

## **Site Plan and Elevation Approvals at Liberty Commerce Center, 10734 – 10808 Monroe Road**

**DATE: June 7, 2017**

**FROM: Jay Camp**

### **Background/Issue**

Liberty Commerce Center is a business park that was created when the property was rezoned to I-1 (CD) in 2011. To date, only the Pointe Blank gun range has been constructed. At this time, we have received site plan and elevation approval request from 3 separate entities that are working with the property owner to complete the development. Upon completion, the private street network, including sidewalks, street trees and stub connections to the adjacent properties, will be completed. Attached to this memo are the pertinent conditional zoning notes for the site. Among the most important items are 80% masonry construction, 4-sided architecture and building construction that fronts directly onto Monroe Road. We have no concerns with either the layout of building elevations proposed for the 3 requests.

### **Dental Office – 10808 Monroe Road**

This building is proposed to be a 4,200-square foot dental office. The structure will front directly onto Monroe Road with parking to the rear of the building. It is designed to appear as a two-story building and is a masonry structure with the exception of windows and some minor trim details. The proposal meets all UDO and zoning note requirements.

**Recommended Motion – Approve Site Plan and Elevation for 10808 Monroe Road**

### **Nemo's Reef – 10806 Monroe Road**

Located to the interior of the site behind the dental office, this saltwater aquarium business will be located in a 6,005-square foot building that has frontage along the private street. The building is primarily masonry with some stucco and a glass curtain wall feature to showcase the aquariums. The proposal meets all UDO and zoning note requirements.

**Recommended Motion – Approve Site Plan and Elevation for 10806 Monroe Road**

### **Red Radish Catering and Spec Building – 10734 and 10800 Monroe Road**

The last two lots to the rear of the site will be a 4,500-square foot building for a catering business and a 3,000-square foot speculative building that could allow any use in the conditional notes if required parking is satisfied. The only issue staff has identified is that the building needs to be moved several feet back from the property line to meet the 40' front setback. We are awaiting a revised site plan.

**Recommended Motion – Approve Site Plan and Elevation for 10734 and 10800 Monroe Road pending correction of front setback issue.**

## 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."

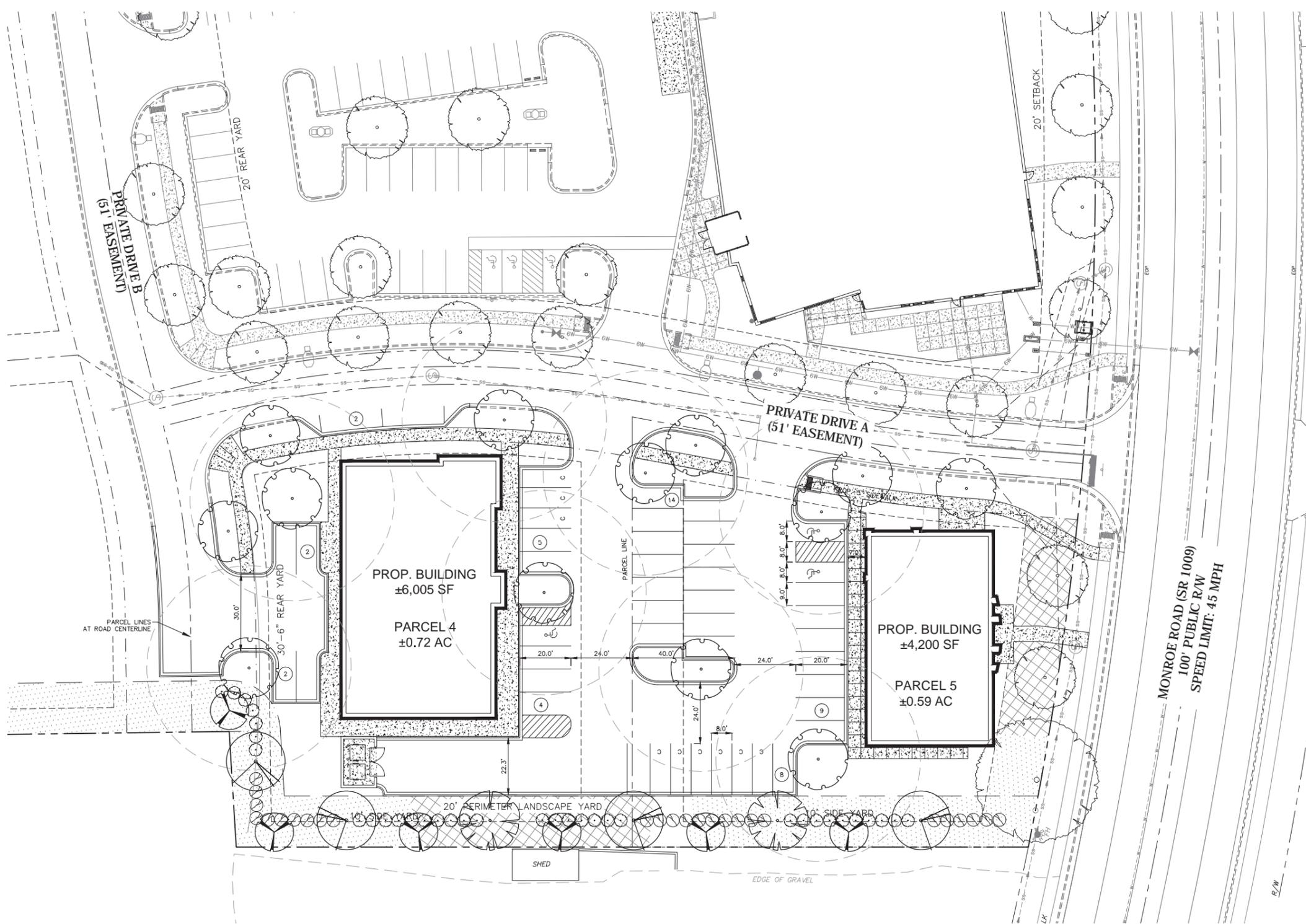
12.f. "Deliveries will be limited to regular business hours and may not occur before 7 a.m. or after 7 p.m."



**URBAN  
DESIGN  
PARTNERS**

1318-e6 central ave. # 704.334.3303  
charlotte, nc 28205 # 704.334.3305  
urban-designpartners.com  
ncbels firm no: P-0418  
sc cos no: C-03044

DEVELOPMENT SUMMARY	
<b>PARCEL 4:</b>	
TAX PARCEL ID #'s:	213-012-70
TOTAL SITE AREA:	±0.72 AC
EXISTING ZONING:	I-1 (CD)
PROPOSED USE:	RETAIL
<b>BUILDING AREA:</b>	
RETAIL:	3,209 SF
STORAGE:	2,796 SF
TOTAL:	6,005 SF
<b>SETBACKS:</b>	
FRONT:	20'
SIDE:	10'
REAR:	30.5'
<b>VEHICULAR PARKING:</b>	
REQUIRED:	8 (1 / 400 SF OF RETAIL) 2 (1 / 3 EMPLOYEES) 4 (1 / 1.5 EMPLOYEES)
PROPOSED:	14 SPACES
<b>PARCEL 5:</b>	
TAX PARCEL ID #:	213-012-69
TOTAL SITE AREA:	±0.59 AC
EXISTING ZONING:	I-1 (CD)
PROPOSED USE:	DENTAL OFFICE
<b>BUILDING AREA:</b>	4,200 SF
<b>SETBACKS:</b>	
FRONT:	20'
SIDE:	10'
REAR:	20'
<b>VEHICULAR PARKING:</b>	
REQUIRED:	21 (1 / 200 SF)
PROPOSED:	31 SPACES

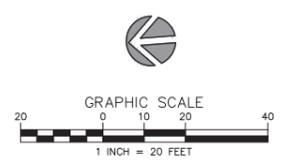


**Liberty Commerce  
Center**  
Preliminary Site Plan  
Matthews, North Carolina

NO.	DATE	BY	REVISIONS

Project No: 17-044  
Date: 05.31.2017  
Designed by: udp  
Drawn By: udp  
Scale: 1"=20'  
Sheet No:

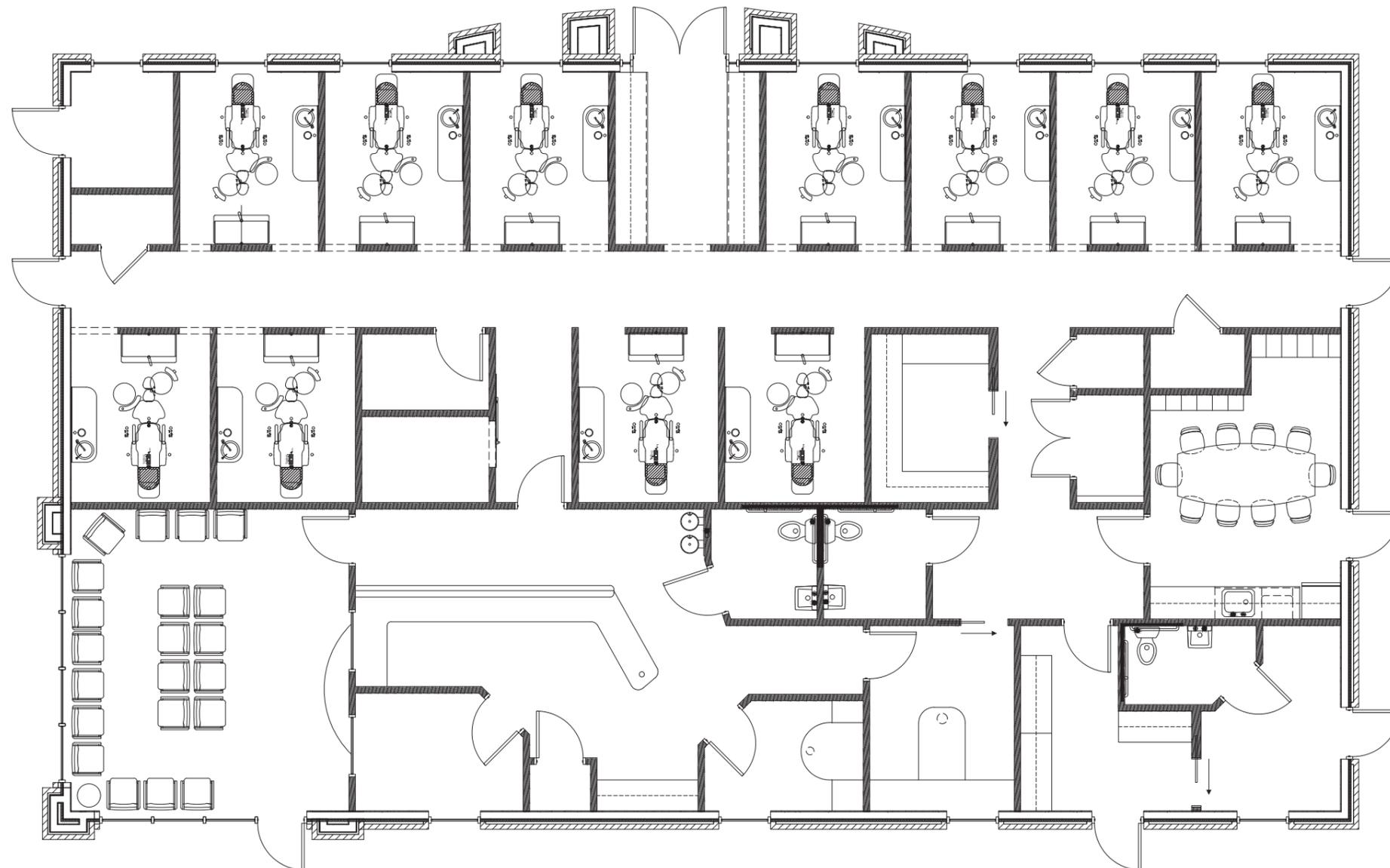
**SP-1.0**





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841.8440 fax Matthews, North Carolina 28105  
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Seals:



**DENTIST SALUD**  
Site Plan Approval  
Town of Matthews

Monroe Road  
Matthews NC

Date:	June 12, 2017
Project Number:	2017-45
Issued For:	
Site Approval:	6.12.17

FLOOR PLAN

# A1.1

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



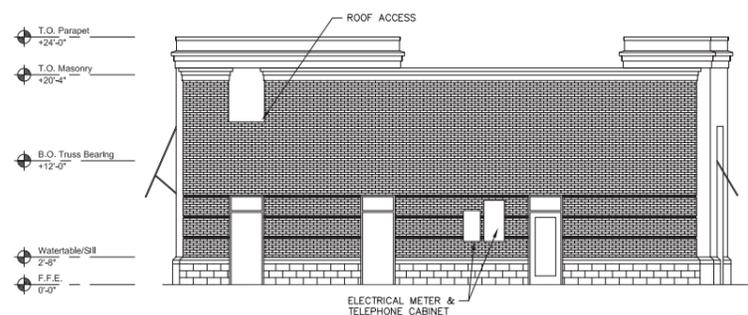
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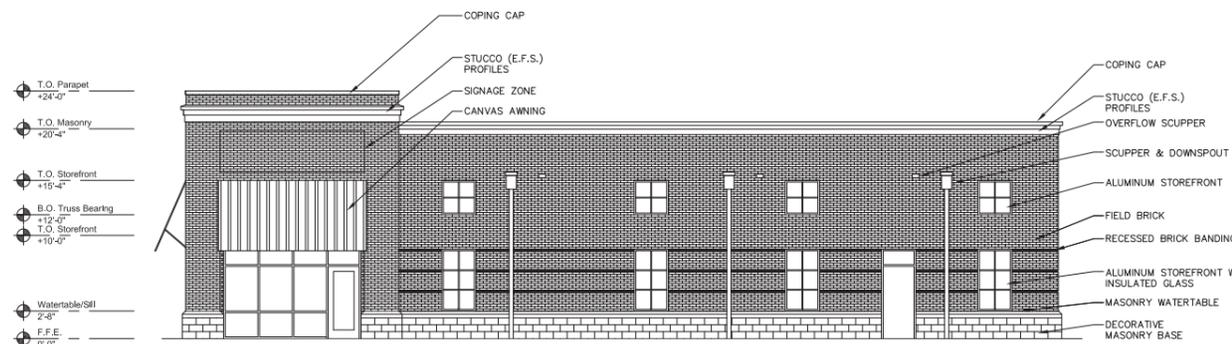
Seals:



**05** OVERALL ELEVATION: Front (Monroe Road Side)  
1/16" = 1'-0"



**04** ELEVATION: Left Side  
1/8" = 1'-0"



**02** ELEVATION: Rear (Parking Lot, Patient Entry Side)  
1/8" = 1'-0"



**03** ELEVATION: Right Side (Facing Point Blank Range)  
1/8" = 1'-0"



**01** ELEVATION: Front (Monroe Road Side)  
1/8" = 1'-0"

(1/16" = 1'-0" when 11x17)

**DENTIST SALUD**  
Site Plan Approval  
Town of Matthews

Monroe Road  
Matthews NC

Date:	June 12, 2017
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EXTERIOR ELEVATIONS

**A2.1**

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Conceptual Elevation: Dentist Salud