Agenda Item: Dentist Salud Change of Elevations 10808 Monroe Rd

DATE: October 1, 2018
FROM: Mary Jo Gollnitz

Background/Issue:
- Zoning for Liberty Commerce Center was approved to I-1 (CD) in 2011.
- Per the rezoning, site plan and elevations were approved on June 12, 2017.
- Applicant has revised the entry feature facing Monroe Rd along with texture and color change to the building.
- Attached are elevations depicting the building.
- Conditional zoning requirements for 4-sided architecture, 80% masonry construction and building to front directly onto Monroe Road are being met.

Proposal/Solution:
Determine that the elevation drawings are consistent with the original zoning conditions and approve the proposed elevations.

Financial Impact:
None

Related Town Goal(s) and/or Strategies:
Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:
Approve the submitted elevation changes for Dentist Salud.
September 26, 2018

Planning and Development
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

2017-45 Dentist Salud Elevation Revisions

Dear Planning Department:

Please accept the attached revised elevations depicting a revised color palette for the project referenced above. The revision were made at the request of the owner/ client, and reflect a minimal change in overall color & texture plus a modification to the Monroe Rd entry feature.

If there are any questions, please feel free to contact us at the number below.

Sincerely,

[Signature]

Urban Architectural Group, PA
John C Rider, Project Manager
<table>
<thead>
<tr>
<th>Parcel 4</th>
<th>Parcel 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAX PARCEL ID #'s: 213-012-70</td>
<td>TAX PARCEL ID #: 213-012-69</td>
</tr>
<tr>
<td>TOTAL SITE AREA: ±0.72 AC</td>
<td>TOTAL SITE AREA: ±0.59 AC</td>
</tr>
<tr>
<td>EXISTING ZONING: I-1 (CD)</td>
<td>EXISTING ZONING: I-1 (CD)</td>
</tr>
<tr>
<td>PROPOSED USE: RETAIL</td>
<td>PROPOSED USE: DENTAL OFFICE</td>
</tr>
<tr>
<td>BUILDING AREA:</td>
<td>BUILDING AREA:</td>
</tr>
<tr>
<td>RETAIL: 3,209 SF</td>
<td>4,200 SF</td>
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<tr>
<td>STORAGE: 2,796 SF</td>
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<tr>
<td>TOTAL: 6,005 SF</td>
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<tr>
<td>SETBACKS:</td>
<td></td>
</tr>
<tr>
<td>FRONT: 20'</td>
<td>FRONT: 20'</td>
</tr>
<tr>
<td>SIDE: 10'</td>
<td>SIDE: 10'</td>
</tr>
<tr>
<td>REAR: 30.5'</td>
<td>REAR: 20'</td>
</tr>
<tr>
<td>VEHICULAR PARKING:</td>
<td></td>
</tr>
<tr>
<td>REQUIRED: 8 (1 / 400 SF OF RETAIL)</td>
<td>21 (1 / 200 SF)</td>
</tr>
<tr>
<td>PROPOSED: 14 SPACES</td>
<td>31 SPACES</td>
</tr>
</tbody>
</table>

**Private Drive A (51' Easement)**

**Private Drive B (51' Easement)**

**Monroe Road (SR 1009)**

100' PUBLIC R/W

SPEED LIMIT: 45 MPH
ELEVATIONS APPROVED JUNE 12, 2017

05 OVERALL ELEVATION: Front (Monroe Road Side)

04 ELEVATION: Left Side

02 ELEVATION: Rear (Parking Lot, Front Entry Side)

03 ELEVATION: Right Side (Facing Point Blens Kenge)

01 ELEVATION: Front (Monroe Road Side)