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.
**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.
BUILDING SUMMARY:
- 126,400 SF GROSS BUILDING AREA
- 4,918 SF LOADING AREA
- 6,854 SF OFFICE/BATHROOM REAR OF STORE
- 279 SF FRONT OFFICE
- 126,392 NET SALES AREA

PARCEL SUMMARY:
- PARCEL AREA - 12.2 ACRES
- PARCEL ID #: 18-03612-03
- MECKLENBURG COUNTY, MATTHEWS TOWNSHIP NC
- DEED BOOK: 5699, PAGE 441 MARCH 16, 1999

PARKING SUMMARY:
- REGULAR SPACES PROVIDED = 556
- COMPACT SPACES PROVIDED = 25
- TOTAL SPACES PROVIDED = 581
- SPACES REQUIRED = 1,530 SF (NET) = 530 REQUIRED
- OVERAGE = 46 SPACES

PERMITTED OUTDOOR STORAGE = 14 SPACES
PROPOSED ADDITIONAL ISLAND = 8 SPACES
EXISTING TRAFFIC PARKING = 8 SPACES
PROPOSED LARGE FORMAT EQUIPMENT = 15 SPACES
EXISTING CART CORRALS = 6 SPACES
REMAINING SPACES = 1 SPACE

NOTES:
- Property owner will work with NCDOT and/or the Town of Matthews if a vehicle and/or pedestrian crossing is proposed to Independence Pointe Parkway. This is not a guarantee for the property owner to provide a financial commitment.
- Gator bags will be provided on any new trees planted in the proposed landscape islands. Landscape plan to be reviewed/approved separately by the Town of Matthews.
- Property owner will evaluate the health of the existing trees in the parking lot and replace the trees with a 3" caliper new tree if the existing trees are determined to be dead
PROPOSED SITE PLAN

Year-round equipment and trailer storage.

Requested seasonal garden corral

Requested seasonal outside sales
Existing conditions

Proposed realignment of drive isle

EXISTING ADA SPACES & STRIPING PER CURRENT PARKING LAYOUT
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.


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
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.
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