

Project Summary

Location:	352 East Charles Street
Owner(s):	Jerry Pressley & Wife, Judy Pressley, Jerry Pressley Jr. & Wife, Lynn Pressley
Agent:	Susan Irvin
Current Zoning:	R-12
Proposed Zoning:	O(CD)
Existing Use:	Single Family Home
Proposed Use:	Office Building
Community Meeting:	July 21, 2016

Summary of Request

The applicant intends to replace the vacant single family residence with a 4,150 square foot office building that will appear similar to a house.

Staff Comment Summary

The proposed building is designed in an office cottage style that will resemble a traditional single family home. This is a design that has worked well for other new infill structures in downtown such as the Matthews Help Center and the two story office building at 534 West John Street. Due to the railroad right-of-way, a variance will be required to located the home further from the street than the streetscape plan requires. Planning Staff are generally pleased with the proposal and consider it a quality infill development on the fringe of the downtown area.

Planning Staff Review

Background And History

The property currently consists of a single family home built in 1947. The home is referenced in the Matthews Heritage Property Inventory but is not under consideration for designation as a landmark. The Historic Preservation Action Committee is aware of the proposed demolition and has not requested that the home be saved. This is the last property within the Downtown Overlay along East Charles Street

Details of the Site Plan

The proposed new office building and driveway will be located in roughly the same location as the current home and gravel drive. Parking is located to the rear per code and also includes covered parking within a detached new 2 car garage.

Summary of Proposed Conditions

1. Up to 4,150 sq ft of office space
2. All uses allowed within the Office zoning district are allowed

Planning Staff Review

Outstanding Issues/Planning Staff Comments

(Please see additional comments in staff memos for more detail)

1. As depicted, the site does not meet code for parking. Either the building square footage must be reduced or additional parking spaces added.
2. A variance will be required for the front setback due to the location of the CSX right of way at the front of the property.
3. We have not yet received architectural plans for the property and cannot comment on compliance with the downtown overlay design requirements.
4. The proposed 18' driveway does not meet code. A minimum of 24' is typically required. A variance is required for driveways less than 24' in width.
5. No building elevations have been submitted for the side and rear portions of the building.
6. Utility services to new building should be underground. Existing connection to home is overhead electrical.
7. The driveway is too close to the side property line and will require a zoning variance.

Consistency with Adopted Plans and Policies and Town Vision Statements

The Land Use Plan does not make a specific recommendation for the site, however, office is an appropriate use for this portion of the downtown area. The layout conforms with the standards within the Downtown Overlay and the architecture appears to meet current design standards.

Reports from Town Departments and County Agencies

Matthews Police

No concerns

Matthews Fire

No concerns

Public Works

Proposed driveway should be 24' minimum where it connects to Charles Street to provide safe ingress/egress.

Matthews Parks and Recreation

No Concerns

Charlotte Mecklenburg Schools

Not Applicable

Town Arborist

Three to four dying trees should be removed throughout the site and two white oaks near the front of the current home will need to be removed. Staff will request trees to be removed to be labeled on subsequent plans.

PCO Concept Plan Approval Required?

No

Impact Analysis

No impact to Town services is anticipated.

Projected Financial Impact of the Request

Current Matthews taxes on the site amount to \$350 per year, or about \$700 per acre. The proposed development is similar in size, scale and construction to the new office building at the corner of Lois and Charles Street that was constructed in 2014. Local taxes on that property amount to \$2,000 annually. Therefore, the proposed development will increase local Matthews taxes from \$350 annually to approximately \$2,000 annually/\$4,000 per acre.

Site Images

View From Charles Street



View to residential property that fronts East John St



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GENERAL NOTES:
1. EXISTING SITE CONDITIONS ARE BASED ON THE SURVEY PREPARED BY Q.N. HUNEYCUTT: L-1103 - DATED 9/28/04.

PROJECT SUMMARY

PROJECT LOCATION: 352 E CHARLES ST. MATTHEWS, NC 28105
OWNER(S): PRESSLEY, JUDY L
PRESSLEY, JERRY W
PRESSLEY, LYNN
APPLICANT: LAURA BUDD
CURRENT ZONING: RESIDENTIAL - R-12
PROPOSED ZONING: OFFICE - O (CD)
EXISTING USE: SINGLE FAMILY RESIDENCE
PROPOSED USE: PROFESSIONAL OFFICE

SUMMARY REQUEST

The applicant requests a rezoning of the existing property from Residential - R-12 to Office - O (CD). An addition will be constructed on the rear of the existing building and the property will be used as legal offices for The Budd Law Group.

SUMMARY OF PROPOSED CONDITIONS

The existing single family residence is 1,177sf, was built in 1947 and has a shingled roof with a gable at each end. The existing house has wood siding with a brick base.

The applicant proposes to remove the existing residence as it will not serve to function as an office due to building size, The Americans with Disabilities Act, available electric service, and existing mechanical unit size and efficiency.

The new structure will contain 3,150sf on the ground floor and a 1,000sf second story loft area. The architectural style of the new structure will be residential in nature and scale.

There will be a new 18'-0" concrete access drive to the parking area in the rear of the building. There will be 7 parking spaces, one of which is handicap accessible.

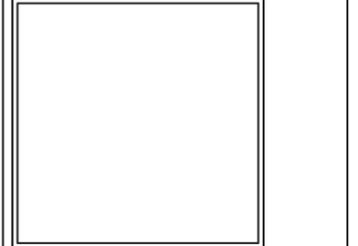
There will be an ADA compliant ramp on the north side of the building.

All uses in Office are allowed.

Lot Size: 0.57 Acres
Parcel ID: 21501408
Required Parking: 6 Spaces

Required Setbacks
Front: 19'-0" Minimum
29'-0" Maximum
NOTE: There is a CSX Right of Way setback of +/- 48'-0" from the front property line as noted on the site plan. Exact location of setback to be verified by surveyor.

Side: 8'-0" Minimum
Rear: 40'-0" Minimum



The Budd Law Group
Offices
352 E Charles St.
Matthews, NC 28105

Revisions

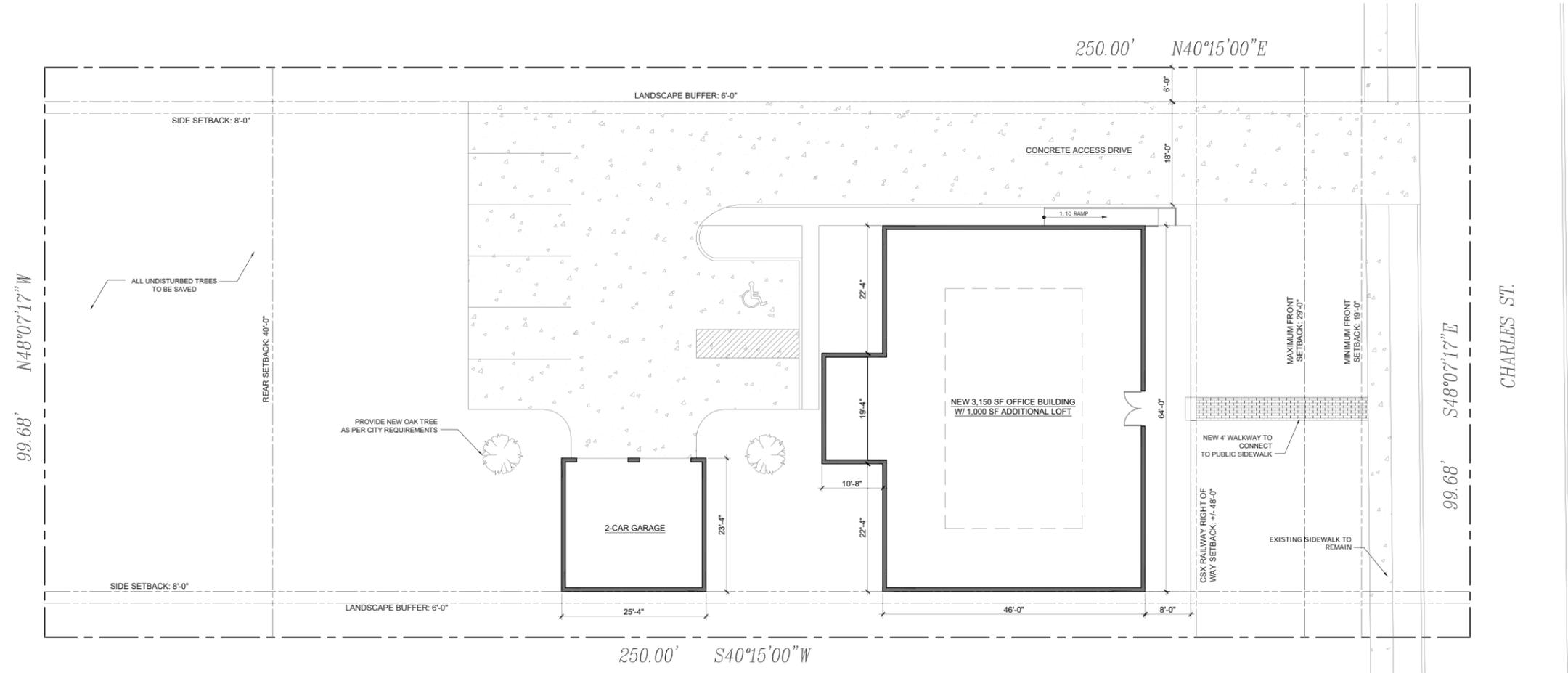
No.	Description	Date

PROPOSED SITE PLAN

Drawn: RS
Checked:
Date: 8/31/16

RZ-2

Project #: 2016.30



1 SITE PLAN

SCALE: 3/32" = 1'-0"

MAX RIDGE HT.: 33'-0"

SECOND FLOOR: 12'-0"

FIRST FLOOR ROOF: 10'-0"

FIRST FLOOR: 0'-0"



1 FRONT ELEVATION

SCALE: 1/8" = 1'-0"



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THE BUDD LAW GROUP
352 E Charles St.
Matthews, NC 28105

DATE: 9/2/16
DRAWN: RS
PROJECT: 2016.30

SK-03