

Agenda Item: Application 586/Spring Creek Restaurants

DATE: June 6, 2012
RE: Decision on Application 586, Spring Creek Restaurants
FROM: Jay Camp, Senior Planner

Background/Issue:

Town staff continue to work with the owners of the former Meadowview Steakhouse site. The following changes have occurred to the plan since the initial submittal:

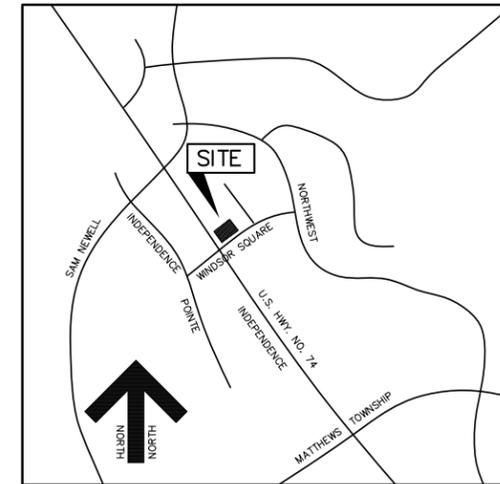
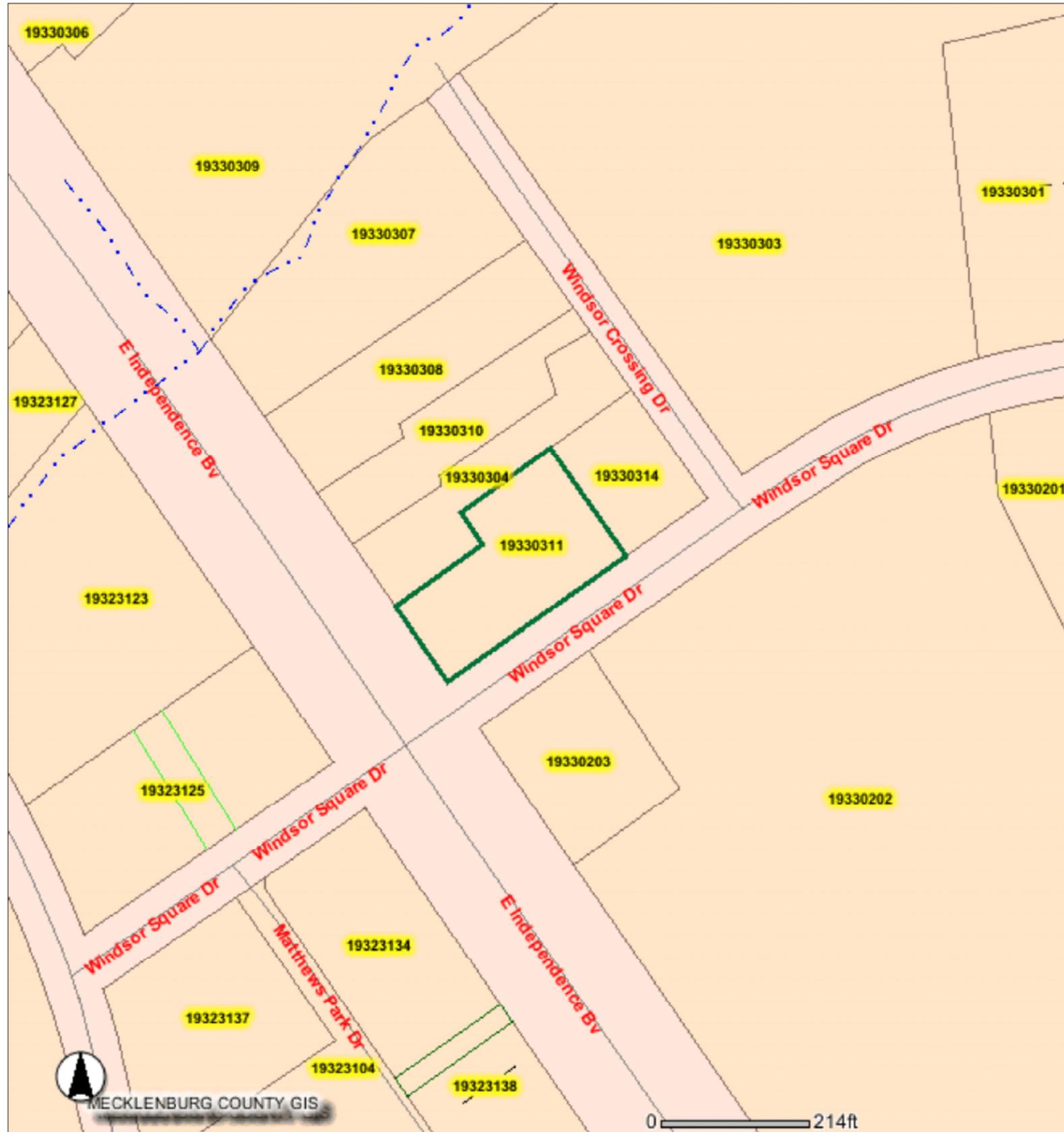
1. "For the southeast side of the building (Windsor Square Drive side): 1) window will have cast stone water table, 2) brick under windows will be black in color, 3) signage displayed Behind/through the windows will not exceed 30% of the area of the window, and 4) canopies (awnings) as shown on the southeast building elevation will be added over the windows."
2. "For the southwest side of the building (Independence Boulevard side): 1) If Tenant B is retail the windows will be clear glass with grey tint, 2) If Tenant B is a restaurant the windows will have cast stone water table. No mirror tint will be allowed."
3. New elevations showing additional garage doors were submitted prior to Planning Board's recommendation for approval.
4. A variance is required to allow the building expansions to encroach into the transitional setback and transitional right-of-way. The Board of Adjustment will hear the request on Thursday, June 7th.

Related Town Strategy:

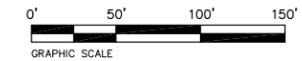
28. (Ec Devt/Land Use Planning) To streamline the development process to make Matthews "open for business" and explore giving staff responsibility for the detailed plan review.

Recommended Motion:

Approve application 586



LOCATION MAP
NOT TO SCALE



PROPERTY OWNERS:

PARCEL NO. 19330304
9721 E. INDEPENDENCE BLVD.
OWNER: PMPJL, LLC
112 EAST WILLIAM DAVID PKWY.
METAIRIE, LA 70005

PARCEL NO. 19330307
9701 E. INDEPENDENCE BLVD.
OWNER: JALARAM HOTELS, LLC
9701 E. INDEPENDENCE BLVD.
MATTHEW, NC 28105

PARCEL NO. 19330308
9709 E. INDEPENDENCE BLVD.
OWNER: LOS TRES AMIGOS, INC.
116 E. WOODLAWN RD.
CHARLOTTE, NC 28217

PARCEL NO. 19330310
9715 E. INDEPENDENCE BLVD.
OWNER: REBPAT LEASING
P.O. BOX 240525
CHARLOTTE, NC 28224

PARCEL NO. 19330311 (SUBJECT TRACT)
CARROLL FAMILY INVESTMENTS, LTD.
2340 W. INTERSTATE 20 #100
ARLINGTON, TX 76017

PARCEL NO. 19330314
1725 WINDSOR SQUARE DR.
OWNER: TMB VENTURES, LLC
245 OLD HICKOY RD.
LOCUST, NC 28097

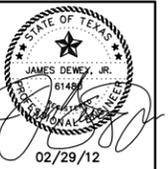
PARCEL NO. 19330202
9949/10101 E. INDEPENDENCE BLVD.
OWNER: SC WINDSOR ASSOCIATES, LP
340 ROYAL POINCIANA WAY, NO. 316
PALM BEACH, FL 33480

PARCEL NO. 19330203
1700 WINDSOR SQUARE DR.
OWNER: TL & E INVESTMENTS, INC
ATTN: SAMI I NAFISI
7935 COUNCIL PLACE, SUITE 200
MATTHEWS, NC 28105

OWNER:
CARROLL FAMILY INVESTMENTS, LTD.
2340 W. INTERSTATE 20 #100
ARLINGTON, TX 76017
PHONE: (817) 467-0505
CONTACT: B.R. NOWELL

JDJR ENGINEERS & CONSULTANTS, INC.
TSRPE REGISTRATION NUMBER F-6627
ENGINEERS • SURVEYORS • LAND PLANNERS

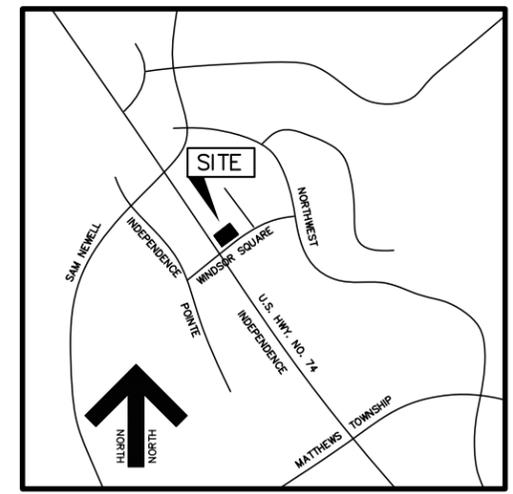
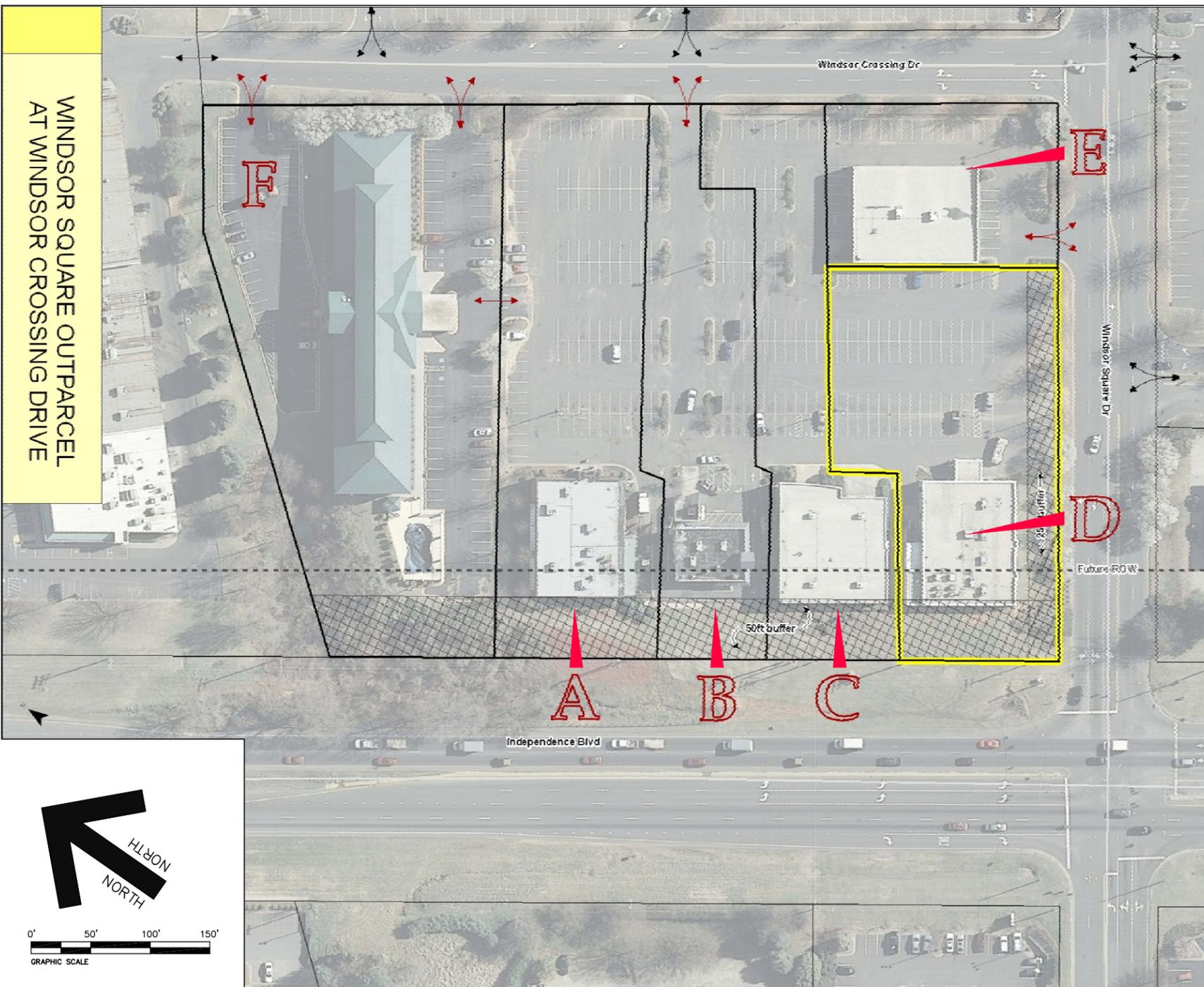
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel. 972-262-JDJR (5337) Fax. 972-262-9698



PROJECT:
**RESTAURANT RENOVATIONS
U.S. HWY NO. 74 (INDEPENDENCE BLVD.)
AT WINDSOR SQUARE DRIVE
MATTHEWS, NORTH CAROLINA**

REVISIONS:	
DATE	REVISION

SHEET TITLE	
SURROUNDING OWNERSHIP EXHIBIT	
DATE: FEB. 29, 2012	
SCALE: 1" = 50'	
DRAWN BY: SAS	
CHECKED BY: JDJR	
SHEET NO.	
3	OF 3
JDJR FILE NO. 103-67-12	



CONDITIONAL NOTES FOR PARCEL D

1. This Windsor Square outparcel were developed under the now old Conditional Zoning District that included Windsor Square Shopping Center. This rezoning seeks to convert this parcel to B-1 (CD), the appropriate zoning category in the Zoning Ordinance.
2. The proposed use of this property will be restaurant and or retail. All other uses in the B-1 zoning classification are not allowed.
3. Attached signs will be permitted in accordance with Section 153.153(C) of the Town of Matthews Zoning Ordinance. As under the existing old Conditional Zoning District no individual freestanding signs will be permitted. However, a joint business and/or identification sign for this parcel would be permitted in accordance with Section 153.144(A) of the Zoning Ordinance when combined with parcels A, B, C, E, and F following the successful rezoning of parcels A and F to appropriate zoning districts in the current Zoning Ordinance. Parcels B, C, and E are now zoned B-1 (CD) or B-2 (CD). All six parcels would qualify for a master sign plan under the provisions of Section 153.149 once all parcels have been rezoned to appropriate districts. All signs to be permitted separately at a later date.
4. Section 153.153(C) of the Zoning Ordinance permits up to 3 attached signs with a maximum of 80 square feet for each business establishment.
5. Access to the site will be limited to the existing driveway connections on Windsor Square Drive and Windsor Crossing Drive.
6. No changes in existing site conditions for building layout, parking, traffic circulation, and storm drainage for this parcel are proposed except for those shown on the attached site plan. These changes include: 1) portion of existing building to be removed (approximately 1,200 square feet); 2) addition of 10 parking spaces at the northeast side of the building; and 3) two addition of enclosed building area (approximately 2,215 square feet) under roof on southeast and northwest sides of the building.
7. Under the original zoning, maximums were placed on building area for this portion of Windsor Square. Any redevelopment of this parcel that increases building area will require site plan approval by the Matthews Town Board. Because this petition proposes no increase in seating, and increases net parking by 10 spaces, no traffic analysis is required as part of this zoning request.
8. Any and all improvements located within the area shown as future right-of-way (building, patio, landscaping, and hardscape) must be removed should Independence Boulevard be widened to the future right-of-way.
9. There is a cross parking agreement for this property and the adjoining commercial properties within the Windsor Square Shopping Center.
10. Property owner will maintain all landscaping within and/or adjacent to this site (within steet right-of-way).
11. The proposed exterior materials of the building will be as follows: 1) Face brick - 73%, 2) Dry Stacked stone - 5%, and 3) Glass and Glazing - 22%.
12. For the southeast side of the building (Windsor Square Drive side): 1) windows will have cast stone water table, 2) brick under windows will be black in color, 3) signage displayed behind/through the windows will not exceed 30% of the area of the window, and 4) canopies (awnings) as shown on the southeast building elevation will be added over the windows.
13. For the southwest side of the building (Independence Boulevard side): 1) If Tenant B is retail the windows will be clear glass with grey tint, 2) If Tenant B is a restaurant the windows will have cast stone water table. No mirror tint will be allowed.

PARCEL D SITE DATA

TAX PARCEL NUMBER	193-303-11
SITE AREA	52,688 SF (1.209 ACRES)
EXISTING ZONING	CONDITIONAL
PROPOSED ZONING	B-1 (CD)
PROPOSED USE	RESTAURANT
EXISTING BUILDING AREA	7,500 SF
BUILDING AREA PROPOSED	
TENANT A	3,775 SF
TENANT B	4,743 SF
TOTAL PROPOSED BUILDING AREA	8,518 SF
PARKING REQUIRED	1/2 EMPLOYEES + 1/3 SEATS
MAXIMUM EMPLOYEES	18 (BOTH RESTAURANTS OR RETAIL)
MAXIMUM SEATING	300 (BOTH RESTAURANTS OR RETAIL)
TOTAL REQUIRED	9 + 100 = 109 SPACES
ON-SITE PARKING PROVIDED	109 SPACES (INCL. 5 HC)
MINIMUM YARD REQUIREMENTS	
MINIMUM SETBACK	50 FEET
MINIMUM SIDE YARD	25 FEET
MINIMUM REAR YARD	10 FEET
MAXIMUM BUILDING HEIGHT	40 FEET

OWNER:
CARROLL FAMILY INVESTMENTS, LTD.
2340 W. INTERSTATE 20 #100
ARLINGTON, TX 76017
PHONE: (817) 467-0505
CONTACT: B.R. NOWELL

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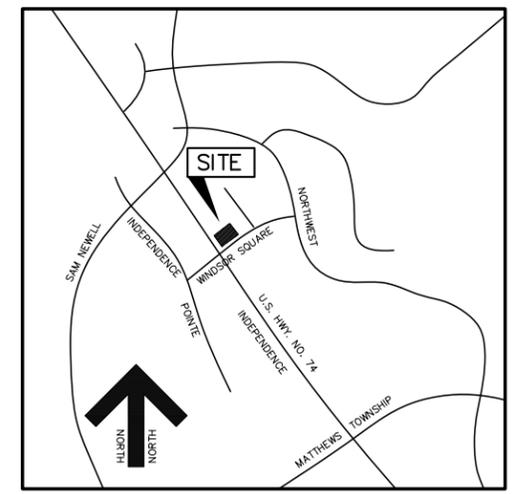
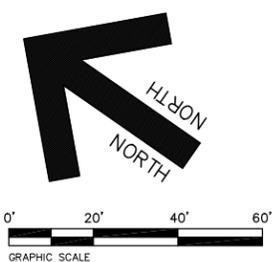
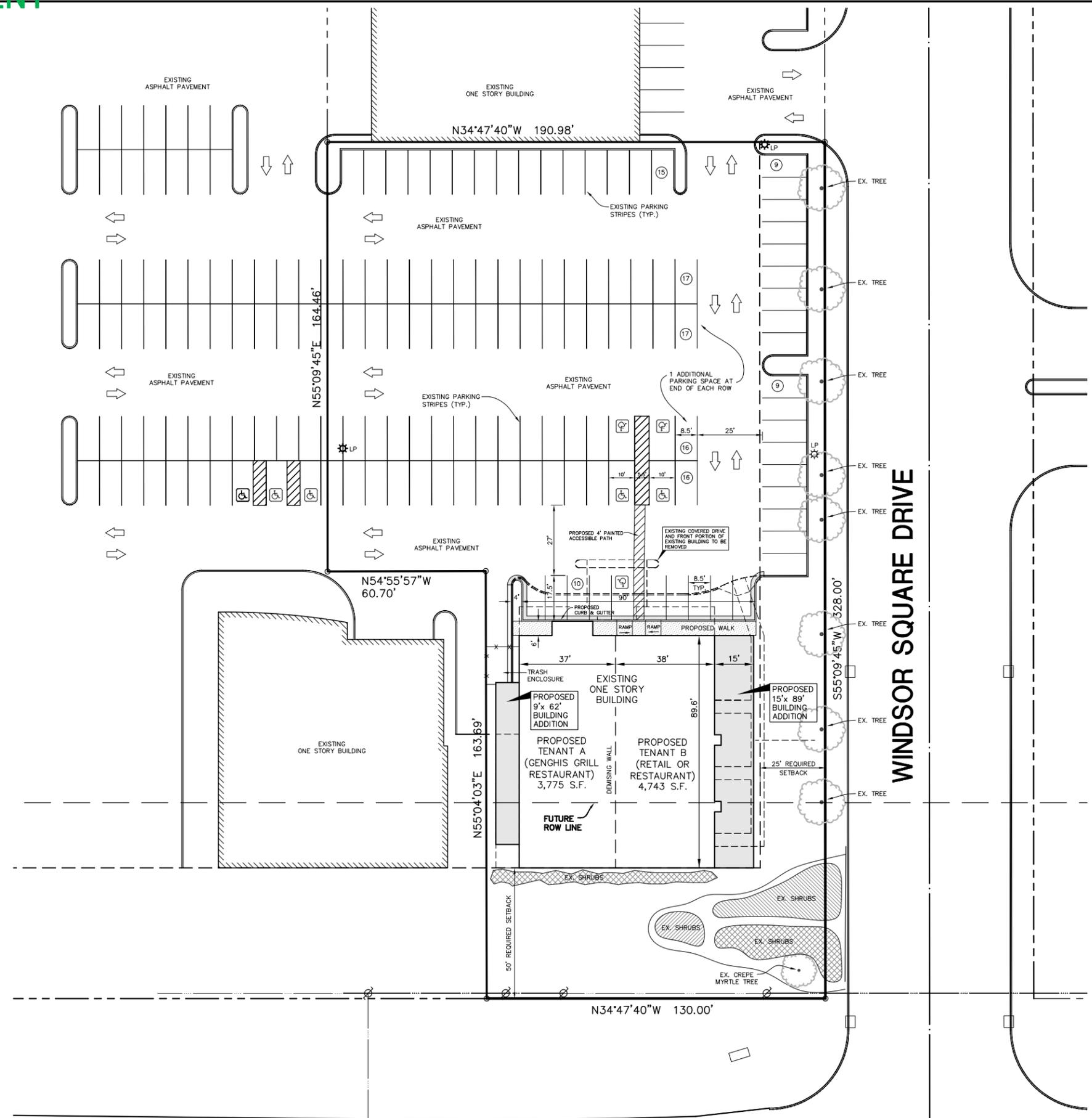
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MATTHEWS, NORTH CAROLINA

REVISIONS:	
DATE	REVISION
4/05/12	BUILDING AREA
4/26/12	PER CITY REVIEW
5/22/12	TOWN BOARD COMMENTS

SHEET TITLE
ZONING EXHIBIT

DATE: FEB. 29, 2012
SCALE: 1" = 50'
DRAWN BY: SAS
CHECKED BY: JDJR
SHEET NO.
2 OF **3**
JDJR FILE NO. 103-67-12



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(INDEPENDENCE BOULEVARD)

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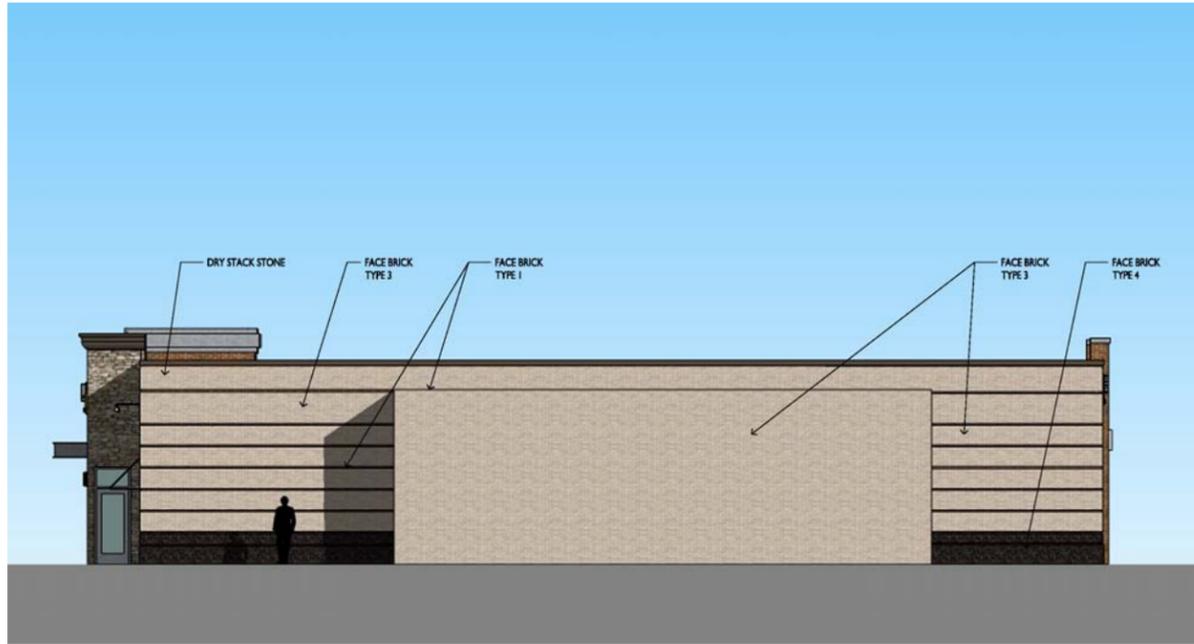


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5/22/12	TOWN BOARD COMMENTS

SHEET TITLE
SITE PLAN

DATE: FEB. 29, 2012
SCALE: 1" = 20'
DRAWN BY: SAS
CHECKED BY: JDJR
SHEET NO.
1 OF **3**
JDJR FILE NO. 103-67-12



NORTHWEST ELEVATION
FACING ADJACENT BUILDING



SOUTHWEST ELEVATION
FACING E. INDEPENDENCE PARKWAY



NORTHEAST ELEVATION
FACING PARKING LOT



SOUTHEAST ELEVATION
FACING WINDSOR SQUARE DR.

MATERIAL TABULATION:

FACE BRICK	= 73 %
BRICK TYPE 1 - DARK RED/BROWN	
BRICK TYPE 2 - MEDIUM BROWN	
BRICK TYPE 3 - WHITE	
BRICK TYPE 4 - CHARCOAL	
DRY STACK STONE	= 5 %
GLASS & GLAZING	= 22 %