

**Agenda Item: Administrative Amendment – Change in Conditions – Brace YMCA**

**DATE: February 18, 2019**

**FROM: Mary Jo Gollnitz, Senior Planner**

**Background/Issue:**

On April 16, 2018, the Brace YMCA (formerly Siskey YMCA) received approval from Matthews Planning Board to add a children’s play area behind their building. The YMCA is now requesting that they place the playground in a different location than previously approved.

In 2009 the YMCA received a change in conditions for future expansion at their facility. The proposed 11,000 sq ft second floor expansion with additional 32 parking spaces have not been constructed. It is unclear when the requested expansion will be completed.

However, since the 2009 rezoning approval, parking for community recreation centers, fitness/health centers, including YMCAs have changed. Below is a table with current parking requirements:

Facility Use	Area Size	2019 Parking Requirements	Required Spaces
Building	67,533	1space/150 sq ft	451
Indoor & Outdoor Pool Surface area	15,150	1space/100 sq ft	152
Total Required			603
Current available parking			734

Attached are the Administrative Amendment request letter, along with current aerial of the property and proposed condition changes.

The following are the specific amendment requests:

- Remove 11 existing parking spaces on the northeast side of the facility. This is behind the building near the second entrance to the facility along Fincher Farm Rd.
- The YMCA will be left with 723 parking spaces. This exceeds the current parking requirements for the existing uses.
- The new location has less impact on parking than the previously approved location.
- Playground area will be approximately 2000 sq ft.
- Play area will be fenced and meet building code requirements.
- Screening and landscaping requirements from the 2009 rezoning have been completed (see attached).
- No trees will be removed in order to complete the requested changes.

Staff recommends the Planning Board approve the proposed Administrative Amendment for Brace YMCA as presented.

February 5, 2019

Consulting Engineers

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GROUP**

Mrs. Mary Jo Gollnitz  
Town of Matthews  
232 Matthews Station Street  
Matthews, North Carolina 28105

Reference: Brace YMCA  
Proposed Site Revisions – Administrative Amendment

Dear Mrs. Gollnitz:

As we understand it, the proposed children's playground and the minor revisions to the parking field at the Brace YMCA require an Administrative Amendment to the previously approved Zoning Petition. On behalf of the Brace YMCA, we are submitting the appropriate information in support of the Administrative Amendment.

To accommodate the playground, 11 parking spaces on the east side of the property will be eliminated. The playground equipment will be installed on an accessible safety surface laid on top of the existing asphalt. In other words, little or no demolition is required. As you can see in the parking summary, the site still meets the code required parking even with the elimination of the 11 spaces.

There are currently five storage buildings on the property. Three of the buildings will be removed from the property. The storage building on the north side of the building (north of the outdoor pools) is used to store sports equipment. The storage building immediately behind the existing facility is used by a Church that uses the YMCA for its services. The Church stores props, chairs and other equipment used in their services.

If you have any questions or need additional information, please let me know.

Respectfully,  
**GEOSCIENCE GROUP, INC.**



Kevin S. Caldwell, P.E.  
Senior Consulting Engineer



INSTALLED LANDSCAPE

