Agenda Item: Rezoning 2020-713 Home Depot – Change in Conditions

DATE: September 14, 2020
FROM: Darin Hallman, Planner

Background/Issue:

- Home Depot wishes to add outdoor rental equipment storage and remove the 120-day limit and the seasonal limit from mid-March through mid-July for the garden corral.

- The 120-day requirement for the garden corral. That requirement is from the original conditional notes approved back in 2010. That condition only applies to the garden corral. The proposed straw trailers are governed by Unified Development Ordinance Section 155.506.36.B.6 which regulates outdoor sales from semi-truck trailers, temporary greenhouses, and tents. Under that section of the ordinance, sales from tents, trailers, and temporary greenhouses may only occur 120 days per calendar year.

- Updates since the public hearing:
  - Home Depot clarified their application statement and indicated that they do desire that the corral be allowed year-round. So please add to your considerations that a year-round corral is part of the requested changes in conditions.
  - The applicant has agreed to a condition that would allow for a driveway on future Independence Pointe Parkway (Site Plan Conditional Note #4)
  - Planning Board recommended approval of the rezoning request with a condition to limit the storage of the larger large-format equipment.

Proposal/Solution:

- (Add to condition #6) The movable planters will be a minimum of 2’ in height and 3’ in length; the intended maximum gap between the movable planters is 2’.
- (Add to condition #7) The first priority for storage of any large format equipment that includes a raised lift (ex: boom lift, scissor lift) will be along the south side of the building behind the tool rental center. Such equipment with raised lifts will be stored in the stowed position.

Financial Impact:
None

Related Town Goal(s) and/or Strategies:
Land Use Planning

Recommended Motion/Action:
Approve Rezoning Application 2020-713
Matthews Board of Commissioners adopts the checked statement below:

A) _____ The requested zoning action, as most currently amended, is approved, and has been found to be
   CONSISTENT with the Matthews Land Use Plan (or other document(s)), and to be REASONABLE, as follows:

   CONSISTENT: The changes in conditions are consistent with the Matthews Land Use Plan as it supports
   the economic viability of the existing business in a retail center.

   REASONABLE: The rezoning is reasonable as it brings the use into further conformity with the current
   zoning district and standards set in the Unified Development Ordinance

OR

B) _____ The requested zoning action, as most currently amended, is not approved, and has been found to be
   INCONSISTENT with the Matthews Land Use Plan (or other document(s)), and NOT REASONABLE, as follows:

   INCONSISTENT: The rezoning is inconsistent with the Land Use Plan along Independence Boulevard
   as it does not encourage the redevelopment of existing retail centers into mixed use concepts.

   NOT REASONABLE: The rezoning is not reasonable as it will create additional traffic within the parking
   lot.

(In each case, the Statement must explain why the Board deems the action reasonable and in the public interest (more
than one sentence). Reasons given for a zoning request being “consistent” or “not consistent” are not subject to judicial review.)

Date: September 14, 2020
4. TO THE EXTENT THE PROPERTY OWNER REQUESTS OR ALLOWS AN ADDITIONAL ACCESS DRIVEWAY FOR VEHICLE AND/OR PEDESTRIAN ACCESS AS SHOWN ON THE SITE PLAN.

9. INSTALL 4 NEW LANDSCAPE ISLANDS WITH APPROPRIATE ISLAND TREES AND GATOR BAGS.

8. REPLACE 20 PARKING SPACES FOR STORAGE OF TRAILERS AND LARGE FORMAT EQUIPMENT IN THE STOWED POSITION.

7. LIMIT 15 LARGE FORMAT EQUIPMENT AND 5 EQUIPMENT TRAILERS IN FRONT OF BUILDING AS SHOWN ON THE SITE PLAN. THE MOVEABLE PLANTERS WILL BE A MINIMUM OF 2 FEET IN HEIGHT AND 3 FEET IN LENGTH; THE INTENDED MAXIMUM GAP BETWEEN THE EQUIPMENT TRAILERS AND PLANTERS WILL BE 4 FEET. MOBILE PLANTERS TO BE PLACED AROUND PERIMETER OF TRAILERS AND LARGE FORMAT EQUIPMENT IN PARKING LOT AS SHOWN TO PROVIDE SCREENING OF EQUIPMENT.

6. INCORPORATE MOVEABLE PLANTERS TO SURROUND THE TRAILERS AND LARGE FORMAT EQUIPMENT STORAGE AREA

5. INCORPORATE RETAINED CLEARANCES FOR EXISTING CART CORRALS.

4. PULL OUT PANELS WILL BE PLACED TO THE SIDE OF THE DRIVE AISLE RECONFIGURED FROM 16 REGULAR SPACES TO 11 REGULAR SPACES AND 5 COMPACT SPACES. THE GATE PANELS WILL BE RETAINED TO THE AREA IN BOUND.

3. PROPOSED ASPHALT EXPANSION TO ACCOMMODATE SERVICES VEHICLES - PROPOSED CURB TO TIE INTO EXISTING CURB - PROPOSED GUARDRAIL.

2. REALIGN TRAILER PARKING SPACES TO CREATE 55' X 12' TRAILER PARKING SPACES SURROUNDED BY MOBILE PLANTER BOXES TO PROVIDE PERIMETER SCREENING. SEE BELOW FOR EXAMPLE.

1. CHOOSE PROPOSED ADDITIONAL ISLAND = 8 SPACES WITHOUT WAIVING ANY RIGHTS OR CLAIMS PROPERTY OWNER MAY HAVE,
Home Depot  
Example Trailers and Large Format Equipment  

1837 MATTHEWS TOWNSHIP PARKWAY  

NOTE: THIS PRESENTATION IS FOR ILLUSTRATIVE PURPOSES ONLY TO PROVIDE EXAMPLES OF POTENTIAL EQUIPMENT THAT COULD BE STORED AT THIS STORE LOCATION BUT IS IN NO WAY MEANT TO LIMIT OR EXCLUDE STORAGE OF ADDITIONAL EQUIPMENT NOT PICTURED HEREIN
Example Trailers

6’ X 10’ DUMP TRAILER

Dump Trailer: 33-387

5’ X 8’ DUMP TRAILER

Mini Dump Trailer: 33-389
Example Large Format Equipment

EXAMPLE MOWER

Toro 74955 Z-Mower: 33-405

EXAMPLE AERATOR

Classen/Toro Aerator: 33-893
Example Large Format Equipment – Trenchers

Possible Model / CAT-GRPs:
• Barreto 2036RTK: 33-107
• Toro Trencher: 33-122
• Barreto 36” Boom: 33-226
• Barreto Steerable: 33-227
• Boxer 120: 33-522

Possible Model / CAT-GRPs:
• Trencher (24 Boom): 33-109
• Barreto Mini Trencher: 33-912
Example Large Format Equipment

**Example Concrete Buggy**
- Possible Models / CAT-GRPs:
  - Canyoncom SC-75: 33-399
  - Toro MBTX2500: 33-399

**Example Wood Chipper**
- Possible Model / CAT-GRPs:
  - Chipper 6” - Altec: 33-449
  - Chipper 6” Morbark: 33-604

**Example Stump Grinder**
- Possible Model / CAT-GRPs:
  - Toro: 33-121
  - Barreto: 33-944
Example Large Format Equipment – Tractors/Loaders/Backhoes and Skid Steer

Possible Model / CAT-GRPs:
- John Deere 2032R: 33-455
- Kubota B26: 33-442

Possible Model / CAT-GRPs:
- Kubota BX25/BX23: 33-395
- Yanmar SA424: 33-401
- John Deere 2025R: 33-402

Possible Models / CAT-GRPs:
- Terex PT30/RT30: 33-423
- Gehl TR105: 33-419
- ASV RC-30: 33-443
Example Large Format Equipment – Mini Excavators

Possible Model / CAT-GRPs:
- Mini Excavator KX71: 33-116
- John Deere 26G: 33-588
- Bobcat E26: 33-125
- Mini Excavator KX91: 33-112

Possible Model / CAT-GRPs:
- Mini Excavator U17: 33-336
- Bobcat E20: 33-124
- Mini Excavator TC16: 33-331

Possible Model / CAT-GRPs:
- Mini Excavator 8008: 33-296
- Mini Excavator K008: 33-396
- Gehl/Yanmar Z08: 33-308
- Mini Excavator 418: 33-117
- Mini Excavator 9NX-2: 33-413
Example Large Format Equipment

EXAMPLE SCISSOR LIFT

26’ Scissor Lift w/ Trailer: 33-451

EXAMPLE BOOM LIFTS

JLG 340AJ Boom Lift: 33-415

Genie Z33 Boom Lift: 33-408
Boom Lift Storage

Stowed Position

Upright Position

Boom lift