

**APPLICATION 2019-694 STAFF REPORT
DISCOUNT TIRE**

Pre Public Hearing Staff Analysis • April 2019



PROJECT SUMMARY

Location

1625 Windsor Square Dr

Ownership/Applicant

FGLW Properties, LLC/Discount Tire Co.

Zoning

Existing: B-1(CD)

Proposed B-H(CD)

Existing Use

Vacant Restaurant

Proposed Setbacks

Front: 40'

Side: 10'

Rear: 55' (through lot)

Site/Project Size

1.887 Acres

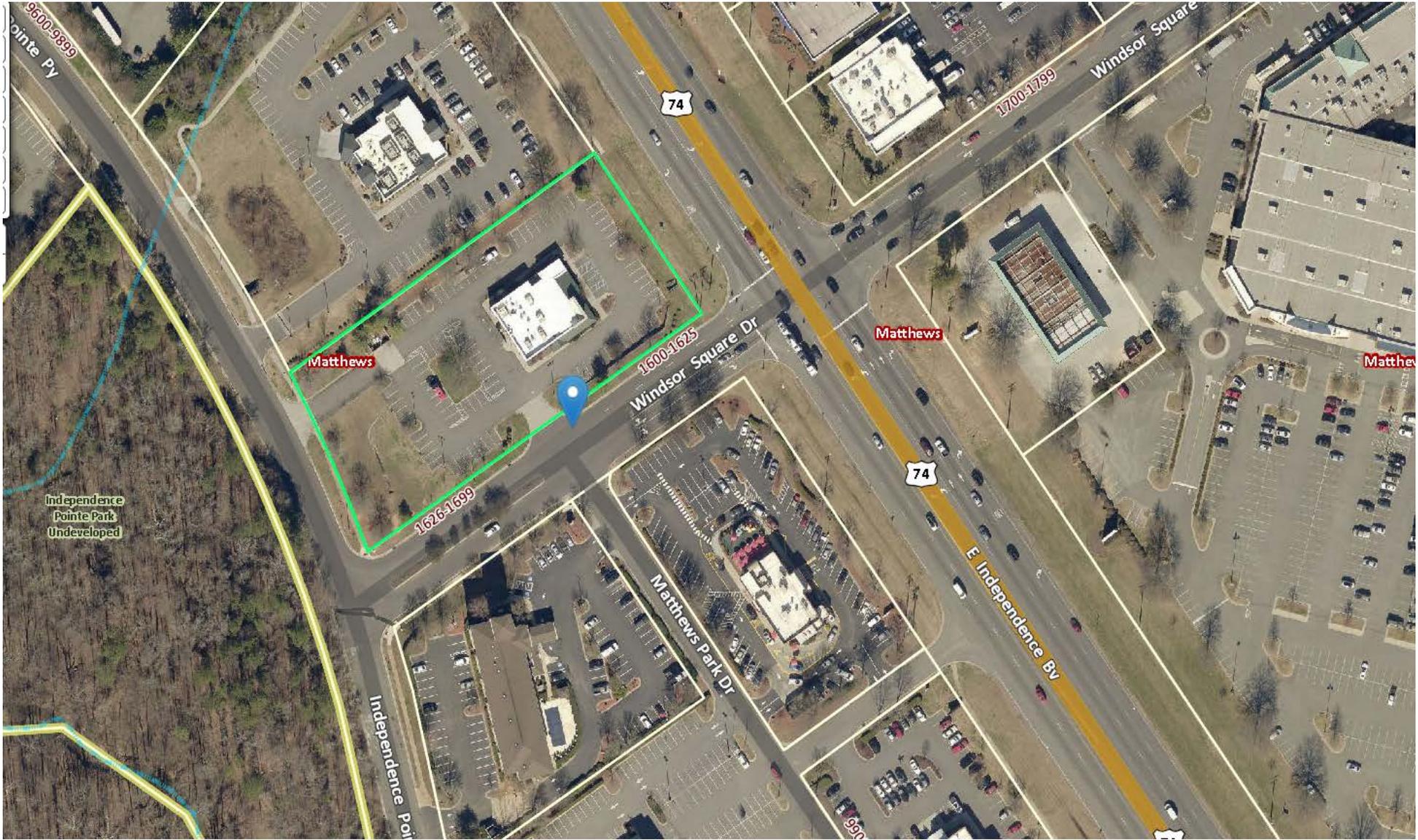
Traffic Generation

No TIA Required



The applicant proposes to modify the zoning conditions at the site and replace the existing structure with a new Discount Tire building on the site.

PROJECT AREA



PROJECT AREA



INDEPENDENCE POINT PARKWAY VIEW

EXISTING CONDITIONS





US 74 WIDENING PLAN

SUMMARY OF PROPOSED CONDITIONS

Existing Zoning Conditions

1. Permitted uses limited to restaurants without drive through service and retail uses.
2. The building may be expanded up to 6,500 square feet in total space. The structure is currently 5,579 square feet.

1. Permitted uses limited to the sale of passenger car and light truck tires and wheels and any incidental accessory uses associated with the use, including the installation of passenger car and light truck tires.
2. New tires and tires to be disposed of shall be stored indoors. No outside storage of tires shall be permitted on the site.
3. Applicant proposes to demolish existing building and construct a new building not to exceed 8,500 square feet of gross floor area.
4. New building to be constructed of brick and EIFS.
5. Health of existing trees will be verified and new trees install as required by Matthews UDO.
6. Sidewalk and streetscape will be installed along Windsor Square Dr.
7. No sidewalk will be installed along Independence Blvd.
8. Screening and landscaping will be in accordance with Matthews UDO.
9. Signage will be approved separately and in accordance with Matthews UDO.
10. All lighting to meet Matthews UDO Outdoor Illumination regulations.

TREES, VEGETATION AND STORMWATER

Tree Save

The B-H District requires 12% tree canopy preservation.

Stormwater Management and PCO

There is an existing stormwater BMP pond on the site that will be utilized. Mecklenburg County has approved conceptually detention requirements with the existing stormwater facility.

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

Retail uses are appropriate and expected along the US 74 corridor. Fortunately, the property is already accessed from the collector road system and does not rely on US 74 for direct access.

Due to zoning requirements, new developments must plan for and construct driveways on these alternate roadways and allow driveway closure along US-74 when road construction begins. The Town encourages primary access points to be located along the alternate roadways.

Land uses adjacent to US-74 intersections must deter significant increases in traffic and traffic patterns. Further development of impulse retail/commercial uses is discouraged at these locations. Non-residential, destination-oriented uses are most appropriate uses. Existing retail centers are ideal for redevelopment into mixed use centers.

See also: Independence Pointe Parkway Area; Northeast Parkway Area; US 74 / I-485 Interchange Area.

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.*
- 4. Prohibit expansion of impulse/commercial land uses along US-74.*
- 5. Promote non-residential, destination-based land uses along US-74.*
- 6. Encourage redevelopment of existing retail centers into mixed use concepts.*

Consistency

The request is both consistent with nearby uses and with recommendations within the Land Use Plan

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Discount Tire has provided updated elevations based on Planning Staff's initial comments.
2. A note should be added that the Windsor Square Dr driveway may be relocated with Town/NCDOT approval if closure of existing driveway occurs due to construction.

Police

No concerns

Fire

No concerns

Public Works

Owner should consider flipping the building to have customer waiting area at driveway entrance off Windsor Square Dr for better pedestrian circulation.

Parks and Rec

No concerns.