

Project Summary

Location:	9607 East Independence
Owner:	McDonalds Corporation
Agent:	Stephen Goodwin Jr.
Current Zoning:	Conditional (C)
Proposed Zoning:	B-2 (CD)
Existing Use:	Restaurant (With Drive-Thru)
Proposed Use:	Restaurant (With Drive Thru)
Community Meeting:	Occurred 11/5/12

Summary of Request

In conjunction with the Town's policy of converting old conditional zonings into current zoning categories, McDonald's Corporation requests a rezoning to B-2 (CD) to help facilitate a façade renovation and changes to the drive thru lanes.

Staff Recommendation

Staff recommends approval of this rezoning request

Planning Staff Review

Background And History

The parcel containing the McDonald's restaurant is part of the original Windsor Square rezoning that includes the shopping center and outparcels. Similar to the Captain D's and Exxon rezonings recently, this particular use will require a B-2 (CD) designation due to the drive thru aspect of the restaurant. There were numerous rezonings over the past 20 years that addressed façade renovations and the addition of the Playspace area to the front of the building. Due the conditional nature of the elevation drawings and proposed facade changes and the desire to add a second drive thru lane, a rezoning is required.

Details of the Site Plan

The primary changes to the building include significant changes to the roof line to remove the typical mansard roof and the addition of brick to the majority of the façade. In addition, a second drive thru stacking lane with a menu board will also be added.

Summary of Proposed Conditions

1. Property to be used as restaurant with drive thru
2. No new ingress or egress will be allowed
4. Existing pylon to remain
5. Existing levels of landscaping to be maintained

Planning Staff Review

Outstanding Issues/Staff Comments

1. Staff considers the “eyebrow” arch feature to be a sign. As currently design, it would qualify as a roof sign and would be prohibited. There are other design alternatives that may allow McDonalds to incorporate this branding into the building façade.
2. Disturbed and built upon calculations need to be revised to ensure that compliance is met with Town storm water detention requirements.

Consistency with Adopted Plans and Policies and Town Vision Statements

In accordance with the Land Use Plan, retail and restaurant uses are appropriate in this location.

Reports from Town Departments and County Agencies

Matthews Police

None received

Matthews Fire

None received

Public Works

None received

Matthews Parks and Recreation

None received

Charlotte Mecklenburg Schools

N/A

PCO Concept Plan Approval Required?

No

Site Photos



2012-591

Owner: McDonald's

Tax Parcel ID: 193-303-06

Address: 9607 East Independence Blvd

Current Zoning: Conditional

Proposed Zoning: General Business; B-2 (CD)

Scale: 1 inch = 50 feet

