

## **Aldi Administrative Amendment**

**DATE: December 7, 2016**

**FROM: Jay Camp**

### **Background/Issue**

Aldi seeks an Administrative Amendment for the construction of a 3,000 square foot expansion of the grocery store located at 605 West John Street. While the conditional site plan does not call for Council action on site plans or elevations, Planning Board, after two meetings, voted to send the Administrative Amendment request to the Town Board for a decision. The proposed language revision would only apply to Aldi and not the former Rite Aid building or Bruster's Ice Cream.

At the heart of discussion is language in the conditional notes from the 1996 rezoning. For architecture at the site, one conditional states *"It is the intent that the final aesthetic look be of Williamsburg or colonial character"*. Aldi first sought to remove the note to allow for flexibility in the design of the exterior renovation to the front façade. The language Aldi now seeks is an addition to the original sentence:

*"It is the intent that the final aesthetic look be of Williamsburg or colonial character or within the building aesthetic requirements of the Matthews Downtown Overlay District for building construction as outlined in the General Urban Design Development Guidelines for that district."*

### **Proposed Solution:**

Aldi has not yet provided a new elevation drawing for review but has sent a letter with details of the request. We expect to receive the building drawings by Monday and will send them to the Board once we receive them. Review of the Administrative Amendment may yield one of the following Council actions:

1. Determine that the elevation drawings are consistent with the original zoning language and approve the version Aldi wishes to build.
2. Modify the language at the applicant's request and approve the provided elevation.
3. Deny or defer the request.

Aldi also has the option of replicating the current façade. This approach would not require any Council action.

### **Recommended Motion/Action:**

Review requested language modifications and building elevations to be provided by Aldi.



**Salisbury Division**

1985 Old Union Church Road  
Salisbury, NC 28146

P: 704-642-0023

F: 704-642-0078

December 7, 2016

Jay Camp, AICP  
Senior Planner  
Planning and Development  
Town of Matthews  
232 Matthews Station Street  
Matthews, NC 28105

**RE: Administrative Amendment Request for ALDI, Inc. Retail Facility #5  
555 West John Street, Matthews, North Carolina**

Jay,

On behalf of ALDI, Inc., please consider the following letter as a formal request to amend a portion of the language in the rezoning condition, which is part of the existing Conditional Use Permit (CUP) that was initially approved in 1996, for the ALDI, Inc. Retail facility located at 555 West John Street in Matthews, North Carolina.

A portion of the language within the existing rezoning condition initially stated:

*"It is the intent that final aesthetic look be of Williamsburg or colonial character."*

ALDI is requesting this language be amended to state:

*"It is the intent that the final aesthetic look be of Williamsburg or colonial character or within the building aesthetic requirements of the Matthews Downtown Overlay District for building construction as outlined in the General Urban Design Development Guidelines for that district."*

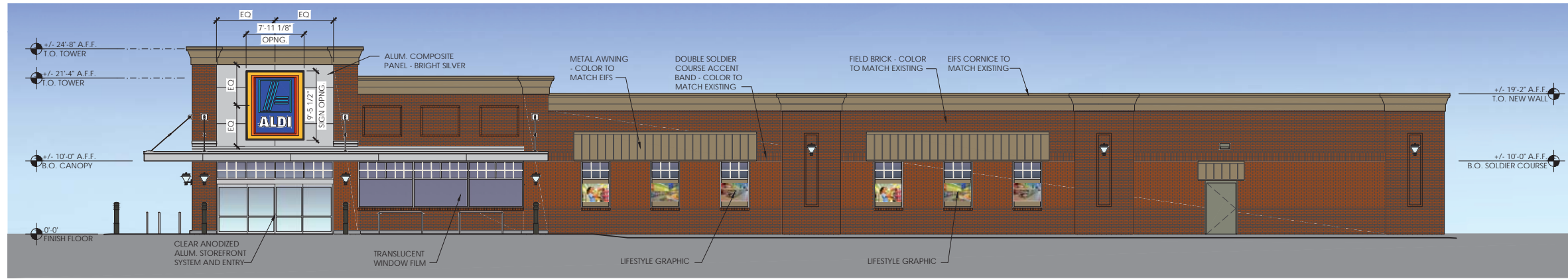
In addition to this formal written request, ALDI will also provide updated elevations which meet the intent of this request.

We would also like this request to be included as part of the review process for the recently submitted Administrative Amendment Application and supplemental information which is scheduled to be reviewed by the City Council on December 12, 2016.

Please contact me at 704.642.0023 if there is any additional information we can provide in support of this request.

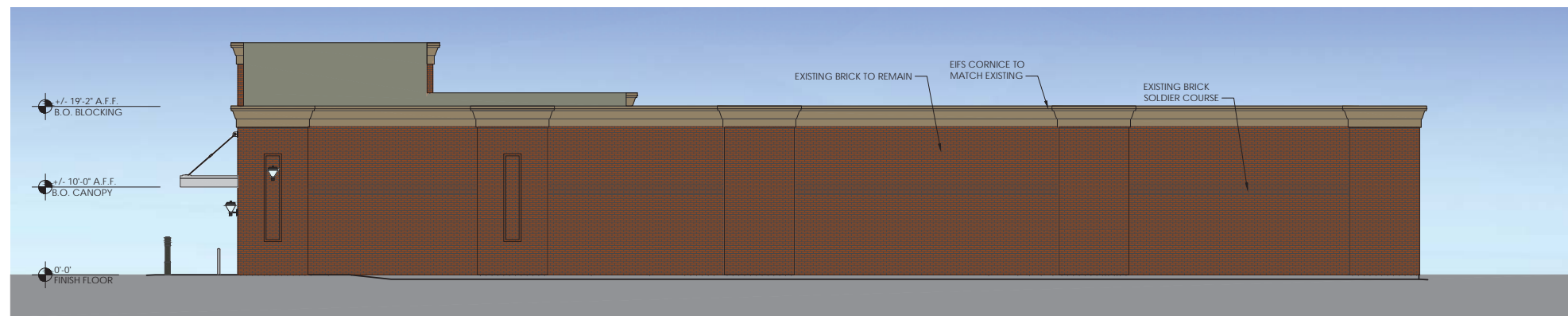
Sincerely,

Spencer Schimmel  
Director of Real Estate

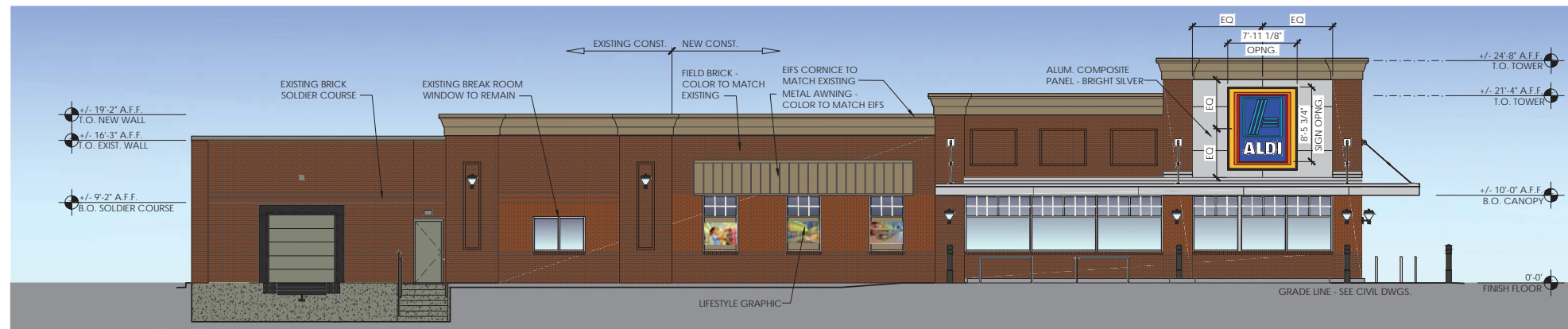


4 Front Elevation  
SCALE: 1/8" = 1'-0"

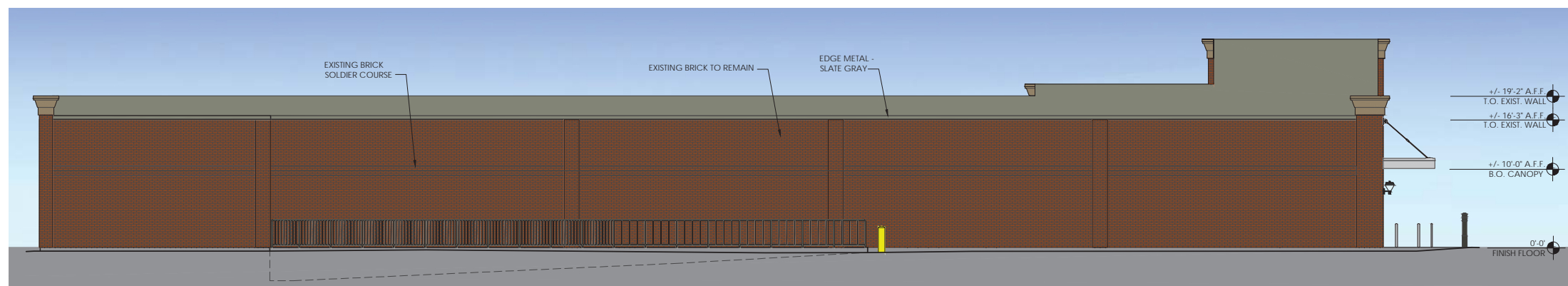
Signage			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	46.6	93.2
TOTAL SIGNAGE			93.2
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL.			



3 Side Elevation  
SCALE: 1/8" = 1'-0"



2 Side Elevation  
SCALE: 1/8" = 1'-0"



1 Rear Elevation  
SCALE: 1/8" = 1'-0"

Issued:	Date:
A Concept No. 3	11/21/16
B Concept No. 4	12/06/16
C	
D	
Revisions:	Date:
1	
2	
3	
4	
5	
6	
7	
8	

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DRAWN BY: NAL

REVIEWED BY: AFP

Seal

PROFESSIONAL OF RECORD:  
ERIC ELIZONDO No. 10032  
EXP. DATE: 06/30/2017



**ALDI Inc.**  
1985 Old Union Church Road  
Salisbury, NC 28146  
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(704) 642-0019 fax

ALDI Inc.  
STORE #05  
555 West John Street  
Matthews, NC 28105  
Mecklenburg County  
Project Name & Location:

Exterior Elevations  
Option A  
Drawing Name:

Type:	ms Project No.
V1.07 ELW	40320-84
DRAWINGS ARE BASED ON V5.0 PROTOTYPE RELEASED ON 08.05.16	A-201
	Drawing No.