

APPLICATION 2020-713 STAFF REPORT HOME DEPOT AT MATTHEWS FESTIVAL

Pre Public Hearing Staff Analysis • August 2020



SUMMARY

Location

1837 Matthews Township Parkway, tax id 19323133

Ownership/Applicant

HD Development of Maryland Inc

Zoning

Existing: B-1SCD Proposed: B-1SCD Change of Conditions

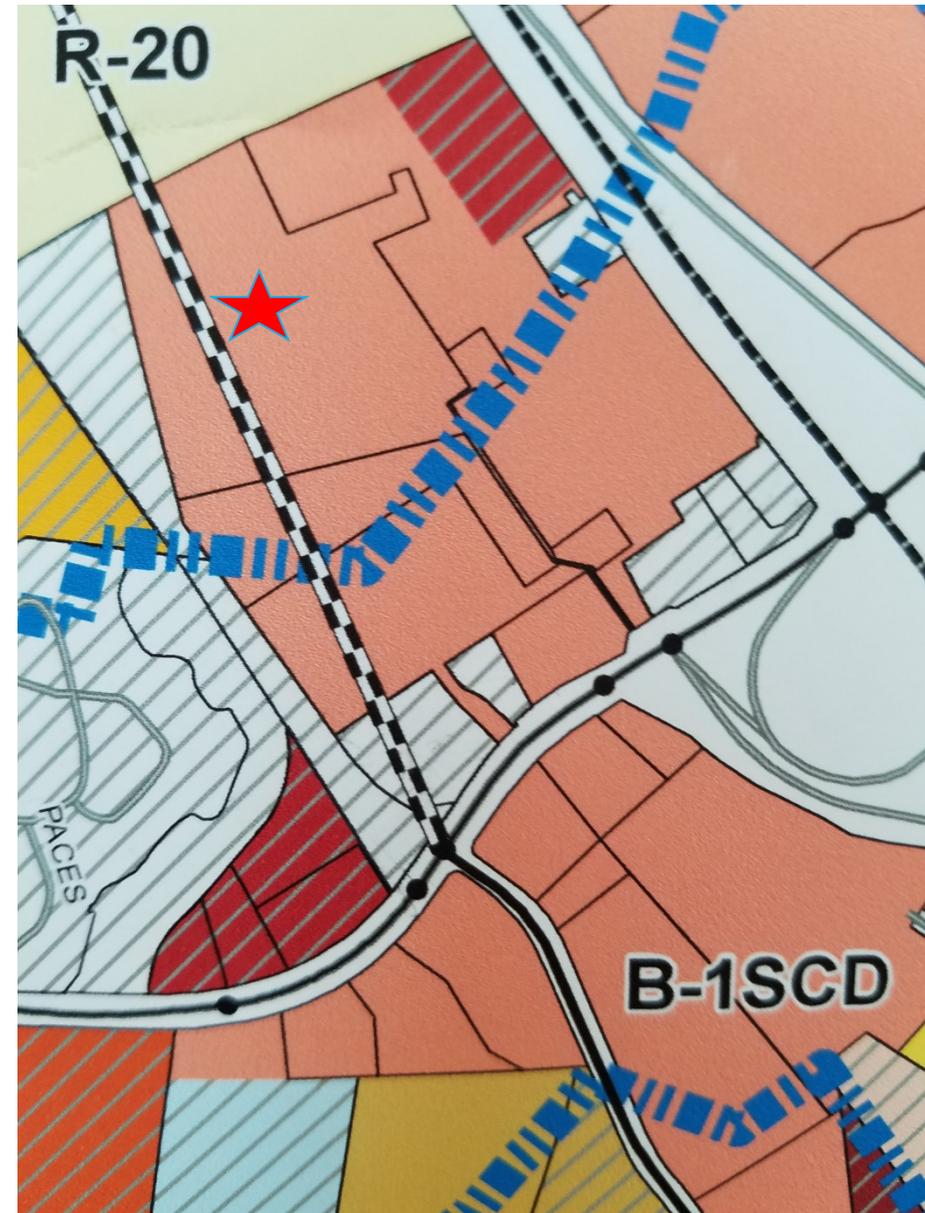
Use

Existing: Retail Shopping Center

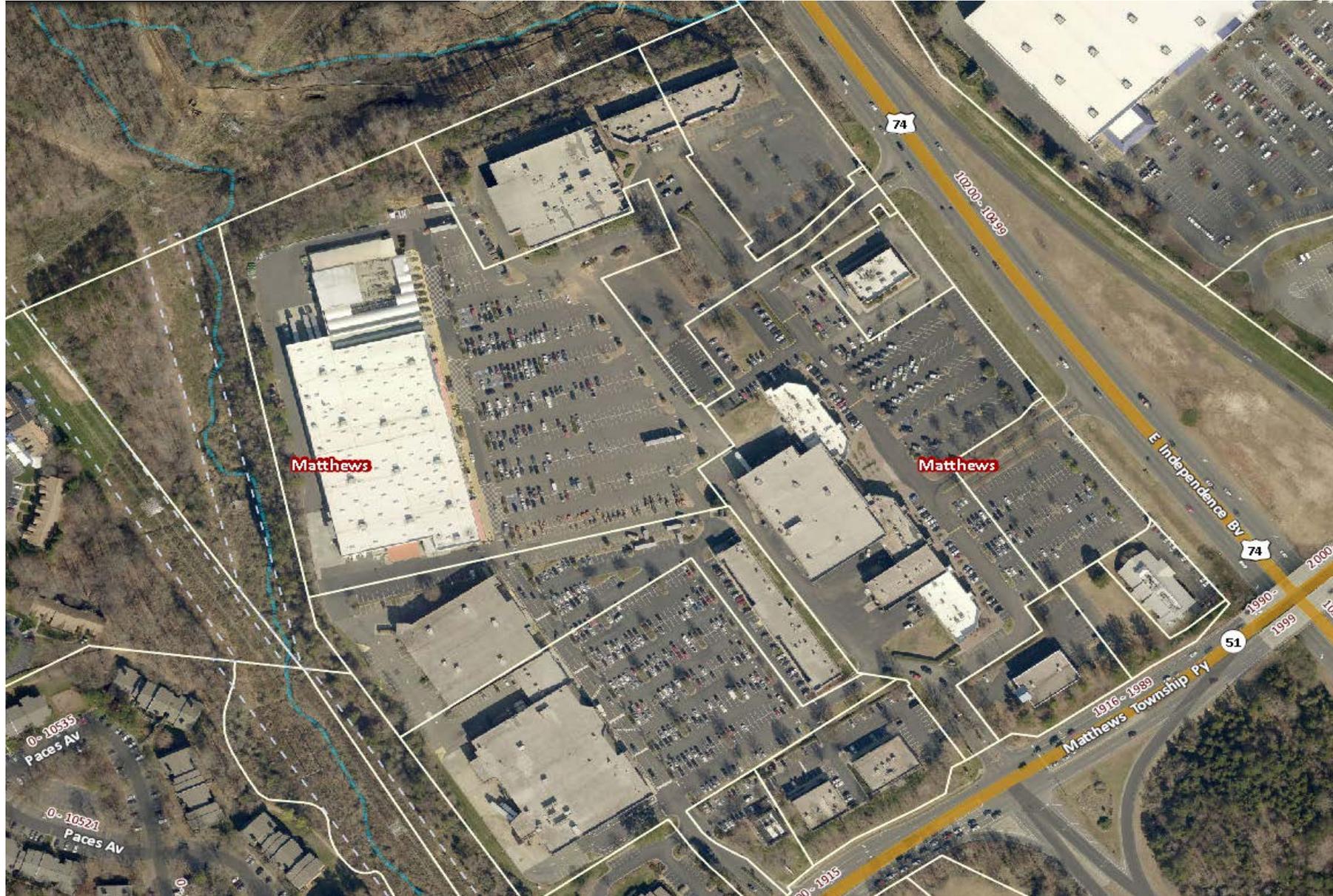
Proposed: Same

Request Summary

The applicant proposes to use a portion of the existing parking lot for year-round heavy equipment storage and change the seasonal outdoor sales.



PROJECT AREA



SITE INFORMATION AND BACKGROUND

Site Summary

The site consists of approximately 12 acres of land area within the Matthews Festival Shopping Center.

Previous Zoning Actions

The property was rezoned from Conditional to B-1SCD in November 2010.

The seasonal use of the outdoor garden corral was approved at that time. Garden corral was allowed to operate for 120 days from mid March to mid July each year.

In December 2019, a Change in Conditions was denied by the Board of Commissioners due to concerns over the drive isle and aesthetics.

A waiver to the 1 year resubmittal waiting period was approved on March 9, 2020 by the Board of Commissioners.



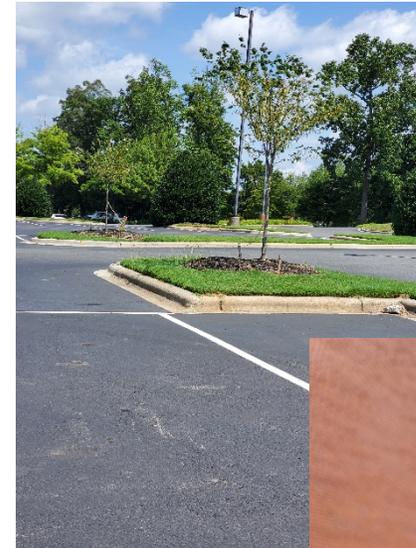
CURRENT SITE CONDITIONS



Front of Building



Behind tool rental area

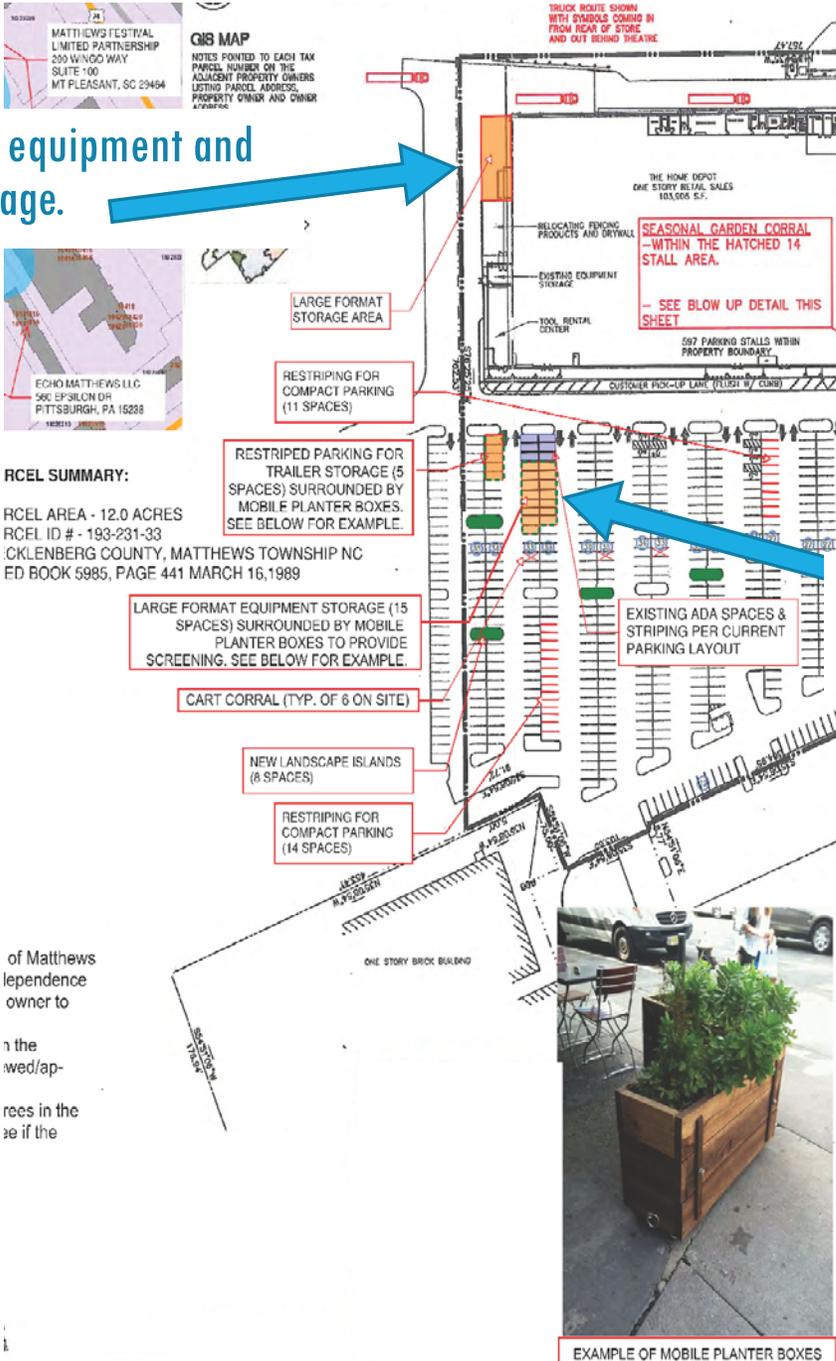


Tree replacement in parking lot & along old movie theater.



PROPOSED SITE PLAN

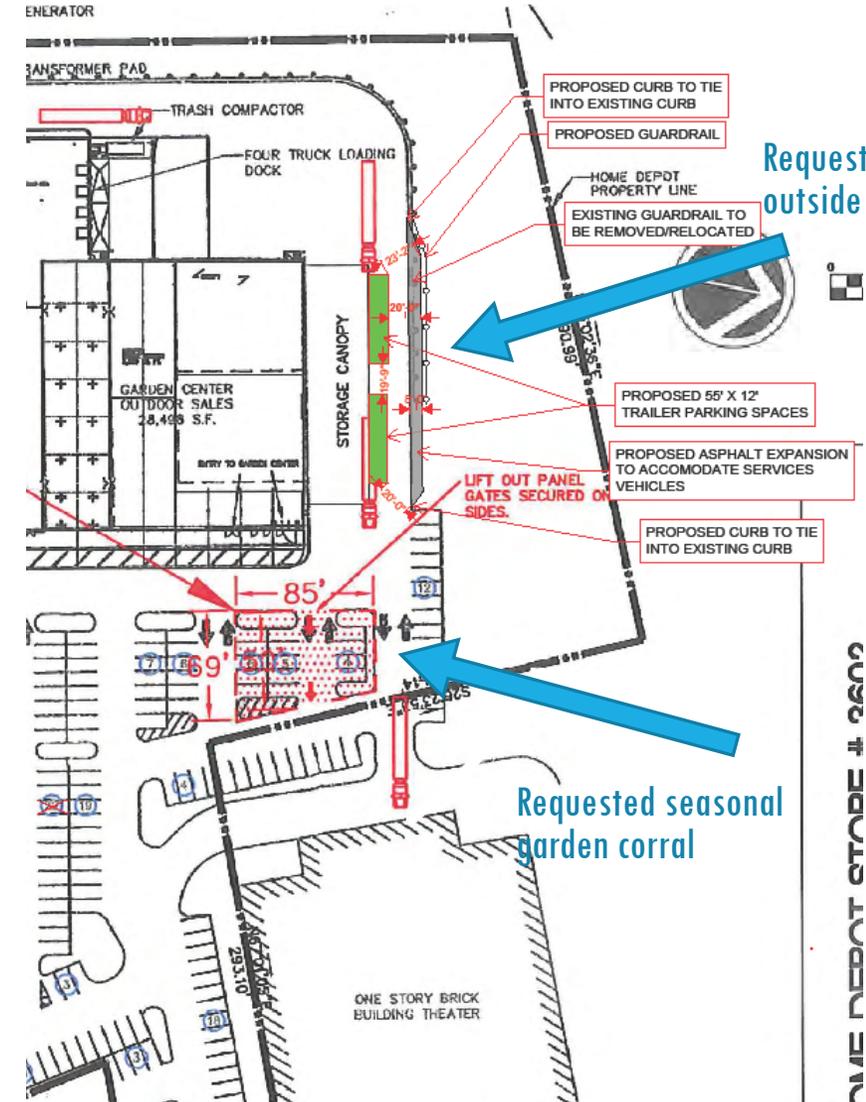
Year-round equipment and trailer storage.



RCEL SUMMARY:

RCEL AREA - 12.0 ACRES
RCEL ID # - 193-231-33
CANKLENBERG COUNTY, MATTHEWS TOWNSHIP NC
ED BOOK 5985, PAGE 441 MARCH 16, 1989

Year-round equipment and trailer storage.

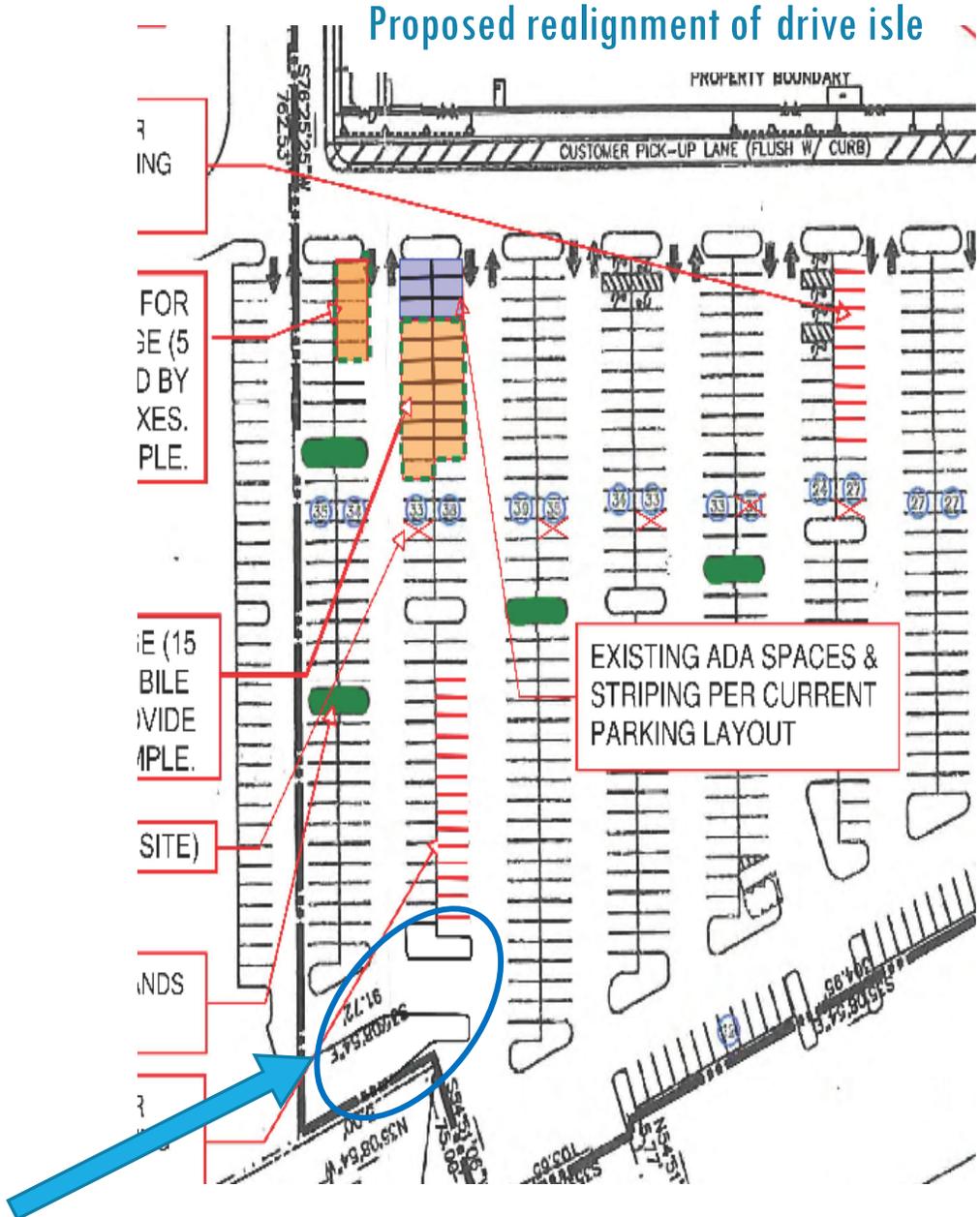
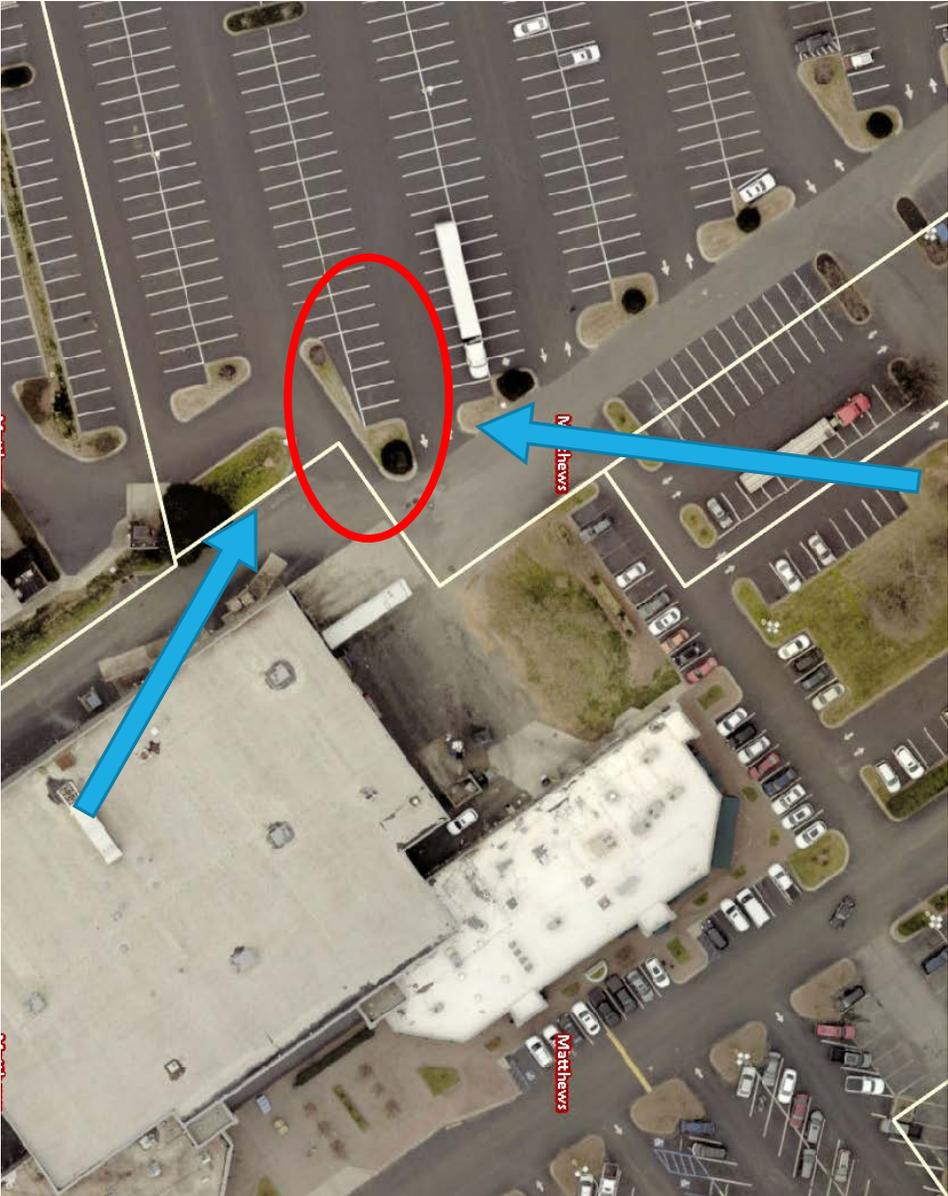


Requested seasonal outside sales

Requested seasonal garden corral

HOME DEPOT STORE # 2822

Existing conditions



SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Property owner will work with NCDOT and/or Town if vehicle and/or pedestrian crossing to Independence Pointe Pkwy is proposed. This does not guarantee property owner to provide a financial commitment.
2. Remove Seasonal Garden Corral area specified time of Mid March to Mid July in order to allow for store management to determine when best to use the allowable 120 days (Matthews UDO Section 155.506.36 allows temporary greenhouse or tent for 120 days per calendar year.)
3. Incorporate moveable planters to surround the trailers and large format equipment in parking lot in front of building.
4. Limit 15 large format equipment and 5 equipment trailers in front of building. Balance of equipment and trailers to be located along south side of building behind tool rental center and out of direct view of customers.
5. Remove 20 parking spaces for storage of trailers and heavy rental equipment.
6. Restripe parking spaces for compact vehicles.
7. Install 4 new islands with appropriate island trees and gator bags.
8. Replace diseased or dead trees onsite with 2" caliber minimum trees. Home Depot to work with Matthews staff on which trees to replace and species of replacement trees.
9. Home Depot has realigned the drive aisle closest to Metro Diner on the site plan in order to provide a safer access for patrons of the shopping center.
10. Move "pine straw" trailers to side of building.

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The use of the site as a retail center has been established for 20 years. The Land Use Plan calls for limitations on parking in front of buildings and placing loading behind buildings.

Consistency

The proposed changes are consistent with the Land Use Plan and similar development already established along the corridor.

MATTHEWS LAND USE PLAN FOR INDEPENDENCE BOULEVARD STATES:

Non-residential, destination-oriented uses are most appropriate uses. Existing retail centers are ideal for redevelopment into mixed use centers.

INDEPENDENCE BOULEVARD ACTION ITEMS:

- Promote non-residential, destination-based land uses along US-74.
- Encourage redevelopment of existing retail centers into mixed use concepts.

INDEPENDENCE POINTE PARKWAY PROPOSED ALIGNMENT



STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Parking meets the minimum requirements for the use. Compact parking used to meet code.
2. Several new planting islands will be installed with appropriate trees. Note that gator bags will be used on new plantings because of lack of irrigation has been included on site plan.
3. No public comment was received at the community meeting.
4. A text change should be submitted within 60 calendar days to allow for the “pine straw” trailers and outdoor garden corral to stay on site longer than the current 120 days. Without the text change, a note should be added that the trailers be removed 120 days after rezoning approval.

Police

No Concerns

Fire

No concerns

Public Works

Approved reconfiguration of the parking isle near Metro Diner.

Parks and Rec

No concerns