

Agenda Item: Administrative Amendment – Change in Conditions – Carotek

DATE: October 19, 2016

FROM: Mary Jo Gollnitz, Planner II

Background/Issue:

Adbel, Ltd. requested a B-1 zoning for the property at the corner of Mathews Township Parkway and Sam Newell Rd. The request was approved by the Board of Commissioners in 1992 for future redevelopment of this site into offices. Carotek offices and manufacturing remained on the property and changed the zoning to I-1(CD) in 1993 with limited conditions noted on the approved plans.

The 2006 Highway Overlay and Landscape review plans show future 12,000 sq. ft. addition to the Carotek facility towards Sam Newell, with 21 parking spaces on the north side of the building. The addition and parking lot were installed sometime after that. In June of 2009, property lines between the medical offices and Carotek were redrawn, and “on-street” parking was established along the private drive, Aubrey Bell Drive (see attached). The “on-street” parking spaces are part of the medical offices required parking.

Carotek is requesting to place a building when parking spaces currently exist, add parking on their side of Aubrey Bell Drive, and parking along the unnamed private drive behind BB & T Bank.

Attached are the Administrative Amendment request letter, along with current and proposed conditions.

The following are the specific amendment requests:

- A. Remove 18 existing parking spaces on the north side of the facility.
- B. Add a one story 4,500 sq. ft. building for manufacturing storage.

Currently 21 parking spaces are located where the applicant is requesting to place the building. Three (3) parking spaces will remain in this area.

- C. Add 18 parking spaces along Aubrey Bell Drive on the back side of their property.
- D. Add 11 parking spaces on their property along the unnamed drive (2 directly behind BB & T and 9 on the other side of drive closest to manufacturing facility).

Both private drives are wide enough to allow for two way traffic and parking.

- E. Add 3 parking spaces on the south corner of the property (not on private drives).

These spaces are currently unmarked, but being used by Carotek employees.

Existing parking is at 109 spaces; with the proposed changes, there will be 123 spaces available to Carotek on their property.

No trees will be removed in order to install the building or additional parking. All new parking spaces meet Matthews standards for size and location to trees.

Staff recommends the Planning Board approve the proposed change in conditions for Carotek as presented.

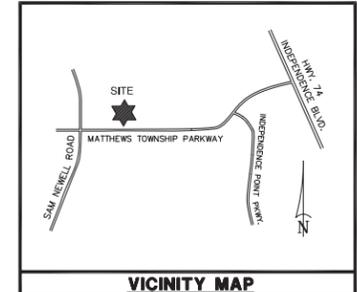
Private Drive Existing Conditions

Aubrey Bell Drive (Private)



Unnamed Drive (Private)





LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONTOUR LINES
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	SETBACK
---	---	ELEVATIONS
---	---	SILT FENCE
---	---	CONSTRUCTION ENTRANCE
---	---	DETENTION AREA
---	---	SIDEWALK
---	---	RIP-RAP
---	---	RIGHT-OF-WAY
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---	---	DROP INLET
---	---	POWER POLE
---	---	PIPE
---	---	FIRE HYDRANT
---	---	LARGE MATURING TREE PER CITY APPROVED TREE LIST (OAK OR MAPLE)
---	---	SMALL MATURING TREE PER CITY APPROVED TREE LIST (CRAPE HURDLE)
---	---	SCREENING SHRUB (SEE LANDSCAPING NOTE 6) (ELEAGNUS)
---	---	SCREENING SHRUB REMOVED AND RELOCATED
---	---	TREE PROTECTION
---	---	BUILDING
---	---	CURB & GUTTER
---	---	SWALE
---	---	OVERHEAD ELECTRIC
---	---	CREEK
---	---	DIVERSION DITCH
---	---	LIMITS OF CONSTRUCTION
---	---	CHAIN LINK FENCE
---	---	HANDICAP SIGN
---	---	To Pre
---	---	To Post
---	---	PRE-1978 IMPERVIOUS AREA
---	---	EXISTING TREES (REFER TO CHART FOR TYPE)

SOIL TYPE
Ce2 = Cecil Sandy Clay Loam,
2 to 8 percent slopes, eroded
(HYDROLOGIC GROUP B)

PARKING CALCULATIONS:
WAREHOUSE/MANUFACTURING: 1 SPACE / 1.5 EMPLOYEES
24 EMPLOYEES: 16 SPACES REQUIRED
OFFICE: 1 SPACE / 300 SQUARE FEET
37,813 SQ FT: 93 SPACES REQUIRED
THEREFORE 109 SPACES REQUIRED
109 SPACES PROVIDED

OWNER:
ADELL, LTD.
P.O. BOX 1395
MATTHEWS, NC 28106
PARCEL ID# 193-292-01
ZONING PETITION# 305, I-1(CD)

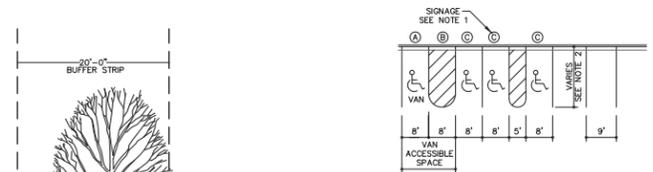
ACRES
TOTAL ACRES = 5.83 Ac.
TOTAL DEDICATED ACRES = .50 Ac.

BUILDING DATA:

A. DESIGN CRITERIA	80 MPH
WIND LOAD	30_PSF
LIVE LOAD	25_PSF
DEAD LOAD	3000_PSF
ASSUMED SOIL BEARING	2
SEISMIC ZONE	2
B. BUILDING REQUIREMENTS	4,500_SQ
BUILDING AREA	23'-0"
BUILDING HEIGHT	1
NO. OF STORES	NO
SPRINKLED	NO
CONSTRUCTION TYPE	I-B
OCCUPANCY	S-2-STORAGE
C. ZONING:	I-1(CD)
EXISTING	
D. TAX PARCEL No.:	193-292-01
E. PARKING REQUIREMENTS:	9'X17'
PARKING SPACE	13'X17', 16'X17', VAN
HANDICAPPED SPACE	109
PARKING PROVIDED	109
F. SETBACK REQUIREMENTS:	5
FRONT SETBACK	40'
SIDE YARD	10'
REAR YARD	20'
G. PREVIOUS IMPERVIOUS AREA:	57,812_SF
PRE-1978 IMPERV. AREA	106,085_SF
EXIST. IMPERVIOUS AREA	724_SF
FUTURE IMPERVIOUS	89,554_SF
GREEN AREA	253,955_SF
TOTAL AREA	

LANDSCAPING NOTES:

- NO SOIL DISTURBANCE OR COMPACTION. CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
- TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, CLEARING, GRADING, OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.
- TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS IN TOWN OF MATTHEWS TREE ORDINANCE GUIDELINES, OR LAND DEVELOPMENT STANDARDS MANUAL, 40.04.
- BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
- VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
- LANDSCAPE TIMBERS, WHEEL STOPS, OR CURB AND GUTTER WILL BE PLACED ALONG ALL LANDSCAPE AREAS.
- MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER, 8-FEET TALL IF SINGLE STEM. MINIMUM 8-FEET AND 3 STEMS MAXIMUM IF MULTI-STEM MULCH IS REQUIRED; STAKING/PLANTING OPTIONAL.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
- ALL SHRUBS USED FOR SCREENING MUST BE 2 1/2' TALL, 1/2" WIDE (MIN), AND 5.0' O.C. (MAX) IN ACCORDANCE WITH SECTION 153.075 IN THE TOWN OF MATTHEWS ZONING ORDINANCE.
- TREE PROTECTION FENCE IS TO BE LOCATED 1 FOOT PER TREE DIAMETER INCH AWAY FROM THE TREE IN THE SETBACK OR RIGHT-OF-WAY.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15-20' OFF SEWER AND STORM DRAINAGE LINES; 10-15' OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.
- ALL AUTOMOBILE PARKING SPACES MUST BE WITHIN FORTY (40) FEET OF A TREE.
- PLEASE CALL FOR FINAL INSPECTION OF TREES AND/OR TREE PLANTING AREAS, 7 TO 10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.
- LARGE MATURING TREES MUST BE A MIN. 35 FEET FROM OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. TREES ARE REQUIRED TO GROW TO THEIR NATURAL HEIGHT AND FORM TOPPING AND ROUNDING OVER IS PROHIBITED.
- NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRASSSED AREAS.
- BROWN, VINES, AND SMALL TREES (2-8 IN. DIAMETER, OR AS SMALL AS 2 IN. CALIPER) MAY BE HAND CLEARED ONLY CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP TO 6 FEET (AT LEAST 2/3 OF THE BRANCHES SHOULD BE LEFT) TO IMPROVE VISIBILITY.
- EXPOSED TREE ROOTS MUST BE CLEARED WITH A SHARP PRUNING TOOL/BACKFILL ASP TO MINIMIZE EXPOSURE TO THE AIR.
- ALL LANDSCAPE ISLANDS TO HAVE A MIN. WIDTH OF 8' AND A MIN. OF 274 SF.
- ALL PLANTING ISLANDS WILL HAVE AMENDED SOILS FOR 24" DEPTH AND WILL BE UNCOMPACTED.
- ALL LANDSCAPING MUST BE PLANTING WITHIN ONE YEAR OR THE NEXT PLANTING SEASON OF COMPLETION OF 21 BUILDING CONSTRUCTION.
- REPLACE TREES AND SHRUBS ALONG THE NORTH AND EAST SIDE OF THE PROPERTY AS NECESSARY.
- ALL NEWLY PLANTED LANDSCAPE MATERIALS COMPLY WITH THE TOWN OF MATTHEWS LANDSCAPE MAINTENANCE STANDARDS, SECTION 155.60.1.3 A THROUGH I.



TYPICAL PARKING

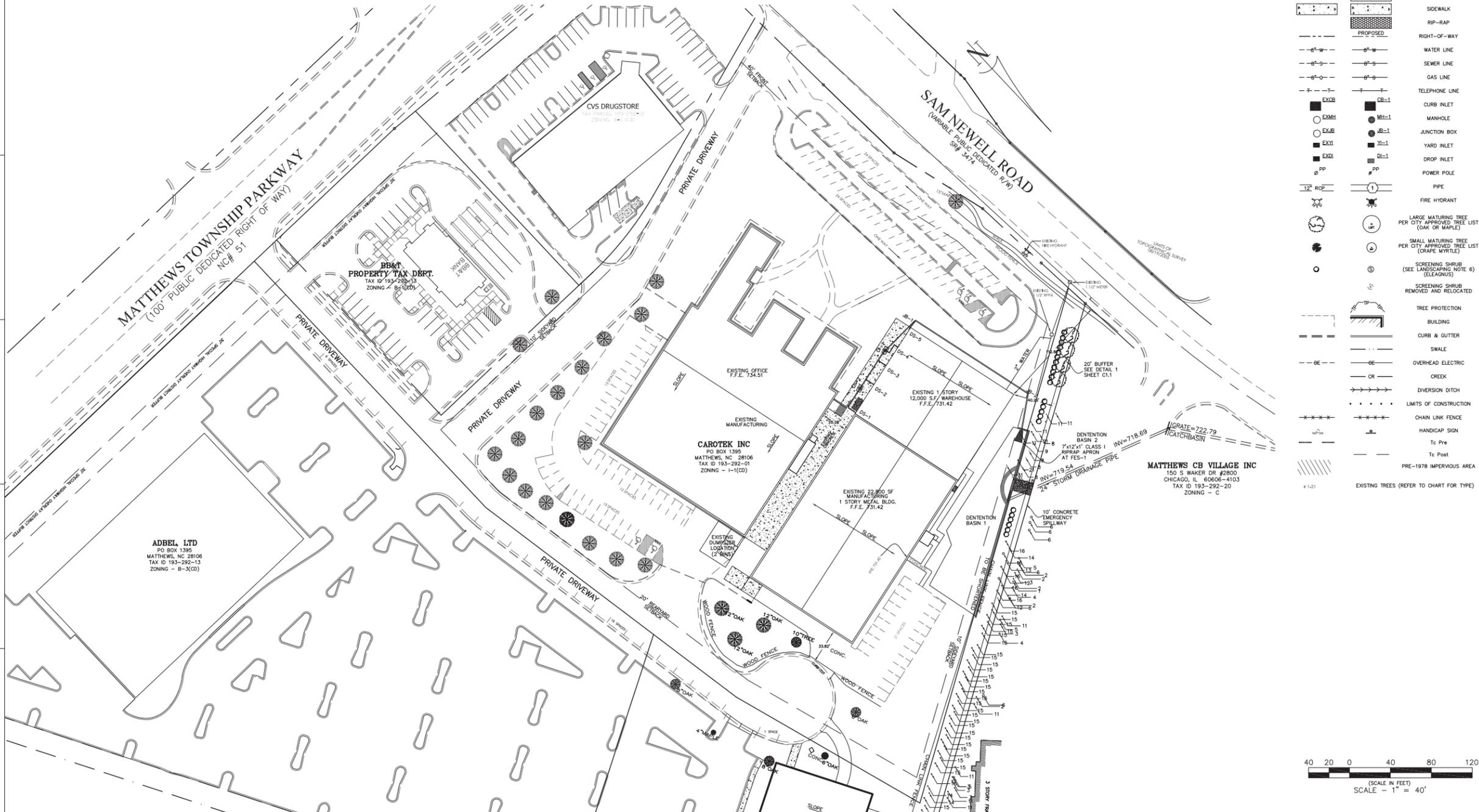
NOTE:
1. SEE ACCESSIBLE AND PARKING STANDARD DETAIL FOR SIGNAGE TYPES.
2. THE DEPTH OF 90' PARKING SPACES IS 17'. ALL PARALLEL PARKING SPACES ARE 8' X 24'.

1 C1.1 BUFFER PLANTING

- BUFFER PLANTING SHALL BE PLANTED BETWEEN THE EXISTING PLANT MATERIAL.
- THE THREE ROWS OF PLANTINGS SHALL OBTAIN 75% OPAQUE WITHIN TWO YEARS OF PLANTING.
- EXISTING HARDWOODS THAT WERE PLANTED ALONG THE PERIMETER ARE SEEDLESS ASH TREES.
- LARGE MATURING TREES SHALL BE HARDWOODS(OAK, MAPLE).
- THE INTERMEDIATE TREES SHALL BE NELLE STEVENS OR APPROVED EQUAL.
- THE SHRUBS SHALL BE "HETZ" JAPANESE HOLLY OR APPROVED EQUAL.

GENERAL NOTES:

- BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A SURVEY PREPARED BY R.B. PHARR & ASSOCIATES, P.A. (TAX) 376-2186.
- INTERIOR BUILDING DIMENSIONING SHALL BE FROM ARCHITECTURAL PLANS.
- DIMENSIONS ARE TO BACK OF CURB OR OTHERWISE NOTED.
- ALL "STD." NUMBERS REFER TO THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- NON-STANDARD ITEMS, I.E. PAVERS, IRRIGATION SYSTEMS, ETC., IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH NOTARY BEFORE INSTALLATION.
- SIGNAGE WILL BE PERMITTED SEPARATELY AND WILL MEET THE TOWN OF MATTHEWS ZONING CODE.
- NO WALLPAPER LIGHTING WILL BE INSTALLED ON THE NORTH SIDE OF ADDITION.



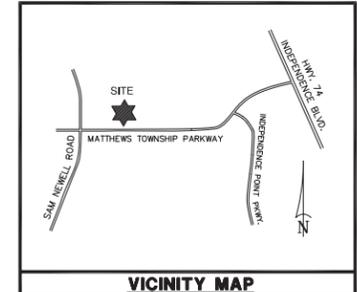
EXISTING CONDITIONS ZONING SITE PLAN

CAROTEK STORAGE BUILDING EXPANSION #2
710 SAM NEWELL ROAD
MATTHEWS, NC 28106

SHEET STATUS

REV	DATE	COMMENT	BY
10/12/16		ISSUED FOR ZONING REVIEW	TCW

DRAWN BY: JPM
CHECKED BY: TCW
JOB NO: 051008
SHEET NO:



LEGEND

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PROPOSED EXPANSION ZONING SITE PLAN
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2 to 8 percent slopes, eroded
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P.O. BOX 1395
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BUILDING DATA:

SEEDING REQUIREMENTS:

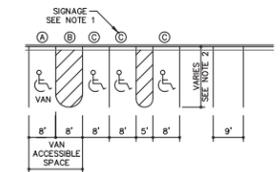
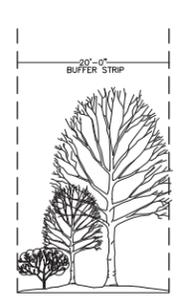
EXISTING TREES	EXISTING TREES	EXISTING TREES
TREE DIAMETER	TREE DIAMETER	TREE DIAMETER
1 OAK 8"	1 CEDAR 2"	13 PINE 12"
2 10"	4 4"	14 10"
3 12"	6 6"	17 CM 4"
4 15"	11 8"	18 8"
5 18"	10 PINE 6"	19 8"
6 24"	13 8"	22 OAK 42"
7 30"	14 10"	21 MAPLE 42"

- LANDSCAPING NOTES:**
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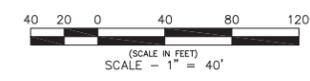
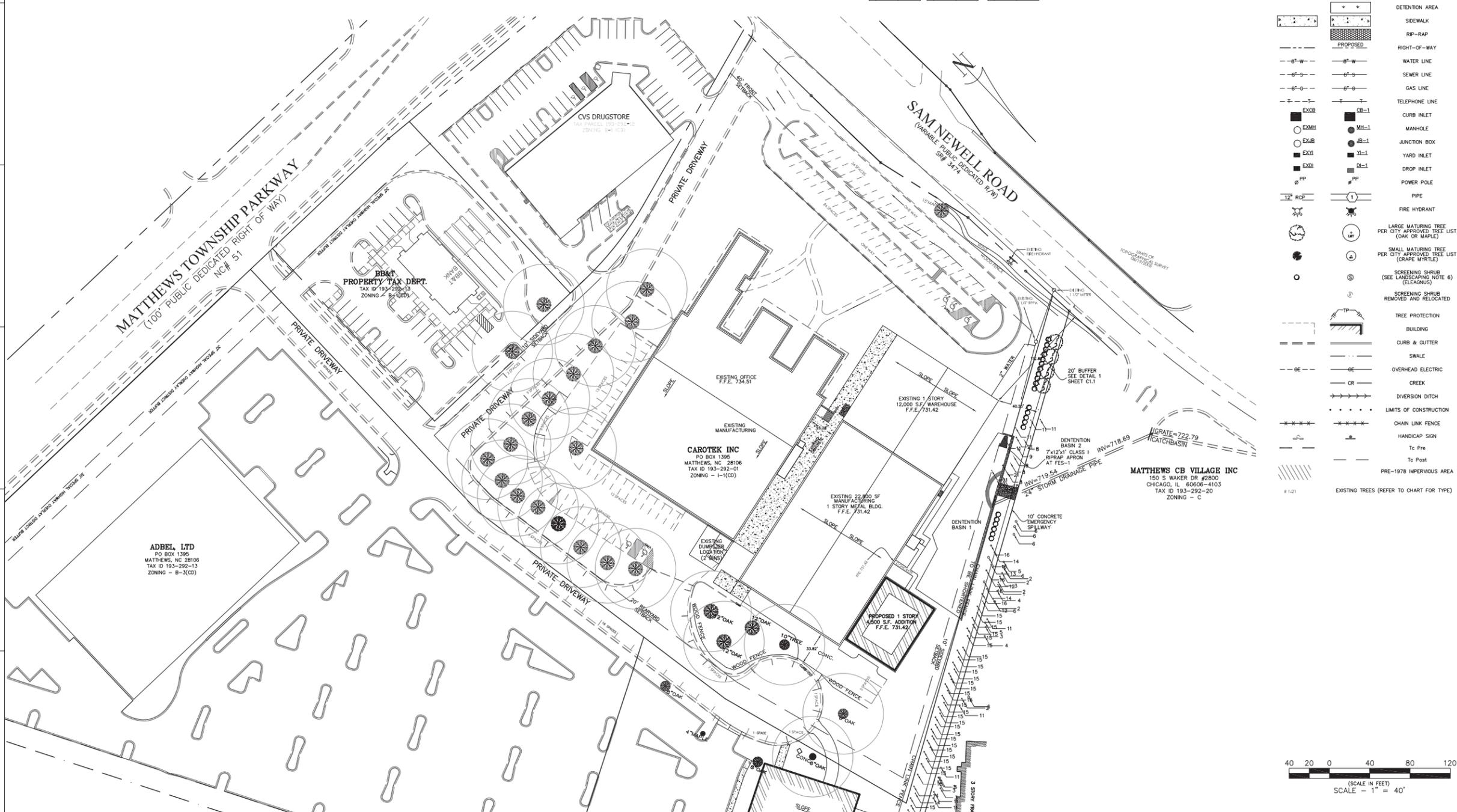
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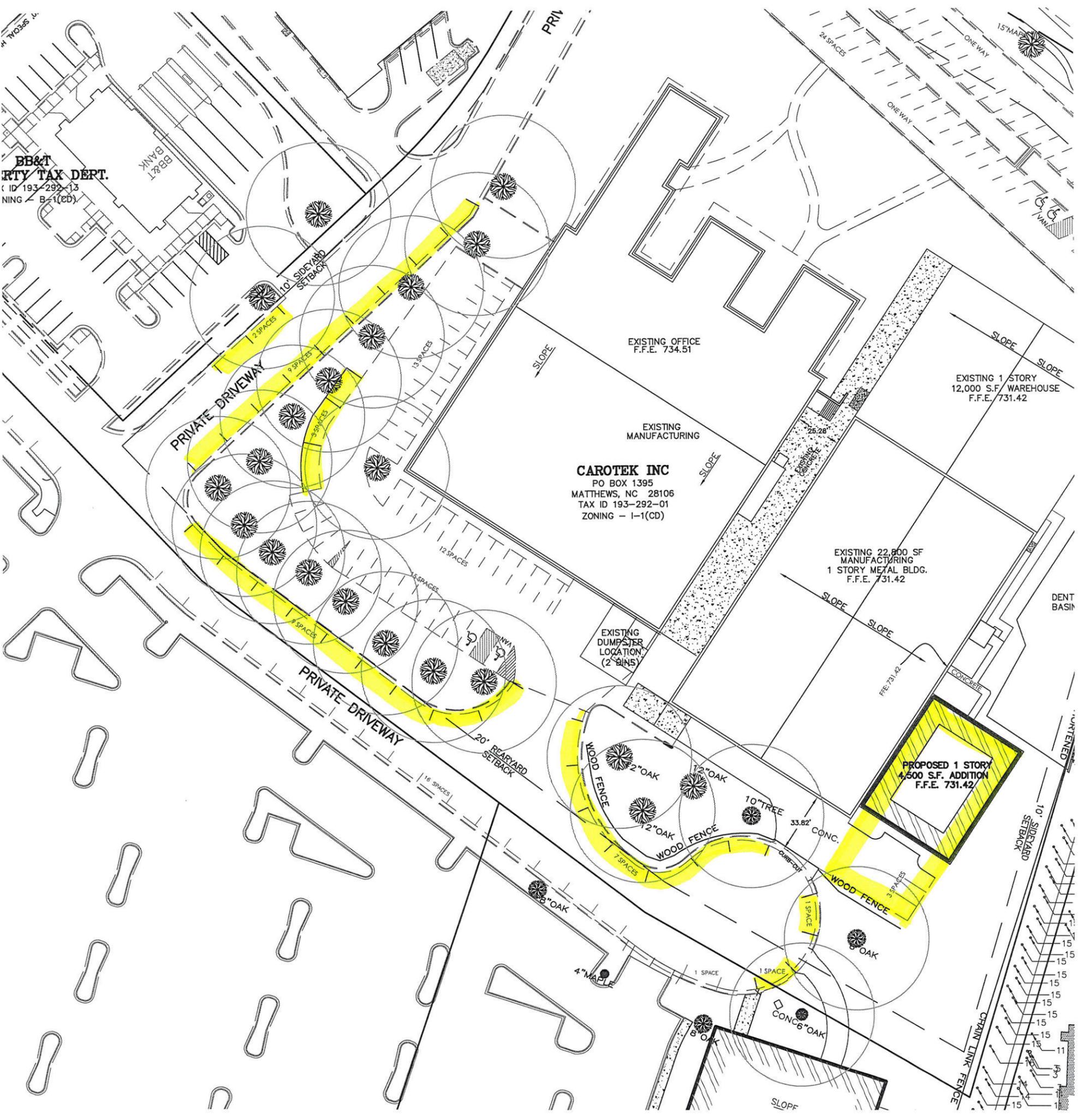


TYPICAL PARKING

NOTE:
1. SEE ACCESSIBLE AND PARKING STANDARD DETAIL FOR SIGNAGE TYPES.
2. THE DEPTH OF 90' PARKING SPACES IS 17'. ALL PARALLEL PARKING SPACES ARE 8' X 24'.



BB&T
PROPERTY TAX DEPT.
COUNTY ID 193-292-13
ZONING - B-1(CD)



CAROTEK INC
PO BOX 1395
MATTHEWS, NC 28106
TAX ID 193-292-01
ZONING - I-1(CD)

**PROPOSED 1 STORY
4,500 S.F. ADDITION
F.F.E. 731.42**

EXISTING OFFICE
F.F.E. 734.51

EXISTING 1 STORY
12,000 S.F. WAREHOUSE
F.F.E. 731.42

EXISTING 22,800 SF
MANUFACTURING
1 STORY METAL BLDG.
F.F.E. 731.42

EXISTING DUMPSTER
LOCATION
(2 BINS)

DENT BASIN

UNTENDED

10' SIDEYARD
SETBACK

CHAIN LINK FENCE

SLOPE