

## Project Summary

**Location:** 9601 East Independence Blvd

**Owner(s):** Michael and Julia Todd

**Agent:**

**Current Zoning:** Conditional

**Proposed Zoning:** B-1 (CD)

**Existing Use:** Vacant Commercial Building

**Proposed Use:** Commercial

**Community Meeting:** June 28, 2016

## Summary of Request

The applicant wishes to update the zoning on their property to a current zoning category. No tenants have been identified at this time. Any commercial use allowed in Windsor Square would also be allowed at this site.

## Staff Recommendation

Staff recommends approval of the rezoning as it is consistent with Town policy to update the zoning on all old Conditionally zoned parcels. Town staff requested the rezoning and has been assisting the property owners as they move through the process.

### Planning Staff Review

#### **Background And History**

The building was constructed in 1993 as an outparcel of Windsor Square shopping center. Cross access easements are in place both to the adjacent McDonalds and to the shopping center property behind the building.

#### **Details of the Site Plan**

No changes are proposed to the site. Current plans for the 74 widening and Sam Newell grade separation are too preliminary to know how future roadwork may impact the site. Some portions of the site are in the transitional right-of-way.

#### **Summary of Proposed Conditions**

1. Maximum of 8,500 square feet of building space.
2. All uses permitted in the B-1 district are allowed.

**Planning Staff Review**

**Outstanding Issues/Planning Staff Comments**

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

1. No outstanding issues at this time.

### **Consistency with Adopted Plans and Policies and Town Vision Statements**

The rezoning is consistent with Town policy to rezone properties zoned conditional. The B-1 Neighborhood Business District is the most appropriate zoning category for the site as it is located within a shopping center. The Land Use Plan recognizes Independence Blvd as a major retail destination. Cross access easements ensure access to Independence Blvd, Sam Newell Rd, Northeast Parkway, Windsor Crossing and Windsor Square Dr.

### **Reports from Town Departments and County Agencies**

#### **Matthews Police**

No Concerns

#### **Matthews Fire**

No Concerns

#### **Public Works**

No Concerns

#### **Matthews Parks and Recreation**

No Concerns

#### **Charlotte Mecklenburg Schools**

Not Applicable

#### **Town Arborist**

N/A

#### **PCO Concept Plan Approval Required?**

No

### **Impact Analysis**

The Town will incur no financial impact due to rezoning of the site.

### **Projected Financial Impact of the Request**

The property currently generates \$3,316 in Matthews property taxes annually.

**Site Images**





2016-644

9601 E Independence Blvd

2016-644

**9601 E Independence Boulevard**

TAX PARCEL NUMBER	19330312
PROPERTY ADDRESSES	9601 E Independence Boulevard
EXISTING ZONING	Conditional
PROPOSED ZONING	B-1 (CD)
EXISTING USE	Vacant
PROPOSED USE	Business
SITE AREA	1.1 Acres
MAXIMUM BUILDING AREA	8,500
MAXIMUM BUILDING HEIGHT	40 feet
REQUIRED PARKING:	See note below
PARKING PROVIDED	42 spaces
MINIMUM FRONT SETBACK	40 feet
BUILD-TO LINE	N/A
MINIMUM SIDE YARD	N/A
MINIMUM REAR YARD	N/A

1. GENERAL COMMERCIAL USES	REQUIRED BICYCLE PARKING SPACES	REQUIRED MOTOR VEHICLE PARKING SPACES
General Standard for Nonresidential Uses	tbd	One (1) space per 250 sq ft GFA unless otherwise listed below

**General Conditions**

- Uses of this property are limited to what is permitted in the B-1 Neighborhood Business District.

1 in = 25 ft

Subject Property

04/20/16