

APPLICATION 2019-703 STAFF REPORT HOME DEPOT AT MATTHEWS FESTIVAL

Pre Public Hearing Staff Analysis • November 2019



SUMMARY

Location

1837 Matthews Township Parkway, tax id 19323133

Ownership/Applicant

HD Development of Maryland Inc

Zoning

Existing: B-1SCD Proposed: B-1SCD Change of Conditions

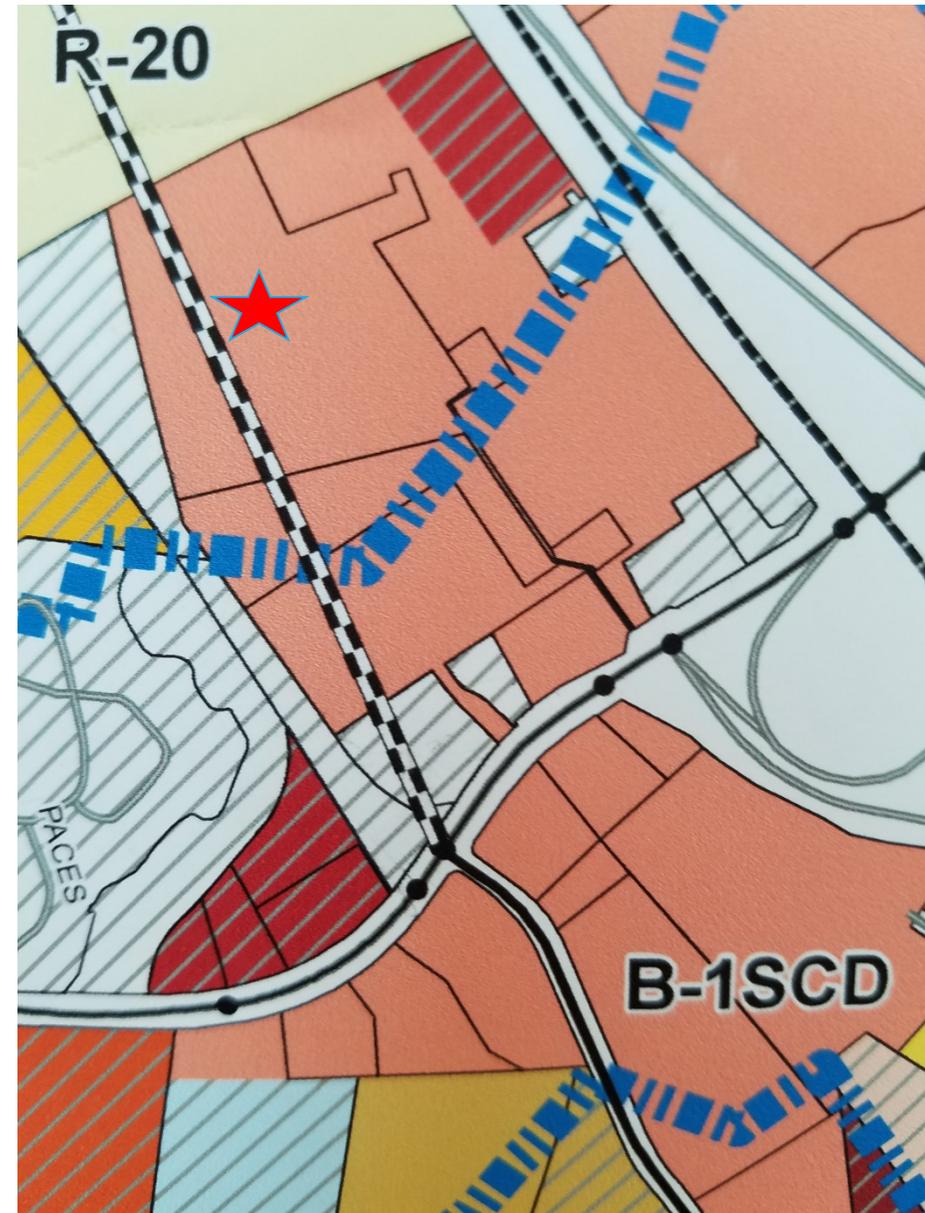
Use

Existing: Retail Shopping Center

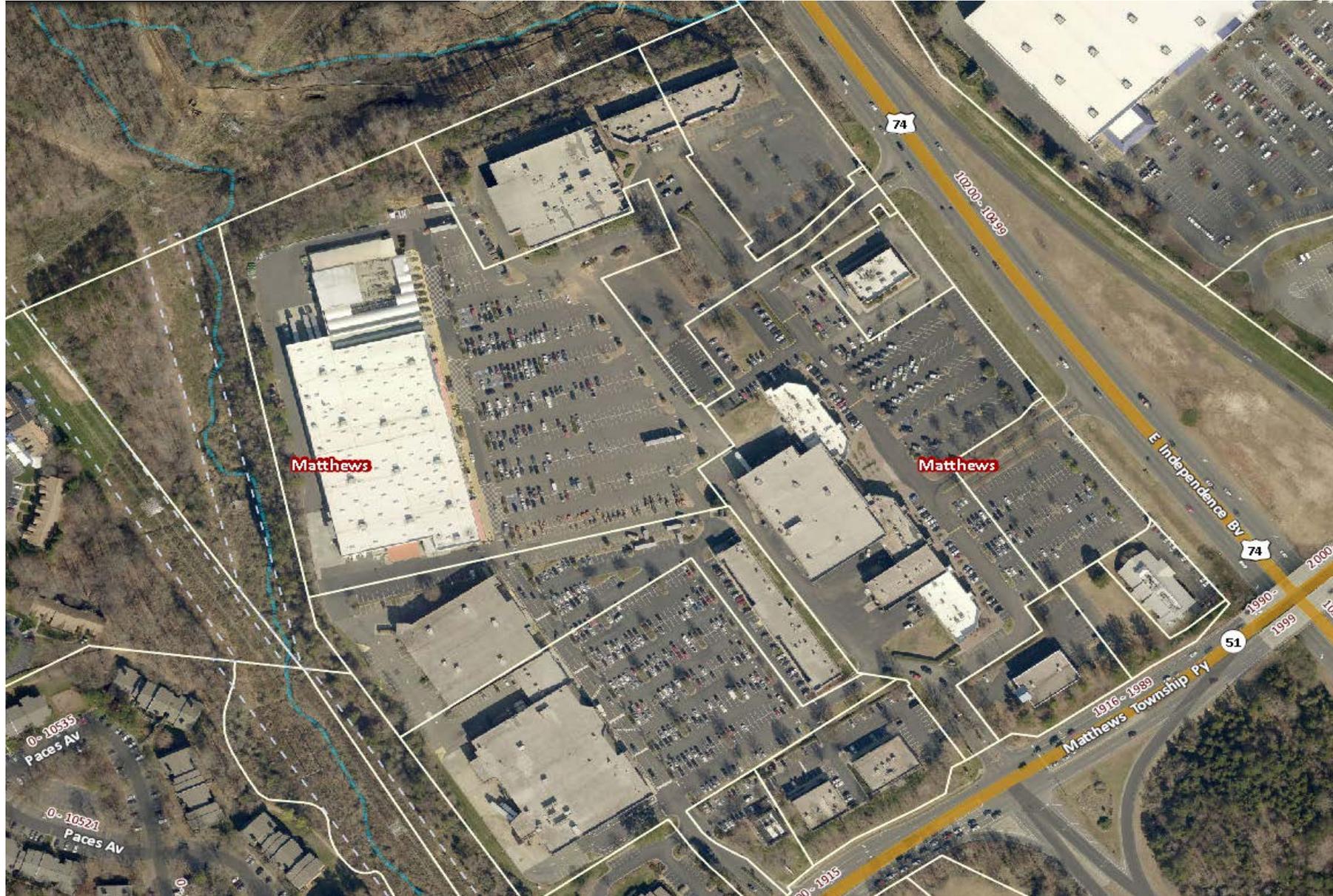
Proposed: Same

Request Summary

The applicant proposes to use a portion of the existing parking lot for year-round heavy equipment storage and change the seasonal garden corral to year-round.



PROJECT AREA



SITE INFORMATION AND BACKGROUND

Site Summary

The site consists of approximately 12 acres of land area within the Matthews Festival Shopping Center.

Previous Zoning Actions

The property was rezoned from Conditional to B-1 SCD in November 2010.

The seasonal use of the outdoor garden corral was approved at that time. Garden corral was allowed to operate for 120 days from mid March to mid July each year.



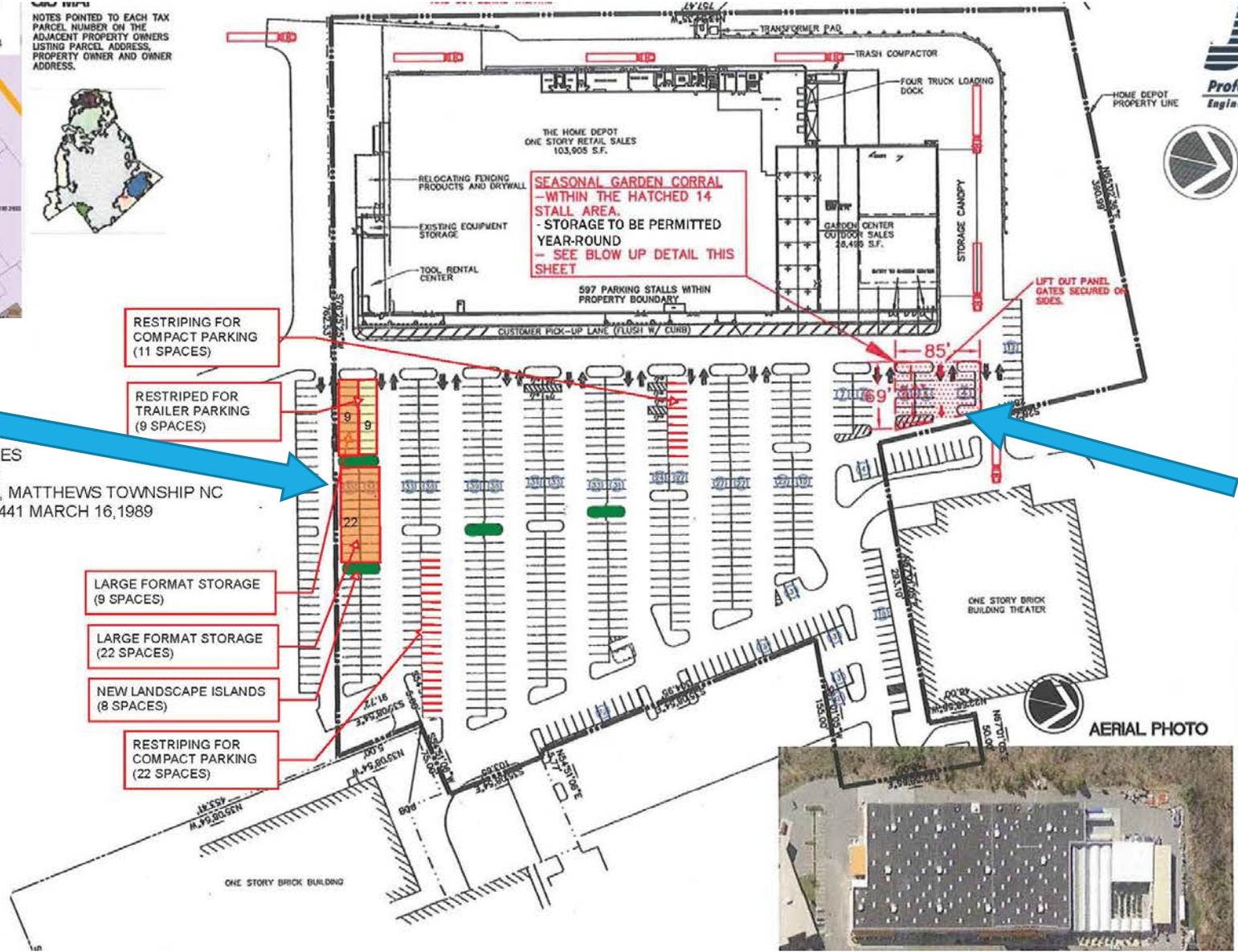
PROPOSED SITE PLAN



NOTES POINTED TO EACH TAX PARCEL NUMBER ON THE ADJACENT PROPERTY OWNERS LISTING PARCEL ADDRESS, PROPERTY OWNER AND OWNER ADDRESS.

Year-round equipment and trailer storage.

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



Requested year-round garden corral

RESTRIPING FOR COMPACT PARKING (11 SPACES)

RESTRIPED FOR TRAILER PARKING (9 SPACES)

LARGE FORMAT STORAGE (9 SPACES)

LARGE FORMAT STORAGE (22 SPACES)

NEW LANDSCAPE ISLANDS (8 SPACES)

RESTRIPING FOR COMPACT PARKING (22 SPACES)

ID

CES

SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Garden corral area to be used year-round. (Matthews UDO Section 155.506.36 only allows temporary greenhouse or tent for 120 days. Property owner will need to submit a text change in the future.)
2. Remove 40 parking spaces for storage of trailers and heavy rental equipment.
3. Restripe parking spaces for compact vehicles.
4. Install 4 new islands with appropriate island trees.

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The use of the site as a retail center has been established for 20 years. 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.

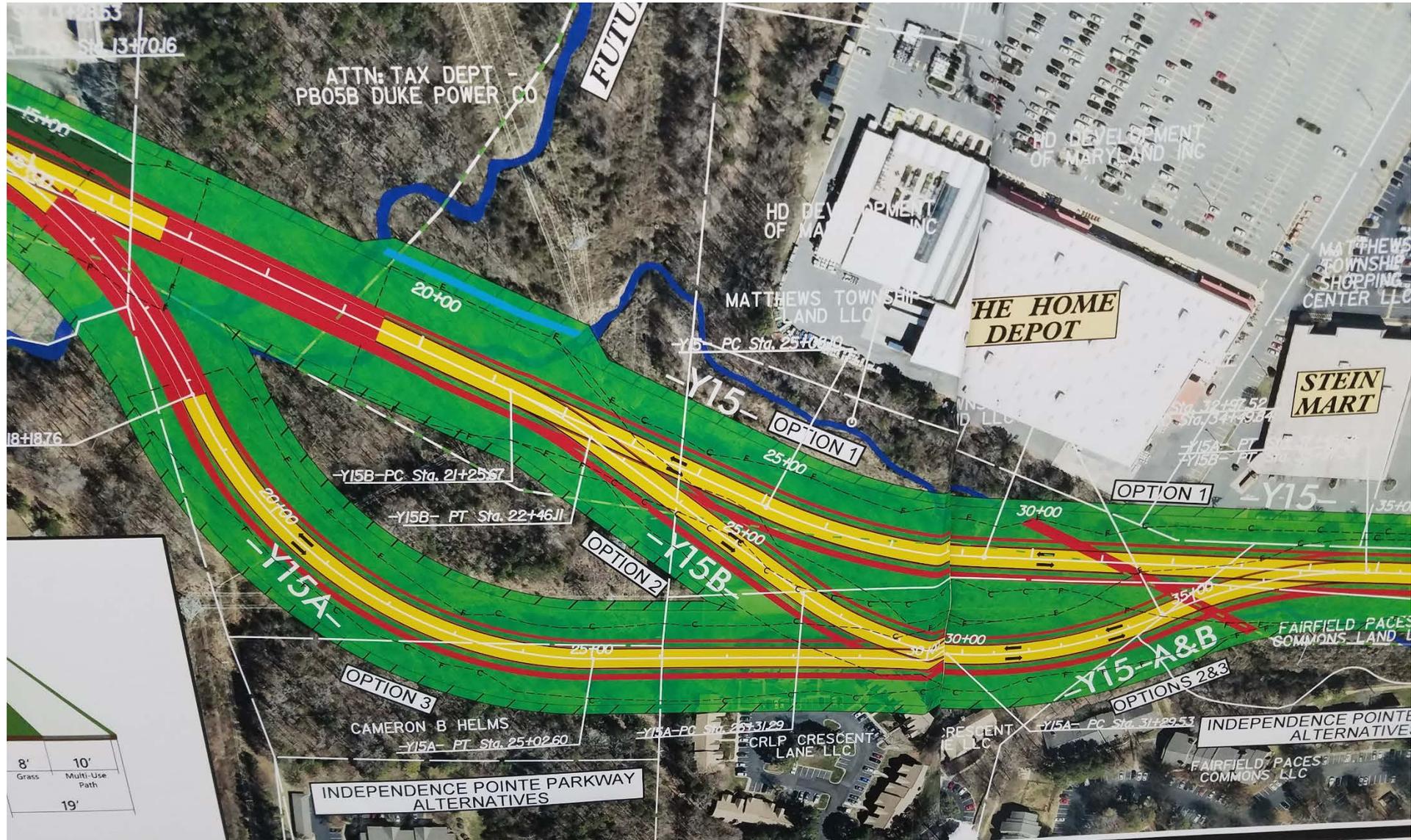
MATTHEWS LAND USE PLAN FOR INDEPENDENCE BOULEVARD STATES:

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.

INDEPENDENCE POINTE PARKWAY PROPOSED ALIGNMENT



STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Staff has requested that Home Depot look into realigning the drive aisle closest to Metro Diner in order to provide a safer access for patrons of the shopping center.
2. Add note that property owner will work with NCDOT and Town if vehicle and/or pedestrian crossing to Independence Pointe Pkwy is proposed.
3. Parking meets the minimum requirements for the use. Compact parking used to meet code.
4. Several new planting islands will be installed with appropriate trees. Add note that gator bags will be used on new plantings because of lack of irrigation.
5. Request replacement of parking island trees that are in poor health.
6. Matthews UDO Section 155.506.36 only allows temporary greenhouse or tent for 120 days. Property owner will need to submit a text change in the future.
7. No public comment was received at the community meeting.

Police

No Concerns

Fire

No concerns

Public Works

No concerns

Parks and Rec

No concerns