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.
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 9th 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 planed 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

RETAIL / RESTAURANT
(10,000 SF)

SCALE:
1"=40'

PROJECT NAME:
MATTHEWS CORNER
2314 MATTHEWS TOWNSHIP PKWY
MATTHEWS, NC 28105

DATE:
3/27/18

CAD ID:
SP-7

PROJECT NUMBER:
NCC162088

LOCATION MAP

PRELIMINARY INFORMATION

PARCEL
EXISTING PARCEL
16.56 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)

SHEET TITLE:
SCHEMATIC PLAN

PROJECT NUMBER:
20776E

ENGINEER:
BOHLER ENGINEERING NC, PLLC

SCALE:
1"=40'

WEAR DATE:
1/14/18

PROJECT TITLE:
MATTHEWS CORNER
2314 MATTHEWS TOWNSHIP PKWY
MATTHEWS, NC 28105

PHONE: (980) 272-3400  FAX: (980) 272-3401

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)
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 railings to be clear finish anodized aluminum.
Note 2: Signage to be permitted seperately.
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Matthews Corners Shops
Matthews, North Carolina
Viking Partners
Cincinnati, Ohio
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Matthews, North Carolina
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