

## **Agenda Item: Matthews Corners Building Elevation**

**DATE: April 5, 2018**

**FROM: Jay Camp**

### **Background/Issue:**

The developer of Matthews Corners, Viking Partners, is requesting an elevation approval of a new building. A proposed building envelope along Matthews Township Parkway in the shopping center was indicated on the approved rezoning application 2017-659. A conditional note in the rezoning stated that the building elevations must be approved by the Board of Commissioners.

The proposal includes a request for the Board of Commissioners to reduce the masonry requirement within the B-1 SCD district from 75% to 54%. The UDO allows the Board to modify the masonry percentage as needed. The front elevation facing the parking lot is 56%, each side elevation is 52% and the rear facing Matthews Township Parkway is 53%.

### **Additional information:**

- Building will be approximately 10,000 sq. ft.
- The proposed building is shown with 4 suites for shops or restaurants.
- Patio seating areas are proposed for the two endcap spaces.
- Circulation for deliveries has not been addressed in the applicant's drawings. The applicant will need to address where delivery trucks park.
- Signage will be in compliance with the recently approved Master Sign Plan and Matthews UDO requirements.
- Outdoor lighting, landscape, dumpster/service areas, and parking will meet the approved rezoning and Matthews UDO requirements.

### **Proposal/Solution:**

The applicant originally submitted drawings with a different design on the Highway 51 side. The original design featured blank walls with solid metal utility doors, no glass and no awnings. Staff asked the applicant to revise the elevation to what is currently shown. The addition of glass doors, windows, and awnings adds architectural interest to an area of the building that is highly visible from Matthews Township Parkway and at the main entrance to the shopping center. We are comfortable with the revisions and recommend approval.

### **Financial Impact:**

None

### **Related Town Goal(s) and/or Strategies:**

Quality of Life

Economic Development/Land Use Planning

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

Approve elevations for freestanding retail building at Matthews Corners.



# VIKING PARTNERS

4901 Hunt Road, Suite 102  
Cincinnati, Ohio 45242  
O 513-793-9919  
F 513-793-9929

March 28, 2018

## **Matthews Corners Shopping Center New Retail Building – Administrative Zoning Building Review**

To: Jay Camp, AICP Senior Planner  
Town of Matthews  
232 Matthews Station Street  
Matthews, NC 28105

Project Matthews Corners Shopping Center  
New Small Shops Building  
2332 Matthews Township Parkway  
Matthews, NC 28105

Subject: Proposed Retail Building Elevation Review – April 9<sup>th</sup> Meeting

Dear Jay,

On Behalf of Viking Partners Matthews Corners, LLC, we are requesting an Architectural Review and Town Board Approval for the proposed Small Shoppes building planned for during site re-development at the Matthews Corners Shopping Center. The electronic copy of the Site Plan, Building elevations, 6 hard copies of the +/- 10,000 SF small shops building and the \$200 administrative fee are enclosed with this letter.

Should you have any question please contact me at 513-985-1106.

Respectfully Submitted,

Viking Partners Matthews Corners, LLC

Jeffrey A. Garr  
Director of Construction

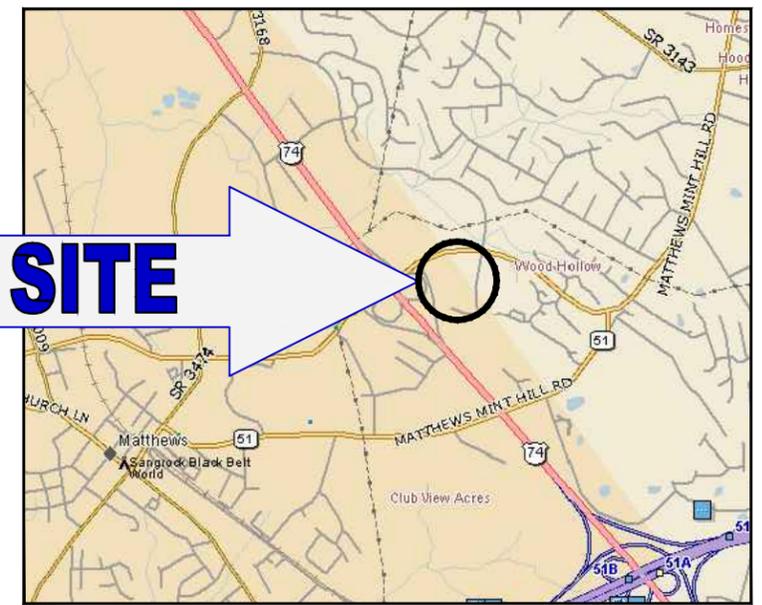
CC: Bret Caller – Manager  
Ryan Lucas – VP Asset Management  
Stephen Horner – Asset Manager



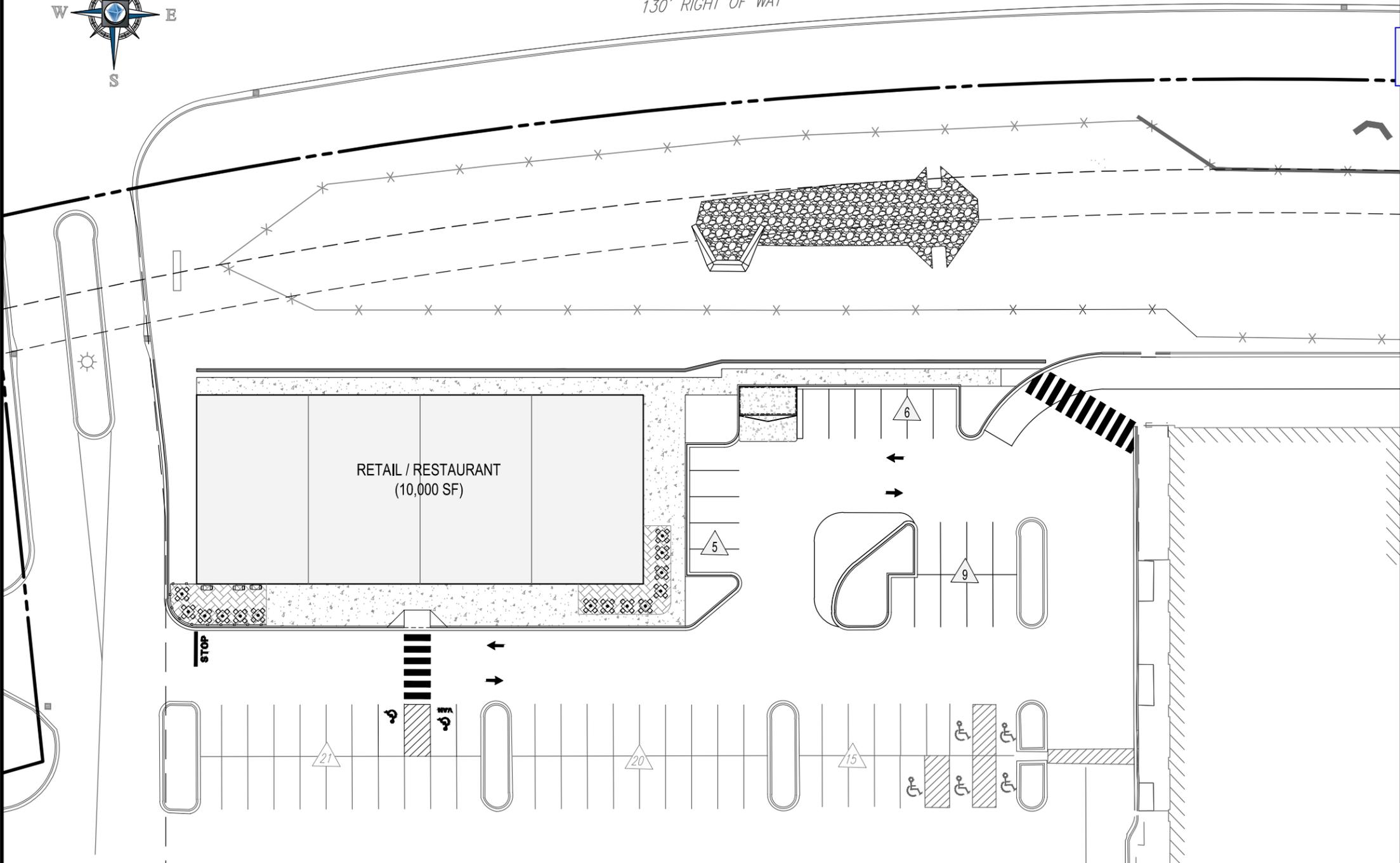
# MATTHEWS TOWNSHIP PARKWAY (HIGHWAY 51)

SPEED LIMIT 45 MPH  
130' RIGHT OF WAY

**SITE**

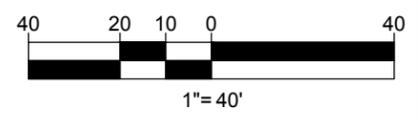


LOCATION MAP



**PRELIMINARY INFORMATION**

PARCEL	
EXISTING PARCEL	19.66 AC
PARKING DATA	
REQUIRED (SCHEMATIC)	1 SPACE / 250 SF (203,910 SF) = 816 SPACES
PROVIDED (SCHEMATIC)	816 SPACES (4.00/1000)
JURISDICTIONAL	
EXISTING/PROPOSED ZONING	B-1 SCD - SHOPPING CENTER DISTRICT (CONDITIONAL ZONING)



PROJECT NAME:		MATTHEWS CORNER	
		2314 MATTHEWS TOWNSHIP PKWY	
		MATTHEWS, NC 28105	
SHEET TITLE:		SCHEMATIC PLAN	
SCALE:	DATE:	CAD ID:	PROJECT NUMBER:
1"=40'	3/27/18		SP-7 NCC162088

**BOHLER**  
ENGINEERING NC, PLLC

NOBELS P-1132  
1927 S. TRYON STREET, SUITE 310 CHARLOTTE, NC 28203  
PHONE: (980) 272-3400 FAX: (980) 272-3401



**Building Tabulations:**

- 1. Front Elevation percent brick = 56%
- 2. Rear Elevation percent brick = 55%
- 3. Right Side Elevation percent brick = 52%
- 4. Left Side Elevation percent brick = 52%
- 5. Total Building percent brick = 54%

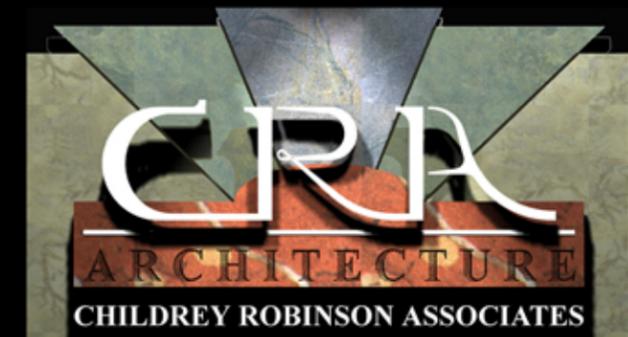
**Color Palette (final colors to be selected)**

- 1. Color 01: Reddish Brown: Brick with flashing and Caps above Stucco
- 2. Color 02: Creme or Beige values: Stucco Parapets, cornices (darker shade), and brackets
- 3. Color 03: Awning colors to be selected

**Notes:**

- Note 1: Storefront and patio railngs to be clear finish anodized aluminum.
- Note 2: Signage to be permitted seperately.

**Matthews Corners Shops**  
 Matthews, North Carolina  
 Viking Partners  
 Cincinnati, Ohio





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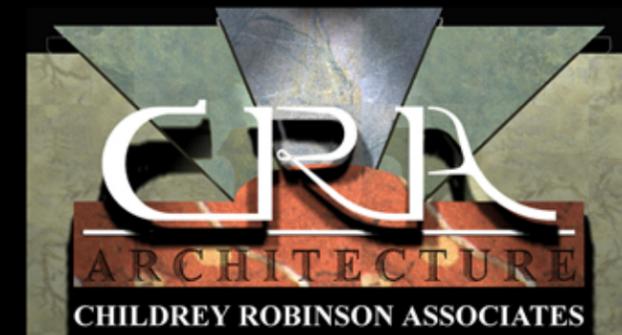
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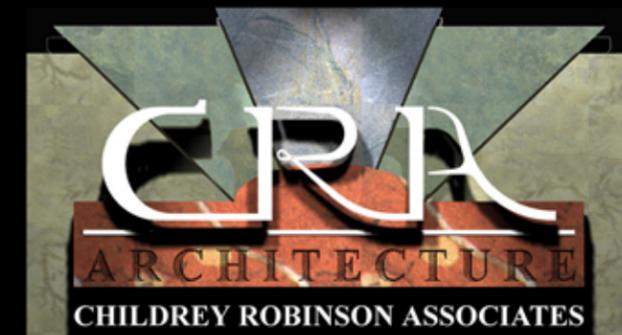
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**Perspective From Parking Area**

**Matthews Corners Shops**  
Matthews, North Carolina  
**Viking Partners**  
Cincinnati, Ohio

