

Agenda Item: Application 591/McDonalds

DATE: December, 3 2012
RE: Decision on Application 591
FROM: Jay Camp, Senior Planner

Background/Issue:

At the November 27th Planning Board meeting, the Board unanimously recommended approval of the McDonalds rezoning request. At the meeting, representatives stated that the yellow “brow” feature would be removed from the building altogether. In addition, a sunset agreement was proposed for the pylon sign. This agreement would allow the existing pylon to remain for a period of 10 years from the date of rezoning approval.

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 591 upon successful resolution of outstanding issues related to pylon sign



VICINITY MAP
NTS

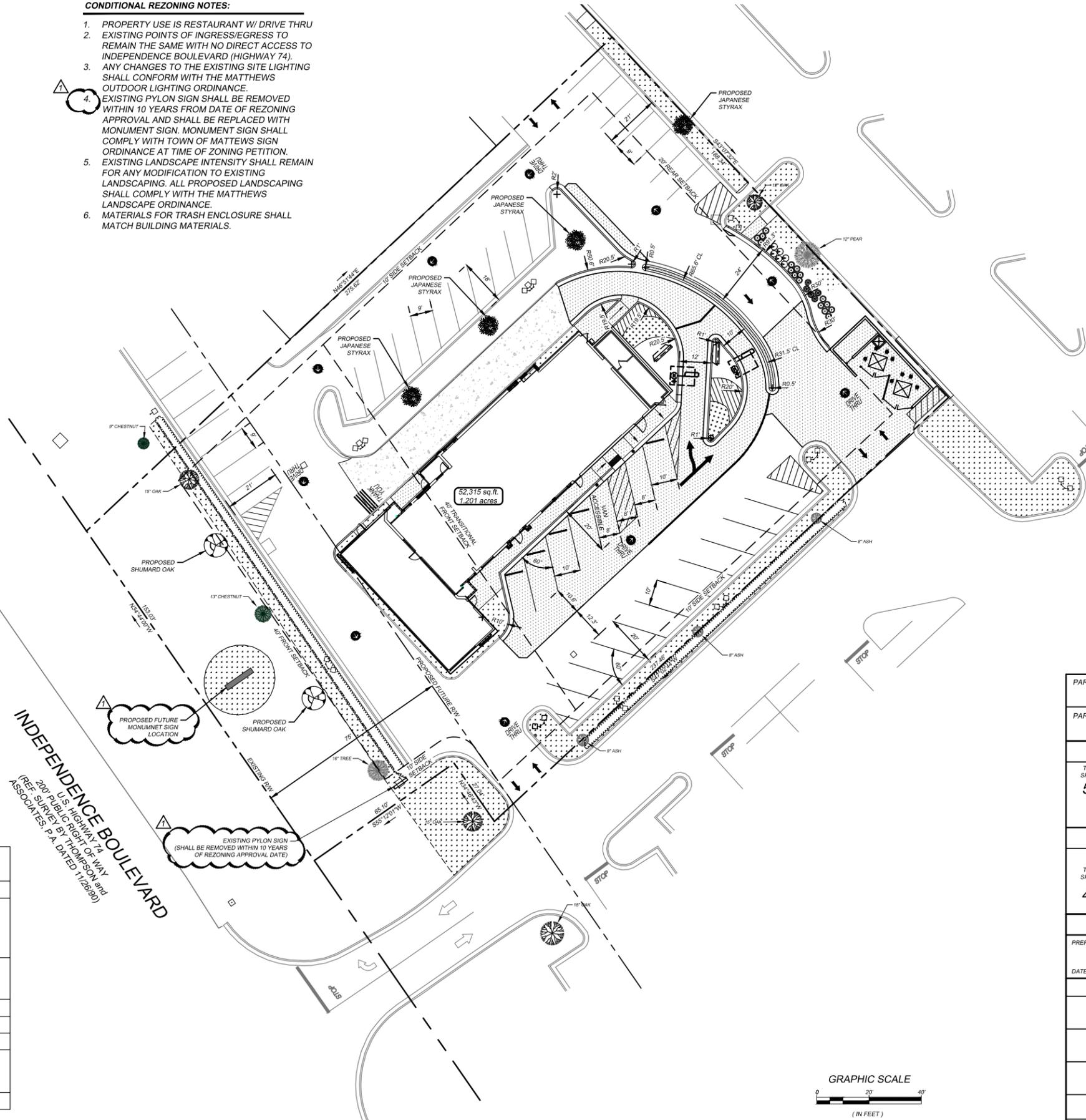
CONDITIONAL REZONING NOTES:

1. PROPERTY USE IS RESTAURANT W/ DRIVE THRU
2. EXISTING POINTS OF INGRESS/EGRESS TO REMAIN THE SAME WITH NO DIRECT ACCESS TO INDEPENDENCE BOULEVARD (HIGHWAY 74).
3. ANY CHANGES TO THE EXISTING SITE LIGHTING SHALL CONFORM WITH THE MATTHEWS OUTDOOR LIGHTING ORDINANCE.
4. EXISTING PYLON SIGN SHALL BE REMOVED WITHIN 10 YEARS FROM DATE OF REZONING APPROVAL AND SHALL BE REPLACED WITH MONUMENT SIGN. MONUMENT SIGN SHALL COMPLY WITH TOWN OF MATTHEWS SIGN ORDINANCE AT TIME OF ZONING PETITION.
5. EXISTING LANDSCAPE INTENSITY SHALL REMAIN FOR ANY MODIFICATION TO EXISTING LANDSCAPING. ALL PROPOSED LANDSCAPING SHALL COMPLY WITH THE MATTHEWS LANDSCAPE ORDINANCE.
6. MATERIALS FOR TRASH ENCLOSURE SHALL MATCH BUILDING MATERIALS.

TOTAL DISTURBED AREA
11,060 SQ. FT.

EXISTING BUILT UPON AREA TO BE REMOVED
10,501 SQ. FT.

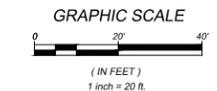
PROPOSED NEW BUILT UPON AREA
9,604 SQ. FT.



SITE INFORMATION	
SITE ADDRESS:	9607 E INDEPENDENCE BLVD MATTHEWS, NC
OWNER / CLIENT:	McDONALD'S USA, LLC 4801 SIX FORKS ROAD SUITE 200 RALEIGH, N. C. 27609 TELEPHONE: (919) 876-9716 FAX: (919) 326-4215
DESIGNER:	EAGLE ENGINEERING, INC. 2013 VAN BUREN AVE. INDIAN TRAIL, NC 28079 TELEPHONE: (704) 882-4222
PROPOSED ZONING:	B-2-CD (CURRENTLY C - CONDITIONAL)
EXISTING USE:	RESTAURANT W/ DRIVE THRU
PROPOSED USE:	RESTAURANT W/ DRIVE THRU
PROPOSED BUILDING SETBACKS:	FRONT..... 40 FEET SIDE..... 10 FEET REAR..... 20 FEET
BUILDING AREA:	6,123 SQ. FT.

INDEPENDENCE BOULEVARD
200' PUBLIC RIGHT OF WAY
(REF. SURVEY BY THOMPSON & BIRD ASSOCIATES, P.A. DATED 11/26/00)

PARKING REQ:		1 SP / 3 SEATS + 1 SP / 2EMP ON LG SHIFT (90 SEATS / 3) + (12 EMPLOYEES / 2) = 36 36 SPACES REQUIRED	
PARKING PROVIDED:		38 REGULAR SPACES 2 HANDICAP SPACES 40 TOTAL SPACES	
EXISTING PARKING INFORMATION			
TOTAL SPACES 52	2 HC SPACES	8' X 20' @ 60"	
	5 SPACES	9' X 20' @ 60"	
	31 SPACES	9' X 21' @ 90"	
	3 SPACES	9' X 18' @ 90"	
	11 SPACES	9' X 18' @ 60"	
PROPOSED PARKING INFORMATION			
TOTAL SPACES 40	2 HC SPACES	8' X 20' @ 60"	
	16 SPACES	10' X 20' @ 60"	
	11 SPACES	9' X 21' @ 90"	
11 SPACES	9' X 18' @ 60"		
SURVEY INFORMATION			
PREPARED BY: EAGLE ENGINEERING, INC. 2013 VAN BUREN AVE. INDIAN TRAIL, NC 28079 (704)-882-4222			
DATE OF SURVEY: 07/12/2012 DATE OF MAP: 07/19/2012			
PLAN SCALE: 1" = 20'			
STREET ADDRESS 9607 E. INDEPENDENCE BLVD.			
CITY MATTHEWS		STATE NC	
COUNTY MECKLENBURG			
TAX PIN 19330306		LOCATION CODE NUMBER 032-0331	
EEI PROJECT NO. 4709-CS			



REV	DATE	DESCRIPTION	BY
1	11/30/12	UPDATE PYLON / MONUMENT SIGN NOTES	JLR

EAGLE ENGINEERING

P.O. BOX 551
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

McDonald's

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE ADDRESS: 4801 SIX FORKS ROAD, SUITE 200 - RALEIGH, N.C. 27608

PLAN APPROVAL	SIGNATURE (IF REQUIRED)	DATE
REGIONAL MGR.		
REGIONAL DEV. DIRECTOR		
REGIONAL CONSTRUCTION MGR.		
REGIONAL REAL ESTATE MGR.		
AREA CONSTRUCTION MGR.		
CONTRACTOR		

CO-SIGN SIGNATURES	STATUS	DATE	BY
	FINAL	-	-
	PLAN CHECKED	-	-
	AS-BUILT	-	-

RZ-1
REZONING SITE
PLAN

MASONRY GENERAL NOTES:

1. WEEP HOLES MUST BE CLEAR AND LOCATED ONE COURSE ABOVE FINISH GRADE AROUND PERIMETER OF BUILDING. ADJUST LOCATIONS AS REQUIRED BASED UPON SITE AND FINISHED FIELD CONDITIONS. NO WEEP HOLES ARE TO BE BELOW GRADE-TYP.
2. ALL THRU WALL FLASHING TO BE PER DWGS, AND TO BE LOCATED ONE COURSE ABOVE FINISH GRADE AROUND PERIMETER OF BUILDING. ADJUST LOCATIONS AS REQUIRED BASED UPON SITE AND FINISHED FIELD CONDITIONS. NO FLASHING ARE TO BE BELOW GRADE. FLASHINGS ARE TO BE STEPPED AND ADJUSTED TO MAINTAIN A CONTINUOUS THRU-WALL FLASHING-TYP.
3. ABOVE ALL APERTURES, FLASHING TO EXTEND 8" EITHER SIDE OF OPENING-TYP.
4. ALL AIR CLEARANCES BETWEEN MASONRY AND BASE WALL MUST BE MAINTAINED AS PER THE DWGS. AS CLEAR SPACE FREE OF DEBRIS.
5. ALL MASONRY REINFORCING BOTH VERTICAL AND HORIZONTAL TO BE PER ARCHITECTURAL AND STRUCTURAL DWGS-TYP.
6. G.C. & SUBS TO COORDINATE ANY ADDITIONAL REQUIREMENTS FOR FLASHING AND WEEP HOLES W/ STOREFRONT AND WINDOW SUPPLIERS-TYP.
7. GROUT SOLID ANY AND ALL BELOW GRADE CONDITIONS-TYP.
8. ANY REQUIRED BOND BEAMS OR STEEL PLATE HEADERS ARE TO EXTEND A MIN. OF 8" EITHER SIDE OF MASONRY OPENING. SEE STRUCTURAL DWGS. ALSO-TYP.
9. NOT MORE THAN 4" OF ANY ONE BRICK IS TO BE CUT IN ORDER TO MAKE UP ANY COURSING DIFFERENCE DUE TO FIELD CONDITIONS. IF CUTTING OF BRICKS IS REQUIRED IN ORDER TO MAKE UP COURSING IT IS TO OCCUR ON OR NEAR THE CENTERLINE-TYP.

GLAZING GENERAL NOTES:

1. ALL NEW OR MODIFIED WINDOWS SHALL HAVE A STANDARD 2" WIDE ANODIZED ALUMINUM (COLOR TO MATCH EXISTING) ON STOREFRONT MULLIONS AND JAMBS, DEPTH TBD BY PROVIDER-TYP.
2. ALL NEW OR MODIFIED STOREFRONT AND WINDOW SYSTEMS SHALL RECEIVE HEAD AND SILL FLASHING. STOREFRONTS TO RECEIVE CAULK & BACKER ROD ON THE INTERIOR & EXTERIOR FACE OF EXTRUSIONS & OPENINGS-TYP.
3. FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO FABRICATION AND INSTALLATION-TYP.
4. ALL HARDWARE & MOUNTING HEIGHTS TO MEET LOCAL ACCESSIBILITY CODES AND ADA-TYP.
5. HOLLOW METAL DOORS, NEW OR EXISTING, SHALL BE PAINTED TO MATCH COLOR OF SURROUNDING MATERIAL-TYP.

TYP. GLAZING:

1. STANDARD SP SYSTEM- 1" MED. PERFORMANCE GLAZING TO MATCH EXISTING BUILDING.
- EX - EXISTING GLASS TO REMAIN.
 - PL - PLATE GLASS
 - SP - OPAGUE GLASS SPANDREL PANEL
 - TEMP. - TEMPERED GLASS

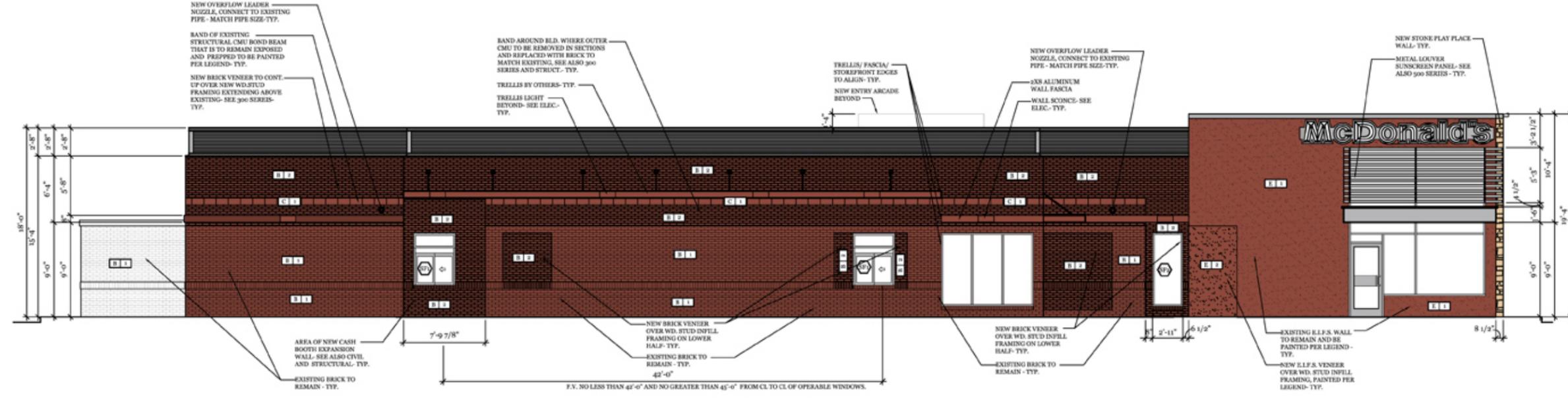
SIGNAGE GENERAL NOTES:

1. McDONALD'S SIGNAGE BY OTHERS- UNDER SEPARATE PERMIT. GC TO COORDINATE CONSTRUCTION TO ACCEPT SIGNAGE-TYP.
2. UNIBODY FASCIA SIGN WALL SUPPORTS TO BE VERIFIED WITH McDONALD'S AREA CONSTRUCTION MANAGER AND COORDINATED WITH SIGN MANUFACTURER-TYP.
3. ALL PENETRATIONS FOR SIGNS SHALL BE MADE WATER AND WEATHER TIGHT-TYP.

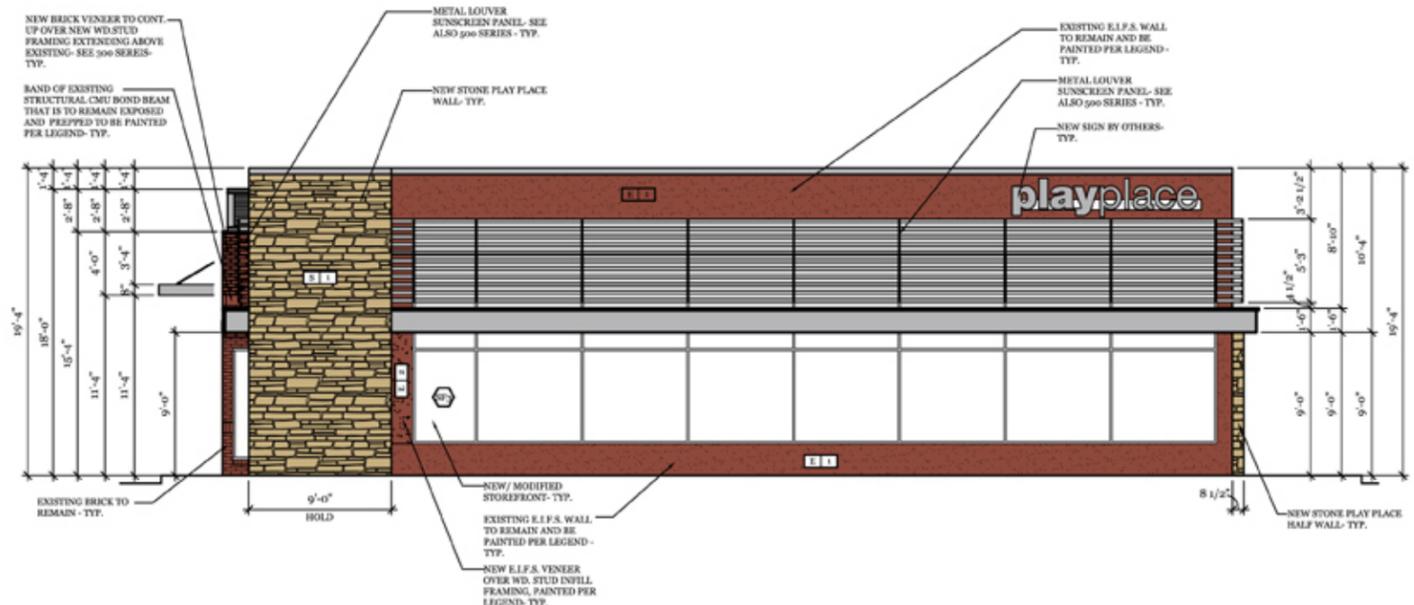
COLOR LEGEND:

- NOTE: (ALL COLORS PER BENJAMIN MOORE PAINTS, U.N.O.)
- McDONALD'S "DEVELOPER" SCHEME
- | | |
|-----|----------------------------------------------------------------------|
| B 1 | EXISTING BRICK VENEER TO REMAIN |
| B 2 | NEW BRICK VENEER TO MATCH EXISTING BRICK TO REMAIN. |
| C 1 | EXISTING CMU BOND BEAM TO REMAIN AND PAINTED TO MATCH EXISTING BRICK |
| E 1 | EXISTING E.L.F.S TO REMAIN AND BE PAINTED TO MATCH EXISTING BRICK |
| E 2 | NEW E.L.F.S TO BE PAINTED TO MATCH EXISTING BRICK |
| S 1 | STONE: OWENS CORNING FRO-FIT LEDGESTONE - SOUTHWEST |
| M 1 | METAL ERA "S" PANEL, 24 GAUGE MIN. COLOR: CITYSCAPE. |

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Tel - 704 - 688-7500
Fax - 704 - 688-7575
www.R4architecture.com



1 Elevation - Side View (@ Drive-thru)
3/16" = 1'-0"



2 Elevation - Front View
3/16" = 1'-0"

- GENERAL NOTES:**
1. SEE CIVIL DRAWINGS FOR LOCATION AND CONTINUATION OF ALL SIDEWALKS AND ADA RAMPS FROM FACE OF BUILDING-TYP.
 2. SEE CIVIL DRAWINGS FOR THE LOCATION OF ALL PIPING FROM INTERNAL ROOF LEADERS, SUPPLY AND DRAIN LINE CONNECTIONS-TYP.
 3. ALL HORIZONTAL PROJECTIONS TO HAVE POSITIVE SLOPE ON TOP AND CONTINUOUS DRIP EDGE ON UNDERSIDE-TYP.
 4. ALL CONNECTIONS SHALL BE FLASHED & COUNTER FLASHED TO MAINTAIN WATER & WEATHER TIGHT BLDG. ARCHITECT TO BE NOTIFIED IN WRITING OF ANY ONSITE CONDITIONS THAT MAY BE IN QUESTION.
 5. PROVIDE 2x BLOCKING AS REQUIRED-
 6. (3) OPTIONS FOR BLOCKING:
OPTION 1 - P.T. WOOD FULLY WRAPPED IN EPDM MEMBRANE OR TPO ROOFING MEMBRANE, TO PREVENT DIRECT CONTACT BETWEEN P.T. WOOD AND STEEL, STAINLESS STEEL, NAILS, BOLTS, WASHERS, & NUTS MUST BE USED-TYP.
OPTION 2 - USE CEDAR 2x BLOCKING
OPTION 3 - USE "TIMBER SILL" BLOCKING
 7. ALL STRUCTURAL STEEL, INCLUDING COLUMNS, BEAMS, JOISTS, GIRDERS, ROOF DECKING AND MISCELLANEOUS METALS SHALL BE DELIVERED TO THE SITE WITH A RUST INHIBITIVE GRAY PRIMER SHOP FINISH.
 8. 7. SEE ALSO G SERIES FOR LIFE SAFETY PLAN AND INFORMATION-TYP.

- TRELLIS / CANOPY GENERAL NOTES:**
1. TRELLIS/ CANOPY INFORMATION SHOWN IN CONSTRUCTION DOCUMENTS IS FOR DESIGN INTENT ONLY. APPROVED MANUFACTURERS BELOW SHALL PROVIDE A COMPLETE AND CODE COMPLIANT FINAL DESIGN.
 2. FASCIA: CONT. 2x8 PAINTED ALUMINUM TUBE- PROVIDE CLOSURE PIECE WHERE TUBE ENDS ARE EXPOSED-TYP.
 3. TIERACKS: PAINTED ALUMINUM THREADED TIE RODS BY MANUFACTURER- LOCATIONS AS INDICATED IN ELEVATIONS/ 500 SERIES. FINAL LOCATIONS AND QUANTITY SHALL BE AS INDICATED ON TRELLIS/ CANOPY DESIGNER OF RECORD INSTALLATION DRAWINGS-TYP.
 4. WHERE INDICATED, PROVIDE PAINTED ALUMINUM PANEL INFILL TO PROVIDE POSITIVE SLOPE FOR DRAINAGE.
 5. SYSTEM SHALL ALLOW FOR MOVEMENT AT EXPANSION JOINTS AND FOR MOVEMENT OF EXTERIOR WALL SYSTEM ON WHICH THE TRELLIS/ CANOPY IS MOUNTED.
 6. STRUCTURAL ATTACHMENTS AND LOAD CALCULATIONS SHALL BE FURNISHED BY TRELLIS/ CANOPY SYSTEM DESIGNER OF RECORD. SUPPLIERS DESIGNER OF RECORD SHALL DESIGN PER PREVAILING CODES-TYP.
 7. TRELLIS/ CANOPY SYSTEM MAY BE SELECTED FROM ONE OF THE FOLLOWING SUPPLIERS LISTED BELOW: EQUIVALENT SYSTEMS FROM NON-APPROVED SUPPLIERS SHALL BE SUBMITTED TO McDONALD'S US RESTAURANT DESIGN & CONSTRUCTION FOR REVIEW AND APPROVAL OF DESIGN INTENT. ALL NON-APPROVED SUPPLIERS SHALL MEET ALL OF THE REQUIREMENTS OF THIS SECTION.
 8. TRELLIS/ CANOPY SYSTEM MANUFACTURERS SHALL PROVIDE INSTALLER WITH INSTALLATION INSTRUCTIONS. MANUFACTURER SHALL DESIGN TRELLIS/ CANOPY IN ACCORDANCE WITH THE WALL SYSTEM ON WHICH THE TRELLIS/ CANOPY IS MOUNTED.
 9. TRELLIS/ CANOPY INSTALLER SHALL NOTIFY TRELLIS/ CANOPY DESIGNER OF RECORD, McDONALD'S ACM, G.C., AND ARCHITECT OF ANY DEFICIENCIES THAT WOULD NOT ALLOW FOR THE PROPER INSTALLATION OF THE TRELLIS/ CANOPY SYSTEM. DEFICIENCIES SHALL NOT BE INSTALLED UNTIL DEFICIENCIES HAVE BEEN CORRECTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND THE TRELLIS/ CANOPY MANUFACTURERS INSTALLATION GUIDELINES-TYP.
- GREENHECK
P.O. BOX 410 SHOPIELD, WI 54476
WWW.GREENHECK.COM
CHRIS KIRCKLENG
(715) 335-3942

- MATERIAL LEGEND:**
- EXISTING BRICK VENEER TO REMAIN (STANDARD BRICK)
 - EXISTING CMU BOND BEAM TO REMAIN - COLOR TO MATCH EXISTING BRICK
 - NEW BRICK VENEER (STANDARD BRICK)-TO MATCH EXISTING BRICK
 - EXISTING E.L.F.S. TO REMAIN AND BE PAINTED TO MATCH EXISTING BRICK COLOR
 - AREA OF NEW E.L.F.S TO BE PAINTED TO MATCH EXISTING BRICK
 - ADHERED EXTERIOR GRADE TILE VENEER- PER LEGEND
 - NEW METAL ERA "S" WALL PANEL ADDITION
 - NEW ALUMINUM CANOPY/ TRELLIS ADDITION
 - NEW ALUMINUM WALL FASCIA ADDITION

Rev	Date	Description
1	11-2-12	City Comments

McDonald's
McDonald's Store - Site ID# 032-0331
E. Independence
Matthews, NC 28079

Region
Raleigh
Address
4601 Six Forks Road - Suite 200 - Raleigh, N.C. 27609

Drawn By KKW
Checked By MJR
Issue Date 05/15/12
Project No 120172

Sheet Title
Building Elevations
Sheet Number
A-201

