

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."

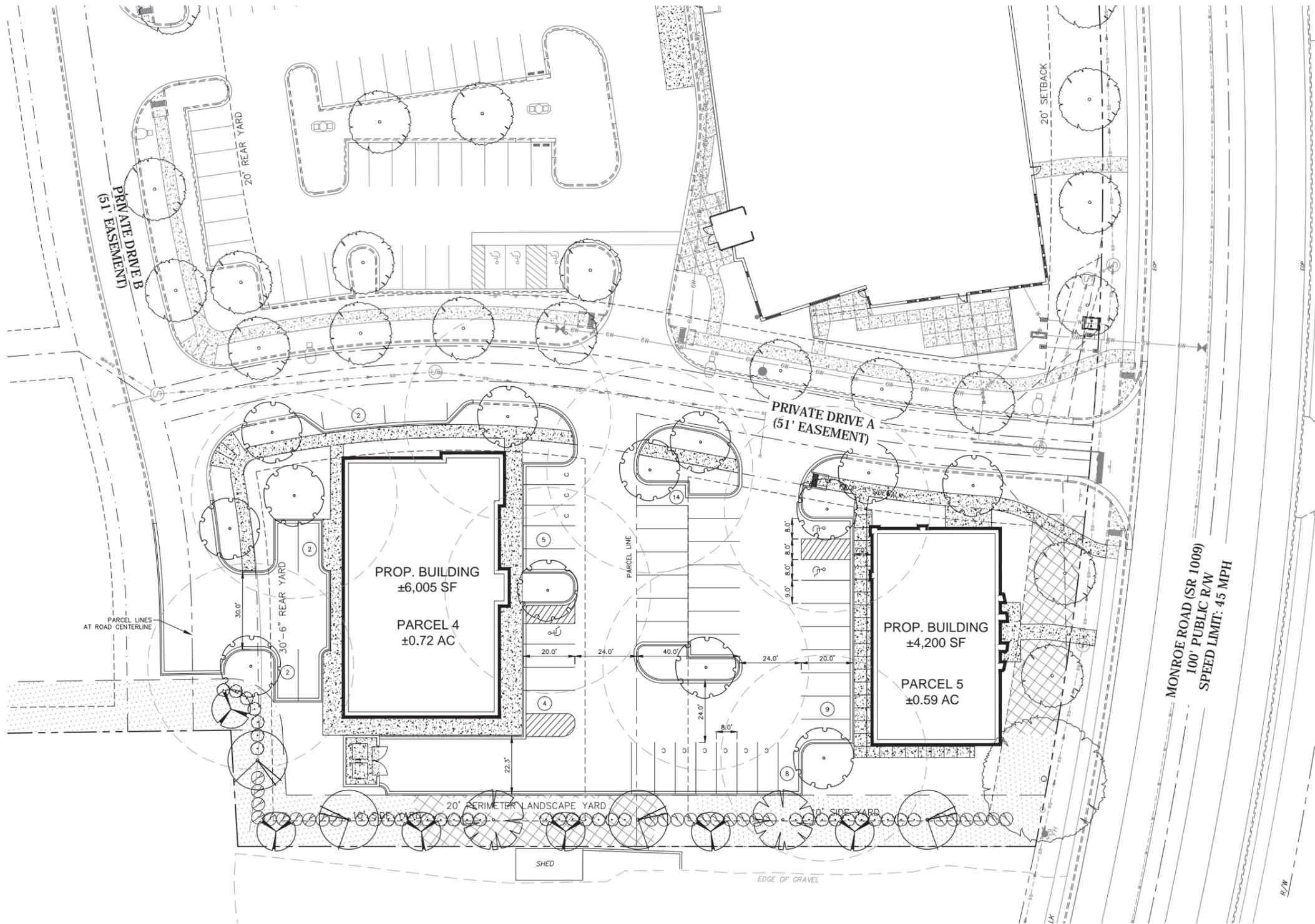


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urban-designpartners.com
ncbels firm no: P-0418
sc cos no: C-03044

DEVELOPMENT SUMMARY

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

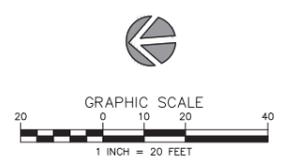


**Liberty Commerce
Center**
Preliminary Site Plan
Matthews, North Carolina

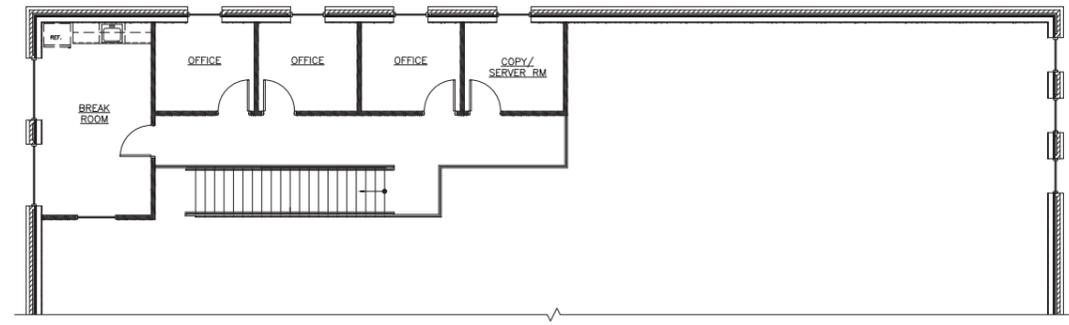
NO.	DATE	BY	REVISIONS:

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Date: 05.31.2017
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Drawn By: udp
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Sheet No:

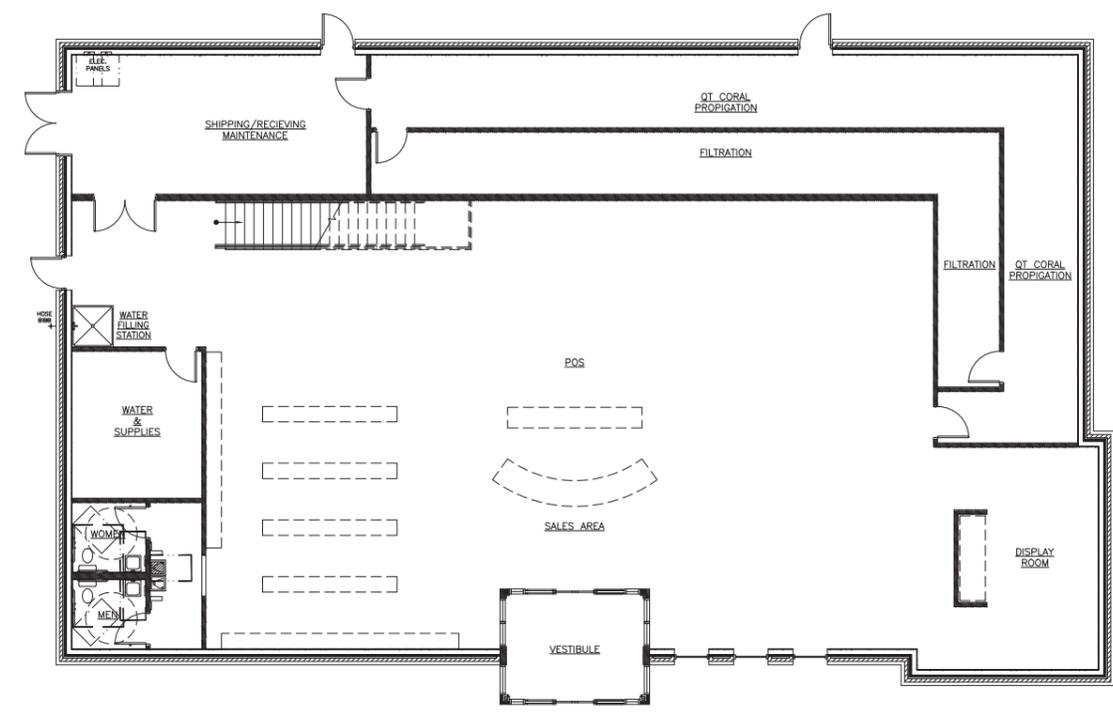
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Seals:



02 FLOOR PLAN: Mezzanine
 1/8" = 1'-0"



01 FLOOR PLAN: Ground Floor
 1/8" = 1'-0"

NEMO'S REEF
 Site Plan Approval
 Town of Matthews

Monroe Road
 Matthews NC

Date:	June 12, 2017
Project Number:	2017-51
Issued For:	
Site Approval:	6.12.17

FLOOR PLANS

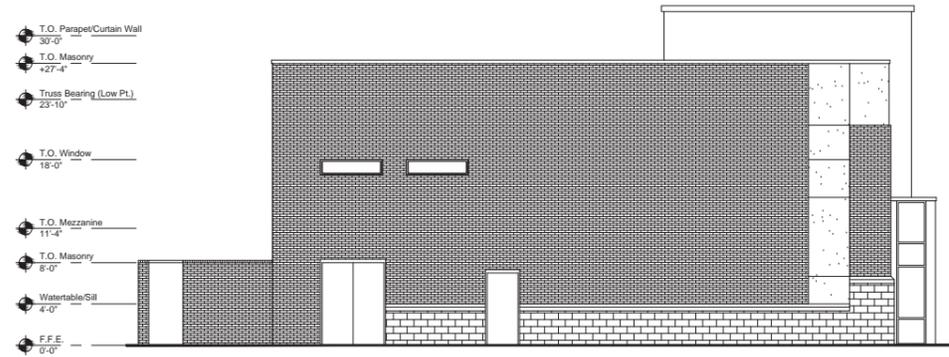
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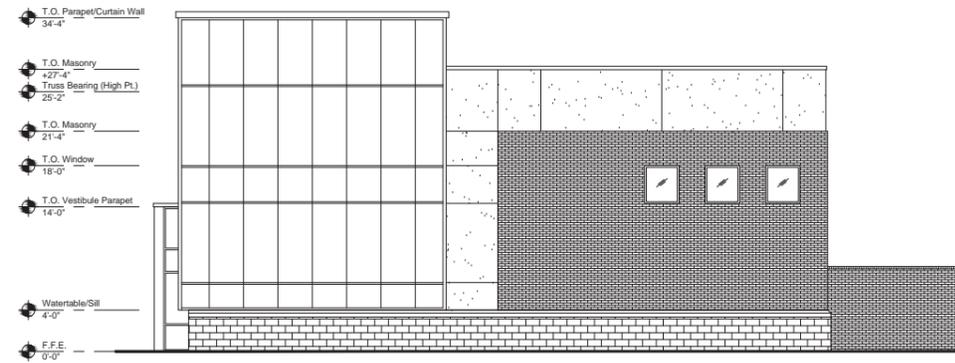


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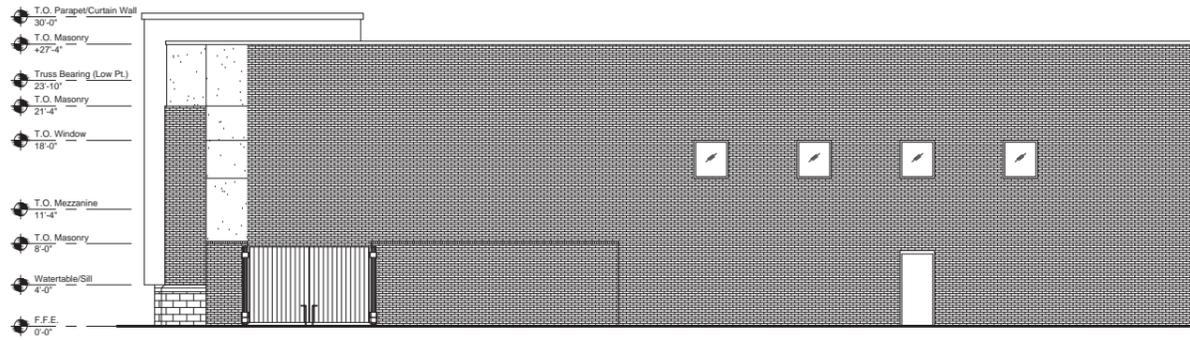
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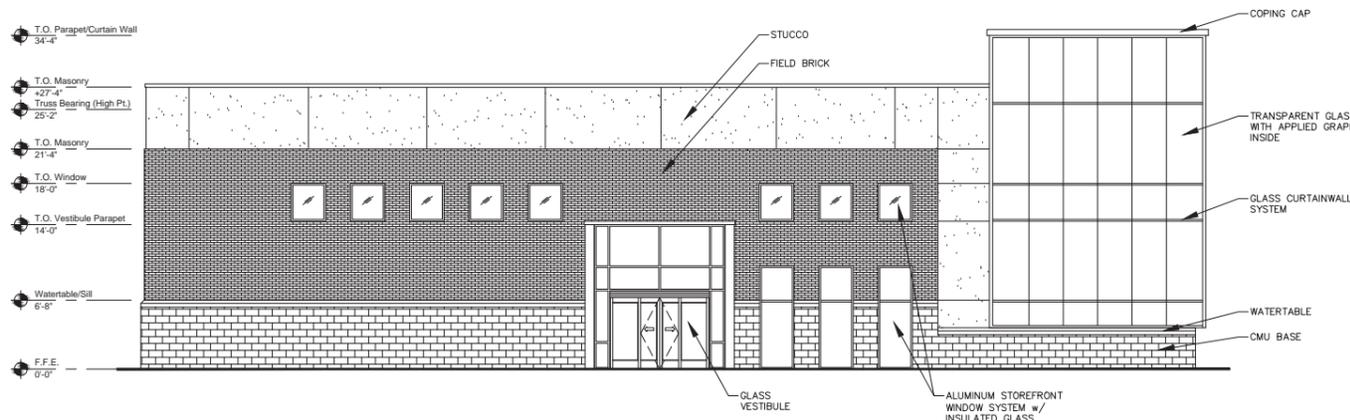
04 ELEVATION: Left Side
 3/32" = 1'-0"



03 ELEVATION: Right Side (Facing Point Blank Range)
 3/32" = 1'-0"



02 ELEVATION: Rear
 3/32" = 1'-0"



01 ELEVATION: Front
 3/32" = 1'-0"

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EXTERIOR ELEVATIONS

A2.1

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Conceptual Elevation: Nemo's Reef