Location
2447 E John Street

Ownership/Applicant
APC Towers LLC

Zoning
Existing: I-1(CD)  Proposed: I-1(CD) Change of Conditions

Use
Existing: Habitat Restore and vacant land
Proposed: Habitat Restore and Stealth Communication Tower

Request Summary
The applicant proposes the addition of a 120’ stealth communication tower in the back of the property.
Site Summary

The property is currently accessed via E John St and Friendship Drive (private drive). Property frontage is used by Habitat Restore.

Within the I-1 zoning classification, maximum height allowance for a stealth communication tower is 80’ adjacent to any residentially zoned district.

The applicant has submitted a text amendment to allow for additional tower height within the I-1 zoning district.

In order to comply with Matthews Unified Development Ordinance, a change in conditions is required from the previous approved rezoning.

Previous Zoning Actions

The property was rezoned in 1991 from R-20 to I-1(CD). The approved site plan was a general development and minor adjustments would be allowed.
PROPOSED SITE PLAN
SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Existing retail to continue on parcel.

2. Communication monopine tower to be 118’ tall plus 2’ lighting rod (120’ total height).

3. Proposed compound is approximately 116’ x 184’ tree save in the rear of the property.

4. A clear fall zone of 120’ is shown.

5. Adding 12’ wide gravel access drive.

6. Addition of 60’ x 60’ chain link fence around compound.

7. All landscaping, screening, and required buffers shall meet the Unified Development Ordinance requirements.
Land Use Plan

The LUP states that the new development should focus on the applicable block on the consensus build-out scenario.

The consensus build-out for this property shows Office/Production/Distribution. Initial development in each build-out scenario shall conform to the assigned focus land use categories.

Consistency

The proposed change in conditions does not meet the consensus build-out scenario nor land use.

LAND USE PLAN AND ADOPTED POLICIES

F. JOHN STREET SMALL AREA PLAN LAND USE ACTION ITEMS:

1. Proposed new development should correspond to the designated focus land use categories within the applicable block on the consensus build-out scenario.

2. Initial development within each block of the conceptual build-out scenario shall conform to the assigned focus land use category(ies), since it will set the tone for further adjacent development.

3. In each land use focus designation, the “focus” type of land use should comprise at least 30% of the overall build-out at each phase of completion.
TREE SURVEY---RED INDICATE 10' OR LARGER DIAMETER TREE BEING REMOVED FOR TOWER
Planning Department

1. Staff would like to see where other development could be proposed on the property based on the original conditional approval.

Police
No Concerns

Fire
No Concerns

Public Works
No Concerns

Parks and Rec
No concerns
NC-1512 Friendship Drive
Proposed Monopine
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)

NOTE:
Photo renderings are shown as artistic representations only. Final site conditions may differ from what is shown.
EXISTING LOCATION 1
(LOOKING SOUTH)
PROPOSED LOCATION 2
(LOOKING SOUTHEAST)
PROPOSED LOCATION 3
(LOOKING NORTHEAST)
Current VZW 4G LTE Coverage
Proposed VZW 4G LTE Coverage