

Agenda Item: Zoning Application 2019-703, Home Depot Change in Conditions

TO: Mayor and Board of Commissioners

FROM: Mary Jo Gollnitz, Senior Planner

DATE: December 2, 2019

Background/Issue:

- On November 26, Planning Board voted 6-1 to recommend approval of the most recently submitted site plan.
- Applicant has reduced equipment storage out front from 31 to 15 spaces and trailer storage from 9 to 5 spaces (7 parking spaces will be restriped for 5 trailer spaces), with additional equipment storage on the south west side of the building (facing Stein Mart).
- Applicant is proposing to reconfigure the parking island to close off one travel "point" in order to help with traffic flow in the shopping center. Town Engineer has stated that the design is appropriate.
- A note has been added stating the property owner will work with NCDOT and the Town if vehicle and/or pedestrian connection is available when Independence Pointe Pkwy is constructed.
- A note has been added regarding replacement of dead trees in the parking lot and the use of gator bags for all new parking island trees.
- Applicant will be working with staff on submittal of a text amendment for seasonal corral requirements.

Proposal/Solution

Review updated site plan and conditional notes.

Financial Impact

None

Related Town Goal

Quality of Life and Economic Development/Land Use Planning

Recommended Action

Approve Application 2019-703 as most recently submitted.

DRAFT—FOR APPROVAL

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues**

ZONING APPLICATION # 2019-703
ZONING MOTION # _____
ADMINISTRATIVE AMENDMENT _____

Matthews Board of Commissioners adopts the checked statement below:

A) The requested zoning action, as most currently amended, is **approved**, and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), and to be **REASONABLE**, as follows:

CONSISTENT: with Matthews Land Use Plan as it supports the economic viability of the existing business in a retail center.

REASONABLE: The rezoning is reasonable as it brings the use into conformity within the current zoning classification.

OR

DRAFT—FOR DENIAL

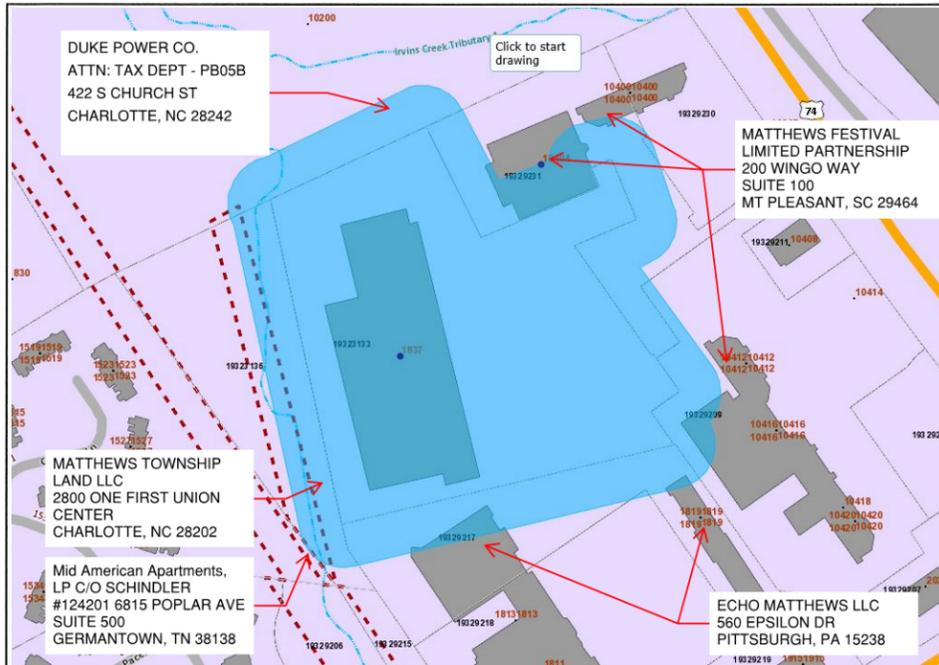
B) The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)), and **NOT REASONABLE**, as follows:

INCONSISTENT: The rezoning is inconsistent with the Land Use Plan as it allows heavy equipment to be displayed in front of the business.

NOT REASONABLE: The rezoning is not reasonable as it will create additional traffic within the parking lot which may be a safety issue.

(In each case, the Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence). Reasons given for a zoning request being “consistent” or “not consistent” are not subject to judicial review.)

Date *December 9, 2019*



BUILDING SUMMARY:
132,400 GROSS BUILDING AREA
- 4,918 SF RECEIVING AREA
- 4,854 SF OFFICE/BATHROOM REAR OF STORE
- 278 SF FRONT OFFICES
= 122,350 NET SALES AREA

PARCEL SUMMARY:
PARCEL AREA - 12.0 ACRES
PARCEL ID # - 193-231-33
MECKLENBERG COUNTY, MATTHEWS TOWNSHIP NC
DEED BOOK 5985, PAGE 441 MARCH 16, 1989

PARKING SUMMARY:
REGULAR SPACES PROVIDED = 556
COMPACT SPACES PROVIDED = 25

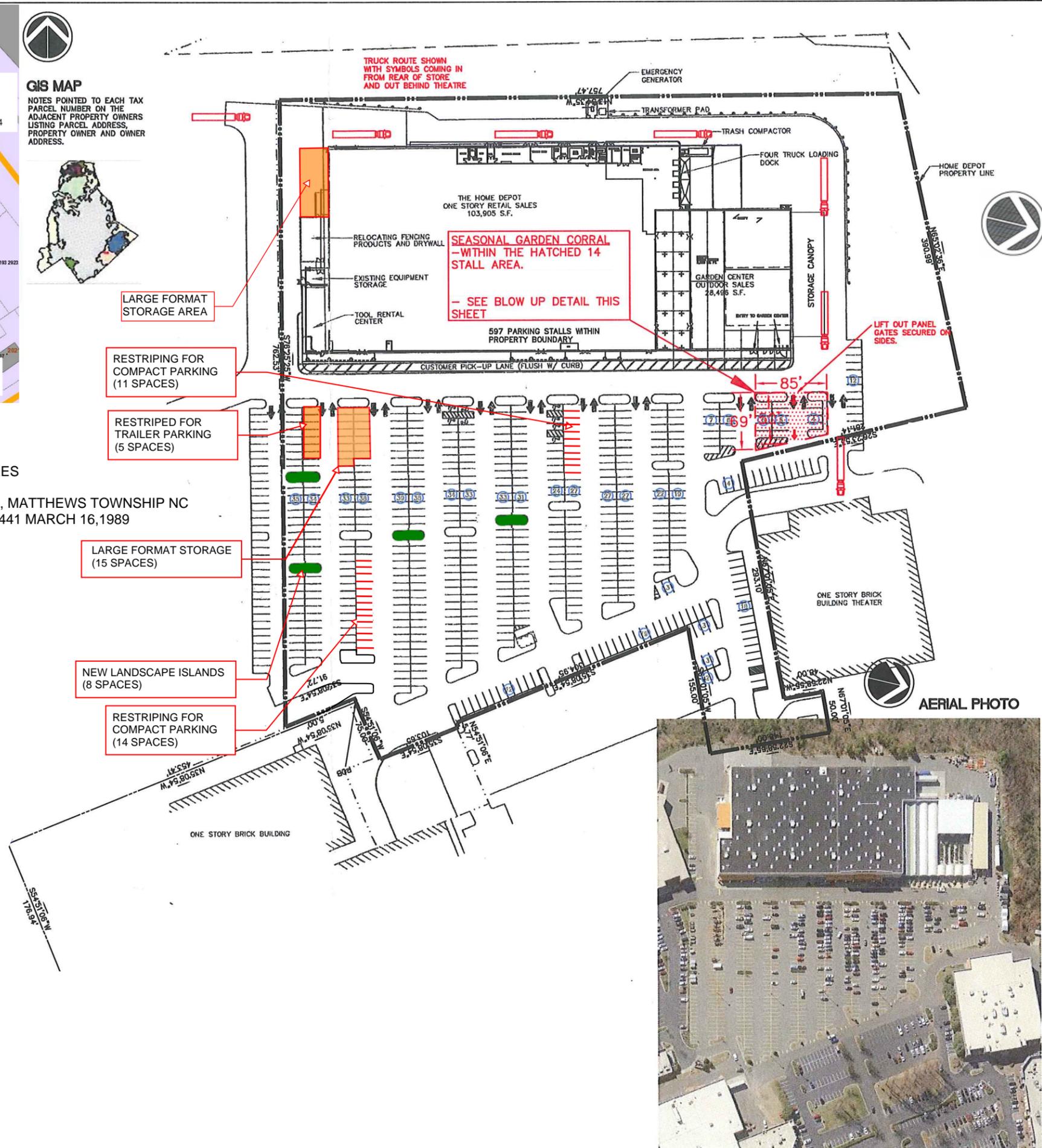
TOTAL SPACES PROVIDED = 581
SPACES REQUIRED 1/230 SF (NET) = 532 REQUIRED

OVERAGE = 49 SPACES

PERMITTED OUTDOOR STORAGE = 14 SPACES
PROPOSED ADDITIONAL ISLAND = 8 SPACES
EXISTING TRAILER PARKING = 5 SPACES
PROPOSED LARGE FORMAT EQUIPMENT - 15 SPACES

REMAINING SPACES = 7 SPACES

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 2" caliper new tree if the existing trees are determined to be dead



**HOME DEPOT STORE # 3602
MATTHEWS
PROPOSED CHANGE OF CONDITIONS
1837 MATTHEWS TOWNSHIP PKWY
MATTHEWS, NC 28105**



THE HOME DEPOT USA, INC
2455 PACES FERRY RD NW.
ATLANTA, GEORGIA
30339-4024
ATTN: DAVID KAZEROONI, PE
770-384-2280

PLAN SHEET NAME:
Proposed Site Plan Changes

PLAN SHEET DATE:
11-18-2019

PLAN SHEET NO.:

SP-1



Front of store is approximately 135' to the back of the last large format storage space.

