

APPLICATION 2019-708 STAFF REPORT APC TOWERS LLC CHANGE IN CONDITIONS

Pre Public Hearing Staff Analysis • February 2020



SUMMARY

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.



PROJECT AREA



SITE INFORMATION AND BACKGROUND

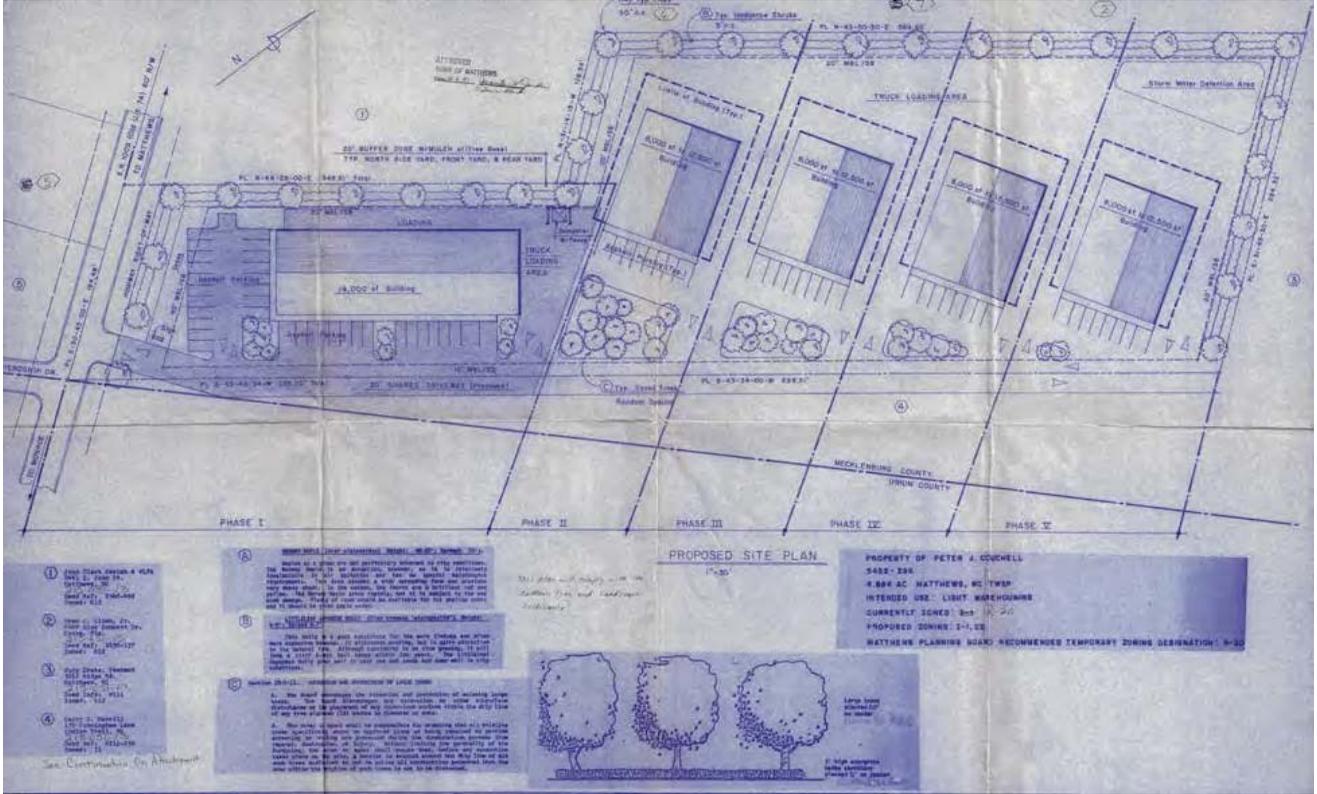
Site Summary

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 a 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.

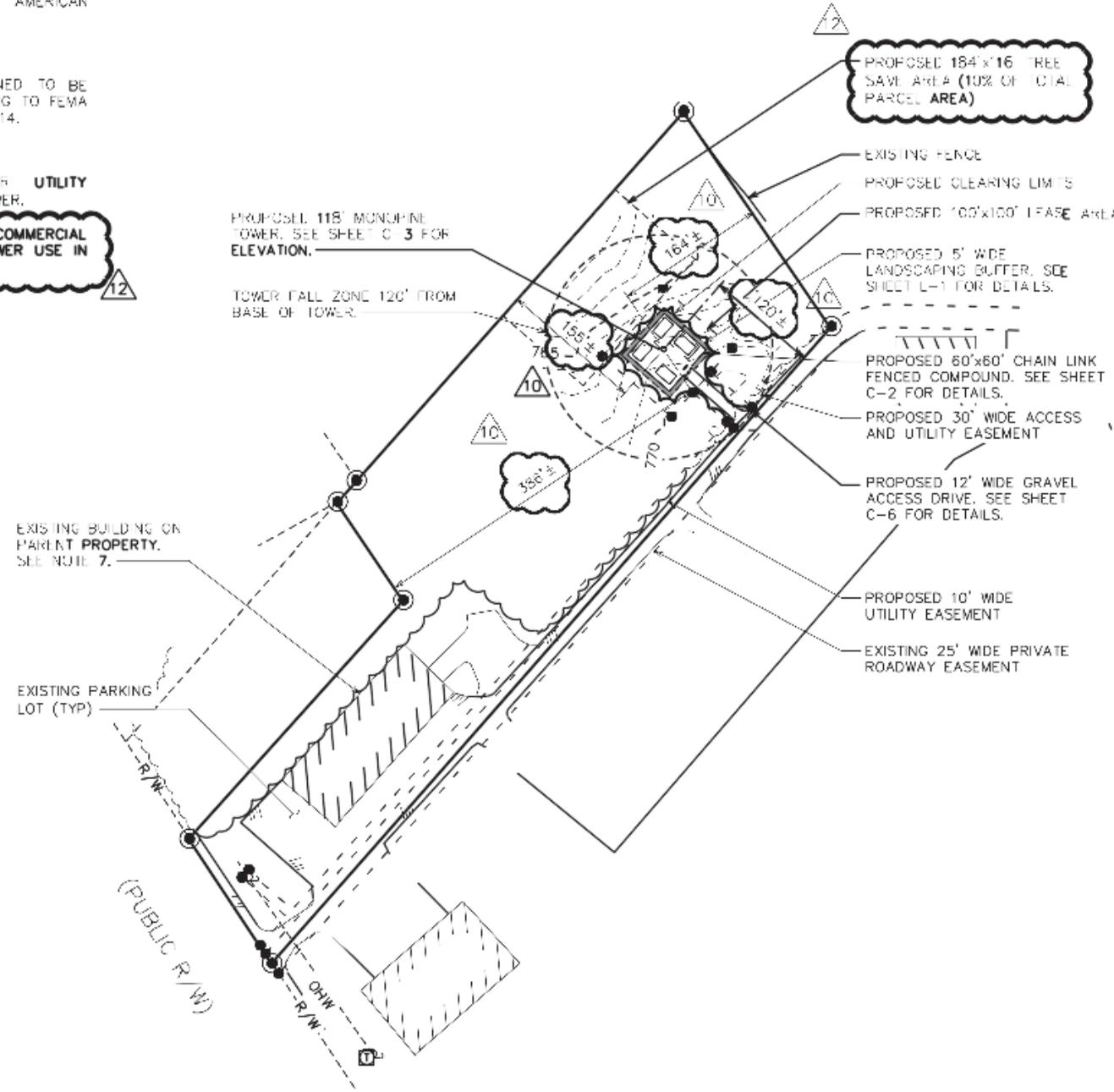


Previous Zoning Actions

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.

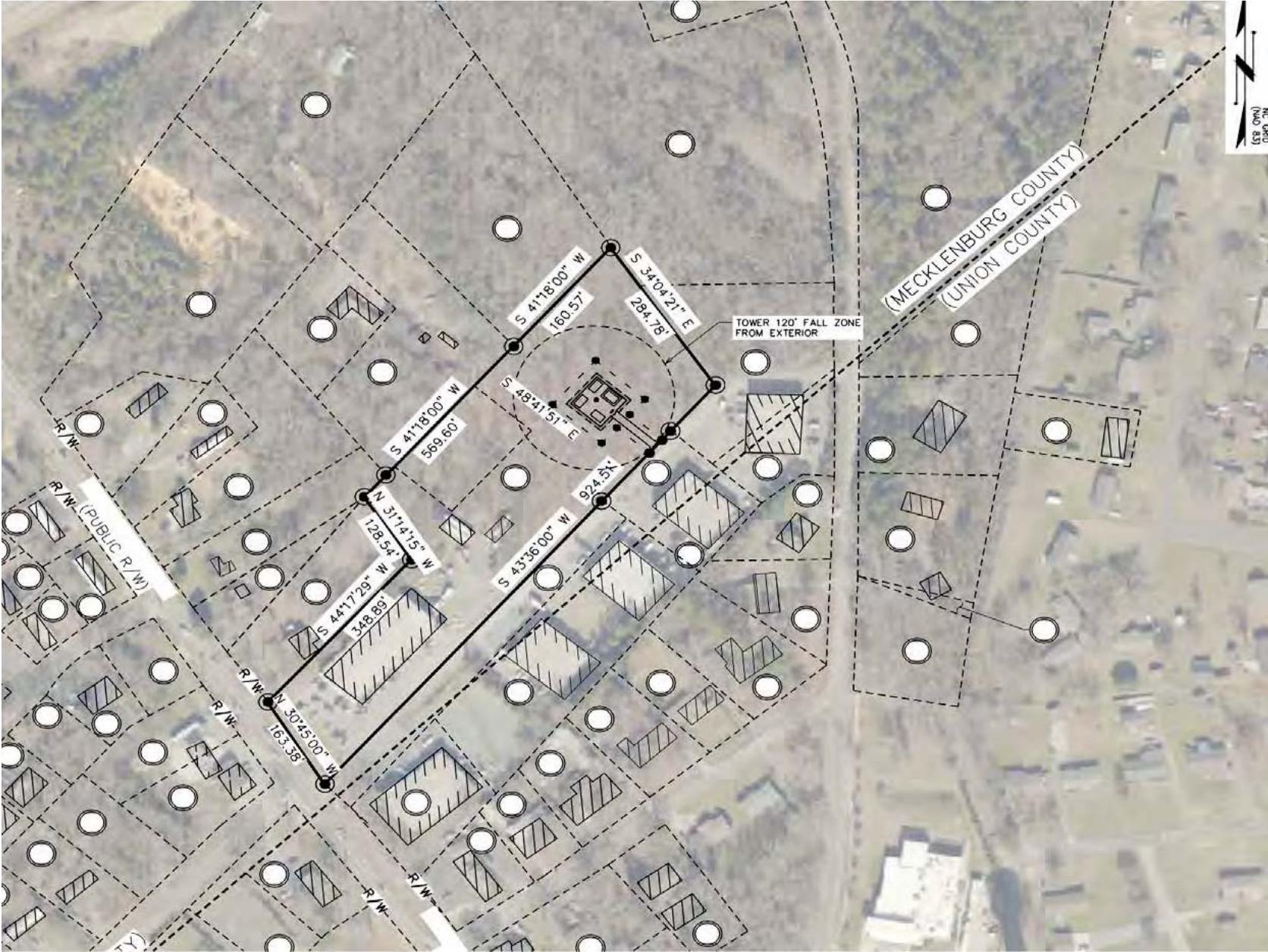
PROPOSED SITE PLAN

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NCSPCS NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON JULY 2, 2018.
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN ZONE "X." AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #3710448900K, DATED FEBRUARY 19, 2014.
5. SEE SHEETS C-1A & C-1C FOR PROPERTY DETAILS.
5. THERE ARE NO EXISTING TELECOMMUNICATIONS OR UTILITY TRANSMISSION TOWERS WITHIN 1300' OF THE PROPOSED TOWER.
7. EXISTING PARCEL MAY CONTINUE TO BE USED FOR RETAIL/COMMERCIAL PURPOSES. PROPOSED REZONING TO ALLOW FOR CELL TOWER USE IN ADDITION TO OTHER ALLOWED USES.



	EXIST. PROPERTY LINE
	ADJ. PROPERTY LINE
	EXIST. UTILITY POLE
	EXIST. LIGHT POLE
	EXIST. HYDRANT
	EXIST. TELCO PEDESTAL
	PROPERTY CORNER
	LEASE/EASE. CORNER
	EXIST. CONTOUR LINE
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	RIGHT-OF-WAY
	CHAIN LINK FENCE

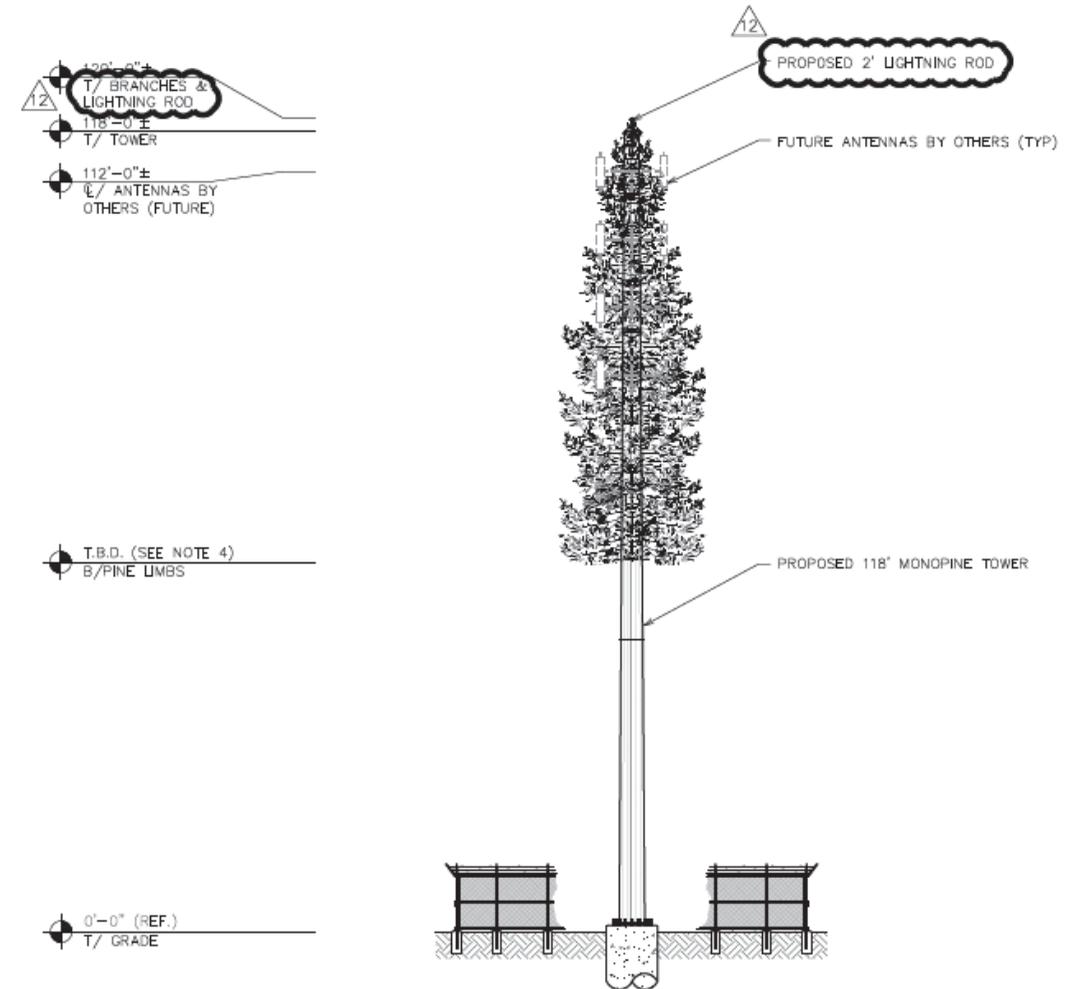
PROPOSED SITE PLAN



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 AND ADOPTED POLICIES

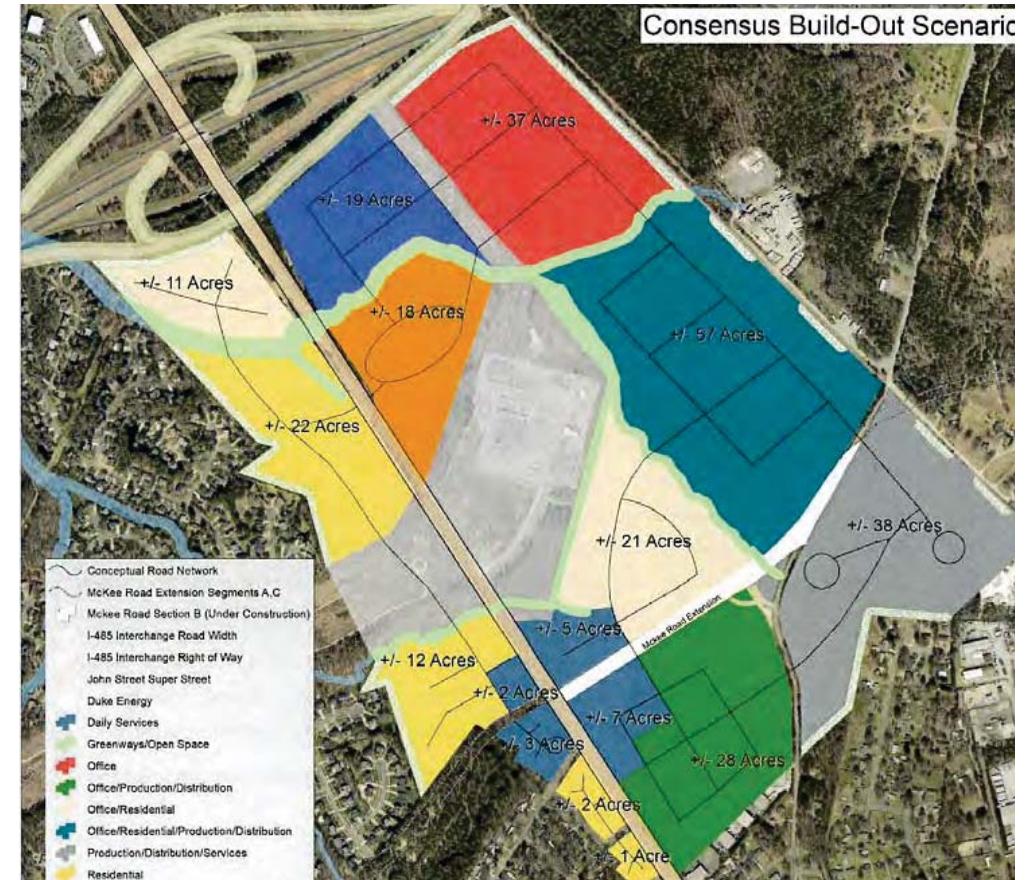
Land Use Plan

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.



E 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.

STAFF COMMENTS AND OUTSTANDING ISSUES

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

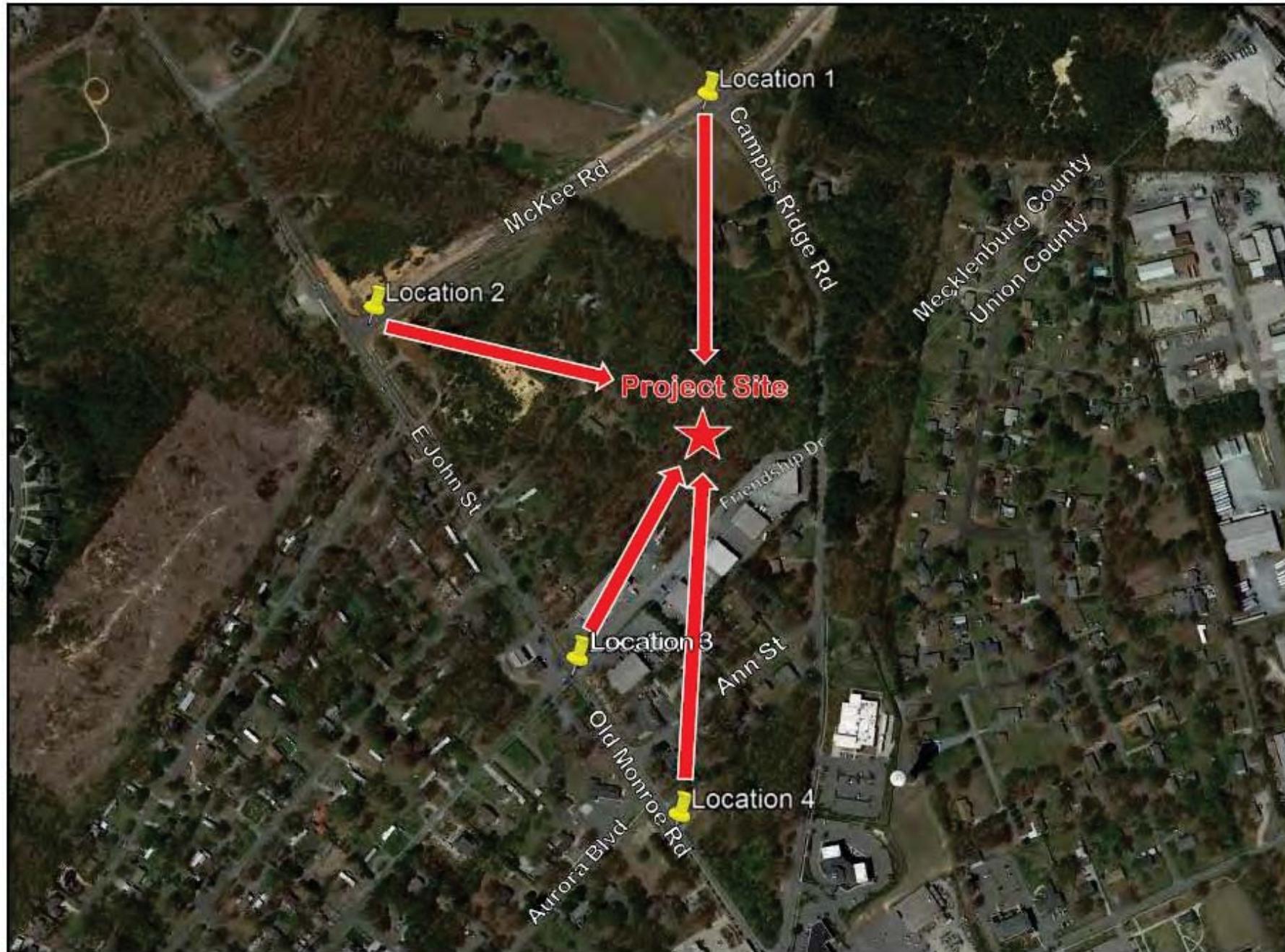
Public Works

No Concerns

Parks and Rec

No concerns

Proposed Monopine
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)

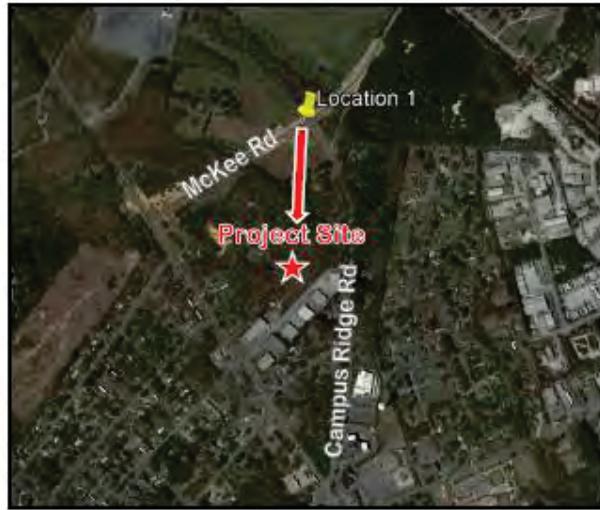


NOTE:
Photo renderings are shown as artistic
representations only, final site conditions
may differ from what is shown.

EXISTING LOCATION 1 (LOOKING SOUTH)

APC Towers
Proposed Monopine
NC-1512 Friendship Drive
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)





PROPOSED LOCATION 1 (LOOKING SOUTH)

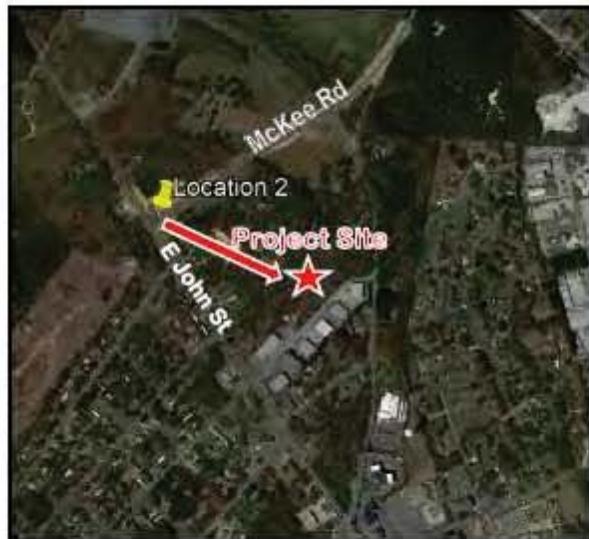
APC Towers
Proposed Monopine
NC-1512 Friendship Drive
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)



EXISTING LOCATION 2 (LOOKING SOUTHEAST)

APC Towers

Proposed Monopine
NC-1512 Friendship Drive
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)



PROPOSED LOCATION 2 (LOOKING SOUTHEAST)

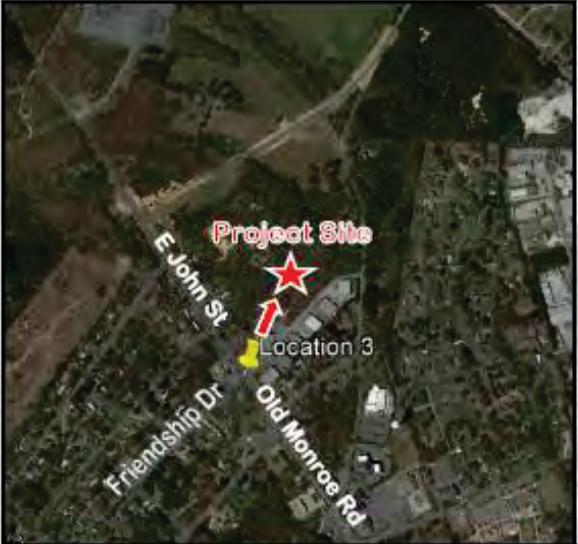


Proposed Monopine
NC-1512 Friendship Drive
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)



EXISTING LOCATION 3 (LOOKING NORTHEAST)

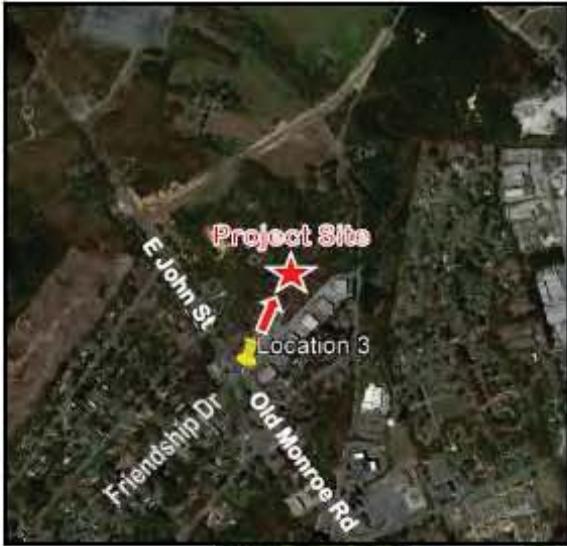
APC Towers
Proposed Monopine
NC-1512 Friendship Drive
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)



PROPOSED LOCATION 3 (LOOKING NORTHEAST)



Proposed Monopine
NC-1512 Friendship Drive
Friendship Drive
Morning Star, NC 28105
(Mecklenburg County)



EXISTING LOCATION 4 (LOOKING NORTH)

APC Towers
Proposed Monopine
NC-1512 Friendship Dr
Friendship Drive
Morning Star, NC 2810
(Mecklenburg County)



PROPOSED LOCATION 4
(LOOKING NORTH; TOWER NOT VISIBLE)



BRANCH HEIGHT COMPARISON

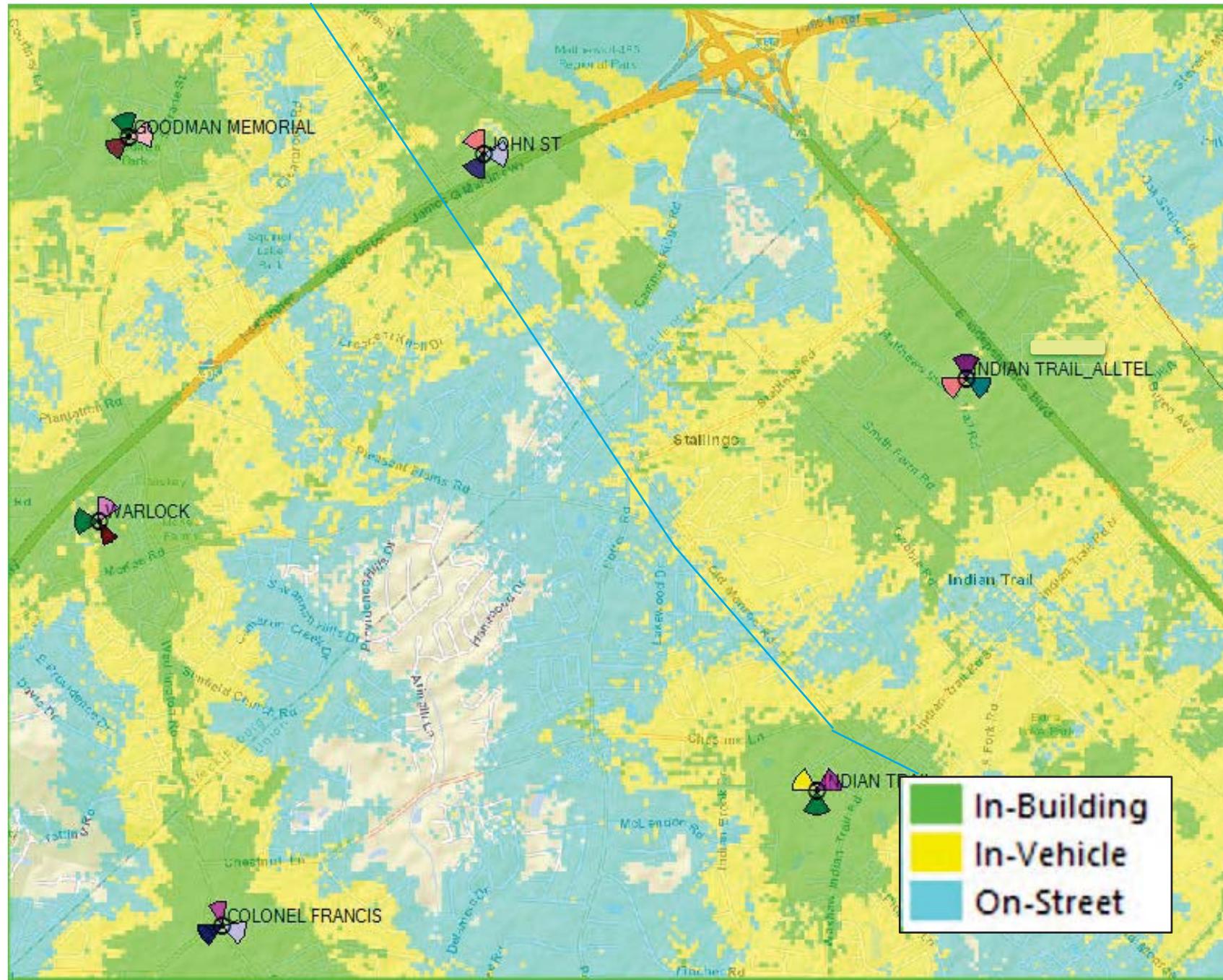
Existing Monopine located at
Ballantyne Commons Pkwy
Charlotte, NC 28277
(Mecklenburg County)



Proposed Monopine
Photo Rendering
(not actual location, only for
branch height comparison)



Current VZW 4G LTE Coverage



Proposed VZW 4G LTE Coverage

