Agenda Item: Site Plan and Elevation Approval – Matthews Commerce Center Lot #4

TO: Town of Matthews Board of Commissioners

FROM: Darin Hallman, Planner

DATE: December 13, 2021

Background/Issue:

- Matthews Commerce Center is zoned I-1(CD).
- The site is located on Monroe Road behind Dentist Salud and Point-Blank Range.
- The Conditional Notes for this development require that the proposed site plan and building elevations be approved by the Board.
- The original Conditional District is attached as well as the proposals.

Proposal/Solution

- The proposed site plan meets the pedestrian connectivity standards from the conditional notes and the architectural standards.
- The private road is included and extended to the property line.
- The layout shown meets the standards of the Conditional Notes.
- The proposal would still need to submit to Mecklenburg County for a complete review.

Related Town Goal

Economic Development/Land Use Planning

Recommended Action

Approve proposed site plan and elevations
NOTE: THESE DRAWINGS ARE PRELIMINARY CONCEPTUAL DRAWINGS ONLY AND ARE SUBJECT TO APPROVAL BY LOCAL AUTHORITIES.

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PRELIMINARY PLANS
NOT FOR CONSTRUCTION
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PRELIMINARY PLANS
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DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

All development standards are established in the Zoning Map and these Development Standards, all development standards established under the Town of Matthews Zoning Ordinance (the "Ordinance") are meant to apply only to land as classified under the Zoning Map and not to any other parcel of land, other than as specifically stated herein, with the exception that the Development Standards may apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.

2. ACCESSIBILITY REQUIREMENTS

The accessibility requirements of this chapter are intended to provide equal access to the public and shall be incorporated into the development standards established by this chapter. All development standards established under this chapter shall be interpreted to comply with the Americans with Disabilities Act ("ADA").

3. EASEMENTS, RIGHT-OF-WAY, AND TERMS

A. The requirements of this chapter do not apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.

B. The requirements of this chapter do not apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.

C. The requirements of this chapter do not apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.

4. SPECIAL USE PERMITS

The requirements of this chapter do not apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.

5. NON-WAIVERS, WAIVERS, AND EXEMPTIONS

The requirements of this chapter do not apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.

6. DEVELOPMENT RIGHTS AND ENHANCEMENTS

The requirements of this chapter do not apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.

7. AMENITIES

The requirements of this chapter do not apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.

8. INCENTIVES

The requirements of this chapter do not apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.

9. ENFORCEMENT

The requirements of this chapter do not apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.

10. APPURTEMENTS

The requirements of this chapter do not apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.

11. PUBLIC UTILITIES

The requirements of this chapter do not apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.

12. AREA STANDARDS

The requirements of this chapter do not apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.

13. HEIGHT STANDARDS

The requirements of this chapter do not apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.

14. SETBACK STANDARDS

The requirements of this chapter do not apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.

15. SHADE AND SHADY AREAS

The requirements of this chapter do not apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.

16. ROOFTOP DESIGN

The requirements of this chapter do not apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.

17. SIDEWALKS, STREETS, AND ROADS

The requirements of this chapter do not apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.

18. PUBLIC SERVICES

The requirements of this chapter do not apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.

19. ARCHITECTURAL CONTROL

The requirements of this chapter do not apply to any parcel of land in a Planned Development or in a Planned Unit Development (the "PUDs") as stated herein.