

Project Summary

Location:	1205 Crews Rd
Owner:	Park Rd Limited Liability CO.
Agent:	Taney Browder
Current Zoning:	I-1 (CD)
Proposed Zoning:	I-1 (CD)
Existing Use:	Vacant Lot
Proposed Use:	Exercise and training facility
Community Meeting:	Occurred 1.22.13

Summary of Request

The request seeks to change the conditional site plan and conditional building elevations for the site to allow for the construction of a personal training facility.

Staff Recommendation

Staff recommends approval of this rezoning request

Planning Staff Review

Background And History

The parcel is part of a larger Industrial Park that began development in the early 1990's. Over time, individual parcels were created with numerous rezonings occurring through the years. Most recently, Rezoning Petition 403 from 2002 created the current two parcel configuration and conditional site plan. The first building, constructed by Lat Purser and Associates, is sited along Sam Newell Rd. Phase II of the project would have incorporated a matching building on the subject parcel.

Details of the Site Plan

The site plan consists of an approximately 9,500 sq ft building with an outdoor training area designed to look like a playing field. The building incorporates large door openings to the field. Parking is provided along a shared drive with the Lat Purser building and along the private Mann Drive. The building will utilize an existing curb cut off of Mann Drive. An existing above ground storm water detention pond that serves both the existing and future buildings will remain.

Summary of Proposed Conditions

1. Maximum building square footage on parcel shall be 19,000 sq ft
2. 50% brick exterior

Planning Staff Review

Outstanding Issues/Staff Comments

None

Consistency with Adopted Plans and Policies and Town Vision Statements

The proposed use is consistent with the existing uses in the industrial park.

Reports from Town Departments and County Agencies

Matthews Police

None received

Matthews Fire

None received

Public Works

None received

Matthews Parks and Recreation

None received

Charlotte Mecklenburg Schools

N/A

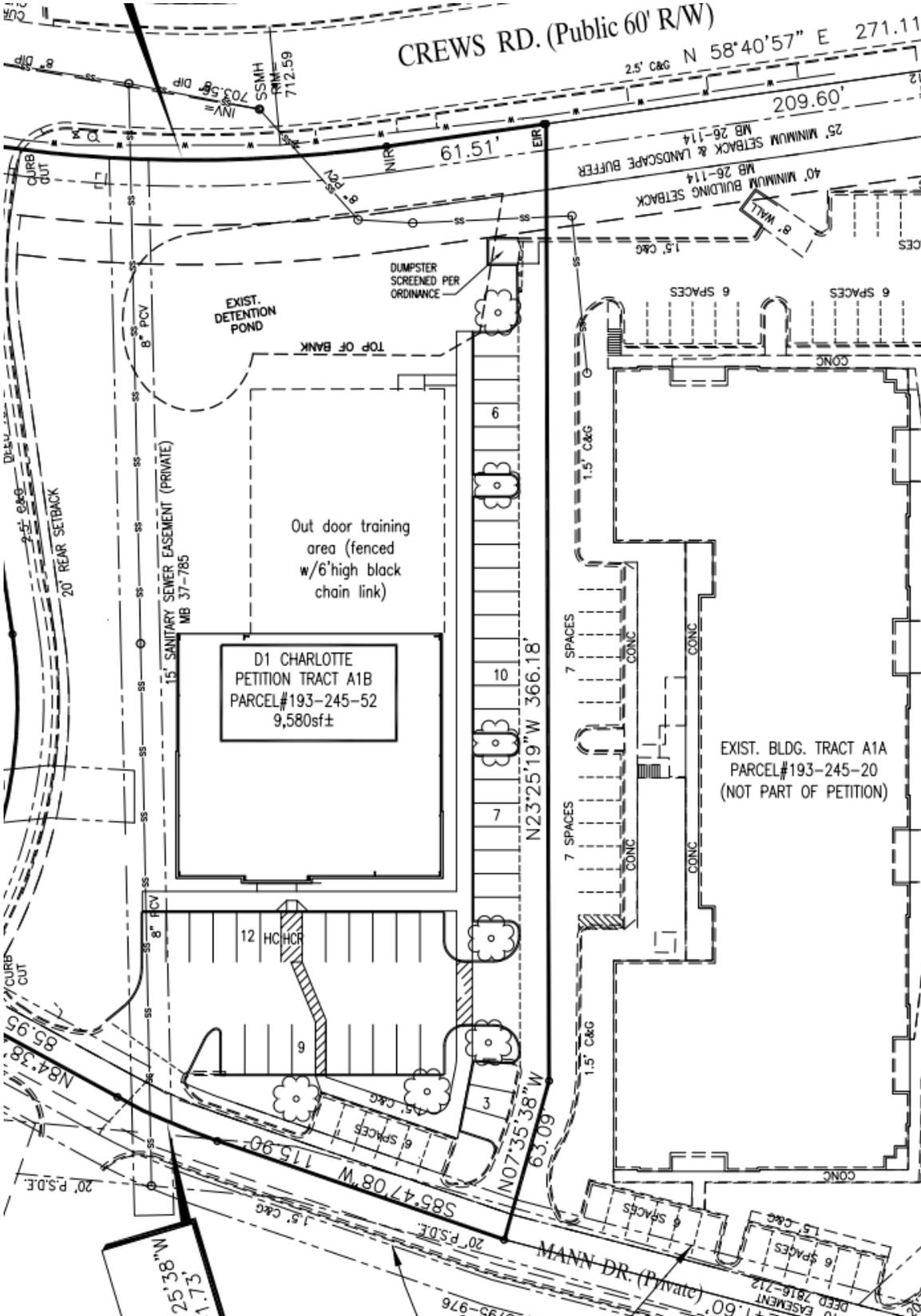
PCO Concept Plan Approval Required?

No - Existing drainage facilities on and off site providing storm water detention

Site Photos



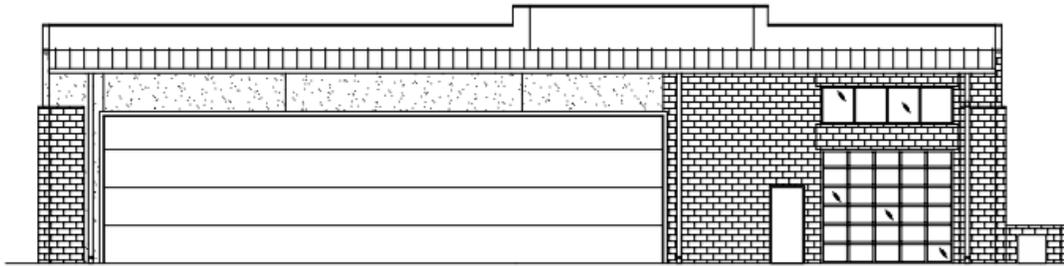
Site Plan



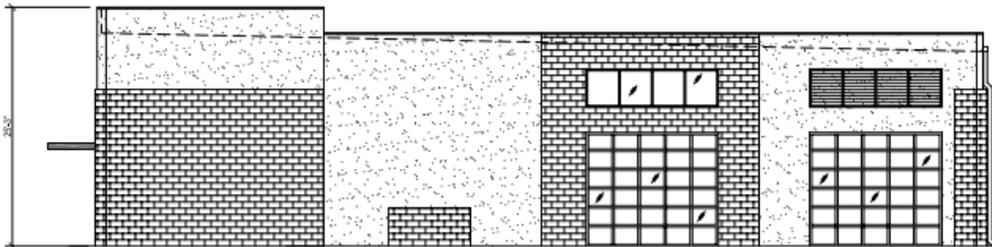
Elevations



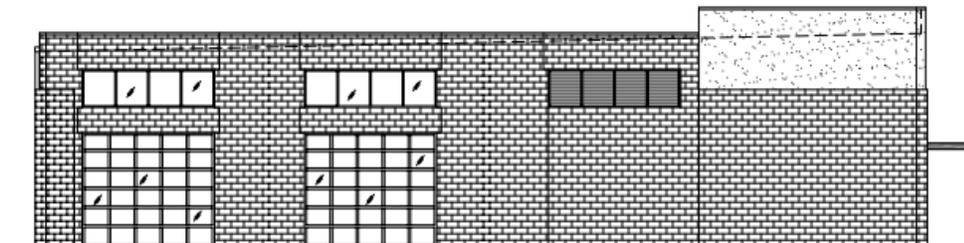
01 ELEVATION: Front (faces Mann Dr.)
 1/8" = 1'-0" (1/16" = 1'-0" when 11x17)



02 ELEVATION: Rear (faces Crews Rd)
 1/8" = 1'-0"



03 ELEVATION: Right Side (facing rear of existing bldg.)
 1/8" = 1'-0"



04 ELEVATION: Left Side (facing Lyle Crews Circle)
 1/8" = 1'-0"

Elevations

