

Project Summary

Location:	9601 Independence Pointe Parkway
Owner(s):	Squires Realty Inc
Agent:	Denny Gappens, ai Design Group
Current Zoning:	B-1 (CD)
Proposed Zoning:	B-H Business Highway (CD)
Existing Use:	Single story commercial building
Proposed Use:	Renovation of existing facility to allow for car repair services
Community Meeting:	Occurred January 15th

Summary of Request

The applicant proposes the renovation of the existing commercial structure to accommodate a car repair business with up to 14 bays.

Staff Recommendation

Although the site may be significantly impacted by the Sam Newell grade separation project, the proposed renovation is not an expansion of the structure. A successful rezoning will allow the existing building to be used until such time that NCDOT may acquire some or all of the property for road construction.

Planning Staff Review

Background And History

The existing structure was built in 1993 and was the home of the furniture store Consignment 1st. The building has been vacant since 2010 when Consignment 1st moved to Matthews Plaza.

Details of the Site Plan

The applicant intends to make very few changes to the site plan. A sidewalk will be added to connect to the public sidewalk along Independence Pointe Parkway. To allow for ingress and egress of cars into the building, several parking spaces against the building will be removed. A new façade will alter the exterior of the building to a design similar to many other Woodies Automotive locations.

Summary of Proposed Conditions

1. No More than 14 car bays
2. No exterior storage of vehicles
3. No body work or painting of cars

Planning Staff Review

Outstanding Issues/Planning Staff Comments

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

1. As with the proposal for Newks across 74, we have informed the applicant of the planned Sam Newell grade separation. Mr. Woodie attended the December 8th meeting with NCDOT to hear more about the planned roadwork. At this time, this building appears to be impacted by the road project but it is too early for us to know the full extent.
2. The conditional notes as currently written allow all uses within the B-H Highway Business district. We have asked that the updated plans reflect a pared down list of allowed uses
3. Signs shown on the elevations may not meet code and should be indicated as “illustrative only”
4. The exterior storage of parts or tires should be prohibited. Dedicated dumpster and storage areas should handle all waste and storage onsite.

Consistency with Adopted Plans and Policies and Town Vision Statements

Auto repair facilities as well as the B-H zoning category are appropriate in the US 74 corridor.

Reports from Town Departments and County Agencies

Matthews Police

No Comment

Matthews Fire

No Comment

Public Works

No Comment

Matthews Parks and Recreation

No Comment

Charlotte Mecklenburg Schools

Not Applicable

PCO Concept Plan Approval Required?

No

Impact Analysis

As a commercial project, there is no anticipated financial burden from this request.

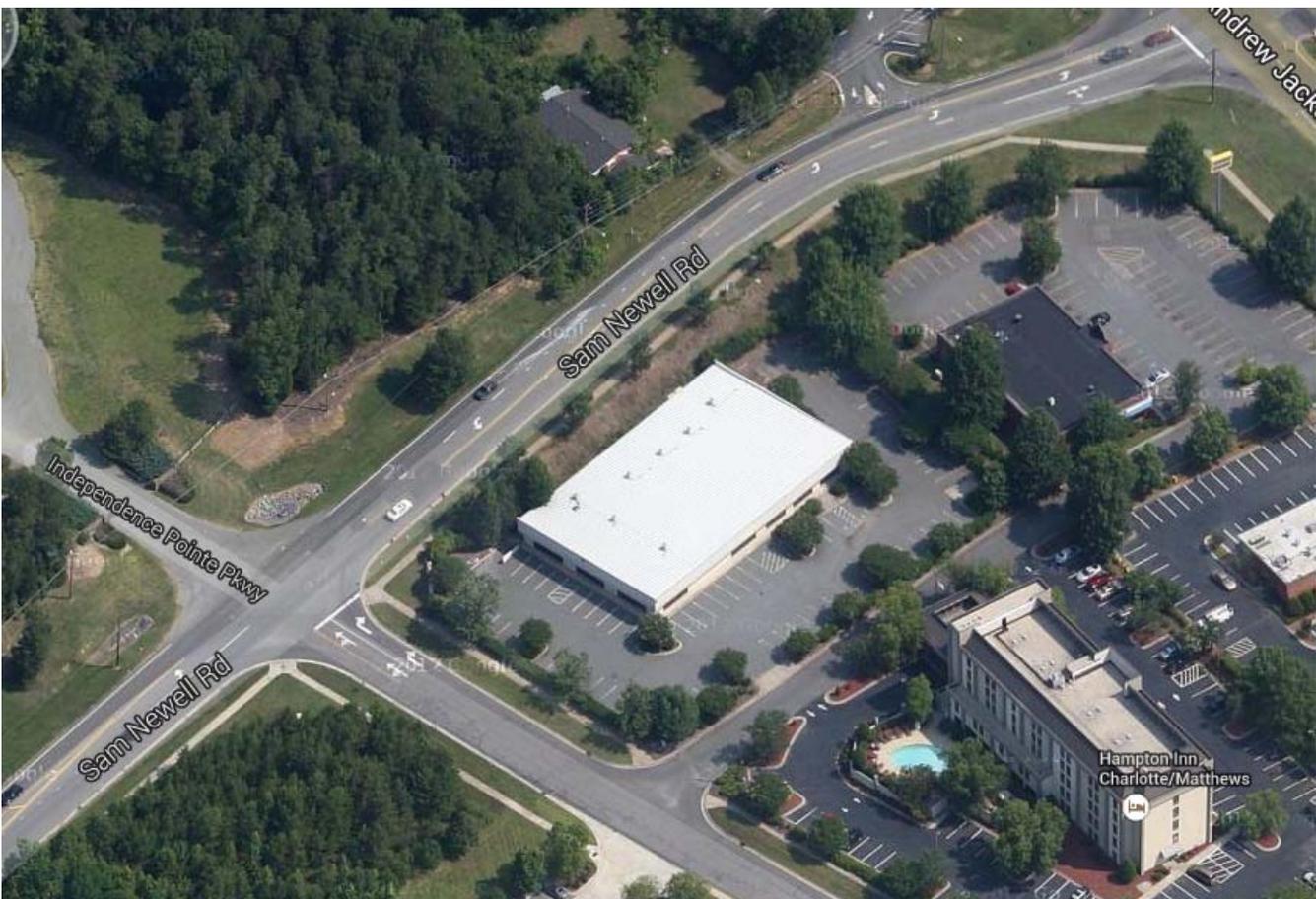
Projected Financial Impact of the Request

The proposed renovation of the building is not anticipated to significantly alter the value of the property.

Current Tax Revenue from site: \$4,541.20

As expressed in terms of property tax per acre, the site generates \$3,089 in Matthews property tax revenue per acre.

Site Images



Elevations

Parking Lot Elevation

Independence Pointe Elevation



Southeast Elevation

Southwest Elevation



Northwest Elevation

North East Elevation

Schematic Elevations
 SCALE: NTS

Sam Newell Elevation

Rear Elevation Facing Novant Building