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