Agenda Item: Site Plan and Elevation Approval – Liberty Commerce Center, 10806 Monroe Rd

DATE: June 6, 2018
FROM: Mary Jo Gollnitz, Planner

Background/Issue:

Liberty Commerce Center is a business park along Monroe Rd that was created when the property was rezoned to I-1 (CD) in 2011.

- The development site is divided into 5 developable parcels.
- In June 2017, Town Board approved elevations for three new buildings in the center; Red Radish Catering, Dentist Salud and Nemo’s Reef.
- Pointe Blank gun range has been open for several years, Red Radish Catering is under construction and Dentist Salud recently received approval to begin grading for their building within the development site.
- Nemo’s Reef has decided not to pursue developing at Liberty Commerce Center.
- We have received site plan and elevation approval request from Covenant Pediatrics for the 10806 Monroe Rd location.

Attached is the conditional notes from the rezoning, request letter, along with site plan of the property and proposed elevations. Additional information about the proposal:

- Building will be 5420 sq ft.
- Conditional notes require 80% masonry construction.
- Building elevations show 4 sided masonry.
- Building construction fronts Monroe Road.
- Per the approved rezoning, private road behind proposed building (parallel to Monroe Rd) will be constructed by property owners at a future time.
- Staff is awaiting clarification of parking requirements for possible second business use in building.
- Landscaping, parking and signage will meet Matthews UDO requirements.

Proposal/Solution:
Determine that the site plan and elevation drawings are consistent with the original zoning conditions and approve the proposed plans.

Financial Impact:
None

Related Town Goal(s) and/or Strategies:
Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:
Once parking requirements are verified, staff recommends Town Council approve the proposed elevations and site plan.
Conditional Notes for Liberty Commerce Center

1.g. "The Petitioner will require site plan and building elevation approval by the Town Board of Commissioners for each individual parcel prior to the development of each lot."

12.a. "All buildings will be built using four-sided architecture. Four-sided architecture is defined as having the following characteristics:

1) No expanses of blank walls greater than 25' in length are allowed. A blank wall is a facade that does not add to the character of the streetscape and does not contain windows or doors or sufficient ornamentations, decoration, or articulation (such as alternating materials, brick patterns, or similar architectural features).

2) Provide an operable doorway entrance from the street side along with a pedestrian walkway to that door. If the building is on a corner lot with two street frontages, the operable doorway entrance must be located on the primary street side (Monroe Road facade).

3) All mechanical and HVAC equipment must be screened from view from the street, whether located on the roof or ground. Such equipment may not be located between the building and the street."

12.b. "The principle building materials will be masonry and may include brick, stone, simulated stone, pre-cast stone, decorative concrete block, or a combination thereof. At least 80% of each building facade exclusive of windows, doors, and roofs will be constructed of masonry. Stucco or EFIS accents will be allowed. Vinyl, metal, and wood siding will not be allowed as building materials."

12.c. "Meter banks will be hidden from view from public streets to the greatest practical extent."

12.d. "Street side doorway entrances will remain unlocked, usable, and operable for use by the public and pedestrians during normal business hours."

12.e. "Trash pickup will be limited to regular business hours and may not occur before 7 a.m. or after 7 p.m."

12.f. "Deliveries will be limited to regular business hours and may not occur before 7 a.m. or after 7 p.m."
To: Town of Matthews Planning and Development

Re: Covenant Pediatrics
Monroe Road
Matthews, NC 28105

Ratzlaff Construction will be the general contractor and representing Dr. Anthonia and Mr. Henry Emezie for the planning hearing of their new office in the Liberty Commerce Center. The office will be designed by Urban architecture and will be 5420 square feet. The design has the similar features the shooting range and the dentist office previously approved. We would like to have our review during the June 11, 2018 planning meeting.

Kind Regards,

Don Harris
Project Manager