Location
720 Lyle Crews Cir. and 641 Sam Newell Rd. (Parcel Id 19324524 and portion of 19324508)

Ownership/Applicant
Ad Bel Ltd. and David Hoyle/Flagship Healthcare Properties, LLC

Zoning
Existing: I-1 and I-1(CD)  Proposed: B-3 (CD)

Use
Existing: Vacant and Wooded  Proposed: Medical and General Office

Request Summary
The applicant proposes to change the zoning of the property from I-1 and I-1(CD) light industrial to B-3 (CD) for the purpose of constructing a maximum 45,000 sq. ft. building devoted to medical, dental, optical offices and clinics and professional and general offices.
Looking North on Matthews Twp. Parkway
SITE INFORMATION AND BACKGROUND

**Site Summary**

The property is currently wooded and vacant.

The site is 4.356 Acres.

Directly to the south of the site is Matthews Township Parkway. To the north, across Lyle Crews are two light industrial buildings. To the east are a series of offices and light industrial uses. To the west is Team Rd. as well as a SWIM buffer that impacts the site.

**Previous Zoning Actions**

A portion of the site is zoned I-1 (CD) which was done as a part of the process for the Lyle Crews business park.
- Storm water management to be off site in an existing SW feature
- Maximum one principal building to be a maximum of 45,000 sq. ft.
- 228 proposed parking spaces
- Maximum height of the building shall be 50 feet
- SWIM buffer to remain undisturbed along the western portion of the site
- Land swap - a 2,745 sq. ft. portion of 641 Sam Newell property is to be traded for a 2,744 sq. ft. portion of 720 Lyle Crews to allow for this building to be built as shown
- Property exchange shall be completed before the land disturbance permit is to be approved.
- Separate vehicular pedestrian and vehicular connections proposed to the adjacent development.
- Public improvement variance shall be required for planting strip and side path along Teams and Matthews Township Pkwy.
• Tract A4 is the SW facility for the Crews Rd. business park
• Tract A3 is the proposed site
• PCO plan to be approved by County
**Intersection Summary From TIA**

1. NC 51 & Monroe Road (Signalized): No suggested improvements.

2. NC 51 & Park Center Drive/Team Road (Unsignalized): Construct a directional crossover at the intersection to restrict the southbound leg to a right-in/right-out/left-in

3. NC 51 & Sam Newell Road (Signalized): No suggested improvements

4. Sam Newell Road & Crews Road (Unsignalized): No suggested improvements

5. Trade Street & Park Center Drive (Unsignalized): No suggested improvements

6. Trade Street & Matthews Street (Signalized): No suggested improvements

7. Sam Newell Road & Access “A” (RI/RO - Unsignalized): We propose the following access configuration: Construct one ingress and one egress lane (a terminating eastbound right turn lane with a 100-foot internal protected stem) on Access “A”; Construct a southbound right turn lane on Sam Newell Road with 100 feet of storage; Extend median on Sam Newell Road to provide for right-in/right-out.

**Response from NCDOT and Town**

1. NCDOT restripe southbound dual lefts into two-way left turn lane - Matthews agrees.

2. NCDOT and Matthews agree

3. Matthews requesting ped signals across both legs and crosswalks, supported by the TAC at their last meeting, NCDOT maximize eastbound left turn lane storage which would remove landscaped median. Matthews maintains landscaping is important.

4. Matthews requested signal warrant analysis because of delays.

5. NCDOT and Matthews agree

6. NCDOT and Matthews agree

7. NCDOT and Matthews agree
8. NC 51 & Access “B” (Crossover - Unsignalized): We propose the following crossover access configuration as the crossover configuration is suggested over the right-in/right-out option: Construct one ingress and one egress lane (a terminating southbound right turn lane with a 100-foot internal protected stem) on Access “B”; Construct an eastbound left turn lane on NC 51 with 100 feet of storage; Construct a westbound right turn lane on NC 51 with 100 feet of storage; Construct an eastbound crossover within the median

9. Lyle Crews Road & Access “C” (Unsignalized): We propose the following access configuration: Construct one ingress and two egress lanes (a terminating northbound left turn lane and a right turn lane with 50 feet of storage) on Access “C” Agree

10. Lyle Crews Road & Access “D” (Unsignalized): We propose the following access configuration: Construct one ingress and two egress lanes (a terminating northbound left turn lane and a right turn lane with 50 feet of storage) on Access “D” Matthews- align with opposite driveway

Response from NCDOT and Town

8. NCDOT – prohibit eastbound U-turns at 'B' Matthews staff recognizes any modifications to 51 median requires removal of landscaping between 'B' and Sam Newell, therefore RIRO is preferred.

9. NCDOT and Matthews agree

10. Matthews- align with opposite driveway

Multimodal- gaps identified but not addressed currently.
Land Use Plan

The Land Use Plan does not specifically make a recommendation for this site, however it considers the prohibition of rezonings which will not complement adjacent land uses.

Consistency

The proposed change in zoning from I-1 and I-1(CD) to B-3 (CD) is generally consistent with the land use plan.

NC 51 CORRIDOR ACTION ITEMS:

1. Prohibit strip-commercialization along NC-51.

2. Promote mixed use developments and planned business parks along the Matthews Township Parkway portion of NC-51 (i.e. between Monroe Road and Northeast Parkway).

3. Preserve mature trees along NC-51.
Planning Department

1. Better design of site recommended- possibly two buildings and a parking deck

Police

No Concerns

Fire

No Concerns

Public Works

Side path and planting strip required along Matthews Township Pkwy and Teams Rd. or a public improvement variance must be approved.

Parks and Rec

No Concerns