

## Site Plan Approval at 519 West John Street

**DATE:** June 7, 2017

**FROM:** Jay Camp

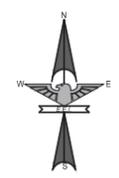
### Background/Issue

519 West John Street is a vacant parcel adjacent to the current State Farm office. Both properties underwent a zoning change to Office in 2001. The conditions of the zoning specify that the new building should be residential in design, that the driveway should be shared and that Council is to approve the site plan and elevation.

The applicant proposed to meet the shared driveway requirement by adding width to the existing driveway so that the two properties meet the UDO requirement for a 24' wide two-way driveway. The building location and architecture meet the requirement in the Downtown Streetscape Plan and Downtown Overlay District.

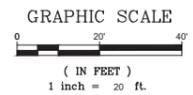
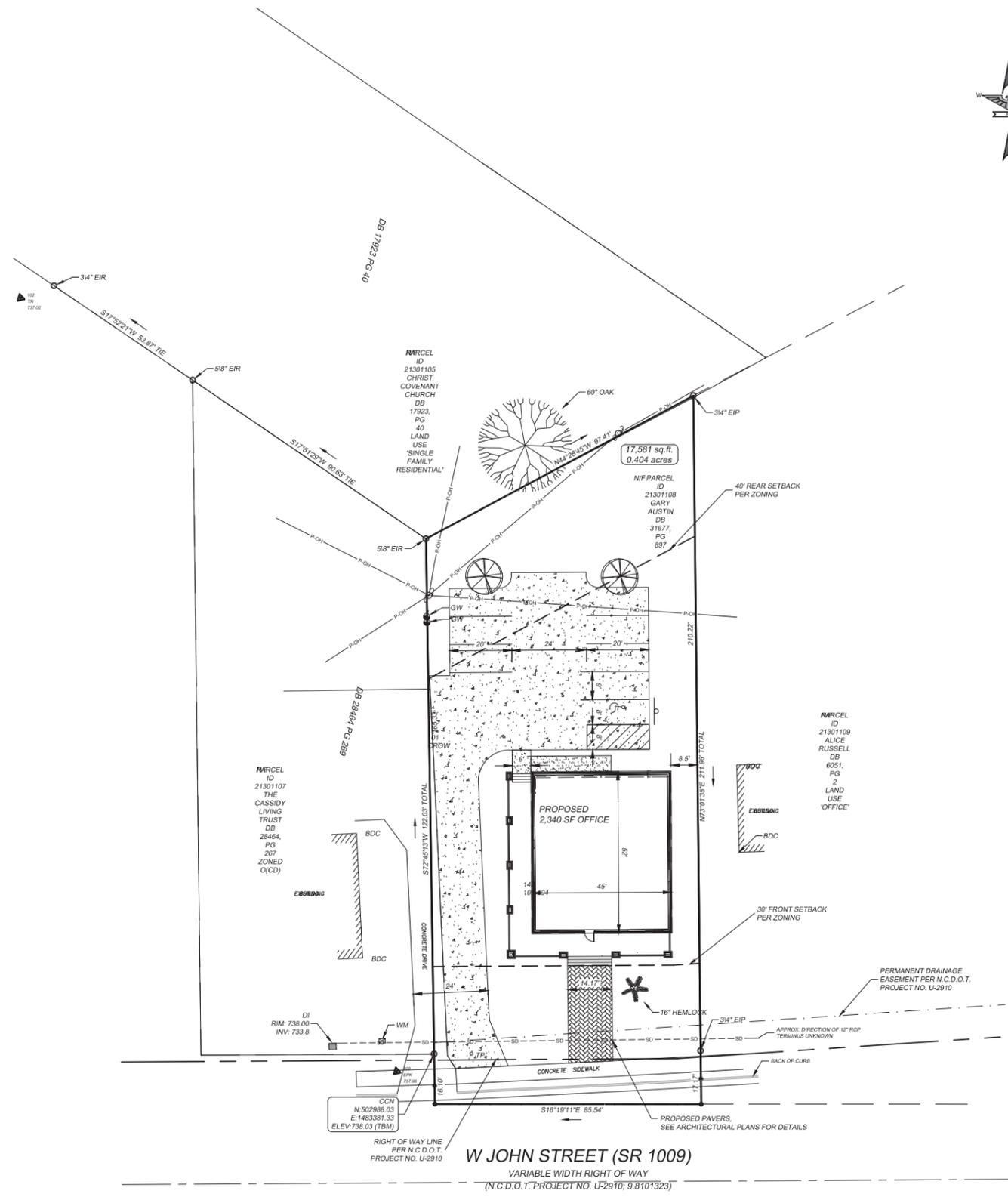
At this time, the only modification required for this site plan is for the building to be moved approximately 2' forward to satisfy the maximum 30' front setback.

**Recommended Motion** – Approve Site Plan and Elevation for 519 West John Street pending resolution of front setback issue.



SITE INFORMATION	
PARCEL ID	21301108
OWNER	GARY J AUSTIN
OWNER ADDRESS	601 BARON RD WEDDINGTON NC
OWNER CONTACT	GARY AUSTIN GARY.AUSTIN@PDRADVISORS.COM
AREA	0.404 ACRES
PROPOSED ZONING	
EXISTING ZONING	O-CD
FRONT SETBACK	30 FT
SIDE SETBACK	6-8 FT
REAR SETBACK	40 FT
LANDSCAPE BUFFER	N/A
	REQUIRED PROVIDED

**PARKING REQUIREMENTS**  
 OFFICE: 1 SPACE PER 300 SF  
 PARKING REQUIRED: 2,340 SF/300X1 = 8 SPACES  
 PARKING PROVIDED: 8 SPACES INCLUDING 1 ACCESSIBLE SPACE



NO.	DATE	BY	ISSUE

**0.404 ACRES**  
**TOWN OF MATTHEWS,**  
**MECKLENBURG COUNTY, NC**  
 For the Benefit of:  
**GARY AUSTIN**

PRELIMINARY SITE LAYOUT			
DESIGNED BY	JWG	CHECKED BY	JHR
DRAWN BY	JWG	DATE	05.23.17
SCALE	AS SHOWN	JOB NUMBER	6013

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

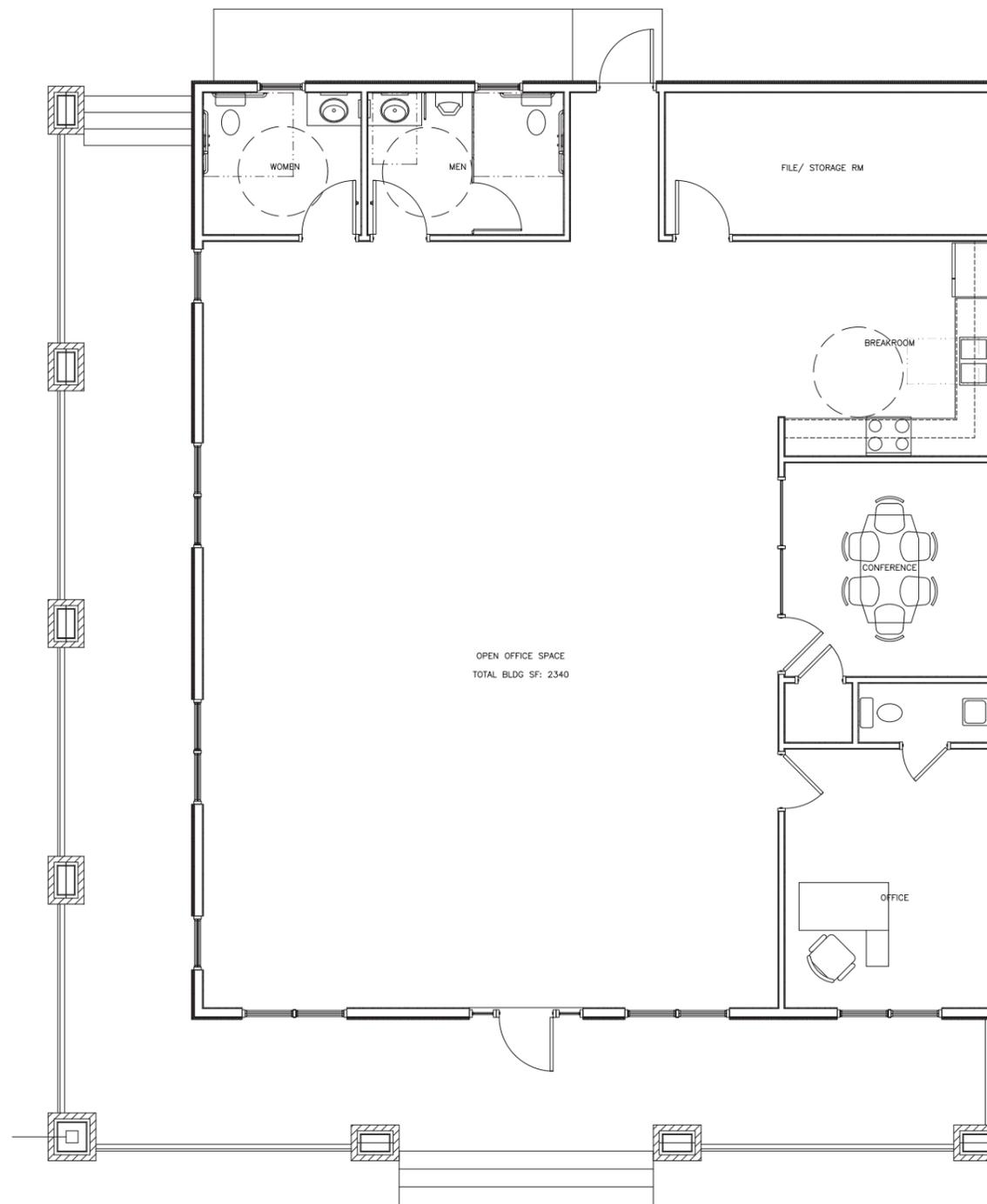
Sheet  
**C-2.0**



ARCHITECTURAL GROUP

704 841,1899 int 1242 Mann Drive Suite 200  
841,8440 fax Matthews, North Carolina 28105  
www.UrbanAIA.com

Seals:



01 FLOOR PLAN  
1/4" = 1'-0"

**PDR ADVISORS**  
Site Plan Approval  
Town of Matthews

519 W. John St.  
Matthews, NC 28105

Date:	June 12, 2017
Project Number:	2017-14
Issued For:	
Site Approval:	06.12.17

FLOOR PLAN

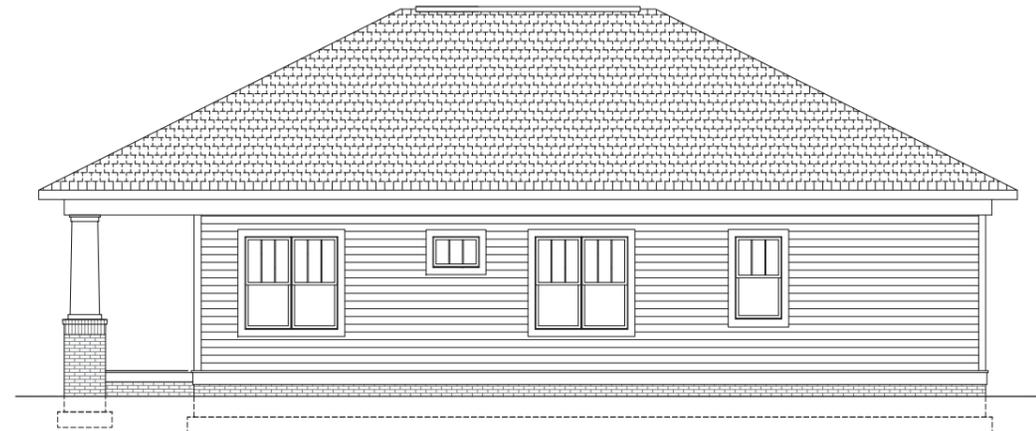
# A1.1

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 704 841.1899 int 1242 Mann Drive Suite 200  
 841.8440 fax Matthews, North Carolina 28105  
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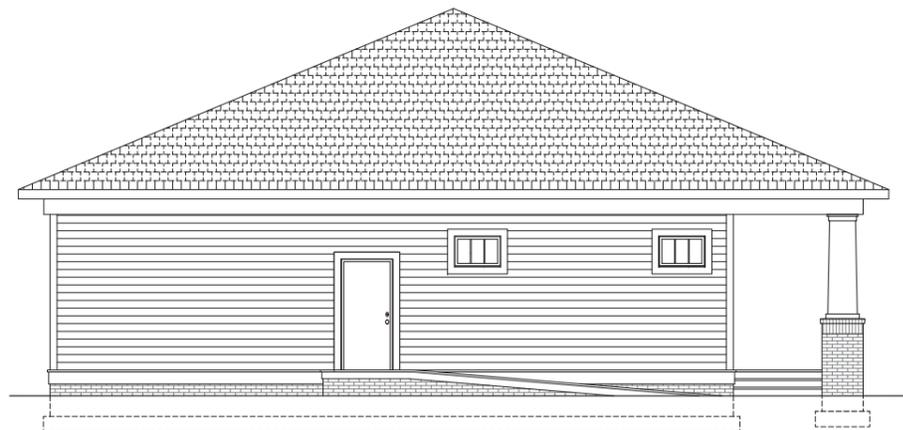
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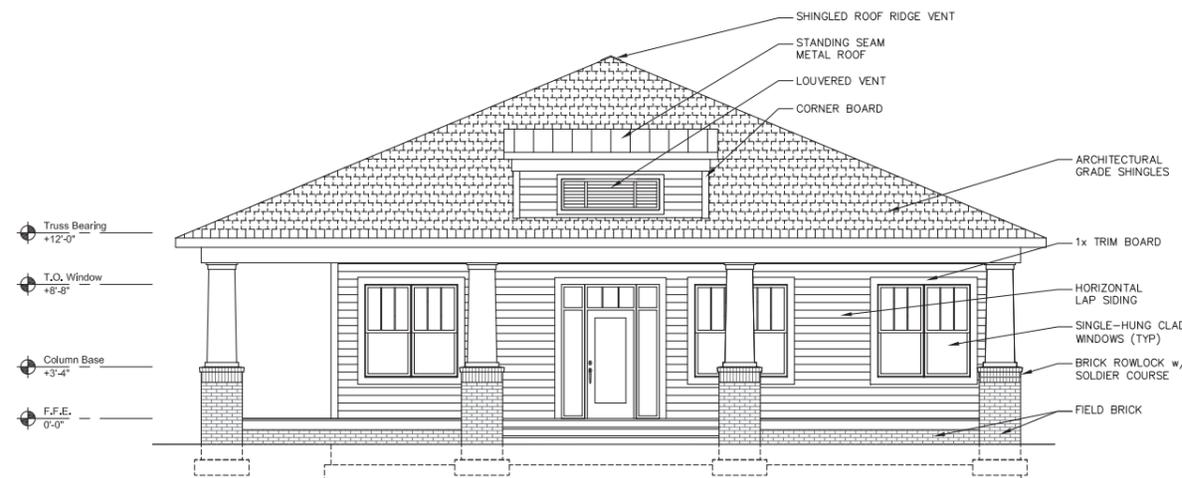
**04** ELEVATION: Right Side  
 3/16" = 1'-0"



**03** ELEVATION: Left Side  
 3/16" = 1'-0"



**02** ELEVATION: Rear  
 3/16" = 1'-0"



**01** ELEVATION: Front  
 3/16" = 1'-0"

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EXTERIOR ELEVATIONS

**A2.1**

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Conceptual Elevation: PDR Advisors