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
SITE PLAN

CIRCLE K STORE

2012-585
6/5/2012

SP-1
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