Location
2115 Matthews Township Parkway

Ownership/Applicant
Lowe’s Home Center, LLC

Zoning
B-1SCD – Highway NC51 Overlay District

Use
Hardware/Home Improvement Store

Request Summary
Lowe’s is requesting modification of the site to allow for a building expansion for tool rentals and the addition of secured outdoor storage.
SITE INFORMATION AND BACKGROUND

Site Summary

This site is part of the Sycamore Commons Shopping Center and conditional zoning at the corner of Matthews Township Parkway and Independence Boulevard.

This parcel was approved with building elevations and a conditional site plan.

Previously, the site was modified in 2004 to allow for an expansion of the garden center.

As part of the 2004 change of conditions, the maximum build out for the Sycamore Commons Shopping Center was increased from 620,000 sq. ft. to 637,355 sq. ft.
CURRENT VIEW FROM RIGHT OF WAY
PROPOSED SITE PLAN

TOOL RENTAL AND OUTDOOR STORAGE AREAS

CURRENT 2020-720
10/27/2020
SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Carry forward current conditional notes for Sycamore Commons

2. Increase maximum buildout to 641,855 Sq. ft.
Land Use Plan

The use of the site as a retail center has been established. 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.

LAND USE PLAN AND ADOPTED POLICIES

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.
Planning Department

1. Shopping center (Sycamore Commons) zoning conditions should be carried forward

2. Provide a concept site plan showing surrounding roads and area and listing conditional notes. The current site plan

3. Applicant still needs to submit proposed building elevations drawings and notes

4. Sycamore Commons has a maximum buildout square footage 637,355. This total will need to be adjusted by the proposed addition amount, 4500 square feet.

Police

No Concerns

Fire

Must maintain a 20 foot wide fire lane thru that area.
No parking or storage.

Public Works

No Concerns

Parks and Rec

No concerns