

Project Summary

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|--------------------------|---------------------------------|
| Location: | 10200 Northeast Parkway |
| Parcel No. (s) | 193-302-04 |
| Owner: | Town of Matthews |
| Agent: | Town of Matthews Planning Staff |
| Current Zoning | Conditional |
| Proposed Zoning: | O(CD) |
| Existing Use: | Windsor Park—Town park |
| Proposed Use: | Windsor Park—Town park |
| Community Meeting | N/A |

Summary of Request

This property is currently zoned Conditional. A request has been received to obtain an easement over the current park driveway, continuing to the rear of the property line of the park. Approval of the request would allow for placement of communication antennas on an existing Duke Energy transmission tower just beyond the rear property line of the park.

The zoning change will allow continued use of the park and the ability to make further park-related improvements in the future.

Staff Recommendation

Staff recommends approval of the rezoning request as it is consistent with Town policy to convert Conditional zoned properties, to an appropriate contemporary zoning classification. Town staff is initiating the rezoning request because it is Town-owned property.

Planning Staff Review

Background and History

The property was deeded to the Town on October 7, 1988 as part of a large rezoning project. The project included Windsor Square shopping center, Annecy subdivision, along with Windsor Landing apartments and office space on Northeast Pkwy. It also included the construction of Northeast Parkway from Sam Newell Rd to the park site. Since that time the park has been developing with playground equipment, trails, and shelters. The most recent additions were completed in January 2016. They included a zipline and two additional standalone playground equipment features.

The Parks & Recreation department estimates that there is 150 to 200 drop-in visitors per week at Windsor Park.

Details of the Aerial Map

The aerial map shows current improvements and zoning notes that apply to the site.

Summary of Proposed Conditions

There are three conditions requested for the property:

1. Property's only permitted use is for a public park.
2. Park hours are from dawn until dusk.
3. Executed access easement agreement with Duke Energy to cross the park property in order to reach Duke Tower #110 will be a separate document attached to the map.

Outstanding Issues/Staff Comments

None.

Consistency with Adopted Plans and Policies and Town Vision Statement

The request is compliant with the Recreation Master Plan and continuation of park, recreational and cultural facility needs throughout Matthews. The request is also consistent with Town policy to rezone properties that are currently zoned Conditional.

Reports from Town Departments and County Agencies

Matthews Police

No concerns.

Matthews Fire

No concerns.

Public Works

No concerns.

Matthews Park and Recreation

Director Corey King, does not anticipate a significant impact to the current use of the park once the Duke Easement agreement is in place.

Charlotte Mecklenburg Schools

Not applicable.

PCO Concept Plan Approval Required

Not applicable.

Charlotte Area Transit

Not applicable.

Impact Analysis

Parks and playgrounds are allowed by right in an O (Office) zoning district. The zoning classification of O (CD) would allow the Windsor Park to continue as currently developed and the ability for future site improvements.

Project Financial Impact if Vacant Land is Developed

Since no improvements are planned, there is no financial impact associated with this request. The property is currently tax exempt and is expected to continue to be tax exempt as public land.



10200 Northeast Parkway

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| TAX PARCEL NUMBER | 19330204 |
| PROPERTY ADDRESSES | 10200 Northeast Parkway |
| EXISTING ZONING | Conditional |
| PROPOSED ZONING | O (CD) |
| EXISTING USE | Public Park |
| PROPOSED USE | Public Park |
| SITE AREA | 5.24 Acres |
| MAXIMUM BUILDING AREA | N/A |
| MAXIMUM BUILDING HEIGHT | 40 ft |
| REQUIRED PARKING: | 5.24 Ac x 43,560 Sq ft/Ac = 228,254/10,000 = 23 spaces |
| PARKING PROVIDED: | Approximately 40 spaces |
| MINIMUM FRONT SETBACK | 30 ft |
| BUILD-TO LINE | N/A |
| MINIMUM SIDE YARD | 8' & 6' |
| MINIMUM REAR YARD | 20 ft |
| TREE CANOPY | 3.62 Acres |

Section 155.607.7 Required Parking

| 5. RECREATION & ENTERTAINMENT USES | REQUIRED BICYCLE PARKING SPACES | REQUIRED MOTOR VEHICLE PARKING SPACES |
|------------------------------------|---------------------------------|--|
| Park, predominantly passive use | | One (1) space per 10,000 square feet of land area, if on-site parking is provided (example: greenways need not incorporate off-street parking) |

- Conditional Notes:
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Subject Property

1 in = 300 ft

05/05/16