

## **Decision on Matthews Festival Rezoning 2016-650**

**DATE: December 7, 2016**

**FROM: Jay Camp**

### **Background/Issue**

At the November Planning Board meeting, rezoning 2016-650 was unanimously recommended for approval with 3 conditions. Auto sales are to be removed from the list of allowed uses, a recommendation that the applicant consider full width brick veneer for the BJ's restaurant and inclusion of traffic flow plans approved by NCDOT in exhibit one.

At this time, there are several outstanding issues with the site. Last week, NCDOT and their consultants, along with Town and City staff, spent several hours going parcel by parcel along the six-mile route of the U-2509 project -- essentially Conference Drive in Charlotte to I-485 in Matthews -- to determine where curb cuts/driveways would be allowed. Using policy guidelines that are to be applied throughout the corridor, NCDOT and the consultants determined that Matthews Festival Shopping Center had access today and will likely continue to have full movement access to NC51 at one signalized intersection, will continue to have left- and right-in, right-out access at one unsignalized access on NC51, and will have one new full access point onto future Independence Pointe Parkway. Therefore, Matthews Festival Shopping Center does not meet any of the policy guidelines for a driveway access onto US74. We understand that this is a major change for the applicant. Town Staff, the development team for Matthews Festival and NCDOT will be working together on a solution to concerns about access.

In addition to the driveway issue that is unresolved, staff also would like to see further revision of the allowed uses and a revision to the proposed zoning line for the B-H (CD) portion of the site. The applicant has indicated they are agreeable to revision of the zoning lines but has not yet submitted a revised plan.

### **Proposed Solution:**

All together, these issues cannot be resolved between today and next Monday when the zoning application is up for possible decision. Town staff therefore recommends this zoning application be deferred to early in 2017 for final action. During the extra month, the various property owners in the shopping center will hopefully come together to review their shared driveway access concerns and opportunities, and see how they can work together to improve their combined internal circulation.

### **Recommended Motion/Action:**

Defer Application 2016-650