

Agenda Item: Matthews Corners Building Elevations

DATE: May 9, 2018
FROM: Jay Camp

Background/Issue:

Based on feedback from Council at the April 9th meeting, Viking Partners has submitted revised elevation drawings of the proposed new building.

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. Per the attached letter, the following revisions were made:

Summary of Revisions:

- A screen wall was added to the side elevation nearest Marshalls to block view of utilities.
- Additional glass storefront and an awning were added to the side elevation adjacent to the driveway.
- The street side elevation facing Highway 51 now features awnings, decorative lighting and a modified parapet.
- Front (parking lot) elevation is unchanged.

Proposal/Solution:

The previous elevation drawings are included for reference. The Board should review the revised building elevations and determine if they meet the architectural intent from the recent rezoning approval.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Review revised building elevations and determine if the proposed changes have addressed previous Council concerns.



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April 24, 2018

Jay Camp
Senior Planner
Town of Matthews
232 Matthews Station St.
Matthews, NC 28105

Re: Matthews Corners Shop Building

Mr. Camp:

I appreciate you spending the time assisting us with the elevation design and process for submittal. Per your instructions, this is a list of the revisions to the design of the shop building as requested by the Town Council in the meeting on April 9th:

1. Front elevation (parking side): No revisions were done to this elevation.
2. Side elevation (Parking ad Marshall's side): The screen wall (to hide electrical and roof ladder is indicated.
3. Side Elevation (Entry drive side): Storefront and awning was added to the back raised portion of the elevation. Decorative lighting was added to the elevation.
4. Back Elevation (Street side): Awnings were added to each bay. The awnings were done with 2 versions; one solid and one striped in order to give more variety to the Street elevation. Decorative lights were added to piers along the Street Elevation. The middle 4 bays were extended out and the parapet raised in height to break up the long elevation, create more skyline (ups and downs), and to give it more shadow lines.

We believe that we have addressed the concerns of the Council with as many of the revisions as is possible, and have satisfied the intent of the requirements. I hope that all will agree and that the Council will approve these elevations.

I am also inclosing a couple of perspective views to show the character of the design.

Please let me know if you have any questions.

Best regards,
CHILDREY ROBINSON ASSOCIATES

William L Robinson
Partner

Our Partners are Registered
in the following states:

GA 6362	FL 16296
NC 5555	MD 13554
NH 3034	NC 5496
NY 29047	OH 13000
OH 13105	PA RA015545B
TX 18605	SC 3823
VA 8388	TN 15676



Building Tabulations:

1. Front Elevation percent brick = 56%
2. Rear Elevation percent brick = 53%
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.

4-12-18

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





Back Elevation

Building Tabulations:

1. Front Elevation percent brick = 56%
2. Rear Elevation percent brick = 53%
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)

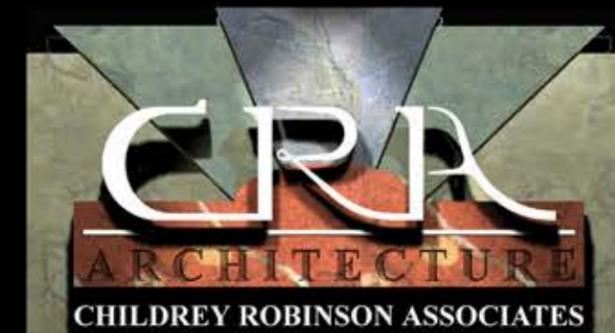
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Matthews Corners Shops
 Matthews, North Carolina
 Viking Partners
 Cincinnati, Ohio





View at Entry Drive

4-12-18

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Cincinnati, Ohio





View From Parking

4-12-18

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Matthews, North Carolina
Viking Partners
Cincinnati, Ohio





Parking Side Elevation



Entry Side Elevation

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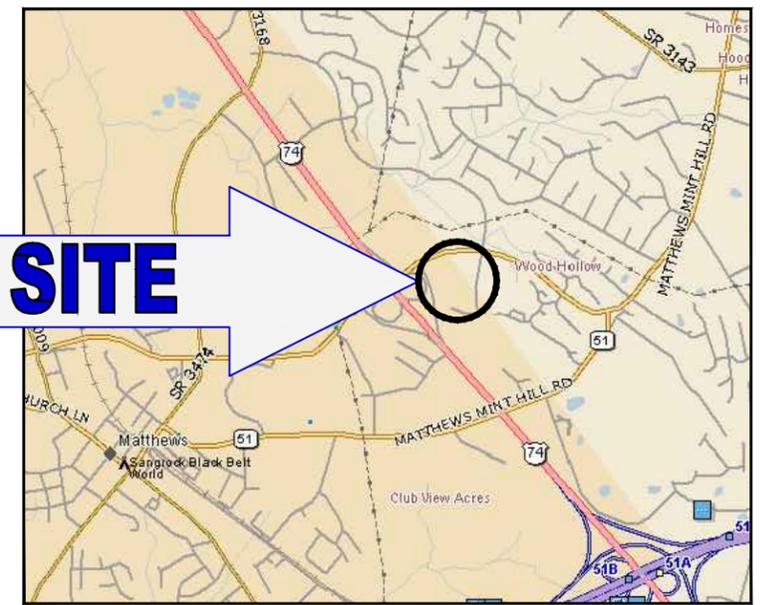




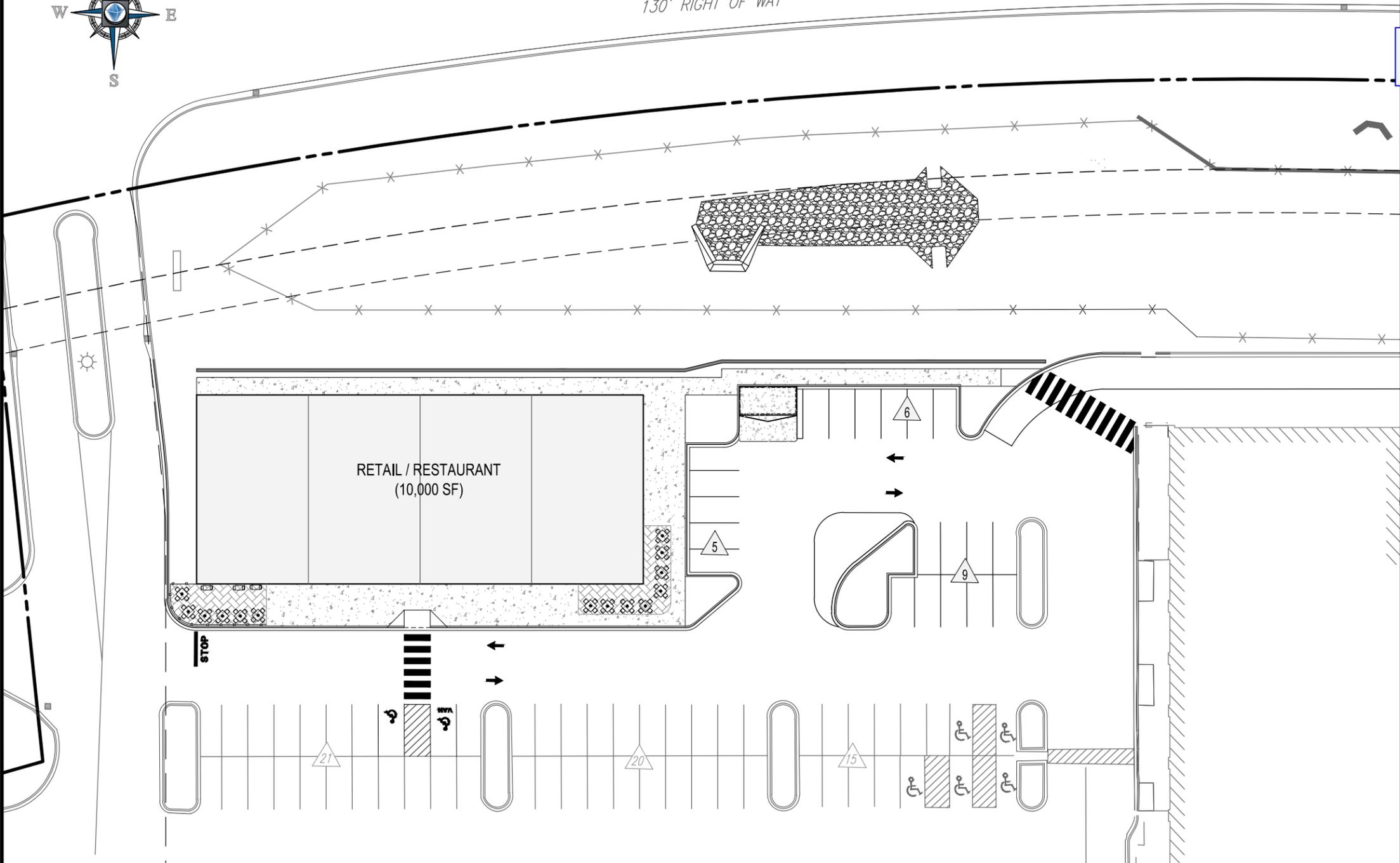
MATTHEWS TOWNSHIP PARKWAY (HIGHWAY 51)

SPEED LIMIT 45 MPH
130' RIGHT OF WAY

SITE

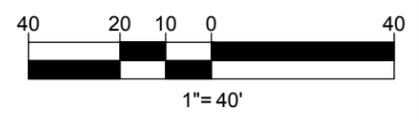


LOCATION MAP



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:	1"=40'	DATE:	3/27/18
		CAD ID:	SP-7
		PROJECT NUMBER:	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

Previous Submittal



Front Elevation

Building Tabulations:

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Viking Partners
Cincinnati, Ohio



Previous Submittal



Left Side Elevation



Right Side Elevation

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4. Left Side Elevation percent brick = 52%
5. Total Building percent brick = 54%

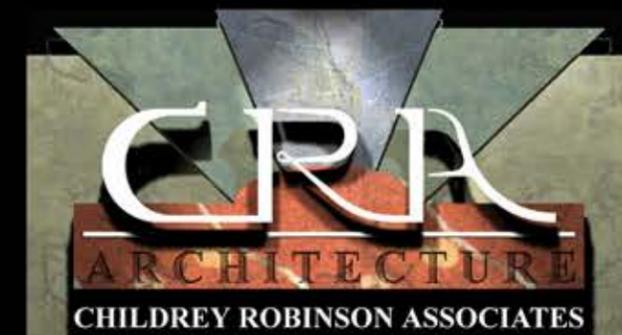
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Previous Submittal



Back Elevation

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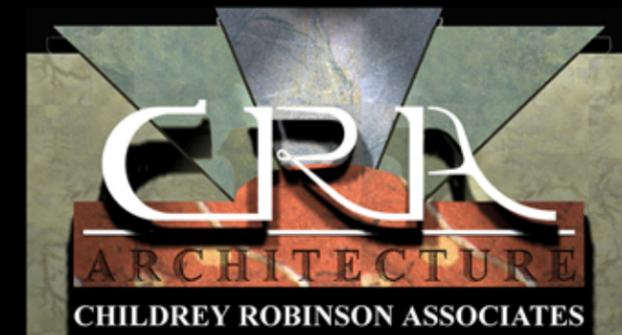
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Previous Submittal



Perspective From Parking Area

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