



Staff Analysis

Rezoning Petition

Date Revision 1 Revision 2

Public Hearing

232 Matthews Station Street
Matthews NC 28105

REQUEST The applicant seeks to amend the existing B-1(CD) zoning to allow a single driveway connection from Monroe Road to Warner Park and up to 20,000sf of new building space.

LOCATION 10822 and 10812 Monroe Road

PROPERTY OWNER Doug Smith

PETITIONER Marni Halvorson

**AGENT/
REPRESENTATIVE** David Powlen

PLANNING STAFF REVIEW

Elements of the Request

The applicant seeks to create a second driveway entrance to the Warner Park facility from Monroe Road and to allow for up to 20,000sf of building area.

Does Request Support Adopted Plans and Policies? Yes No
(If no, see unresolved and outstanding issues)

Are any Zoning Variances needed? Yes No

Previous Action on this Property

Zoning Petition 431 approved 2/10/03

Existing Improvements on Parcel

Former nursery sales building and asphalt/gravel parking area. (Both to be removed).

PLANNING STAFF REVIEW CONT'D

Requirement	Meets Requirement?		Staff Recommended Changes?		Changes Made?	
Setbacks and Yards	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Parking	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Landscaping	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Off Site Improvements	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Fire Access	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Connectivity	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Signage	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No

PUBLIC INFRASTRUCTURE

Report Received From: _____ **Issues Identified?** _____ **If yes, see outstanding issues** _____

Matthews Fire Department Yes No

LUESA Yes No

CMS Yes No

Matthews P&R Yes No

Is project subject to PCO concept plan approval before zoning decision? Yes No

Traffic impact study received? Yes No

What Improvements are recommended and/or committed to?

Vehicular and pedestrian connections to adjacent future business park, sidewalk from Monroe Rd to Warner Park and coordinated street trees and landscaping with the adjacent property.

UNRESOLVED OR OUTSTANDING ISSUES

The gate should conform to the requirements for gated communities in Chapter 100
 Maximum square footage should be limited to 20,000sf, not +/- 20,000sf
 PCO Concept Plan approval by Mecklenburg County

STAFF COMMENTS AND RECOMMENDATION

A second driveway to the Warner Park site better disperses traffic by reducing travel time for those approaching the park from Charlotte and also creates a safe right turn onto Monroe Rd for those that are eastbound. At non peak times, the availability of a left turn movement from the site is also a positive. The phasing plan allows for future building at the site as the market dictates and ensures that the property will be cleaned up and well kept in the interim. Staff recommends approval of this rezoning application contingent upon resolution of all outstanding issues and PCO Concept Plan approval from Mecklenburg County LUESA

CONDITIONAL DISTRICT ZONING PETITION STAFF CHECKLIST

Attach to:

ZONING PETITION STAFF CHECKLIST IF A CHANGE IN ZONING DISTRICT

Name of Petitioner: Doug Smith
Address of Property: 10822 and 10812 Monroe Road
Tax Parcel Number(s): 213-012-16 and 213-012-17
Name/Address of Owner if Different: Doug Smith, 3300 W. Franklin Street, Richmond, VA 23221

DIMENSIONS

Actual property dimensions from site plan:

Lot width	200' +/- along Monroe Road
Lot area	2.286 acres
Front setback	40ft
Side yards	6'
Rear yards	20ft
Max height	35ft
Open Space	not given

DESCRIPTION OF REQUEST

This petition seeks to amend the existing B-1(CD) zoning to allow a single driveway connection from Monroe Road to Warner Park and up to 20,000sf of new building space.

SITE PLAN DATA

1. **What existing structures are on this property?** 1 commercial building (to be removed within two years)

2. **What is current land use?** Former landscape nursery (vacant)

3. **Does this plan show:**

A. ___ specific lots with buildings.

Will additional site plan review by the Town be required?

When?

B. ___ a generalized development plan.

Will individual site plan approval by Town Board be necessary on a lot-by-lot basis?

C. a change in conditions to earlier zoning site plan.

What previous approved plan(s) will this amend, if approved?

Zoning Petition #431 Approved

4. **What changes or expansions of land use are proposed?** New driveway from Monroe Road extending through the property and connecting to Warner Park and to allow the construction of up to 20,000sf of new commercial building space and associated parking.
5. **What new structures or additions are proposed?** One or two buildings totaling no more than 20,000 sq ft combined.

CURBCUTS

Number of curbcuts on site plan: 1- new to replace existing driveway

Distance between closest curbcuts on property and/or adjacent property: 20'

Are curb cuts connecting to:

NCDOT maintained road.

Town maintained road.

Private street.

Thoroughfare designated on MUMPO Thoroughfare Plan.

Zoning conditions for curbcuts: All lots or parcels are entitled to at least one driveway construction per street frontage on any street, except those along which access is otherwise limited or controlled,

Are zoning conditions being met? Yes

PARKING AND LOADING

Proposed land use: Church/school use, office or similar

How is parking calculated for this use in the Zoning Ordinance? 1 space per each 300 square feet for general office

Number of parking spaces required? 66

Number of parking spaces proposed? 82

Square footage of structure(s): 20,000sf

Number of employees on shift of greatest employment: na

Will this use require a loading dock or zone? yes

If so, is it designed so it will not interfere with parking areas, driveways, streets or sidewalks? No
information given. Loading dock to be part of site plan to be approved by Town Board of Commissioners at time of building development.

SIGNS

Number of signs proposed attached: not given **detached:** na

Size(s) of attached signs: na

Which way do attached signs face? na

Location of detached signs: na

Size(s) of detached signs: na

Zoning conditions for signs: 1 freestanding sign, 100 square feet maximum and 3 attached signs, 80 square feet total per establishment.

LANDSCAPING AND OVERLAY REQUIREMENTS FOR SUBSEQUENT STAFF REVIEW

This property is subject to landscaping provisions as found in:

- X Landscaping Chapter of Zoning Ordinance
- Highway Overlay
- Downtown Overlay
- Screening Requirements for lots with rear yards or side yards abutting a thoroughfare.
- This property is exempt from landscape requirements.

Have any plans been provided with sufficient detail to determine that landscaping or overlay provisions appear in general to be met? Landscape plan to be submitted prior to issuance of any development permits

If so, what deviations or deficiencies should be noted here? na

NEIGHBORHOOD MEETING

Has the required neighborhood/community informational meeting been held? Yes

If yes, date of meeting: June 13, 2011

What, if any, changes are proposed by the petitioner as a result of the meeting? None

LAND USE PLANS

Has the applicant provided an explanation of how the petition will comply with adopted land use plans covering the geographical location of the Conditional Petition? Yes

Is the explanation consistent with adopted plans? Yes

If not, what is the discrepancy? na

ADDITIONAL REQUIREMENTS OR COMMENTS:

1. The proposed gate should conform to the requirements for gated communities in Chapter 100.
2. PCO concept plan approval by Mecklenburg County LUESA is required prior to a zoning decision by the Town Board of Commissioners.
3. The applicant has elected to restrict the amount of parking that may be developed in Phase 1 prior to the construction of a building on the site.
4. Maximum square footage should be labeled "20,000 sq ft", not "+/- 20,000 sq ft".
5. A building envelope is shown to allow for future flexibility in design