

Agenda Item: Administrative Amendment – Change in Conditions – Brace YMCA

DATE: April 17, 2018

FROM: Mary Jo Gollnitz, Planner

Background/Issue:

The Brace YMCA (formerly Siskey YMCA) is requesting to remove parking spaces along the back of the building and realign the existing drive aisle in that location in order to add a children’s play area. In 2009 the YMCA received a change in conditions for future expansion at their facility. The proposed 11,000 sq ft second floor expansion with additional 32 parking spaces have not be constructed. It is unclear when the requested expansion will be completed.

However, since the 2009 rezoning approval, parking for community recreation centers, fitness/health centers, including YMCAs have changed. Below is a table comparing 2009 and current parking requirements:

Facility Use	Area Size	2009 Parking Requirements	Required Spaces
Building	70,683	1space/200 sq ft	338
Outdoor Pool Surface area	12,000	1space/100 sq ft	120
Total Required			458
Facility Use	Area Size	2018 Parking Requirements	Required Spaces
Building	67,533	1space/150 sq ft	451
Indoor & Outdoor Pool Surface area	15,150	1space/100 sq ft	152
Total Required			603

Attached are the Administrative Amendment request letter, along with current aerial of the property and proposed condition changes.

The following are the specific amendment requests:

- Remove 50 existing parking spaces on the east side of the facility. This is behind the building closest to the Village at St Andrews.
- The YMCA will be left with 684 parking spaces. This exceeds the current parking requirements for the existing uses.
- Realign the drive aisle away from the building to allow for the playground area.
- Install a maximum 4000 sq ft playground area with slides, swings, etc.
- Play area will be fenced and meet building code requirements.
- Screening and landscaping requirements from the 2009 rezoning were not completed. Staff will work with the YMCA to make sure screening is installed.
- No trees will be removed in order to complete the requested changes.

Staff recommends the Planning Board approve the proposed Administrative Amendment for Brace YMCA as presented.





April 13, 2018

Consulting Engineers

**GEOSCIENCE
GROUP**

Mrs. Mary Jo Gollnitz
Town of Matthews
232 Matthews Station Street
Matthews, North Carolina 28105

Reference: Brace YMCA
Proposed Site Revisions – Administrative Amendment

Dear Mrs. Gollnitz:

As we understand it, the proposed children's playground and revisions to the parking field at the Brace YMCA require an Administrative Amendment to the previously approved Zoning Petition. On behalf of the Brace YMCA, we are submitting the information you requested in your March 28, 2018 email in support of the Administrative Amendment.

To accommodate the playground, 50 parking spaces at the rear of the building have to be eliminated. A drive will be constructed to connect the remaining parking spaces at the rear of the building. As you can see in the parking summary, the site still meets the code required parking even with the elimination of the 50 spaces.

If you have any questions or need additional information, please let me know.

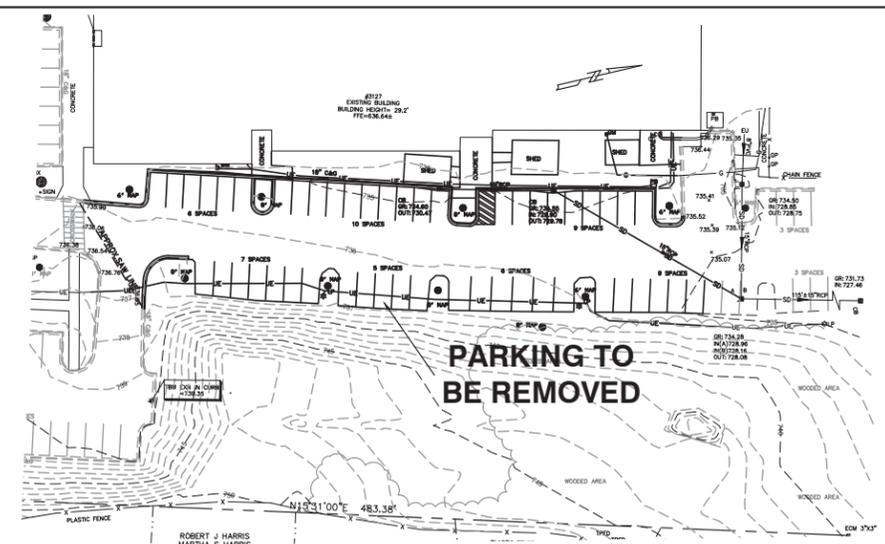
Respectfully,
GEOSCIENCE GROUP, INC.



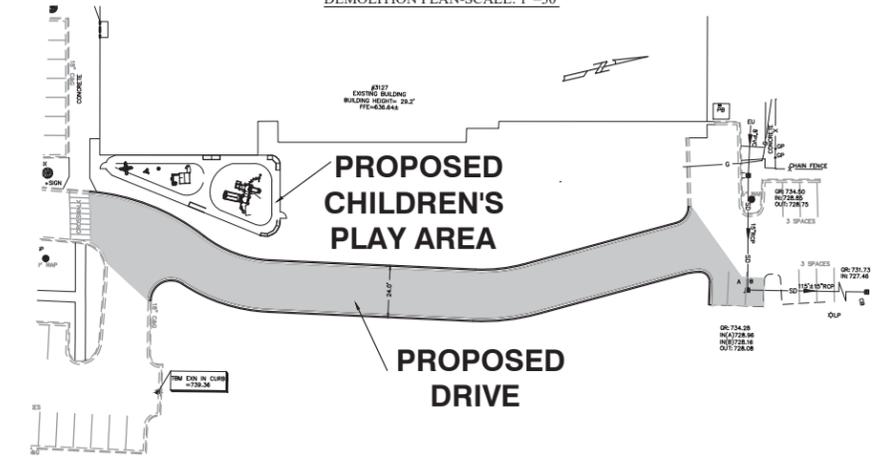
Kevin S. Caldwell, P.E.
Senior Consulting Engineer



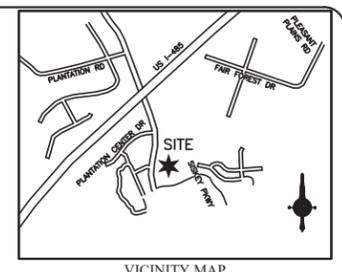
OVERALL PLAN-SCALE: 1"=100'



DEMOLITION PLAN-SCALE: 1"=30'



SITE PLAN-SCALE: 1"=30'



VICINITY MAP

Parking Summary

Area	Size (ft ²)	Parking Requirement	Required Spaces	Parking Provided
Building	70,683	1 space/200 ft ²	355	
Outdoor Pool ^A	12,000	1 space/100 ft ²	120	
Total Required			475	
Current On-Site Parking				734
Spaces to be removed this Phase				50
Revised Parking Provided ^B				684

A. Water surface area.
B. Exceeds code required parking.

DATE	
REV	
DRAWING SCALE	
PROJECT DATE	
PROJECT NUMBER	
PROJECT NAME	
DESIGN BY	
APPROVED BY	
DATE	
FILE NAME	
FOOT DATE	

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 CHARLOTTE, NORTH CAROLINA

ADMINISTRATIVE
 AMMENDMENT

