

Project Summary

Location: 2425 Sports Parkway

Owner(s): Mecklenburg County

Agent:

Current Zoning: R-20

Proposed Zoning: ENT

Existing Use: Sportsplex

Proposed Use: Same

Community Meeting: May 18, 2016

Summary of Request

The requested rezoning ensures that the Sportsplex is zoned properly and also conforms with long term plans for the ENT District

Staff Recommendation

Staff recommends approval of the rezoning as the ENT zoning category was specifically created for both the Sportsplex as well as adjacent parcels that are a part of the Entertainment District.

Planning Staff Review

Background And History

The approximately 160 acre Sportsplex site is located on land once earmarked for a landfill. Once I-485 was constructed, dividing much of the property, CPCC was constructed on the south side while talks turned to discussion about a sports complex for the subject property. Bonds for the Sportsplex were approved in 2007 with phase 1 opening in 2013.

Details of the Site Plan

The zoning plan is based on approved plans for construction of phases 1 and 2 of the Sportsplex. Access is provided to the site via the new Sports Parkway that connects Brigman Road to Tank Town Rd.

Summary of Proposed Conditions

See attached proposed conditions on page 7

Planning Staff Review

Outstanding Issues/Planning Staff Comments

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

1. More detail on the future location of Independence Pointe Parkway should be provided in the conditional notes to make clear the fact the this roadway has long been planned to extend through the Sportsplex property.

Consistency with Adopted Plans and Policies and Town Vision Statements

The rezoning is consistent with the adopted Entertainment District Small Area Plan.

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?

Previously approved

Impact Analysis

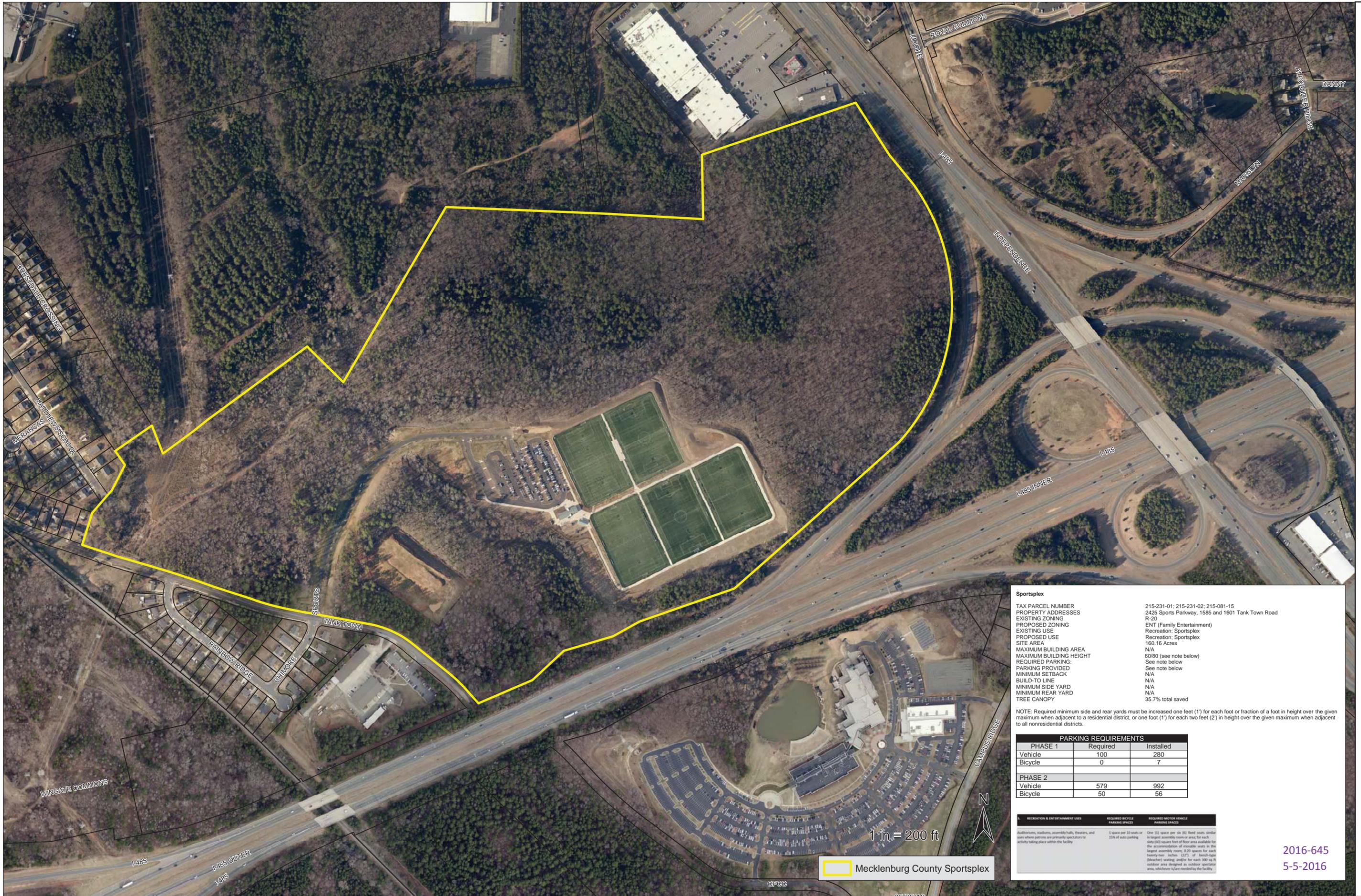
The property is owned by Mecklenburg County and is tax exempt.

Projected Financial Impact of the Request

The Sportsplex is a local amenity for area residents while also serving as a destination for local and regional sports tournaments. The primary financial benefit to the Town is visitor spending.

Site Images





Sportsplex
 TAX PARCEL NUMBER 215-231-01; 215-231-02; 215-081-15
 PROPERTY ADDRESSES 2425 Sports Parkway, 1585 and 1601 Tank Town Road
 EXISTING ZONING R-20
 PROPOSED ZONING ENT (Family Entertainment)
 EXISTING USE Recreation; Sportsplex
 PROPOSED USE Recreation; Sportsplex
 SITE AREA 160.16 Acres
 MAXIMUM BUILDING AREA N/A
 MAXIMUM BUILDING HEIGHT 60'00 (see note below)
 REQUIRED PARKING: See note below
 PARKING PROVIDED See note below
 MINIMUM SETBACK N/A
 BUILD TO LINE N/A
 MINIMUM SIDE YARD N/A
 MINIMUM REAR YARD N/A
 TREE CANOPY 35.7% total saved

NOTE: Required minimum side and rear yards must be increased one foot (1') for each foot or fraction of a foot in height over the given maximum when adjacent to a residential district, or one foot (1') for each two feet (2') in height over the given maximum when adjacent to all nonresidential districts.

PARKING REQUIREMENTS		
PHASE 1	Required	Installed
Vehicle	100	280
Bicycle	0	7
PHASE 2		
Vehicle	579	992
Bicycle	50	56

RECREATION & ENTERTAINMENT USES	REQUIRED BICYCLE PARKING SPACES	REQUIRED MOTOR VEHICLE PARKING SPACES
Auditoriums, stadiums, assembly halls, theaters, and uses where patrons are primarily spectators to activity taking place within the facility.	1 space per 20 seats or 10% of auto parking	One (1) space per six (6) fixed seats, similar to largest assembly room or area, for each 1000 square feet of floor area available for the accommodation of movable seats in the largest assembly room; 0.25 spaces for each bench/row (includes 12" of bench/row (backrest) seating; and/or for each 300 sq ft outdoor area designed as outdoor spectator area, unless otherwise noted by the facility.

1 in = 200 ft
 Mecklenburg County Sportsplex

2016-645
 5-5-2016