

Agenda Item: Application 585/ Circle K

DATE: June 6, 2012
RE: Decision on Application 585, Circle K Gas Station
FROM: Jay Camp, Senior Planner

Background/Issue:

Town staff continue to work with the design team coordinating the renovation and partial redevelopment of the gas station at Idlewild Road and Matthews Mint Hill Rd. The following changes have occurred to the plan since the initial submittal:

Site Plan Changes

1. The building has been shifted 15' closer to Idlewild and 5' closer to the canopy
2. The pylon amortization schedule has been reduced from 10 years to 5 years.
3. The wood fence along the southerly property line will be replaced. Landscaping will be installed to meet Ordinance requirements.
4. The brick wall at the intersection has been increased in length with two portions on either side of a new sidewalk to the intersection. New landscaping is also shown.
5. Vacuums have been removed from the site altogether and the air compressors are now near the intersection away from single family homes.
6. The pork chop has been modified to make illegal turning movements more difficult.

Architectural Changes

1. Pilasters have been added to the corners of the building and the storefront
2. Enhance corner molding trim was added.
3. Brick soldier course pattern added above the storefront for added detail
4. Different color accent brick added
5. Bollards now appear to more closely match building trim color and are no longer bright yellow.

Outstanding Issues

1. The sidewalk is still shown through the pylon sign. We recommend that the pylon be removed during construction and not amortized.
2. Some decorative (not required) plantings are in the ROW at the intersection
3. There has been some discussion regarding brick veneer being added to the canopy columns. We believe this to be a positive design aspect that would tie the canopy to the new building and create a more cohesive overall site.

Related Town Strategy:

28. (Ec Devt/Land Use Planning) To streamline the development process to make Matthews “open for business” and explore giving staff responsibility for the detailed plan review.

Recommended Motion:

Approve application 585 subject to the above recommendations from Town Staff

May 22, 2012

Town of Matthews

Attn: Jay Camp, Senior Planner
232 Matthews Station Street
Matthews, North Carolina 28105

Re: Circle K Convenience Store
3424 Matthews-Mint Hill Road
Matthews, North Carolina 28105
Zoning Application 2012-585

Mr. Camp,

Thank you for sending us your notes from the May 14th Public Hearing. We have made the following revisions to the drawings and color renderings:

- 1) The proposed building has been moved 5' towards the existing canopy; this resulted in the building also being moved approximately 15' towards Idlewild Road, and away from the existing residences.
- 2) Landscape screening has been added at the southern property line at the wood fence, which will be replaced. Also landscaping has been added at the road frontage corner of the property.
- 3) The existing pylon sign has been changed to an amortization schedule not to exceed 5 years.
- 4) The northwest corner of the property at the road frontage has been enhanced with a sidewalk connector from the paving to the road corner, two brick fences have been added, and the landscape density in this area has been significantly increased. This area has also been designed to accommodate a future monument sign to replace the pylon sign per the amortization schedule.
- 5) The "side door" at the right side of the building (south side of the property) is an emergency exit that will not see regular use. The change in location of the building should limit any impact on adjacent neighbors.
- 6) The location of the loading space has been moved to the north side of the building between the building and Idlewild Road. The vacuums have been removed from this site. The air compressor has been moved to the north side of the property.
- 7) A conditional note has been added to the plan that the southeast area of the property (rear of the building) will remain undeveloped in the future.
- 8) The "pork-chop" ingress/egress at Matthews-Mint Hill Road has been revised to increase the angle of entry onto the road and thus make a left hand exit from the site more difficult.
- 9) The following revisions have been made to the exterior of the proposed building:
 - a. Added pilasters to all corners of the building and each side of the storefront.
 - b. Enhanced EIFS cornice molding.
 - c. Added brick soldier course above the storefront.
 - d. Changed color of bollard covers to more closely match color of EIFS on building.
 - e. Changed color of accent brick.

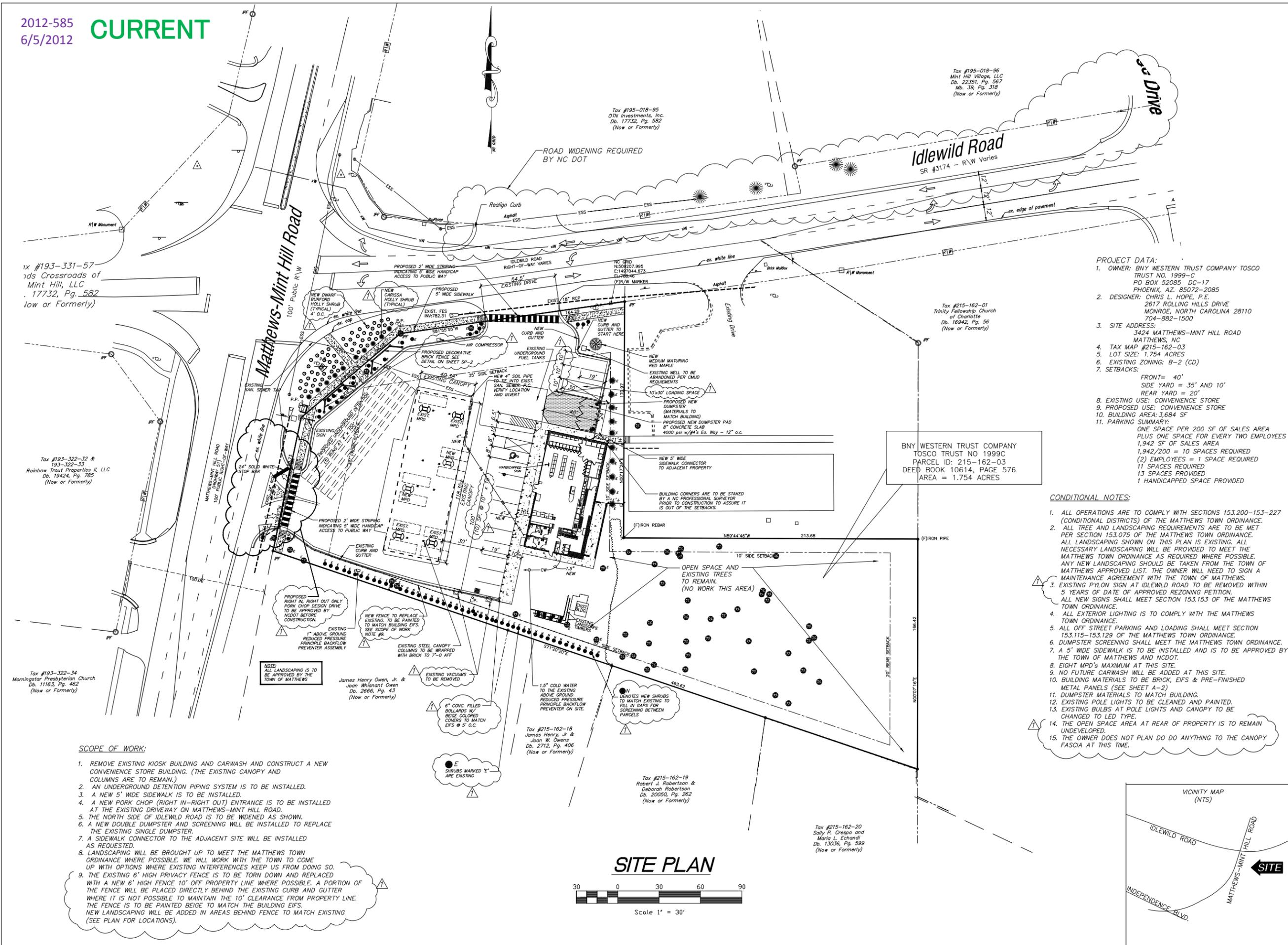
We submit these changes, revisions, and additions to the plans and renderings for review by the Planning Board and request their recommendation of this project to the council.

Please feel free to contact me with any questions.

Sincerely,

Chad T. Caig
Designer/Project Manager

attachment



tax #193-331-57
lands Crossroads of
Mint Hill, LLC
Db. 17732, Pg. 582
(Now or Formerly)

Tax #193-322-32 &
193-322-33
Rainbow Trout Properties II, LLC
Db. 19424, Pg. 785
(Now or Formerly)

Tax #193-322-34
Morningstar Presbyterian Church
Db. 11163, Pg. 462
(Now or Formerly)

Tax #195-018-95
OTN Investments, Inc.
Db. 17732, Pg. 582
(Now or Formerly)

Tax #195-018-96
Mint Hill Village, LLC
Db. 22351, Pg. 567
Mo. 39, Pg. 318
(Now or Formerly)

Tax #215-162-01
Trinity Fellowship Church
of Charlotte
Db. 16942, Pg. 56
(Now or Formerly)

BNY WESTERN TRUST COMPANY
TOSCO TRUST NO 1999C
PARCEL ID: 215-162-03
DEED BOOK 10614, PAGE 576
AREA = 1.754 ACRES

- PROJECT DATA:**
- OWNER: BNY WESTERN TRUST COMPANY TOSCO TRUST NO. 1999-C
PO BOX 52085 DC-17
PHOENIX, AZ. 85072-2085
 - DESIGNER: CHRIS L. HOPE, P.E.
2617 ROLLING HILLS DRIVE
MONROE, NORTH CAROLINA 28110
704-882-1500
 - SITE ADDRESS: 3424 MATTHEWS-MINT HILL ROAD
MATTHEWS, NC
 - TAX MAP #215-162-03
 - LOT SIZE: 1.754 ACRES
 - EXISTING ZONING: B-2 (CD)
 - SETBACKS:
FRONT = 40'
SIDE YARD = 35' AND 10'
REAR YARD = 20'
 - EXISTING USE: CONVENIENCE STORE
 - PROPOSED USE: CONVENIENCE STORE
 - BUILDING AREA: 3,684 SF
 - PARKING SUMMARY:
ONE SPACE PER 200 SF OF SALES AREA
PLUS ONE SPACE FOR EVERY TWO EMPLOYEES
1,942 SF OF SALES AREA
1,942/200 = 10 SPACES REQUIRED
(2) EMPLOYEES = 1 SPACE REQUIRED
11 SPACES REQUIRED
13 SPACES PROVIDED
1 HANDICAPPED SPACE PROVIDED

- CONDITIONAL NOTES:**
- ALL OPERATIONS ARE TO COMPLY WITH SECTIONS 153.200-153-227 (CONDITIONAL DISTRICTS) OF THE MATTHEWS TOWN ORDINANCE.
 - ALL TREE AND LANDSCAPING REQUIREMENTS ARE TO BE MET PER SECTION 153.075 OF THE MATTHEWS TOWN ORDINANCE. ALL LANDSCAPING SHOWN ON THIS PLAN IS EXISTING. ALL NECESSARY LANDSCAPING WILL BE PROVIDED TO MEET THE MATTHEWS TOWN ORDINANCE AS REQUIRED WHERE POSSIBLE. ANY NEW LANDSCAPING SHOULD BE TAKEN FROM THE TOWN OF MATTHEWS APPROVED LIST. THE OWNER WILL NEED TO SIGN A MAINTENANCE AGREEMENT WITH THE TOWN OF MATTHEWS.
 - EXISTING PYLON SIGN AT IDLEWILD ROAD TO BE REMOVED WITHIN 5 YEARS OF DATE OF APPROVED REZONING PETITION. ALL NEW SIGNS SHALL MEET SECTION 153.153 OF THE MATTHEWS TOWN ORDINANCE.
 - ALL EXTERIOR LIGHTING IS TO COMPLY WITH THE MATTHEWS TOWN ORDINANCE.
 - ALL OFF STREET PARKING AND LOADING SHALL MEET SECTION 153.115-153.129 OF THE MATTHEWS TOWN ORDINANCE.
 - DUMPSTER SCREENING SHALL MEET THE MATTHEWS TOWN ORDINANCE.
 - A 5' WIDE SIDEWALK IS TO BE INSTALLED AND IS TO BE APPROVED BY THE TOWN OF MATTHEWS AND NCDOT.
 - EIGHT MPD'S MAXIMUM AT THIS SITE.
 - NO FUTURE CARWASH WILL BE ADDED AT THIS SITE.
 - BUILDING MATERIALS TO BE BRICK, EIFS & PRE-FINISHED METAL PANELS (SEE SHEET A-2)
 - DUMPSTER MATERIALS TO MATCH BUILDING.
 - EXISTING POLE LIGHTS TO BE CLEANED AND PAINTED.
 - EXISTING BULBS AT POLE LIGHTS AND CANOPY TO BE CHANGED TO LED TYPE.
 - THE OPEN SPACE AREA AT REAR OF PROPERTY IS TO REMAIN UNDEVELOPED.
 - THE OWNER DOES NOT PLAN DO DO ANYTHING TO THE CANOPY FASCIA AT THIS TIME.

NEW CONVENIENCE STORE FOR:
CIRCLE K STORE
3424 MATTHEWS-MINT HILL ROAD
MATTHEWS, NORTH CAROLINA 28105

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

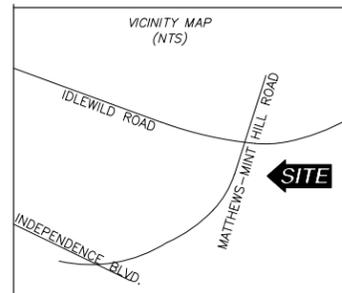
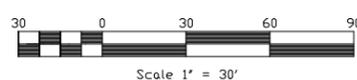
Bids Due _____
Set No. _____
Rev. **5/21/12**
Scale **NOTED**
Drawn By **CLH**
Checked By **CLH**
Date **5/9/12**
Job No. **14911**

SP-1
OF 2

SCOPE OF WORK:

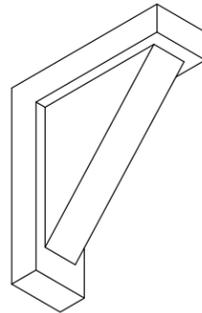
- REMOVE EXISTING KIOSK BUILDING AND CARWASH AND CONSTRUCT A NEW CONVENIENCE STORE BUILDING. (THE EXISTING CANOPY AND COLUMNS ARE TO REMAIN.)
- AN UNDERGROUND DETENTION PIPING SYSTEM IS TO BE INSTALLED.
- A NEW 5' WIDE SIDEWALK IS TO BE INSTALLED.
- A NEW PORK CHOP (RIGHT IN-RIGHT OUT) ENTRANCE IS TO BE INSTALLED AT THE EXISTING DRIVEWAY ON MATTHEWS-MINT HILL ROAD.
- THE NORTH SIDE OF IDLEWILD ROAD IS TO BE WIDENED AS SHOWN.
- A NEW DOUBLE DUMPSTER AND SCREENING WILL BE INSTALLED TO REPLACE THE EXISTING SINGLE DUMPSTER.
- A SIDEWALK CONNECTOR TO THE ADJACENT SITE WILL BE INSTALLED AS REQUESTED.
- LANDSCAPING WILL BE BROUGHT UP TO MEET THE MATTHEWS TOWN ORDINANCE WHERE POSSIBLE. WE WILL WORK WITH THE TOWN TO COME UP WITH OPTIONS WHERE EXISTING INTERFERENCES KEEP US FROM DOING SO.
- THE EXISTING 6' HIGH PRIVACY FENCE IS TO BE TORN DOWN AND REPLACED WITH A NEW 6' HIGH FENCE 10' OFF PROPERTY LINE WHERE POSSIBLE. A PORTION OF THE FENCE WILL BE PLACED DIRECTLY BEHIND THE EXISTING CURB AND GUTTER WHERE IT IS NOT POSSIBLE TO MAINTAIN THE 10' CLEARANCE FROM PROPERTY LINE. THE FENCE IS TO BE PAINTED BEIGE TO MATCH THE BUILDING EIFS. NEW LANDSCAPING WILL BE ADDED IN AREAS BEHIND FENCE TO MATCH EXISTING (SEE PLAN FOR LOCATIONS).

SITE PLAN

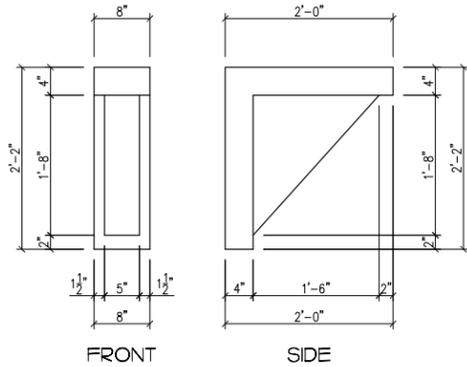


2012-585
6/5/2012

CURRENT

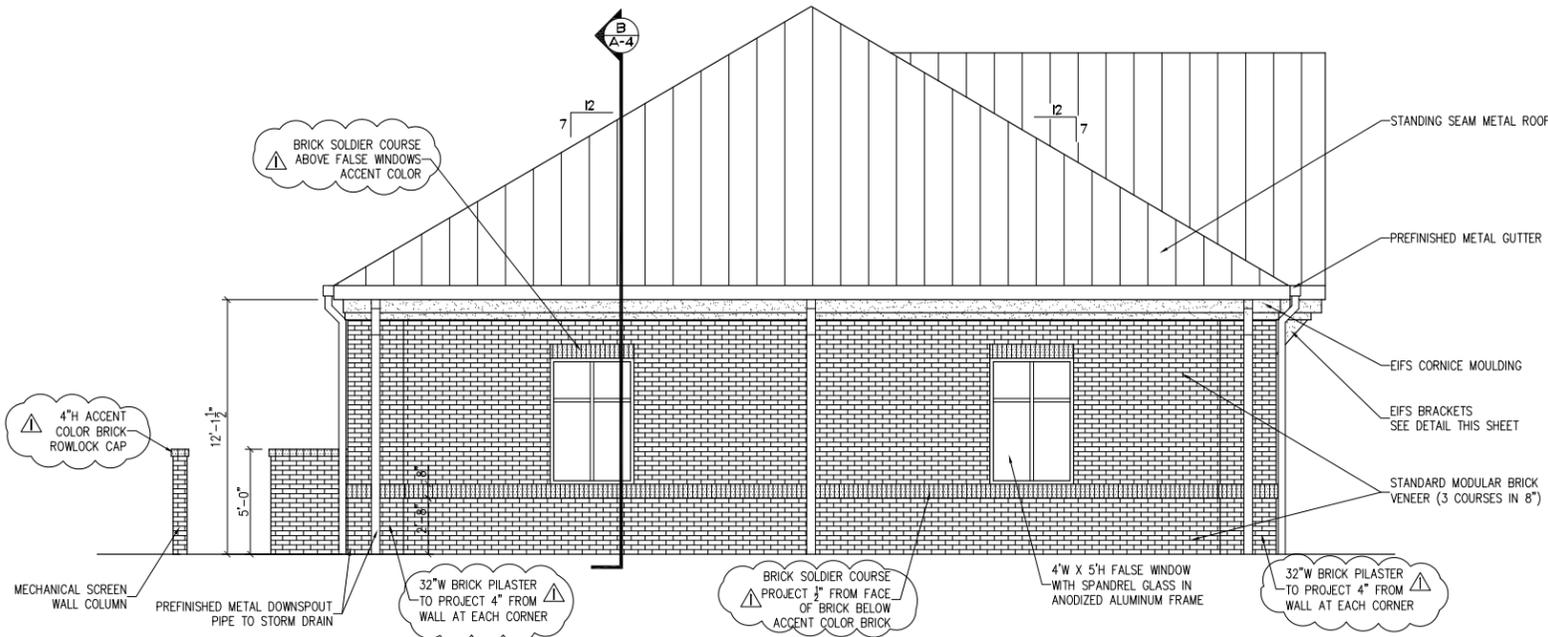


PERSPECTIVE

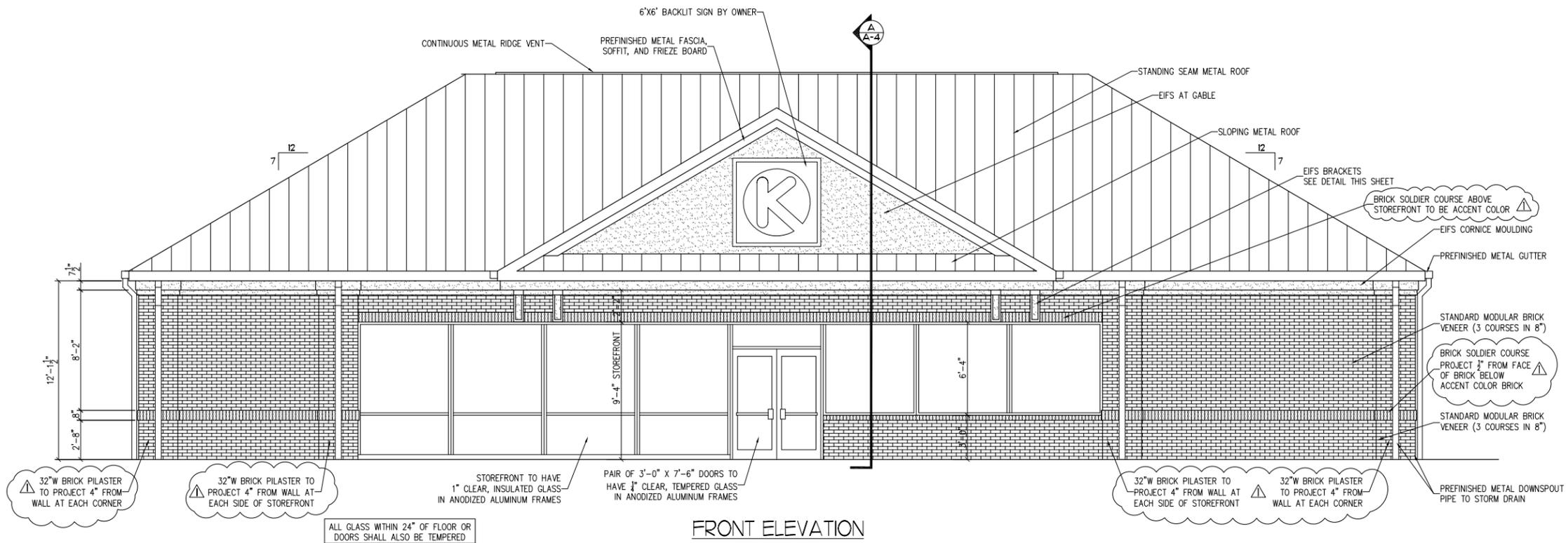


EIFS BRACKET DETAILS
SCALE: 1" = 1'-0"

NOTE: G.C. VERIFY DESIGN AND ALL DIMENSIONS WITH OWNER PRIOR TO CONSTRUCTION



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTES

1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.
3. REFER TO SHOP DRAWINGS BY WOOD TRUSS MANUFACTURER'S ENGINEER.
4. REFER TO STRUCTURAL ENGINEERING DRAWINGS.

EXTERIOR MATERIAL SPECIFICATIONS

- BRICK: GEORGIA BRICK BY TRIANGLE BRICK
- EIFS: SAND PEBBLE #10 VAN DYKE
- EXTERIOR DOORS: COLOR TO MATCH EIFS
- SOFFIT, GUTTERS AND DOWNSPOUTS: TO MATCH ROOF
- ROOF: BEIGE, EXACT COLOR TO BE DETERMINED

Ted Richard Brown, PLLC
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 334-1111

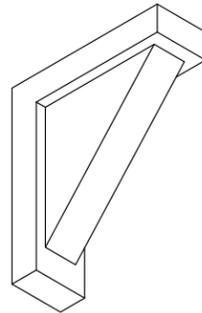
NEW CONVENIENCE STORE FOR:
CIRCLE K STORE
3424 MATTHEWS-MINT HILL ROAD
MATTHEWS, NORTH CAROLINA 28105

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

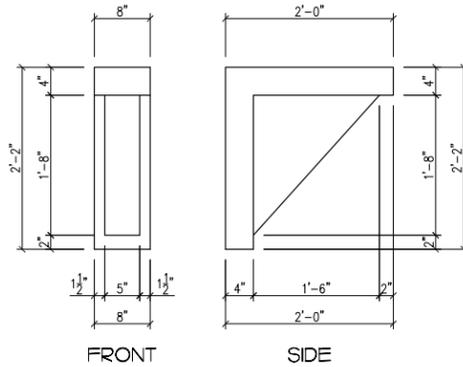
Bids Due	
Set No	
Revisions	5/21/2012
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	5/4/2012
Job No	14911

2012-585
6/5/2012

CURRENT

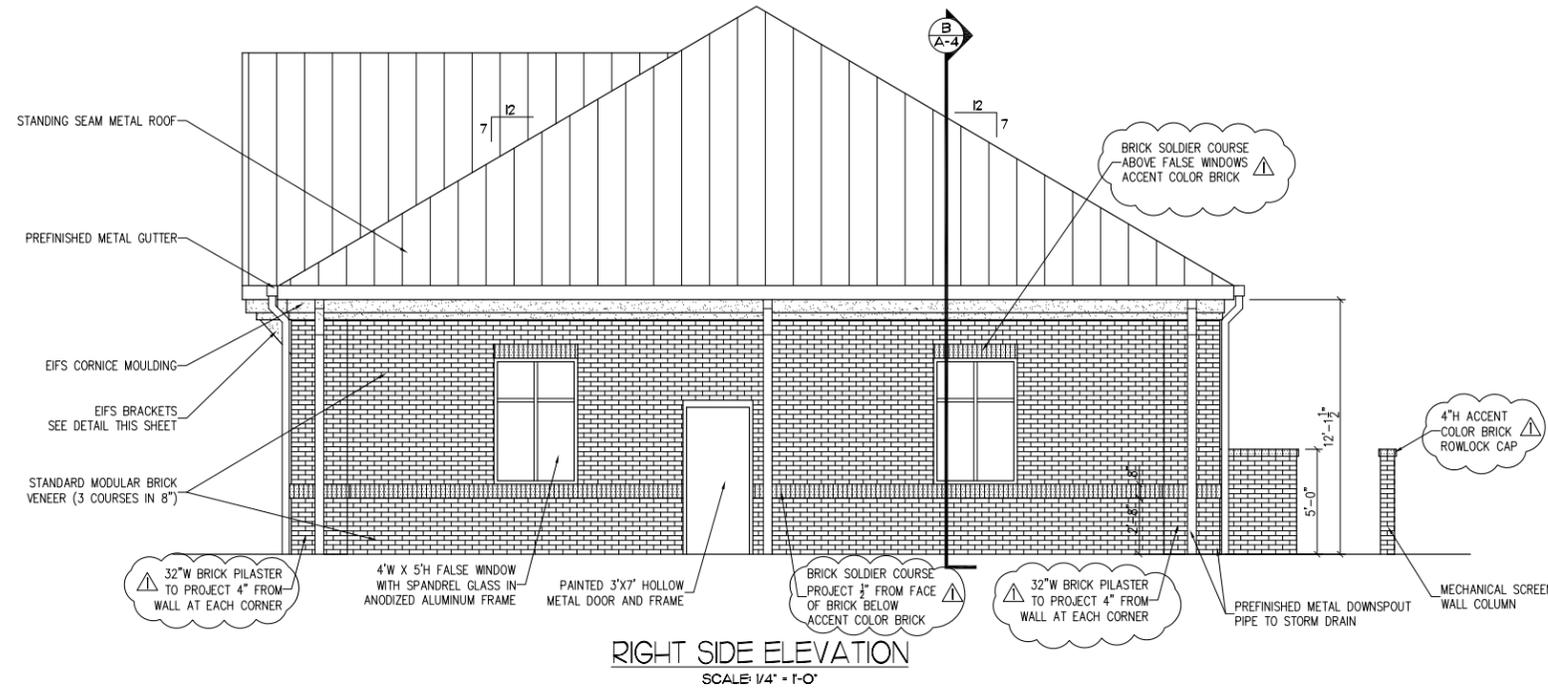


PERSPECTIVE



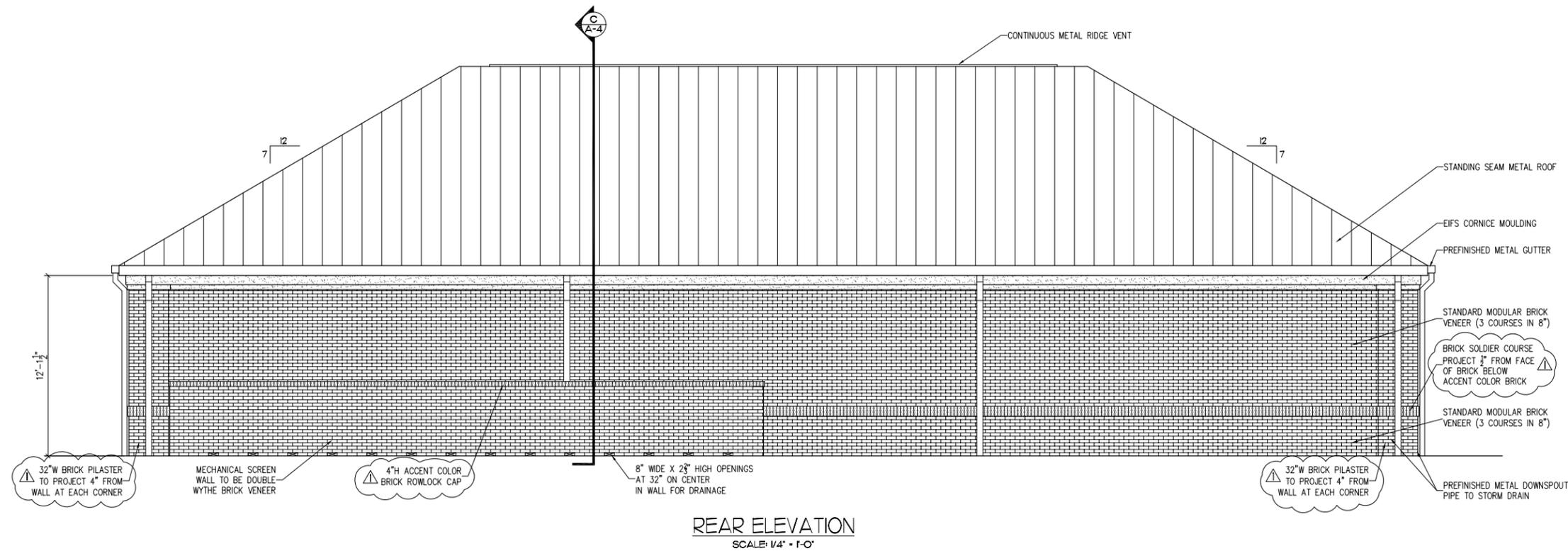
EIFS BRACKET DETAILS
SCALE: 1" = 1'-0"

NOTE: G.C VERIFY DESIGN AND ALL DIMENSIONS WITH OWNER PRIOR TO CONSTRUCTION



- NOTES
1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
 2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.
 3. REFER TO SHOP DRAWINGS BY WOOD TRUSS MANUFACTURER'S ENGINEER.
 4. REFER TO STRUCTURAL ENGINEERING DRAWINGS.

- EXTERIOR MATERIAL SPECIFICATIONS
- BRICK: GEORGIA BRICK BY TRIANGLE BRICK
 - EIFS: SAND PEBBLE #10 VAN DYKE
 - EXTERIOR DOORS: COLOR TO MATCH EIFS
 - SOFFIT, GUTTERS AND DOWNSPOUTS: TO MATCH ROOF
 - ROOF: BEIGE, EXACT COLOR TO BE DETERMINED



Ted Richard Brown, PLLC
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 334-1111

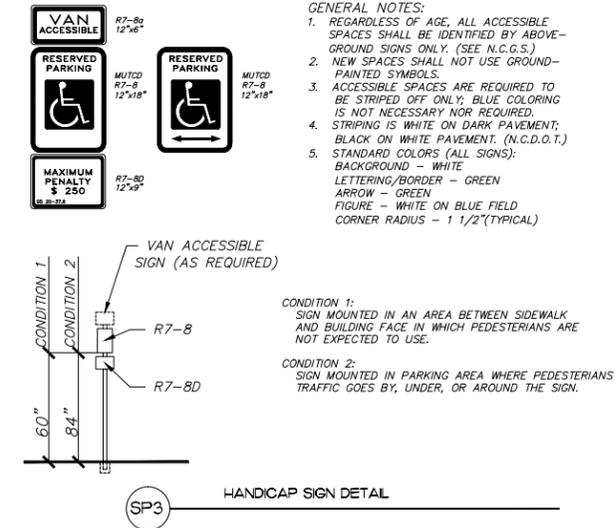
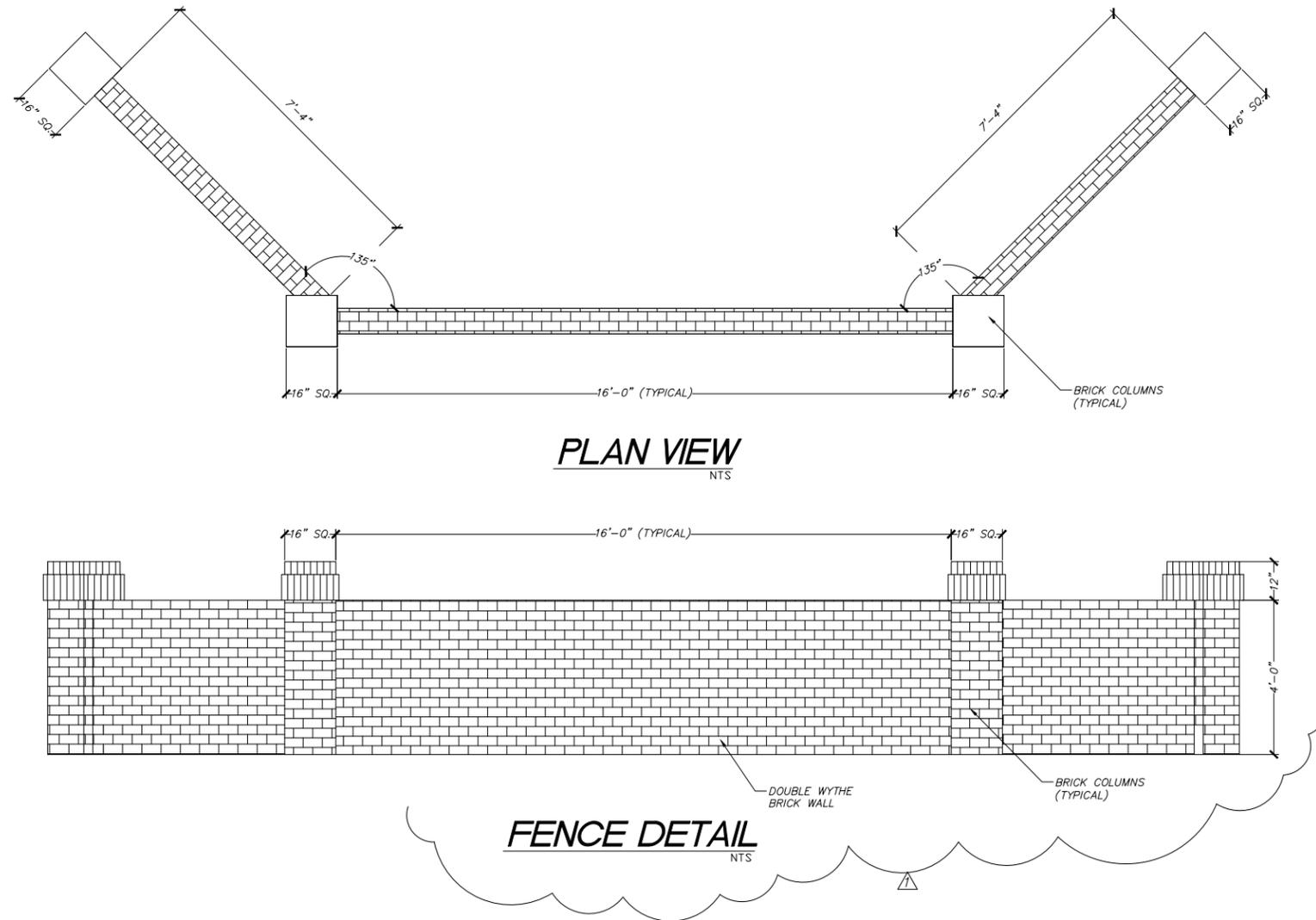
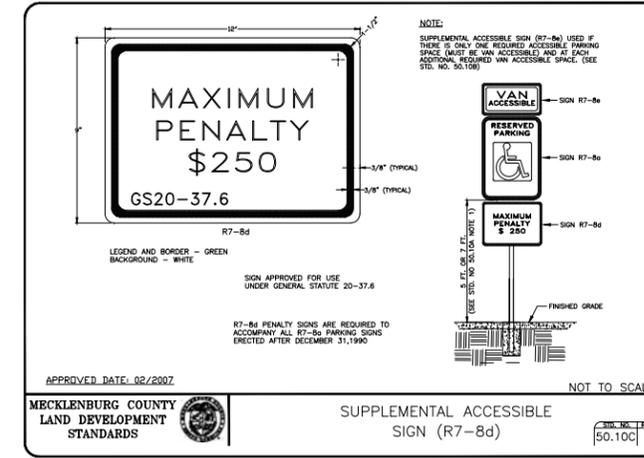
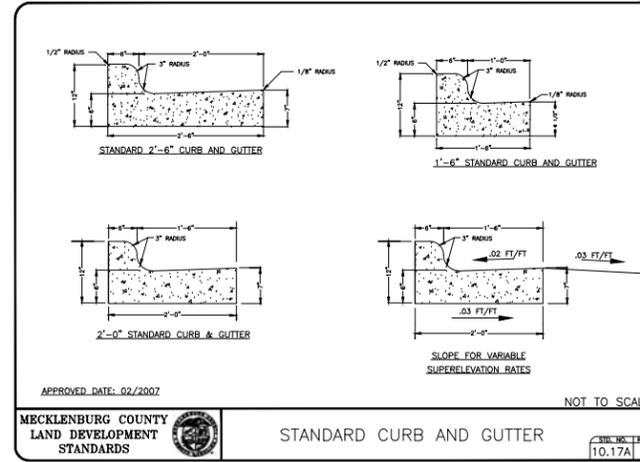
NEW CONVENIENCE STORE FOR:
CIRCLE K STORE
3424 MATTHEWS-MINT HILL ROAD
MATTHEWS, NORTH CAROLINA 28105

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Bids Due	
Set No	
Revisions	5/21/2012
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	5/4/2012
Job No	14911

A-3
OF 8

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500



NEW CONVENIENCE STORE FOR:
CIRCLE K STORE
3424 MATTHEWS-MINT HILL ROAD
MATTHEWS, NORTH CAROLINA 28105

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Bids Due

Rev. Δ 5/21/12

Scale NOTED

Drawn By CLH

Checked By CLH

Date 2/29/12

Job No. 14911

SP-2
OF 2



