

Agenda Item: Decision on Charlotte Metro Credit Union, Application 2013-607

DATE: June 4, 2014
FROM: Jay Camp

After additional input from Town Staff and Town Board, the applicant has resubmitted a substantially changed building design and a modified site plan. The most notable changes are as follows:

1. Removal of the drive thru ATM and replacement with a walk-up ATM on the 1st floor
2. A full 2-story building with a floor area of approximately 18,500 sq. ft.
3. An active, 1st floor use facing the park and the Credit Union branch facing Walgreen's.
4. A redesigned façade similar to both the Locust example and to buildings on Matthews Station St

After review of the design and site plan, we believe this plan reflects a design for the site that conforms with what was envisioned in the Downtown Plan and what Planning Board recommended. The first floor use adjacent to the park would be conditioned to have evening hours thus creating activity after 5pm. We have coordinated with other Town departments and have the following final comments to address:

1. The wine/art/espresso venue should be conditioned with enough flexibility to allow a different use in the space. It could simply be reserved for "a food and/or beverage establishment with evening hours".
2. No decision has been made on ownership of the pocket park. Both Park & Rec and Planning recommend that the space remain privately owned but available to the public as currently noted on the plans.
3. A list of allowed uses should be created. We are working with the applicant on this item.
4. Signage on the building drawings may not meet code. These should be referenced as "illustrative".
5. Chimney Hill Rd is still privately owned. There are some repairs required adjacent to this site. This work should occur at the time of construction so the streets can be conveyed for Town maintenance.

Related Town Goal(s) and/or Strategies:

Quality of Life: #1 Implement plans, updating each as appropriate, and ensure they coordinate with and fulfill the goals of each other. #2 Continue pedestrian friendly initiatives and promote alternative means of travel. #3 Develop and expand green initiatives by the Town, assist in informing citizens about a healthy environment, and continue to enhance the appearance of the community.

Economic Development/Land Use Planning: #2 Provide support and funding for the next two years for the Downtown Organization. #3 Use the Minicozzi model to capture costs and benefits of applicable proposed developments as a standard practice in requests to Town Board. #4 Seek opportunities for the continued development of the downtown core such as development of Matthews Station Street lot.

Recommended Motion/Action:

If consensus is achieved with the above final outstanding comments, staff recommends approval of this rezoning request.



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May 28, 2014

Mr. Jay Camp, Senior Planner
Town of Matthews
232 Matthews Station St.
Matthews, NC 28105

RE: Addressing Commissioners Comments
Board Meeting of May 12, 2014
Charlotte Metro Credit Union Proposed Branch

Dear Jay,

Per our request at the Board meeting of May 12th, we were able to hear the requests from the Mayor and each Commissioner that was present regarding what would make an approvable project for the Charlotte Metro site. Although we have yet to see the minutes of the meeting, below are the summarized requests as stated.

- Mayor Taylor: Prefers mixed uses to be active and vibrant at all times of the day.
- Mr. Higdon: Not necessary to have residential, but wants activity after 9 to 5, and would like a walk up ATM.
- Mr. Melton: Doesn't want only 9 to 5 Monday through Friday. Doesn't want a single use or a single story building.
- Mr. Pata: Referred to a sketch done by Mr. Query during a meeting with Brian Jackson that showed multiple buildings and mixed use. Prefers mixed use.
- Mr. Miller: Doesn't want 9 to 5, and he thinks that the 24 hour drive through is a thing of the past. He supports mixed use. Referred to a retro downtown elevation photo that was shown by the staff and thinks that is a good direction.
- Mr. Ross: Agrees with all of the visions above, and desires a multistory, pedestrian friendly facility.

As I indicated at the meeting there are Federal regulations that prohibit the Credit Union from building or owning residential, so although it was discussed in some of the individual meetings with Gibraltar, the property owners, this has not been pursued.

Charlotte Metro has requested that we try to provide as many solutions to each of the items requested above as possible, and redesign the project to do so.

The building has now been redesigned to be a two story structure containing 18,293 square feet. The style has been revised to present a multi-storefront retro look, reflecting the streetscape look that you provided to us in the photograph to which Mr. Miller alluded. The first floor is comprised of three active businesses.

A wine and espresso bar, intended to be open from morning until evenings and on the weekends is located on the end cap of the building toward downtown. It is envisioned as a place where community artwork is displayed and/or sold. This facility extends to the exterior as it has been positioned to take advantage of the adjacent courtyard and opens up to the neighborhood pocket park. It is seen as a community gathering place throughout the day, evening, and weekends, particularly used by the neighboring community on a regular basis, and by the community at large, since it presents a type of use that is somewhat unique to the Town.

The adjoining space is the Mortgage Brokerage offices, and contains the public walk in component of this service for Charlotte Metro as well as the processing operations.

The third space contains the Charlotte Metro Credit Union branch which is now re-located on the Walgreens end of the building, and will be an extremely active branch location. As a part of the redesign, and in response to the comments, the drive through banking operations have been completely eliminated. Per the requests, the ATM has been relocated to the building wall and will be a walk up unit, with the night depository also located at this location. It will be convenient to walkers from the neighborhood, or those patronizing the wine and espresso bar, or those attending Town festivals and using the parking lot for access.

The accounting offices and the operations offices for Charlotte Metro Credit Union have been located upstairs in the office areas.

The parking areas have been redesigned to utilize the space where the drive through has been removed and the parking provided meets the number of required spaces, while not changing the percentage of impervious area so we do not overrun the maximum impervious area requirements.

The building is now a full mixed use facility with multiple tenants. It is no longer intended to operate 9 to 5 and will be active in the evenings and on weekends. The uses are structured so that parking can peak load at differing times of the day to add to the convenience of the neighborhood. It is still intended that the parking will have some availability to the neighborhood, to the park users, and to the community at large for use during Town activities.

Charlotte Metro has through their directive to redesign has made an honest, sincere, and diligent effort to respond not just to the regulations of the Town, but to the visions and requests of the Town in every way possible. They are requesting approval of this very worthwhile project in order to move forward as quickly as possible.

Please call if questions.

Thank you,



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