ The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)), and **NOT REASONABLE**, as follows:

INCONSISTENT: The rezoning is inconsistent with the Land Use Plan because the proposed changes would not encourage redevelopment of existing retail centers into mixed use concepts

NOT REASONABLE: The rezoning is not reasonable as it would maintain the status que of the area as a commercial center.

(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 28, 2020*



DEVELOPMENT SUMMARY

Current Zoning	R1 (CD)
Proposed Zoning	R1 (CD)
Property (prior to NCDOT condemnation)	33,387 acres
NCDOT Condemnation	4.91 acres ±
Property (post NCDOT condemnation)	28,477 acres
Required Parking	
• Building (67,533 ft ² - 1space/150 ft ²)	450
• Pool (15,150 ft ² - 1space/100ft ²)	152
Total Required	602
Parking Count - Prior to Playground	734
Spaces Removed by Playground (2018)	11
Spaces Proposed	18
Spaces Provided	741

IMPERVIOUS AREA SUMMARY

Impervious Area reduced by NCDOT project (ft ²)	4,084±
Impervious Area - Proposed Parking (ft ²)	3,154
Net Add/Reduction	-930

TREE SAVE SUMMARY

Property (prior to NCDOT condemnation)	33,387 acres
NCDOT Condemnation	4.91 acres ±
Property (post NCDOT condemnation)	28,477 acres
Tree Save Proposed	4.53 acres
Percent Tree Save	15.6%



- GENERAL PROVISIONS**
 - THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER CHARLOTTE (THE "APPLICANT") FOR AN APPROXIMATELY 3,887 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF WEDDINGTON ROAD AND FINCHER FARM ROAD WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 227-562-01.
 - THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R1 ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF THE SITE.
 - THE BRACE FAMILY YMCA IS LOCATED ON THE SITE. PURSUANT TO THIS REZONING APPLICATION, THE APPLICANT IS REQUESTING A CHANGE OF CONDITIONS TO THE APPROVED R1(CD) CONDITIONAL REZONING PLAN FOR THE SITE TO ACCOMMODATE THE REPLACEMENT OF AN EXISTING ATHLETIC FIELD ON THE SITE WITH TWO NEW ATHLETIC FIELDS IN A DIFFERENT LOCATION THAT TOGETHER WILL BE APPROXIMATELY THE SAME SIZE AS THE EXISTING ATHLETIC FIELD BEING REPLACED. THE REPLACEMENT OF THE RELEVANT ATHLETIC FIELD IS REQUIRED BECAUSE THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) IS CONDEMNATING AND ACQUIRING THE RELEVANT ATHLETIC FIELD IN CONNECTION WITH NCDOT'S INTERCHANGE PROJECT. THE CHANGE OF CONDITIONS WILL ALSO ACCOMMODATE ADDITIONAL ON-SITE PARKING SPACES IN CLOSE PROXIMITY TO THE TWO NEW ATHLETIC FIELDS.
 - THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE BUT THE FINAL CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AND THE STANDARDS ESTABLISHED BY THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
 - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4 OF THE ORDINANCE. MINOR ALTERATIONS OR CHANGES TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS ARE SUBJECT TO SECTION 15-61.5 OF THE ORDINANCE.
- PERMITTED USES**
 - THE SITE MAY ONLY BE DEVOTED TO A YOUNG MEN'S CHRISTIAN ASSOCIATION FACILITY OR A FACILITY OPERATED BY A COMPARABLE ORGANIZATION THAT CONTAINS, AMONG OTHER THINGS, INDOOR AND OUTDOOR RECREATIONAL USES, AND TO ANY INCIDENTAL OR ACCESSORY USES IN CONNECTION THEREWITH THAT ARE PERMITTED IN THE R1 ZONING DISTRICT.
 - MAXIMUM GROSS FLOOR AREA
 - A MAXIMUM OF 6,000 SQUARE FEET OF TOTAL HEATED GROSS FLOOR AREA MAY BE LOCATED ON THE SITE. THE MAXIMUM 82,000 SQUARE FEET OF TOTAL HEATED GROSS FLOOR AREA INCLUDES THE 11,000 SQUARE FOOT EXPANSION AREA PREVIOUSLY APPROVED FOR THE SITE.
 - DIMENSIONAL STANDARDS**
 - THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE R1 ZONING DISTRICT.
 - THE BRACE FAMILY YMCA IS AN EXISTING FACILITY ON THE SITE. THEREFORE, TO THE EXTENT THAT ANY EXISTING USES, STRUCTURES OR BUILDINGS LOCATED ON THE SITE DO NOT MEET THE DIMENSIONAL STANDARDS OF THE R1 ZONING DISTRICT, ANY SUCH USES, STRUCTURES OR BUILDINGS WILL BE CONSIDERED TO BE LEGAL, NON-CONFORMING USES, STRUCTURES OR BUILDINGS.
 - ARCHITECTURAL AND DESIGN STANDARDS**
 - ATTACHED HERETO ARE SCHEMATIC ARCHITECTURAL RENDERINGS OF THE ELEVATIONS OF THE PROPOSED 1,100 SQUARE FOOT BUILDING EXPANSION AND THESE SCHEMATIC ARCHITECTURAL RENDERINGS ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE PROPOSED BUILDING EXPANSION. ACCORDINGLY, THE PROPOSED BUILDING EXPANSION SHALL BE DESIGNED AND CONSTRUCTED SO THAT IT IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED SCHEMATIC ARCHITECTURAL RENDERINGS. CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER ARE PERMITTED BASED UPON FINAL DESIGN/CONSTRUCTION DRAWINGS.
 - THE MAXIMUM HEIGHT OF ANY BUILDING LOCATED ON THE SITE SHALL BE 40 FEET.
 - THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE ON THE NORTHEAST PORTION OF THE SITE FROM TIME TO TIME, YOUTH SOCCER FIELDS. A CONCEPTUAL LAYOUT OF THE YOUTH SOCCER FIELDS IS DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE CONCEPTUAL LAYOUT, THE LAYOUT, SIZES AND LOCATIONS OF THE YOUTH SOCCER FIELDS ON THE TWO NEW ATHLETIC FIELDS MAY BE CHANGED BY THE APPLICANT.
 - PEDESTRIAN ACCESS FROM THE PARKING LOT ON THE SITE TO THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE SHALL BE PROVIDED. SET OUT ON THE REZONING PLAN IS A SCHEMATIC DEPICTION OF A PEDESTRIAN CONNECTION FROM THE PARKING LOT ON THE SITE TO THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE. THE ACTUAL LOCATION OF THIS PEDESTRIAN CONNECTION MAY BE MODIFIED OR REVISED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, AND IT MAY BE MODIFIED OR REVISED THEREAFTER BY THE APPLICANT.
- SCREENING, LANDSCAPING AND BUFFERS**
 - SCREENING, LANDSCAPING AND BUFFERS SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.
 - THE SITE SHALL COMPLY WITH THE TREE PRESERVATION REQUIREMENTS OF THE ORDINANCE. TREE PRESERVATION AREAS MAY OCCUR IN THE AREAS GENERALLY DEPICTED ON THE REZONING PLAN.
 - A MINIMUM 50 FOOT WIDE BUFFER SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THIS MINIMUM 50 FOOT WIDE BUFFER SHALL REMAIN UNDISTURBED, PROVIDED, HOWEVER, THAT APPLICANT MAY INSTALL SUPPLEMENTAL TREES AND SHRUBS WITHIN THIS MINIMUM 50 FOOT WIDE BUFFER.
 - IN THOSE AREAS OF THE 50 FOOT WIDE BUFFER WHERE THE EXISTING TREES AND SHRUBS DO NOT MEET THE SITE PERIMETER SCREENING REQUIREMENTS OF SECTION 15-606 OF THE ORDINANCE, APPLICANT SHALL INSTALL SUPPLEMENTAL TREES AND SHRUBS TO BRING SUCH AREAS INTO COMPLIANCE WITH THE SITE PERIMETER SCREENING REQUIREMENTS OF SECTION 15-606 OF THE ORDINANCE.
 - APPLICANT SHALL INSTALL A MINIMUM 50 FOOT TALL BLACK VINYL COATED CHAIN LINK FENCE WITHIN THE OUTDOOR RECREATION ENVELOPE AS DEPICTED ON THE REZONING PLAN. APPLICANT SHALL INSTALL AND MAINTAIN A GREEN WINDSCREEN ON THE 6 FOOT TALL BLACK VINYL COATED CHAIN LINK FENCE THAT HAS A 90% PERFORATION FACTOR. A PICTURE OF THE GREEN WINDSCREEN PRODUCT IS SET OUT ON THE REZONING PLAN.
- TRANSPORTATION AND PARKING**
 - VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE TOWN OF MATTHEWS AND/OR NCDOT.
 - VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
 - THE ALIGNMENTS OF THE INTERNAL DRIVES AND PARKING AREAS TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING PROCESSES.
 - APPLICANT SHALL DESIGNATE AND RESERVE A MINIMUM OF 25 PARKING SPACES THAT ARE LOCATED IN CLOSEST PROXIMITY TO THE ENTRANCE INTO THE EXPANSION AREA LOCATED ON THE SOUTH ELEVATION THEREOF (EXCLUSIVE OF HANDICAP PARKING SPACES FOR USE SHARED BY FAMILIES WITH SMALL CHILDREN). APPLICANT SHALL INSTALL APPROPRIATE SIGNAGE TO DESIGNATE AND RESERVE THE PARKING SPACES AS DESCRIBED ABOVE.
 - THE PROPOSED NEW PARKING SPACES AND THE ASSOCIATED NEW DRIVE AISLE DEPICTED ON THE REZONING PLAN SHALL BE PAVED.
 - THE EXISTING NORTHEASTMOST VEHICULAR ACCESS POINT ON WEDDINGTON ROAD FOR THE SITE WILL BE ILLUMINATED IN CONNECTION WITH NCDOT'S INTERCHANGE PROJECT.
- LIGHTING**
 - ALL OUTDOOR LIGHTING INSTALLED ON THE SITE AFTER THE APPROVAL OF THIS REZONING APPLICATION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE OUTDOOR ILLUMINATION PROVISIONS OF THE ORDINANCE SET OUT IN SECTION 15-609 THEREOF. ANY EXISTING OUTDOOR LIGHTING ON THE SITE SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
 - THE OUTDOOR ATHLETIC FIELD LIGHTING FIXTURES TO BE INSTALLED TO ILLUMINATE THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE ON THE NORTHEAST PORTION OF THE SITE SHALL NOT EXCEED 50 FEET FROM FINISHED GRADE.
 - THE MOUNTING HEIGHT OF THE OUTDOOR ATHLETIC FIELD LIGHTING FIXTURES TO BE INSTALLED TO ILLUMINATE THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE ON THE NORTHEAST PORTION OF THE SITE SHALL NOT EXCEED 5:00 AM TO 9:00 PM.
 - THE HOOKS OF OPERATION FOR THE OUTDOOR ATHLETIC FIELD LIGHTING FIXTURES TO BE INSTALLED TO ILLUMINATE THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE ON THE NORTHEAST PORTION OF THE SITE SHALL NOT EXCEED 5:00 AM TO 9:00 PM.
 - SET OUT ON THE REZONING PLAN IS A CONCEPTUAL LAYOUT OF THE OUTDOOR ATHLETIC FIELD LIGHTING FIXTURES TO BE INSTALLED TO ILLUMINATE THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE ON THE NORTHEAST PORTION OF THE SITE. MINOR ADJUSTMENTS OR ALTERATIONS TO THE LOCATIONS OF THE OUTDOOR ATHLETIC FIELD LIGHTING FIXTURES SHALL BE PERMITTED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- SIGNS**
 - ANY NEW SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- SOUND AMPLIFICATION**
 - OUTDOOR SOUND SYSTEMS OR OTHER TYPES OF SOUND AMPLIFIERS MAY NOT BE UTILIZED WITHIN THE OUTDOOR RECREATION ENVELOPE.
- BINDING EFFECT OF THE REZONING APPLICATION**
 - IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF APPLICANT AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "APPLICANT" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIR, HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF APPLICANT OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

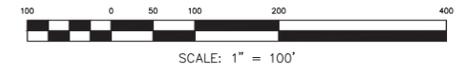
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1/21/20	2	SHOW COMMENTS	17/20
1/21/20	3	TOWN COMMENTS	17/20

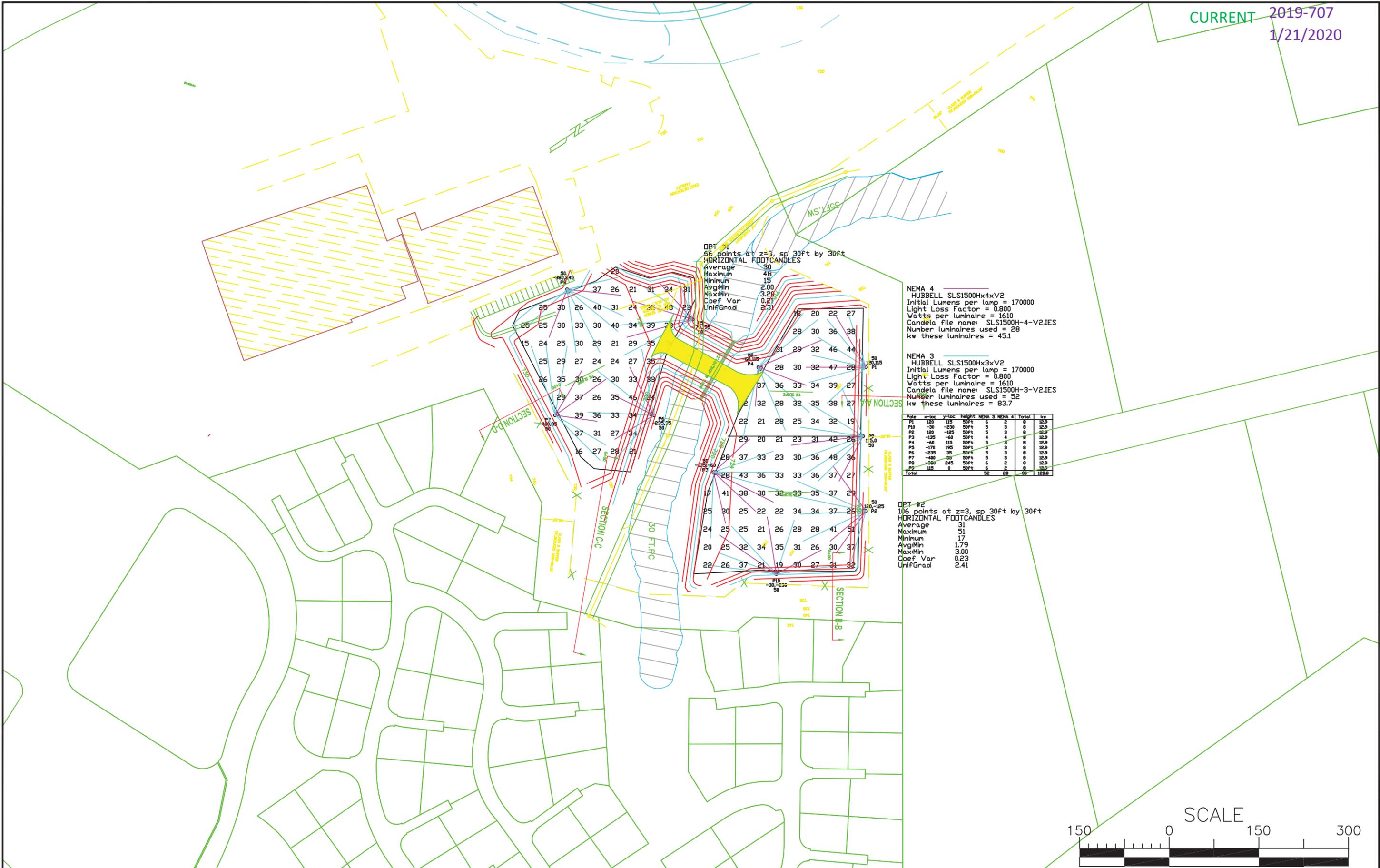
GEOSPENCE GROUP
 PROJECT MANAGER
 DESIGN BY
 APPROVED BY
 PROJECT NUMBER
 PROJECT NAME
 PROJECT DATE

BRACE YMCA
 5004 Clanton Road
 Charlotte, NC 28217
 (704) 525-2003
 NC FIRM LICENSE C-2786(A)

REZONING SITE PLAN

RZ1





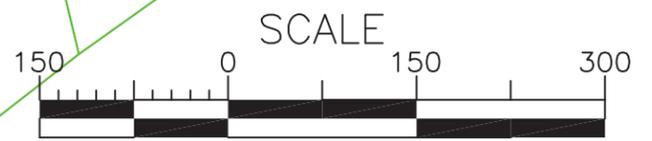
DPT #1
66 points at z=3, sp 30ft by 30ft
HORIZONTAL FOOTCANDLES
Average 30
Maximum 48
Minimum 15
AvgMin 2.00
MaxMin 3.28
Coef Var 0.21
UnifGrad 2.31

NEMA 4
HUBBELL SLS1500Hx4xV2
Initial Lumens per lamp = 170000
Light Loss Factor = 0.800
Watts per luminaire = 1610
Candela file name: SLS1500H-4-V2.IES
Number luminaires used = 28
kw these luminaires = 45.1

NEMA 3
HUBBELL SLS1500Hx3xV2
Initial Lumens per lamp = 170000
Light Loss Factor = 0.800
Watts per luminaire = 1610
Candela file name: SLS1500H-3-V2.IES
Number luminaires used = 52
kw these luminaires = 83.7

Pole	x-loc	y-loc	height	NEMA 3	NEMA 4	Total	kw
P1	120	115	50ft	6	2	8	12.9
P10	-30	-230	50ft	5	3	8	12.9
P2	120	-125	50ft	5	3	8	12.9
P3	-135	-60	50ft	4	4	8	12.9
P4	-60	115	50ft	3	3	6	9.45
P5	-175	195	50ft	3	3	6	9.45
P6	-225	35	50ft	3	3	6	9.45
P7	-400	-35	50ft	3	3	6	9.45
P8	-300	245	50ft	6	2	8	12.9
P9	115	0	50ft	6	2	8	12.9
Total				52	28	80	128.8

DPT #2
106 points at z=3, sp 30ft by 30ft
HORIZONTAL FOOTCANDLES
Average 31
Maximum 51
Minimum 17
AvgMin 1.79
MaxMin 3.00
Coef Var 0.23
UnifGrad 2.41



PO BOX 410129
CHARLOTTE, NC 28241
OFFICE (704) 587-6692
FAX (704) 587-3318
www.tsportslight.com

Calculated light levels and visualizations are based on specific information that has been supplied to TSL. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.

DATE: 1/20/20
DRAWING NUMBER: A010820TSL1

REV.: 02
CHECK BY:
DRAWN BY: TSL

BRACE YMCA SPORTS FIELDS
TORRENCE SPORTS LIGHTING



Siskey YMCA

Matthews, NC

ADW architects

March 9, 2009

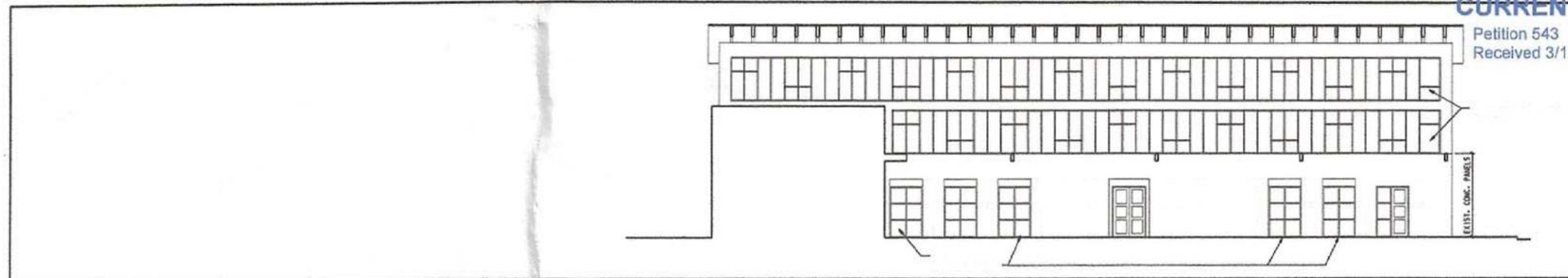
CURRENT

Petition 543
Received 3/13/2009

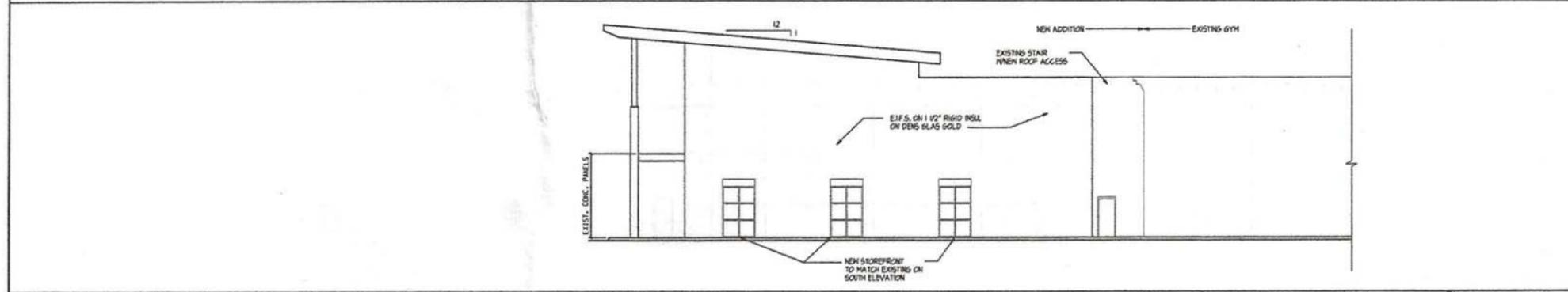


Architects, p.a.

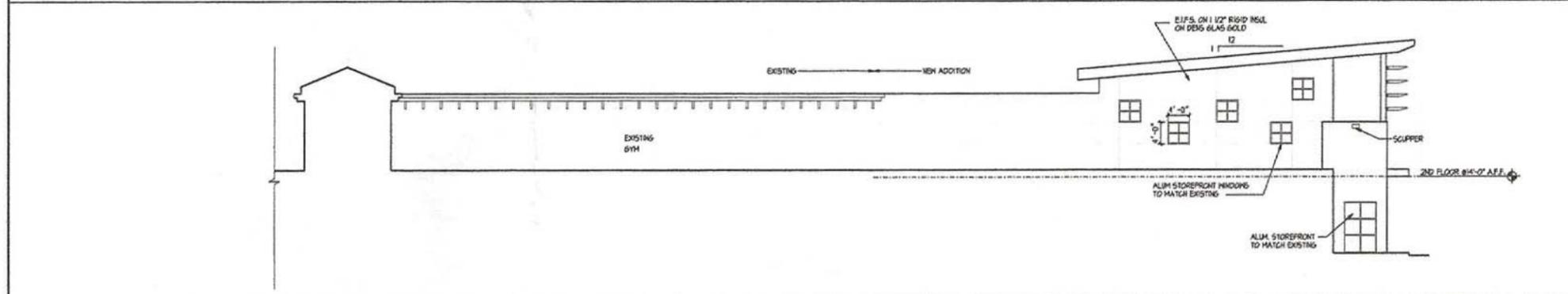
ADW Architects, p.a.
1401 West Morehead Street, Suite 100
Charlotte, NC 28208
704.379.1919 Fax 704.379.1920
www.adwarchitects.com



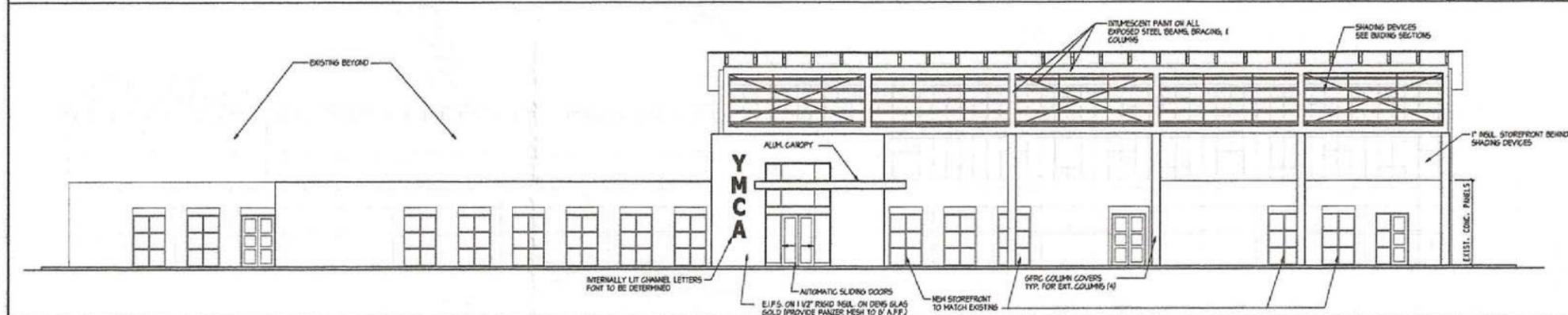
SOUTH ELEVATION/SECTION SCALE: 1/8" = 1'-0" 04



EAST ELEVATION SCALE: 1/8" = 1'-0" 03



WEST ELEVATION SCALE: 1/8" = 1'-0" 02



SOUTH ELEVATION SCALE: 1/8" = 1'-0" 01

Addition and
Renovations

SISKEY
YMCA
MATTHEWS NC

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ELEVATIONS

DATE: 12-19-08 JOB NO: 08001

REVISIONS:

NO. DATE DESCRIPTION

SHEET NUMBER:
A200
of Total

08001 Siskey YMCA

DEVELOPMENT STANDARDS

January ~~21~~, 2020

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Young Men’s Christian Association of Greater Charlotte (the “Applicant”) for an approximately 33.887 acre site located on the northeast corner of the intersection of Weddington Road and Fincher Farm Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the “Site”). The Site is comprised of Tax Parcel No. 227-562-01.
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the “Ordinance”). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R/I zoning district shall govern the use and development of the Site.
- C. The Brace Family YMCA is located on the Site. Pursuant to this Rezoning Application, the Applicant is requesting a change of conditions to the approved R/I (CD) conditional rezoning plan for the Site to accommodate the replacement of an existing athletic field on the Site with two new athletic fields in a different location on the Site that together will be approximately the same size as the existing athletic field being replaced. The replacement of the relevant athletic field is required because the North Carolina Department of Transportation (“NCDOT”) is condemning and acquiring the relevant athletic field in connection with NCDOT’s interchange project. The change of conditions will also accommodate additional on-site parking spaces in close proximity to the two new athletic fields.
- D. The development depicted on the Rezoning Plan is intended to reflect the arrangement of proposed uses on the Site but the final configuration, placement and size of individual site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Rezoning Plan and these Development Standards during the design development and construction phases.
- E. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 4 of the Ordinance. Minor alterations or changes to the Rezoning Plan and/or these Development Standards are subject to Section 155.401.5 of the Ordinance.

2. PERMITTED USES

- A. The Site may only be devoted to a Young Men’s Christian Association facility (or a facility operated by a comparable organization) that contains, among other things, indoor

and outdoor recreational uses, and to any incidental or accessory uses in connection therewith that are permitted in the R/I zoning district.

3. MAXIMUM GROSS FLOOR AREA

- A. A maximum of 82,000 square feet of total heated gross floor area may be located on the Site. The maximum 82,000 square feet of total heated gross floor area includes the 11,000 square foot expansion area previously approved for the Site.

4. DIMENSIONAL STANDARDS

- A. The development of the Site shall comply with the applicable dimensional standards of the R/I zoning district.
- B. The Brace Family YMCA is an existing facility on the Site. Therefore, to the extent that any existing uses, structures or buildings located on the Site do not meet the dimensional standards of the R/I zoning district, any such uses, structures or buildings will be considered to be legal, non-conforming uses, structures or buildings.

5. ARCHITECTURAL AND DESIGN STANDARDS

- A. Attached hereto are schematic architectural renderings of the elevations of the proposed 11,000 square foot building expansion and these schematic architectural renderings are intended to depict the general conceptual architectural style and character of the proposed building expansion. Accordingly, the proposed building expansion shall be designed and constructed so that it is substantially similar in appearance to the attached schematic architectural renderings. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
- B. The maximum height of any building located on the Site shall be 40 feet.
- C. The two new athletic fields to be located within the outdoor recreation envelope on the northeast portion of the Site ~~shall~~may each contain, from time to time, youth soccer fields. A conceptual layout of the youth soccer fields is depicted on the Rezoning Plan. Notwithstanding the conceptual layout, the layout, sizes and locations of the youth soccer fields on the two new athletic fields may be changed by the Applicant.
- D. Pedestrian access from the parking lot on the Site to the two new athletic fields to be located within the outdoor recreation envelope shall be provided. Set out on the Rezoning Plan is a schematic depiction of a pedestrian connection from the parking lot on the Site to the two new athletic fields to be located within the outdoor recreation envelope. The actual location of this pedestrian connection may be modified or revised during the design development and construction phases, and it may be modified or revised thereafter by the Applicant.

6. SCREENING, LANDSCAPING AND BUFFERS

- A. Screening, landscaping and buffers shall conform to the standards of the Ordinance.
- B. The Site shall comply with the tree preservation requirements of the Ordinance. Tree preservation areas may occur in the areas generally depicted on the Rezoning Plan.
- C. A minimum 50 foot wide buffer shall be established along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan. This minimum 50 foot wide buffer shall remain undisturbed, provided, however, that Applicant may install supplemental trees and shrubs within this minimum 50 foot wide buffer ~~at its~~ **option**.
- D. In those areas of the 50 foot wide buffer where the existing trees and shrubs do not meet the site perimeter screening requirements of Section 155.606.6 of the Ordinance. Applicant shall install supplemental trees and shrubs to bring such areas into compliance with the site perimeter screening requirements of Section 155.606.6 of the Ordinance.
- E. Applicant shall install a minimum 6 foot tall, black, vinyl coated, chain link fence within the outdoor recreation envelope as ~~generally~~ generally depicted on the Rezoning Plan. Applicant shall install and maintain a green windscreen on the 6 foot tall, black, vinyl coated, chain link fence that has a 90% privacy factor. A picture of the green windscreen product is set out on the Rezoning Plan.

7. TRANSPORTATION AND PARKING

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Town of Matthews and/or NCDOT.
- B. Vehicular parking shall be provided on the Site in accordance with the requirements of the Ordinance.
- C. The alignments of the internal drives and parking areas to be located on the Site are subject to any minor modifications or alterations required during the design development and construction permitting processes.
- D. Applicant shall designate and reserve a minimum of 25 parking spaces that are located in closest proximity to the entrance into the expansion area located on the south elevation thereof (exclusive of handicap parking spaces) for use solely by families with small children. The Applicant shall install appropriate signage to designate and reserve the parking spaces as described above.
- E. The proposed new parking spaces and the associated new drive aisle depicted on the Rezoning Plan shall be paved.

- F. The existing, northernmost vehicular access point on Weddington Road for the Site will be eliminated in connection with NCDOT's interchange project.

8. LIGHTING

- A. All outdoor lighting installed on the Site after the approval of this Rezoning Application shall comply with the applicable requirements of the Outdoor Illumination provisions of the Ordinance set out in Section 155.609 thereof. Any existing outdoor lighting on the Site shall not be required to comply with the requirements of the Ordinance.
- B. The outdoor athletic field lighting fixtures to be installed to illuminate the two new athletic fields to be located within the outdoor recreation envelope on the northeast portion of the Site shall comply with Section 155.609.10.C of the Ordinance.
- C. The mounting height of the outdoor athletic field lighting fixtures to be installed to illuminate the two new athletic fields to be located within the outdoor recreation envelope on the northeast portion of the Site shall not ~~be in operation after 9 PM each day~~ exceed 50 feet from finished grade.
- D. The hours of operation for the outdoor athletic field lighting fixtures to be installed to illuminate the two new athletic fields to be located within the outdoor recreation envelope on the northeast portion of the Site shall not exceed 8:00 AM to 9:00 PM.
- E. Set out on the Rezoning Plan is a conceptual layout of the outdoor athletic field lighting fixtures to be installed to illuminate the two new athletic fields to be located within the outdoor recreation envelope on the northeast portion of the Site. Minor adjustments or alterations to the locations of the outdoor athletic field lighting fixtures shall be permitted during the design development and construction document phases.

9. SIGNS

- A. Any new signs installed on the Site shall comply with the requirements of the Ordinance.

10. SOUND AMPLIFICATION

- A. Outdoor sound systems or other types of sound amplifiers may not be utilized within the outdoor recreation envelope.

11. BINDING EFFECT OF THE REZONING APPLICATION

- A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees,

personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

Document comparison by Workshare 10.0 on Thursday, January 16, 2020
10:46:51 AM

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**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Recommendations on Zoning-Related Issues**

Zoning Application 2019-707 Brace YMCA

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 as follows:

1. Allows and R/I use to continue operation on a property where the Land Use Plan specifies Residential/Institutional as an appropriate Land Use

The proposed change of conditions allows the YMCA to relocated sports fields that are to be removed as a result of the construction of a new I-485 interchange. The rezoning is consistent with the Land Use Plan as it allows for the continued R/I usage of property that is specifically referenced in the Matthews Land Use Plan.

OR

B) ____ The requested zoning action, as most currently amended, **is not recommended for approval**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan as follows:

1. The change of conditions does not provide the adequate buffers called for as an action item in the Land Use Plan. Noise and light pollution from the relocated fields will adversely affect the adjoining properties

The request inconvenience adjoining property owners by introducing noise and light pollution to the community. The Land Use Plan calls significant vegetative buffers to be provided by new development.

(Statement must explain why the Board deems the action reasonable and in the public interest. Reasons given for a zoning request being "consistent" or "not consistent" are not subject to judicial review.)

Date January 28, 2020