

# APPLICATION 2016-653 STAFF REPORT 500 WEST JOHN STREET

Pre Public Hearing Staff Analysis • December 6, 2016



# SUMMARY

## Location

500 West John Street, Tax ID 19325118

## Ownership/Applicant

Av8tor Sportswear, Inc.

## Zoning

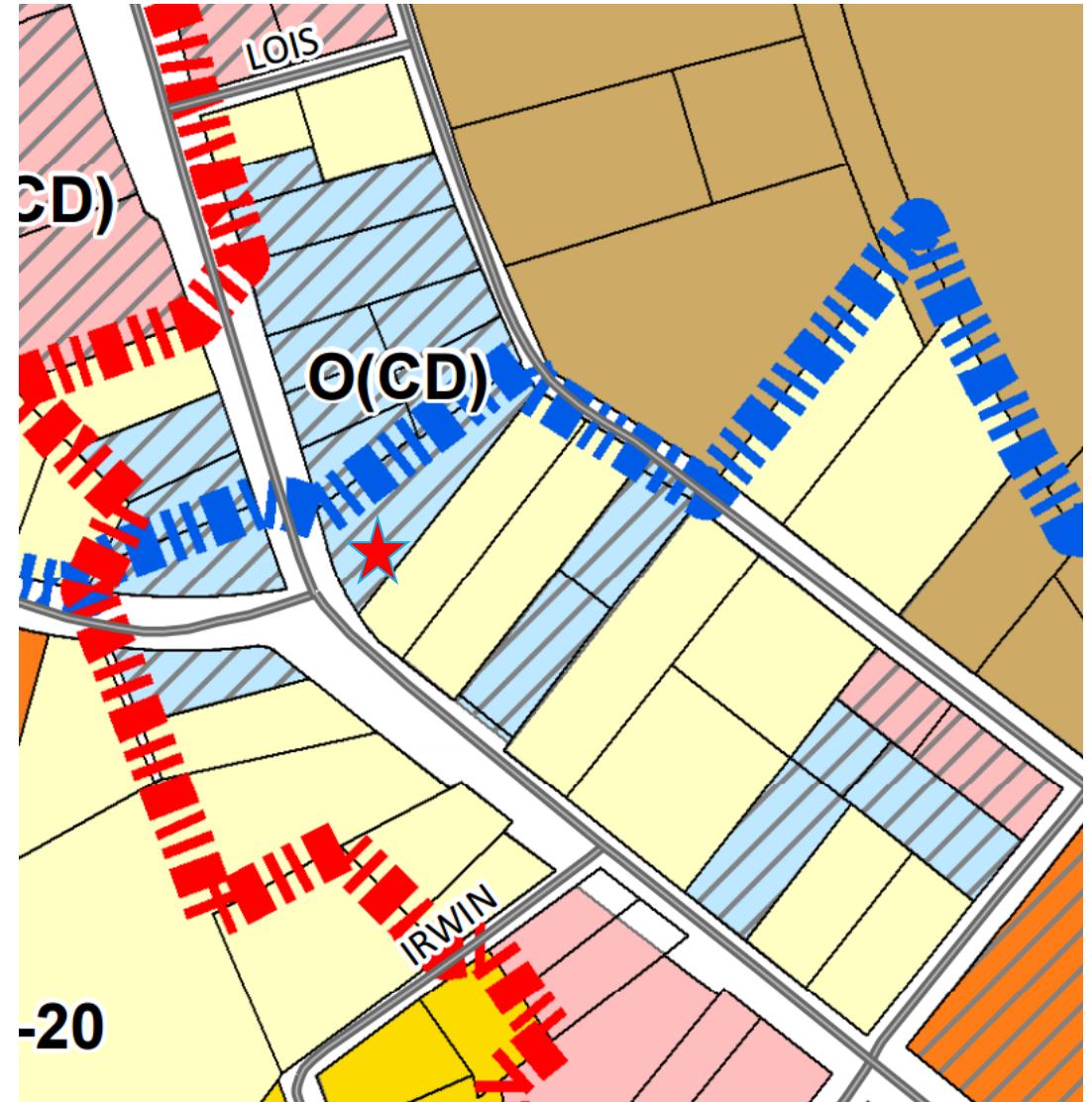
Existing: Office Proposed: Office

## Use

Existing: Office  
Proposed: Office

## Request Summary

The applicant requests a change of conditions that will allow for a larger monument sign as well as a connection from the front parking area to the rear parking lot along Charles Street.



# SITE INFORMATION AND BACKGROUND

## Site Summary

The Grier Furr home was built between 1877 and 1888 and was designated as a local historic landmark in 1991. The home is approximately 3,200 square feet. Currently, the home has two separate access points and parking areas. The rezoning plan seeks to pave the rear parking area and convert that parking to angled. The two parking areas would be connected via a one way driveway with ingress from West John and egress onto West Charles. There are three main changes that this rezoning would accomplish.

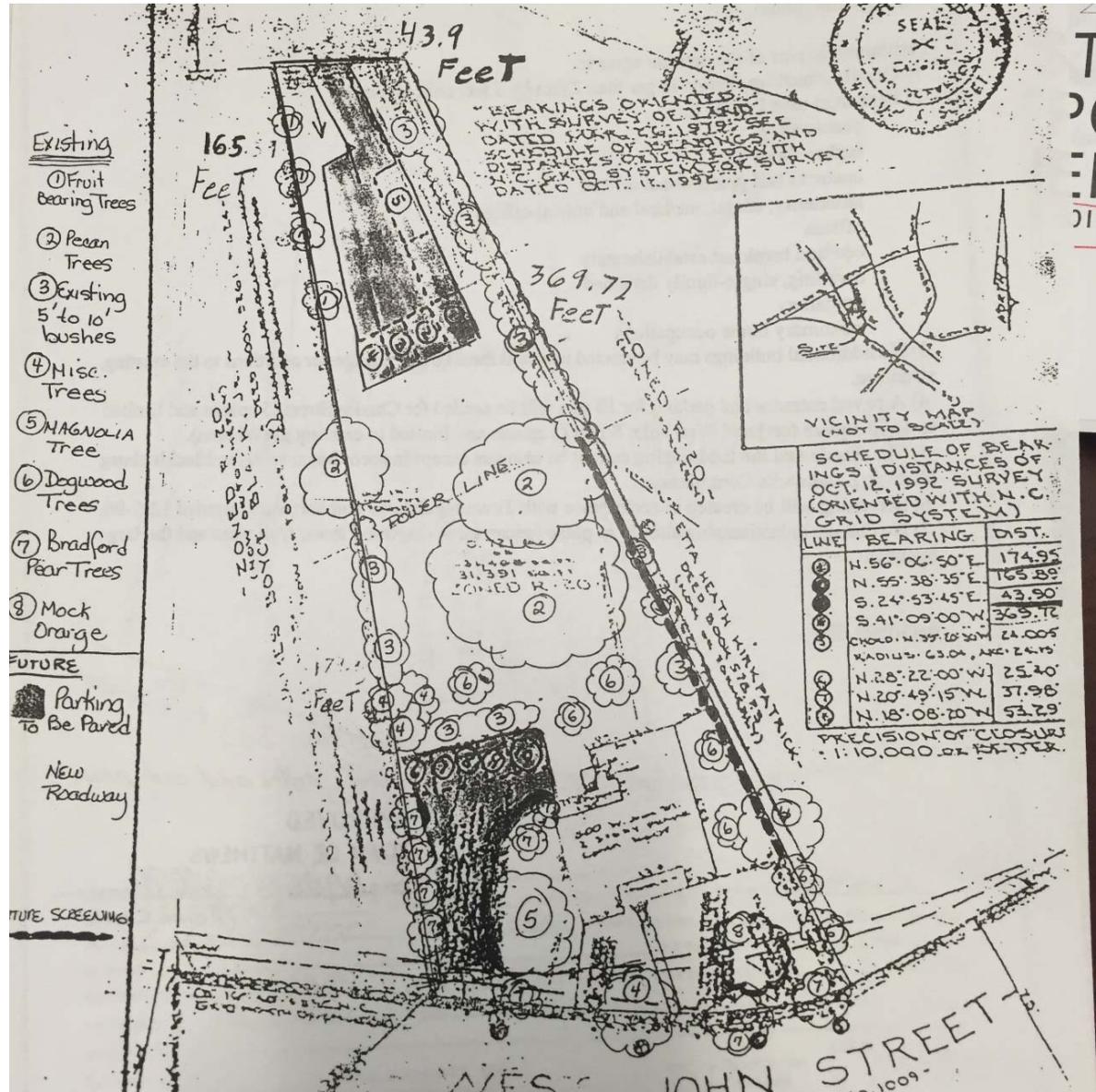
1. Allow a larger monument sign
2. Reconfigure and formally connect parking areas
3. Allow additional uses within the Office district



## Previous Zoning Actions

The site was rezoned to Office in 1996.

# ORIGINAL SITE PLAN AND NOTES FROM 1996



Zoning Petition 303  
 500 W. John Street  
 Zoning Conditions

Petitioners as part of the petition agree to:

- 1) One freestanding sign no larger than 2 feet by 3 feet unlit allowed.
- 2) Permitted uses limited to:
  - beauty shops
  - barber shops
  - business and professional offices
  - laboratory, dental, medical and optical offices
  - offices
  - bed and breakfast establishments
  - dwelling, single-family detached
  - art gallery
  - customary home occupations
- 3) No additional buildings may be erected nor shall there be any changes or additions to the existing structure.
- 4) A paved entrance and parking for 10 cars will be needed for Charles Street (5 spaces and limited to 1600 square feet) and West John Street (5 spaces and limited to existing gravel area).
- 5) The facade and the landscaping cannot be changes except in accordance with the Mecklenburg Historic Landmarks Commission.
- 6) Screening will be erected in accordance with Town regulations and variances granted 12-5-96.
- 7) No change in landscaping already in place (pecan trees, dogwood trees, fruit trees and the large bushes).

Pet30309.d96

*Petition 303  
 these notes and site plan*

APPROVED

TOWN OF MATTHEWS

Date 12/9/96

*Jill Pleinman  
 Town Clerk*

# ACCESS

## Access

A 15' wide, one way driveway from West John to West Charles creates access to the site

## Daily Peak AM/PM Trips

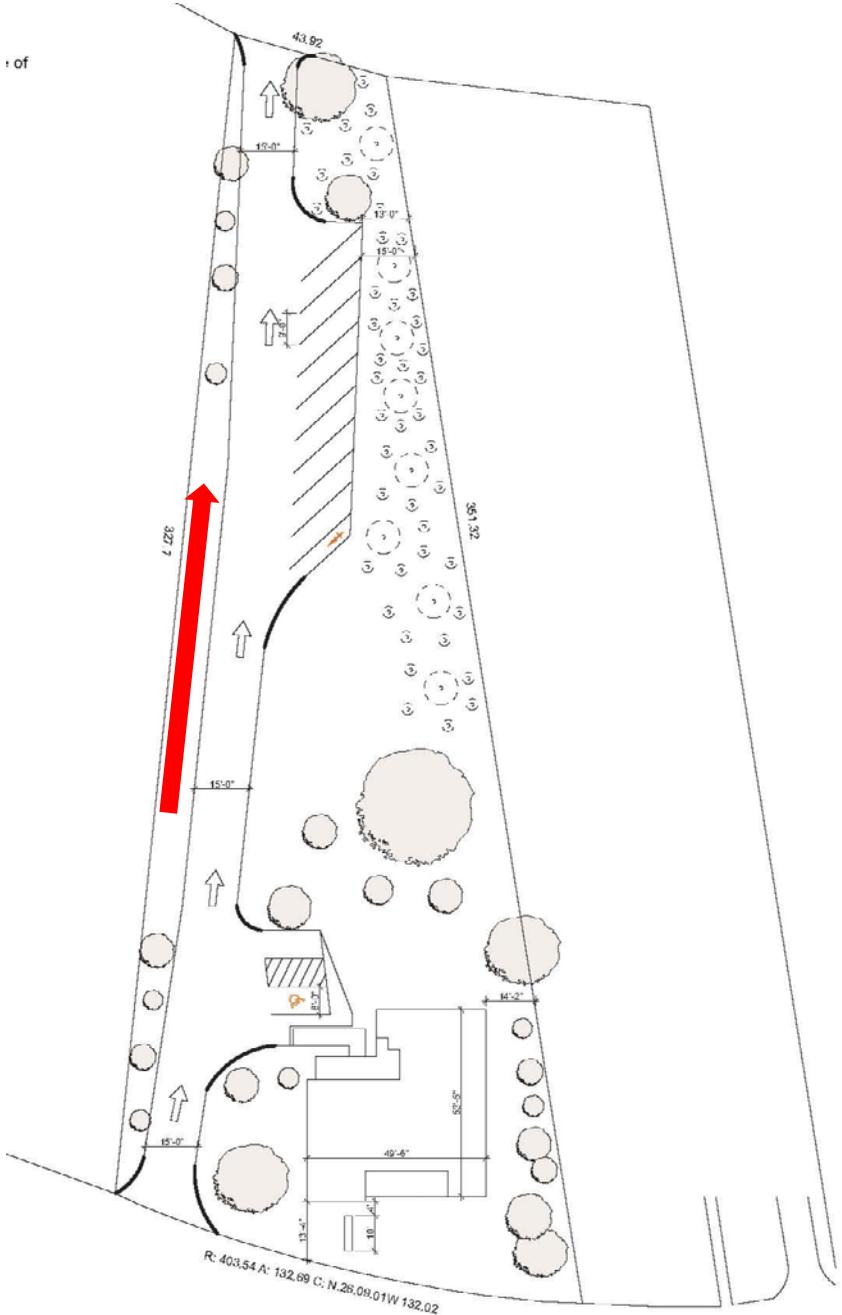
No TIA Required

## Total New Trips

N/A

## Proposed Road Improvements

None







# LAND USE PLAN AND ADOPTED POLICIES

## Land Use Plan

The LUP calls for low intensity, non retail uses that are appropriate for the historic homes along West John Street.

## Downtown Plan

The Downtown Plan has long called for office conversion of these homes.

## Consistency

The proposal is consistent with all referenced action items for the West John corridor and is also consistent with the Downtown Plan.

### MONROE ROAD / WEST JOHN STREET CORRIDOR ACTION ITEMS:

1. *Install and maintain Gateway signage, landscaping and lighting at Gateway points.*
2. *Create a cohesive landscaping plan among all developments fronting the roadway.*
3. *Promote non-residential, multi-use, and light industrial developments along Monroe Road.*
4. *Prohibit the expansion of strip center-style commercialization along Monroe Road.*
5. *Encourage unified development plans between neighboring businesses to consolidate parcels, parking, driveways, and curb cuts.*
- ✓ 6. *Maintain and preserve the desired small-town, town center image along West John Street.*
- ✓ 7. *Maintain and preserve residential-style structures which embody the essence of Historic Downtown.*
- ✓ 8. *Protect the visual and spatial compatibility of existing single-family structures regarding rezoning petitions for non-residential uses.*
- ✓ 9. *Locate parking at the side or rear of properties.*
- ✓ 10. *Prohibit parking at the front of properties.*
11. *Consolidate driveways and limit curb cuts along West John Street.*
- ✓ 12. *Promote low-intensity office and service uses along West John Street.*
- ✓ 13. *Prohibit the expansion of retail uses along West John Street*

# USES ALLOWED IN THE OFFICE DISTRICT

Dwelling, one-family detached	P
Dwelling, two-family/duplex	P
Propane storage or other home fuel storage, accessory to a permitted principal use or building, subject to the Fire <del>Division</del> Code of the National Board of Fire Underwriters	ACC
Room renting and boarding, subject to § 155.506.5	PC
Swimming pool for one dwelling behind principal residential structure	ACC
Trailer, recreational, and overnight camping vehicle stored unoccupied on a lot behind the established setback and not within 10 feet of street side corner	ACC

INSTITUTIONAL & GOVERNMENTAL USES	O
Cemetery, mausoleum, and columbarium, subject to § 155.506.13	PC
College and university without stadium	P
Fire and/or EMS station, police station	P
Public library	P
Skilled Nursing Facility, subject to § 155.506.17	PC

OFFICE & SERVICE USES	O
Bank, credit union, and similar financial service	P
Barber shop, beauty salon, nail salon, and similar personal service	P
Child day care facility, subject to § 155.506.6	PC
Civic, fraternal, and social club	P
Contractor's office without accessory storage	P
General and professional office	P
Laboratory and research facility, medical, dental or optical	P
Medical, dental, optical office and clinic	P
<del>Museum</del> and art gallery operated on a noncommercial basis	P
Office with display of sample merchandise to wholesalers and retailers when the samples are only visible within the building and no sales, inventory or delivery of merchandise from building	P
Spa, massage service	P
Telephone exchange	P

GENERAL COMMERCIAL USES	O
Bed and breakfast establishment, subject to § 155.506.4	PC
Commercial school and school providing adult training in any of the arts, sciences, trades, or professions, without retail sales of merchandise	P
Commercial use in multifamily and office buildings, subject to § 155.506.31	PC
Communications tower and antenna, subject to § 155.506.41	PC
Copy, printing and photo processing	P
Drive-up service window, subject to § 155.506.33	ACC
Florist shop	P

GENERAL COMMERCIAL USES	O
Funeral home	P
Funeral home with other related service, not including crematorium	P
Live work unit, subject to § 155.506.10	PC
Motel and hotel, subject to § 155.506.32	PC
<del>Museum</del> or art gallery	P
Post Office	P
Social gathering, seminar, reception, which is <del>permitted</del> to the principal permitted use and on property <del>designated</del> historic by the Town	P
Solar collector installation, subject to § 155.506.48	ACC
Studio for gymnast, artist, designer, photographer, musician, sculptor, and similar	P

RECREATION & ENTERTAINMENT USES	O
Park and playground, not otherwise listed	P

MISCELLANEOUS USES	O
Auction sale of real and personal property located on site for the purpose of liquidating assets, subject to § 155.506.43.	ACC
Accessory use, clearly incidental to the principal permitted use or structure on the lot	ACC
Community Garden	P
Electric and gas substation, sewage treatment plant and control house, pump and lift station, water storage tank, well lot and similar use, subject to § 155.506.11	PC
Farm, urban, subject to § 155.506.19	PC
Garage sale, yard sale, and similar, subject to § 155.506.43	ACC
On-site demolition disposal site, subject to § 155.506.37	PC
Parking for uses permitted within the district	ACC
Propane storage or other fuel storage, accessory to a permitted principal use or building, subject to the Fire <del>Division</del> Code of the National Board of Fire Underwriters	ACC
Public utility transmission and distribution lines	P
Railroad right-of-way	P
Short term temporary use or festival of civic or nonprofit nature, subject to § 155.506.44	PC
Temporary building and storage of materials in conjunction with construction of a building on a lot where construction is taking place or on adjacent lots, the temporary use to be terminated upon completion of construction, issuance of Certificate of Occupancy, or invalidation of building permit (see also § 155.506.43.C.4)	ACC
Temporary, self-contained storage unit, subject to § 155.506.20	ACC
Temporary use for business purpose, subject to § 155.506.43	PC
Transit stop shelter, subject to § 155.506.34	PC
Utility equipment stand, meter, box, and backflow preventer for single or groups of parcels	ACC

# FINANCIAL IMPACT ANALYSIS

## Services Impact

Matthews does not provide waste pickup for nonresidential development.

## Current Tax Revenue and Per Acre Valuation

In 2016, Matthews tax revenue from the property was \$887. Some of the taxes on the property appear to be reduced due to historic designation.

## Forecasted Tax Revenue and Per Acre Valuation

No change in the taxable value of the property is anticipated after the proposed changes to the site are implemented.

# STAFF COMMENTS AND OUTSTANDING ISSUES

## Planning Department

1. Note that indicates all uses allowed in the business district should be corrected to state all uses allowed within the Office District.
2. A fence is required for the portion of the parking area adjoining residentially zoned property where the buffer is less than 15'

## Police

One way driveway is a safety improvement but Police cannot enforce via citation.

## Fire

No Comments

## Public Works

Need to verify current ROW on both street frontages

## Parks and Rec

No Comments