

MEMO

To: Mayor and Board of Commissioners
From: David Nelson, Planner II
Date: January 5, 2012
Re: Petition #579 Summary

Petition #579 Summary

Petition #579, Independence Commerce Park, requests the following zoning modifications:

- Extension of Independence Commerce Drive from current terminus to Stevens Mill Road. This extension will traverse parts of parcels 215-094-02 and 215-094-06.
- The Mecklenburg County Land Development Standards Manual and Town of Matthews Zoning Ordinance require the following provisions, as detailed on the attached diagram:
 - 18' lane width
 - 2'-6" curb-and-gutter
 - 8' planting strip
 - 5' sidewalk
 - 1' tie-in

Under these provisions, the acceptable ROW is a minimum of 69' in width.

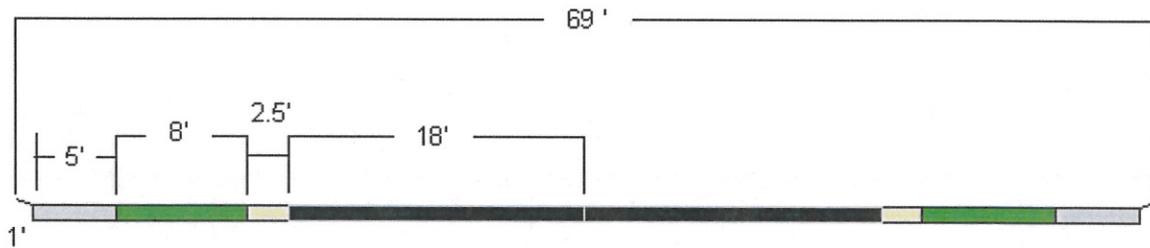
- The petitioner has stated he faces two interconnected challenges:
 1. Reducing the ROW to approximately 60' in order to minimize disturbance to the topography of the site, and
 2. Limiting the total built-upon area to less than 20,000 sf in order for this project to remain below the Post-Construction Stormwater Ordinance threshold for mitigation. This will entail a ROW with no more than 46 cross-sectional feet of built environment (sidewalks, curb-and-gutter, and road pavement).
- The petitioner previously submitted zoning petition 2011-570 depicting a 60' ROW. This cross-section differed from the Mecklenburg County Land Development Standards Manual (MCLDSM) and Town of Matthews Zoning Ordinance requirements in the following detail:
 - A. Reduction of one planting strip from 8' to 4'.
 - B. Elimination of sidewalk on one side of the street, which would satisfy the aforementioned second challenge.

The combination of "A" and "B" would satisfy the first challenge.

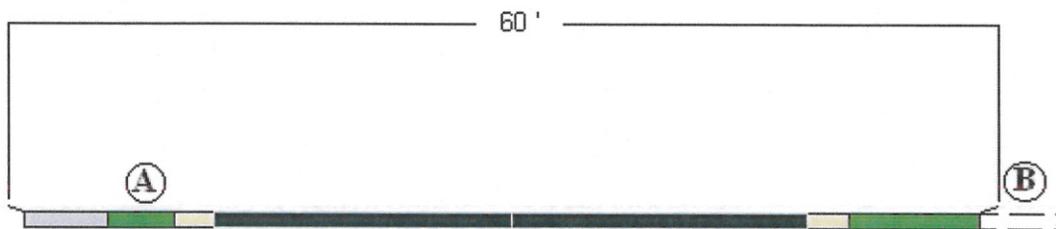
- A zoning variance was acquired on 9/8/11 permitting the reduction of one planting strip from 8' to 4'.
- Zoning petition #570, approved on 9/12/11, required sidewalk on both sides of the street. Therefore, the total built-upon area exceeded 20,000 sf and the ROW totaled 65', satisfying neither challenge.
- Petition #579 differs from #570 by reducing the lanes width from 18' to 15'-6". This adjustment reduces the total ROW to 60' and the built-upon ROW to 46', satisfying both challenges. A variance will be needed to accommodate this adjustment.

INDEPENDENCE COMMERCE DRIVE ROW CROSS-SECTIONS

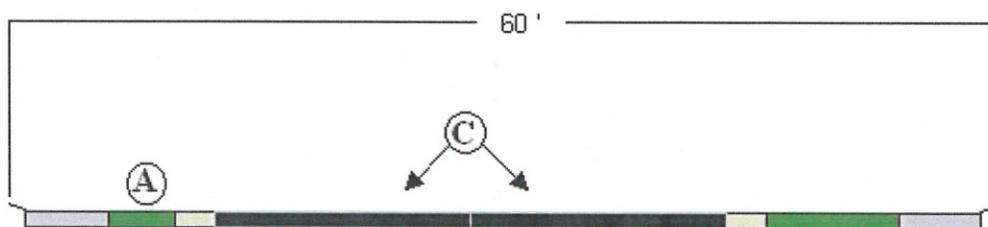
Commercial Street Typical Section: Class V - C



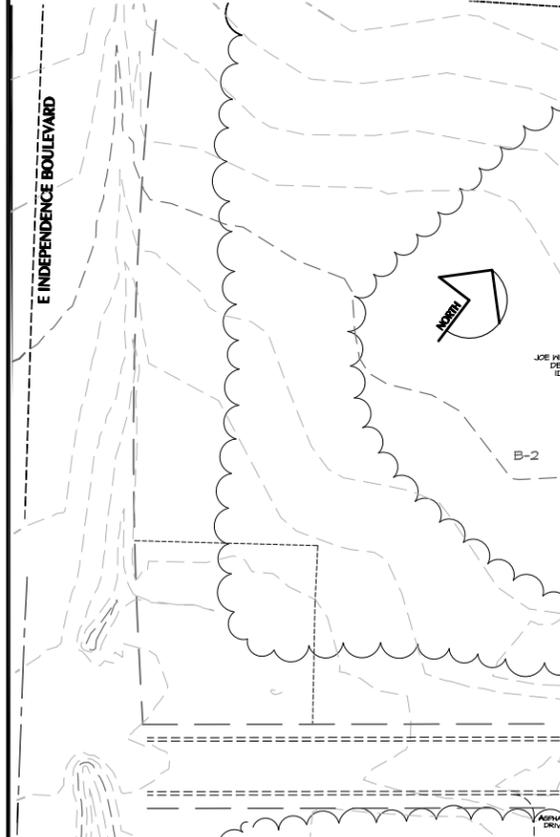
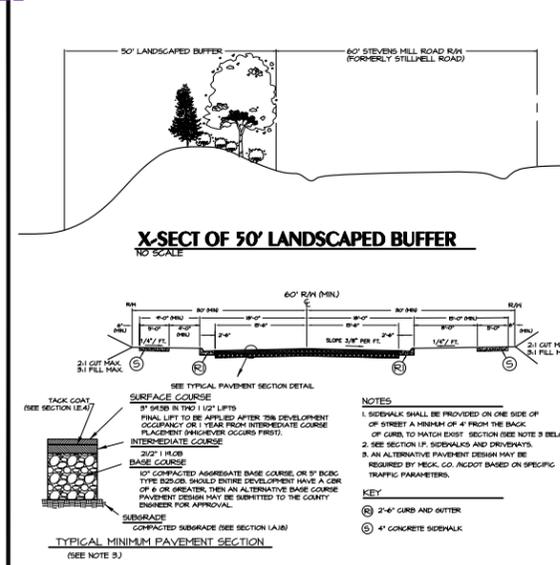
Original Proposed Section (07/11/11)



Current Proposed Cross-Section

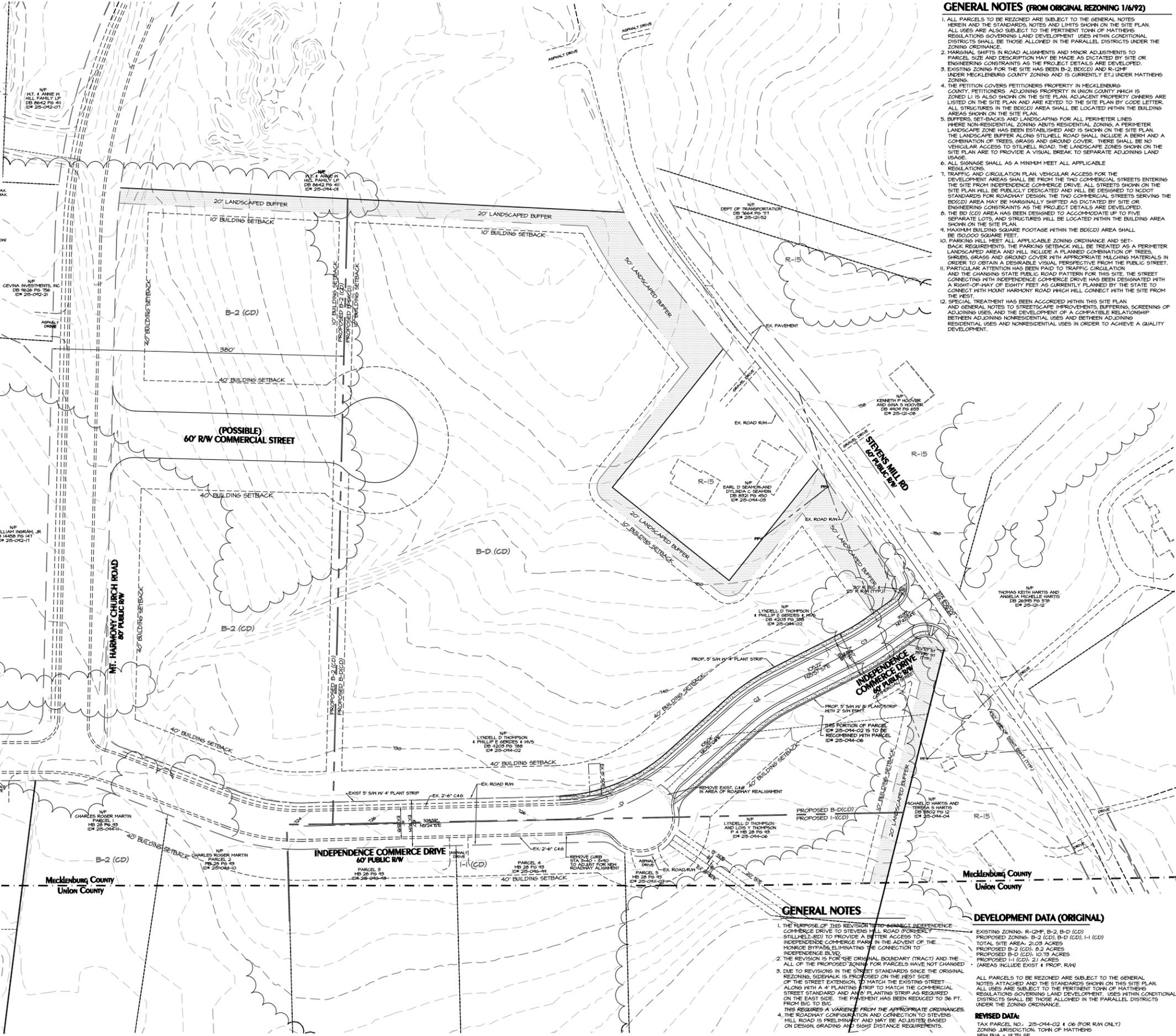


- (A) Reduce one planting strip from 8' to 4' (Variance approved on 09/08/11).
- (B) Eliminate one sidewalk (Subdivision Variance denied on 09/12/11).
- (C) Reduce two driving lanes from 18' to 15' 6" (Variance request pending).



CURVE TABLE

STATIONING	CURVE DATA
1+00 TO 1+25	100' RADIUS
1+25 TO 1+50	150' RADIUS
1+50 TO 1+75	200' RADIUS
1+75 TO 2+00	250' RADIUS



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Engineering
Land Planning
Land Surveying

Revisions:

1.	AS PER REVISED PER. TOWN OF MATTHEWS REVIEW COMMENTS.
2.	AS PER REVISED PER. TOWN OF MATTHEWS REVIEW COMMENTS.

Scale:	1"=60'
Date:	6/1/11
Drawn By:	MIK
Designed By:	MIK
Job No.:	0111

Proposed Rezoning Revision

INDEPENDENCE COMMERCE PARK

Town of Matthews, Mecklenburg County, North Carolina
Lyndell Thompson and Phillip Gerdes
% Roger Martin, 2442 Bain Farm Road, Charlotte, NC 28227