

Agenda Item: Decision on Charlotte Metro Credit Union, Application 2013-607

DATE: June 4, 2014
FROM: Jay Camp

After additional input from Town Staff and Town Board, the applicant has resubmitted a substantially changed building design and a modified site plan. The most notable changes are as follows:

1. Removal of the drive thru ATM and replacement with a walk-up ATM on the 1st floor
2. A full 2-story building with a floor area of approximately 18,500 sq. ft.
3. An active, 1st floor use facing the park and the Credit Union branch facing Walgreen's.
4. A redesigned façade similar to both the Locust example and to buildings on Matthews Station St

After review of the design and site plan, we believe this plan reflects a design for the site that conforms with what was envisioned in the Downtown Plan and what Planning Board recommended. The first floor use adjacent to the park would be conditioned to have evening hours thus creating activity after 5pm. We have coordinated with other Town departments and have the following final comments to address:

1. The wine/art/espresso venue should be conditioned with enough flexibility to allow a different use in the space. It could simply be reserved for "a food and/or beverage establishment with evening hours".
2. No decision has been made on ownership of the pocket park. Both Park & Rec and Planning recommend that the space remain privately owned but available to the public as currently noted on the plans.
3. A list of allowed uses should be created. We are working with the applicant on this item.
4. Signage on the building drawings may not meet code. These should be referenced as "illustrative".
5. Chimney Hill Rd is still privately owned. There are some repairs required adjacent to this site. This work should occur at the time of construction so the streets can be conveyed for Town maintenance.

Related Town Goal(s) and/or Strategies:

Quality of Life: #1 Implement plans, updating each as appropriate, and ensure they coordinate with and fulfill the goals of each other. #2 Continue pedestrian friendly initiatives and promote alternative means of travel. #3 Develop and expand green initiatives by the Town, assist in informing citizens about a healthy environment, and continue to enhance the appearance of the community.

Economic Development/Land Use Planning: #2 Provide support and funding for the next two years for the Downtown Organization. #3 Use the Minicozzi model to capture costs and benefits of applicable proposed developments as a standard practice in requests to Town Board. #4 Seek opportunities for the continued development of the downtown core such as development of Matthews Station Street lot.

Recommended Motion/Action:

If consensus is achieved with the above final outstanding comments, staff recommends approval of this rezoning request.