Location
9009 East Independence

Ownership/Applicant
CARS DB4 LP

Zoning
Existing: B-H (CD) Proposed: B-H (CD) Change of Conditions

Use
Existing: Automobile sales lot and dealership
Proposed: Addition of carport structures

Request Summary
The applicant seeks a change of conditions to the zoning on the property to allow recently installed metal carport structures to remain at the site.
Site Summary

The Infiniti site was originally rezoned to B-H (CD) in 1989. In 2003, a change of conditions request was approved to add the parking lot across Claire Drive to the site plan.

In October 2017, Town Code Enforcement issued a Notice of Violation to address the carports that have been added to the site. According to the 2003 conditional plan, no additional structures are permitted. The applicant submitted the current change of conditions request to bring the site into compliance.

Previous Zoning Actions

Rezoning from Office to B-1 (CD) in 2007
PROPOSED SITE PLAN SHOWING CARPORT LOCATIONS
SUMMARY OF PROPOSED CONDITIONS

1. Five metal carports will be allowed on the property
2. Storage of damaged or wrecked vehicles is prohibited
3. Previous zoning conditions are included with the current application with new conditions to address the carport structures
4. Future Council approval of new structures on site.
Land Use Plan

While the Land Use Plan does not make a specific recommendation for this property, automobile dealerships are an expected land use along Independence Boulevard in both Matthews and adjacent jurisdictions.

Consistency

An automobile dealership is consistent with Land Use Plan goals for this corridor.

INDEPENDENCE BOULEVARD ACTION ITEMS:

1. Encourage the completion of alternate collector roadways.
2. Prohibit development which is solely dependent on access along US-74.
3. Require developers to locate primary access driveways along alternate roadways.
6. Encourage redevelopment of existing retail centers into mixed use concepts.
1. Applicant has confirmed that no washing of vehicles will occur on the property. This note should be added to the conditional plan.

2. The applicant has applied for building permits with Mecklenburg County.

3. Applicant should clarify what activities are allowed on the parcel where the carports are located and define what detailing activities occur on the site.

4. Note 14 regarding future approval of new structures by Council should be clarified. The plan as proposed does not allow any additional structures.

Planning Department

Police
No Concerns

Fire
No concerns

Public Works
No concerns

Parks and Rec
No concerns