

Project Summary

Location:	11325 East Independence Blvd
Owner(s):	Armors, Inc.
Agent:	Mark Fee, The Myers Cooper Company
Current Zoning:	B-H
Proposed Zoning:	B-D (CD)
Existing Use:	Vacant land and portions of existing feed store and parking
Proposed Use:	Commercial pet kennel
Community Meeting:	Occurred July 21, 2015

Summary of Request

The applicant proposes a commercial kennel totaling approximately 19,277 square feet.

Staff Recommendation

The proposed use is preferred to traditional retail development as it will generate less traffic than many uses that would be allowed under the current B-H zoning. Under current zoning, higher traffic uses such as gas stations and drive thru establishments could locate on the property. The item of greatest concern at this time is to ensure that there is no detrimental noise impact to the apartment community across Moore Road. Due to outstanding issues related to unsolved issues with property line encroachments on either side of the site, staff recommends that the Public Hearing be opened and continued to allow the applicant to clarify some of the issues.

Planning Staff Review

Background And History

The property was originally an amusement attraction with go karts, mini golf and other similar uses. Although the majority of the site was demolished between 2009 and 2010, some parking and the existing feed store building were retained. The feed store site is under separate ownership although some of the parking including the area where semi trailers are stored will be removed as it is on the subject property. The site does not appear to be impacted by the planned grade separation of Matthews-Mint Hill Rd.

Details of the Site Plan

The feed store and some parking areas were previously subdivided; however, the building and parking encroach partially onto the subject property. The subdivision appears to be decades old with the entire site once under one owner. On the opposite side of the site, portions of parking associated with the Americana restaurant and adjoining strip plaza also encroach onto the site. Access is provided both from Moore Rd as well as via easement drive to Independence Boulevard and Matthews Mint Hill Rd. The applicant has provided copies of the existing easement agreements from 1992. The building is situated facing Moore road with parking along the front and side of the building. A dumpster enclosure is located directly in front of the building. Some parking associated with the feed store as well as semi trucks used as storage will be removed as part of this plan.

Summary of Proposed Conditions

1. All uses within the B-D district are allowed.
2. Building is prefabricated metal designed to mimic an equestrian facility.
3. A landscaping bed is provided along the Moore Rd frontage.
4. Sidewalk will be installed along Moore Rd.

Planning Staff Review

Outstanding Issues/Planning Staff Comments

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

1. The lot line and zoning line adjacent to the Americana Restaurant and Fullwood Plaza should be revised to removed the encroaching parking spaces.
2. The lot line and zoning line adjacent to the feed store should be revised to creating conforming side yards.
3. The dumpster enclosure should be removed from the front portion of the site to a less visible location.
4. The existing sign for the feed store should be shown on the site plan and noted “to be removed”.
5. A note should be added that 74 access may be cut off in the future due to the widening project.
6. The current right-of-way of 60’ on Moore Rd does not reflect the current standard of 70’ for collector roads. The applicant should show a 5’ transitional right-of-way on their side of the roadway.
7. Garbage pick up hours should be clarified with more detail than “business hours”.
8. Hours that pets are allowed outdoors should be indicated in conditional notes.
9. Reference is made to “attached fence image” but nothing is provided. More detail should be shown for the fencing surrounding the outdoor kennels.

Consistency with Adopted Plans and Policies and Town Vision Statements

The Land Use Plan encourages non impulse commercial uses and for new construction to utilize the parallel collector roads. This proposal meets both of these criteria.

Reports from Town Departments and County Agencies

Matthews Police

No Concerns

Matthews Fire

No Concerns - Would prefer building to have sprinklers but code does not require.

Public Works

Request to add note that 74 access may be removed in the future

Matthews Parks and Recreation

No Comment

Charlotte Mecklenburg Schools

Not Applicable

PCO Concept Plan Approval Required?

Yes

Impact Analysis

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

Projected Financial Impact of the Request

The addition of an approximately 20,000 square foot structure valued at \$70 per square foot may increase the total valuation of the site from \$1,234,000 to \$2,662,744.

Current Tax Revenue from site: \$3,919

Potential Tax Revenue from site: \$8,454

As expressed in terms of property tax per acre, the site may generate \$2,818 in Matthews property tax revenue per acre.

Site Images



Approx. Property Line Location

Birds Eye Aerial



Example of Existing Facility

