

## **Agenda Item: Application 596/D-1 Training Facility**

**DATE:** March 4, 2013  
**RE:** Decision on Application 596  
**FROM:** Jay Camp, Senior Planner

### **Background/Issue:**

The applicant has addressed concerns from the Board regarding several issues. The following uses were removed from the list of permitted uses:

(13) Automobile & truck rentals, (102) (a) manufacture of boats, (130) Mini storage facility, (67) truck sales, rental, service and repair, (116) Tractor trailer truck sales, services & repair.

The language regarding future changes to the site plan was also clarified. Should the owner or future owners ever choose to modify the approved building design and site plan by either demolition or expansion, site plan approval and elevation approval from the Town Board will be required.

### **Recommended Motion**

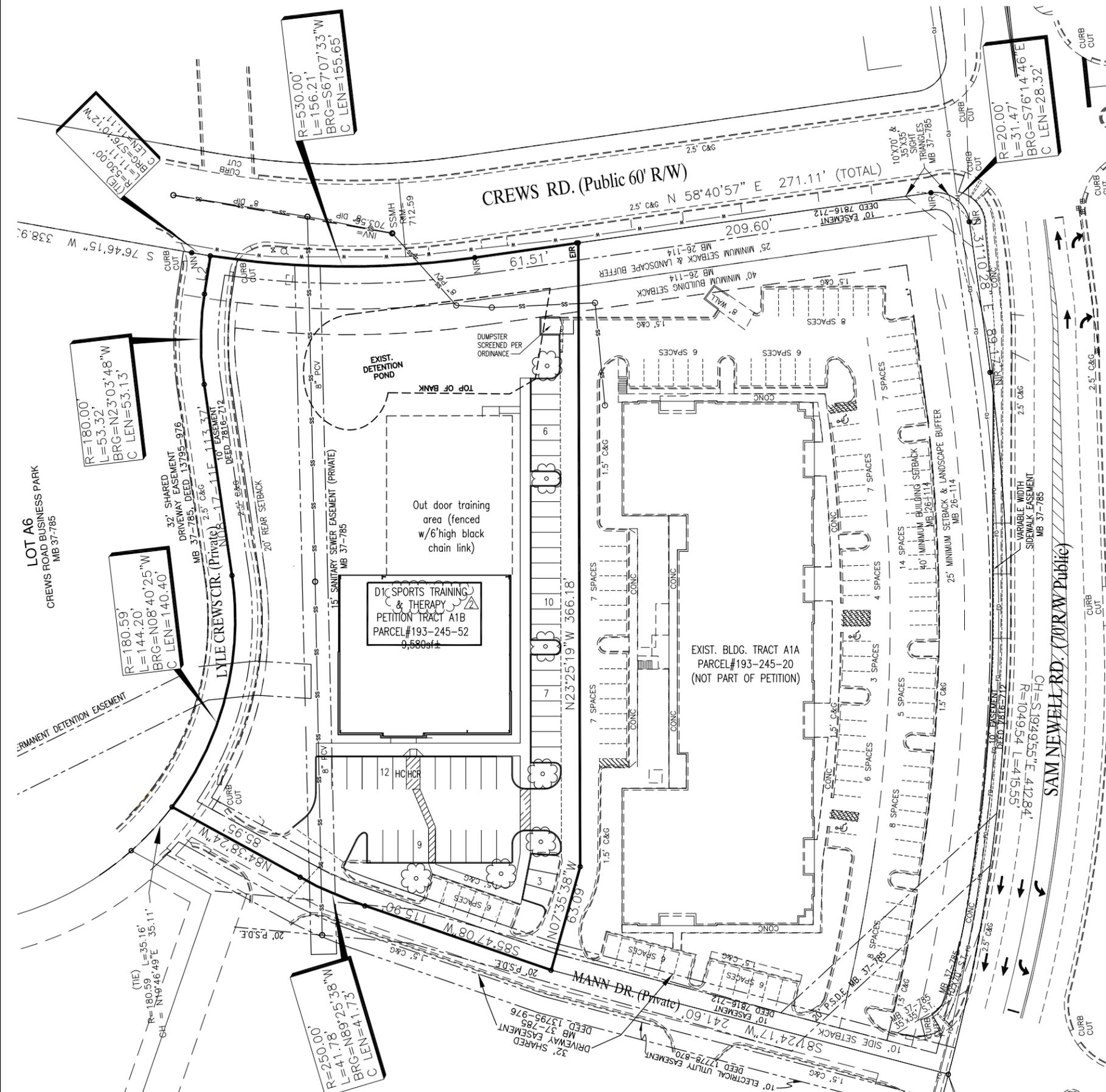
Approve Application 596

**PROJECT SUMMARY**

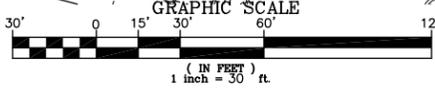
- CHANGE OF CONDITION IS FOR TRACT A1B PARCEL #193-245-52 =1.88AC AS SHOWN IN DB48-PG.507, REPLACES CURRENT CHANGE OF CONDITIONS PLAN #403 APPROVE 1/14/02 FOR THIS PARCEL (TRACT A1A REMAINS UNCHANGED-IS EXISTING).
- EXISTING ZONING IS I-1(CD)PETITION #403; PROPOSED ZONING IS I-1(CD)PETITION 2013-596. PROPOSED USE AS ILLUSTRATED HERE IS UNDER (59)...PERSONAL & RECREATIONAL SERVICES."
- PARKING REQ'D =1SP/200sf/FITNESS-HLTH.CNTRS->50; PARKING SHOWN=53
- EXEMPT FROM POST CONSTRUCTION CONTROLS ORDINANCE PER EMAIL BY LUESA.
- DETENTION PROVIDED FOR DURING PREVIOUS BLDG. CONSTRUCTION AFTER 403 REZONING PROVIDING FOR 22,400sf & 80 PARKING SPACES w/ STORAGE PROVIDED IN PIPES & SURFACE STORAGE ON NORTH EDGE OF THIS SITE.

**CONDITIONAL NOTES**

- PROPOSED BUILDING IS AS SHOWN (10,000sf±) PER ELEVATIONS SHOWN ON R22 ARE PLANNED TO BE BUILT NOW. FOR FUTURE FLEXIBILITY, ONLY, MAX SIZE FOR ANY FUTURE BLDG. EXPANSIONS ETC. ARE LIMITED TO TOTAL 19,000sf AFTER BOTH SITE PLAN & BLDG. ELEVATIONS ARE PRESENTED TO COUNCIL & RECEIVE THEIR APPROVAL), ADHERING TO CONDITIONS FOR MATERIAL FINISHES IN NOTE #2. MINOR DEVIATIONS OF BLDG. SIZE & ELEVATIONS AS SHOWN TO BE BUILT NOW ARE ALLOWED. ANY MAJOR BLDG. OR SITE CHANGES IN REQUIRE APPROVAL OF MATTHEWS TOWN BOARD.
- EXTERIOR BUILDING MATERIALS & FINISHES SHALL BE COMPATIBLE WITH EXISTING ADJ. BLDG. ON PARCEL 193-245-20 WITH FOLLOWING MINIMUM PERCENTAGES OF BRICK FINISHES (EXCLUDING WINDOW & DOOR OPENINGS); 50% OF PRINCIPAL WALLS FACING CREWS RD.(PUBLIC R/W), 30% OF PRINCIPLE WALLS FACING MANN DR. & LYLE CREW RD.. MINOR DEVIATIONS OF ELEVATIONS SHOWN ON R22of 2 ARE ALLOWED, MAJOR ELEVATION CHANGES FROM THAT SHOWN ON R22 OF 2 REQUIRE APPROVAL OF MATTHEWS TOWN BOARD.
- SIGNAGE SHOWN ON R22 OF 2 IS FOR ILLUSTRATIVE PURPOSES ONLY, ACTUAL SIGNAGE SHALL BE IN ACCORDANCE WITH CURRENT MATTHEWS SIGNAGE ORDINANCES.
- ANY OUTDOOR LIGHTING SHALL BE IN ACCORDANCE WITH MATTHEWS OUTDOOR LIGHTING ORDINANCES.
- ALLOWED USES ARE AS SHOWN ON ATTACHED 8.5x11 FOR PARCEL #193-245-52 (TRACT A1B) FOR THIS PETITION #2013-596



**CHANGE OF CONDITIONS CONCEPTUAL PLAN**



Client: D1 Properties, LLC

**Change of Conditions Petition #2013-596**

1205 Crews Rd., Matthews, NC

SEAL Jan. 31, 2013



- REVISIONS:**
- 1/31/13 Per Planning recommendations
  - 2/15/13-Per Public Hearing comments.
  - 2/28/13-Planning comment.

**SHEET DESCRIPTION:**  
Conceptual Change of Conditions Plan

**SHEET NO.:**  
RZ1 OF 2

