

Agenda Item: Matthews Festival Elevation Change

DATE: February 5, 2018
FROM: Mary Jo Gollnitz

Background/Issue:

The developer of Matthews Festival, Ziff Properties, is requesting an Elevation Change to their approved Rezoning Application 2016-650. This is the portion of the shopping center that is along US 74/Independence Blvd. The request is for the location of the shopping center initially approved for BJ's Restaurant & Brewhouse to change to a Texas Roadhouse.

The following are the change requests:

- Building will be in the same location as previously approved for BJ's Restaurant.
- Reduce the building footprint from 7,500 sf to 7,163 sf.
- Elevations for Texas Roadhouse are attached for Board review and approval.
- Brick column bases will be constructed around the exterior porch waiting area.
- Dumpster/service area will be a brick enclosure (except for gates).
- Signage will be in compliance with the approved Master Sign Plan and Matthews UDO.
- Outdoor lighting, landscape and parking will meet the approved rezoning and Matthews UDO requirements.

Proposal/Solution:

Texas Roadhouse's current building will be removed as part of the widening of US 74/Independence Blvd. Approving the proposed elevations with conditions, may encourage additional redevelopment of the shopping center.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:

Approve the Texas Roadhouse elevations with conditions as proposed for Matthews Festival Shopping Center.



January 29, 2018

Kathi Ingrish
Planning Director
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Matthews Festival: Proposed Revisions to Building Design due to Tenant change

Dear Ms. Ingrish:

Ziff Properties, the property owner, requests approval of a new architectural design for an outparcel building located on the western-most side of Matthews Festival Shopping Center. The end-user is Texas Roadhouse.

Of note:

- Ziff has elected to proceed with a relocation of the Texas Roadhouse located at the corner of Hwy 74 and Hwy 51. This relocation is being triggered by the impending displacement of Texas Roadhouse due to a new bridge overpass on Hwy 51.
- The approved site plan (REZONING PETITION 2016-650) for Matthews Festival has not changed. All parking and access points are in the same location.
- The building initially approved (a BJs Restaurant & Brewhouse) was 7,500 SF. The proposed Texas Roadhouse is 7,163 SF and is placed within the same approved building footprint as prior.
- The architectural design is in keeping with the material palette present at the current Texas Roadhouse located on the opposing side of the shopping center and is based on the critical branding components of the company (ex. Cedar siding, Crimp Metal Roof).
- Texas Roadhouse has increased the amount of brick present on the building (brick column bases and service area enclosure) and enhanced the outdoor pedestrian areas.
- All landscape requirements will be met as dictated by the approved rezoning and governing ordinances.

Included with this correspondence are site plan references and the proposed elevations for the Board of Commissioner's consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin M. Beringer'.

Kevin M. Beringer
Vice President
Ziff Properties, Inc.

Cc: Alex Kelly: Stanchion Asset Partners- Development Manager for Matthews Festival

ELEVATIONS APPROVED 12/12/2016



- 

BRICK VENEER
MCNEAR BRICK
COLOR: RAWHIDE (BRK-1)
- 

BRICK VENEER
MCNEAR BRICK
COLOR: SEPIA (BRK-2)
- 

STORE FRONT
KAWNEER
DARK BRONZE FINISH
- 

SPLIT FACE CMU
YORK BUILDING MATERIAL
STANDARD MOJAVE
- 

COMPOSITE SIDING
ALLURA
COLOR: MAPLE
- 

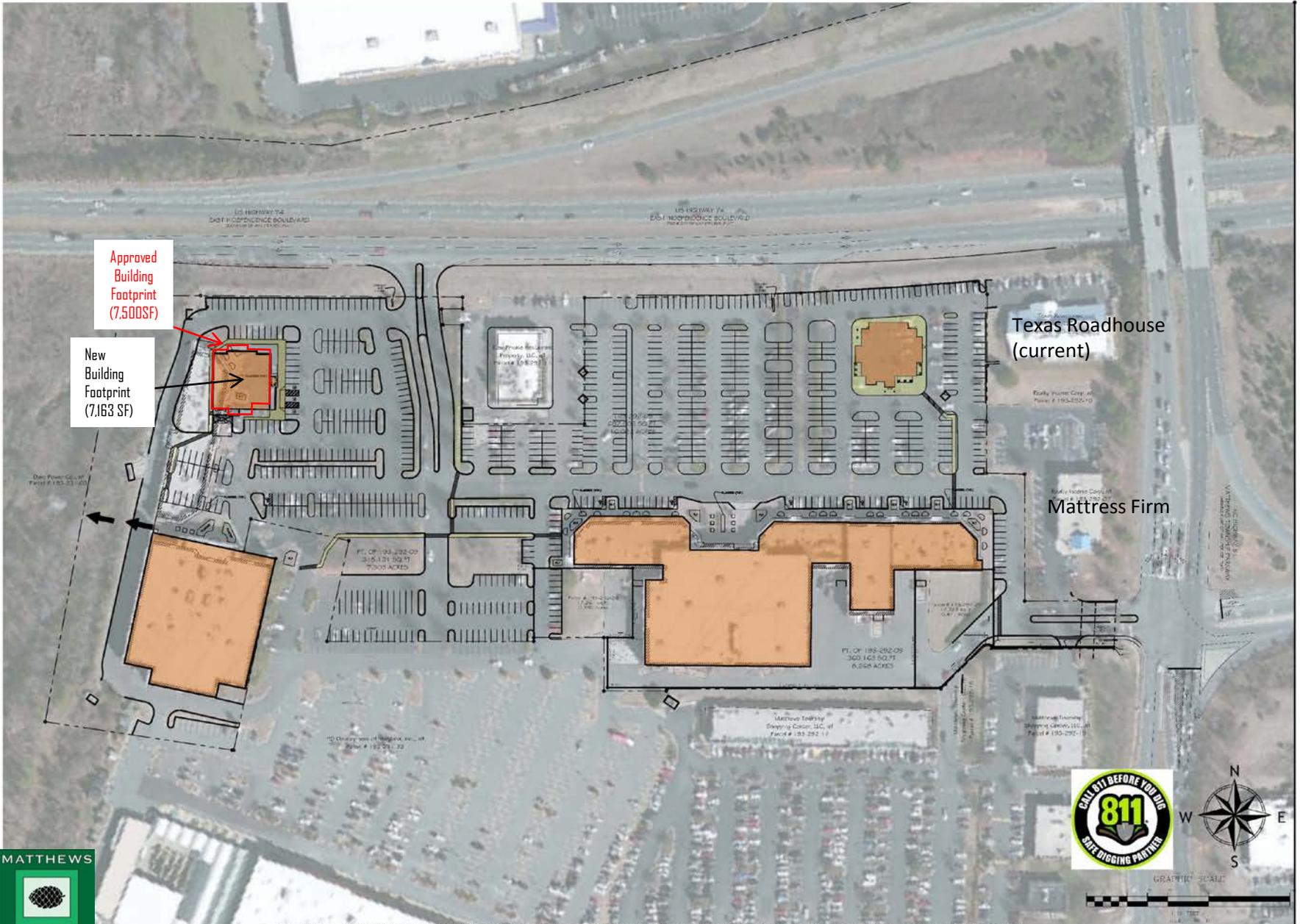
PARAPET CORNICE
SHERWIN WILLIAMS
SW6989 GLOSS DOMINO

BUILDING SIGNAGE TO BE PERMITTED SEPARATELY PER MASTER SIGNAGE AGREEMENT.



BJ's Restaurant & Brewhouse
Matthews, NC





Approved Building Footprint (7,500SF)

New Building Footprint (7,163 SF)

Texas Roadhouse (current)

Mattress Firm



Project Name: ---
 Date Plotted: 08/07/2016 10:43 AM
 Drawing Scale: AS SHOWN
 Date of Plotting: ---
 Plotter or Printer: ---

blue WATER
 civil design
 bluewatercivil.com
 19 Washington Park, Suite 100 & C, Columbia, SC 29205
 www.bluewatercivil.com # info@bluewatercivil.com

Matthews Festival
 US Hwy 74
 Matthews, NC

NO.	DATE	DESCRIPTION
1	7/28/2016	ISSUED FOR PERMIT
2	8/02/2016	ISSUED FOR PERMIT

SITE PLAN
 SP-1



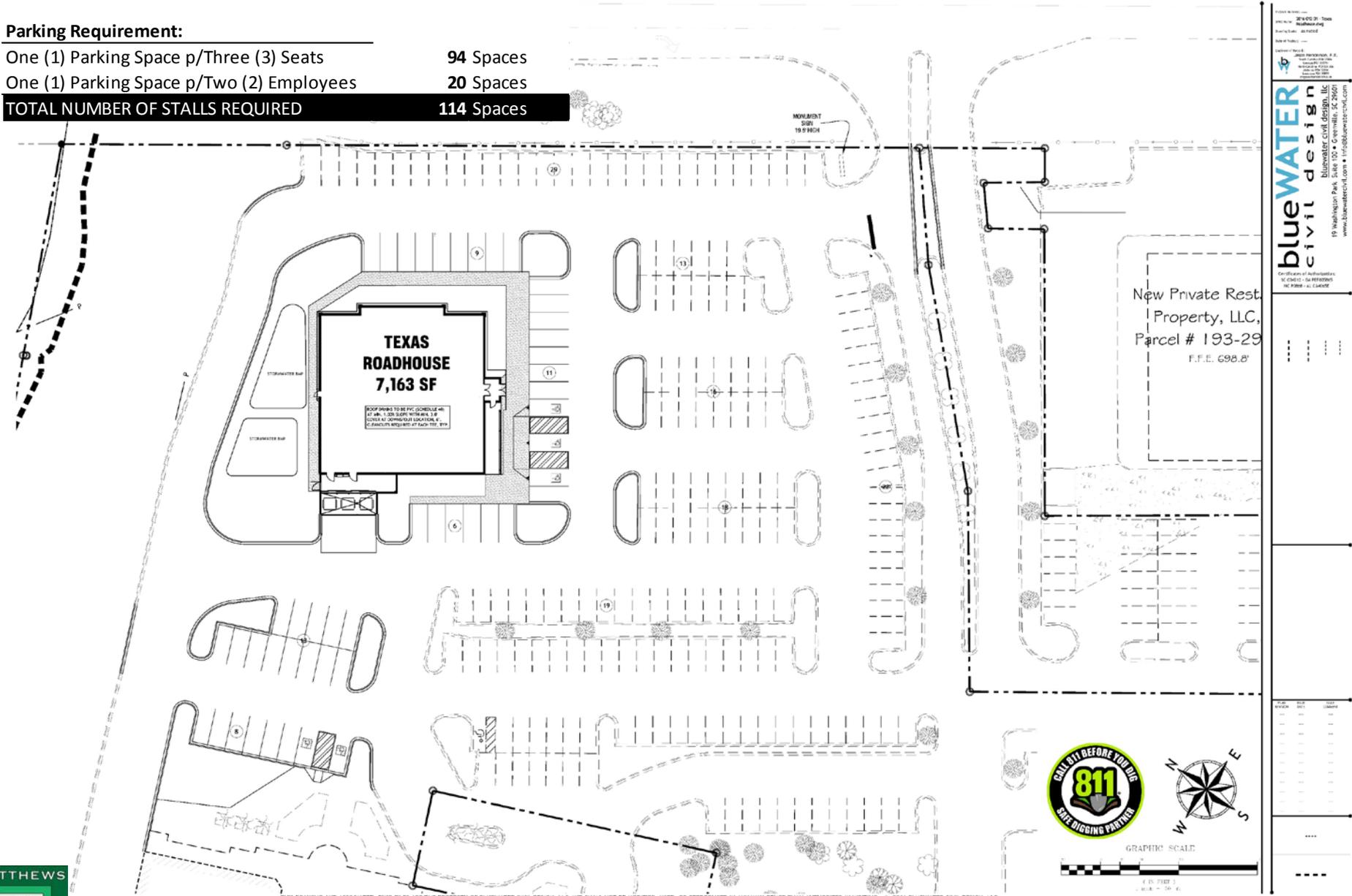
Number of Seats
Number of Employees Per Shift

281 seats
40 employees

TEXAS ROADHOUSE @ MATTHEWS FESTIVAL

Parking Requirement:

One (1) Parking Space p/Three (3) Seats **94 Spaces**
 One (1) Parking Space p/Two (2) Employees **20 Spaces**
TOTAL NUMBER OF STALLS REQUIRED 114 Spaces



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EAST ELEVATION



NORTH ELEVATION



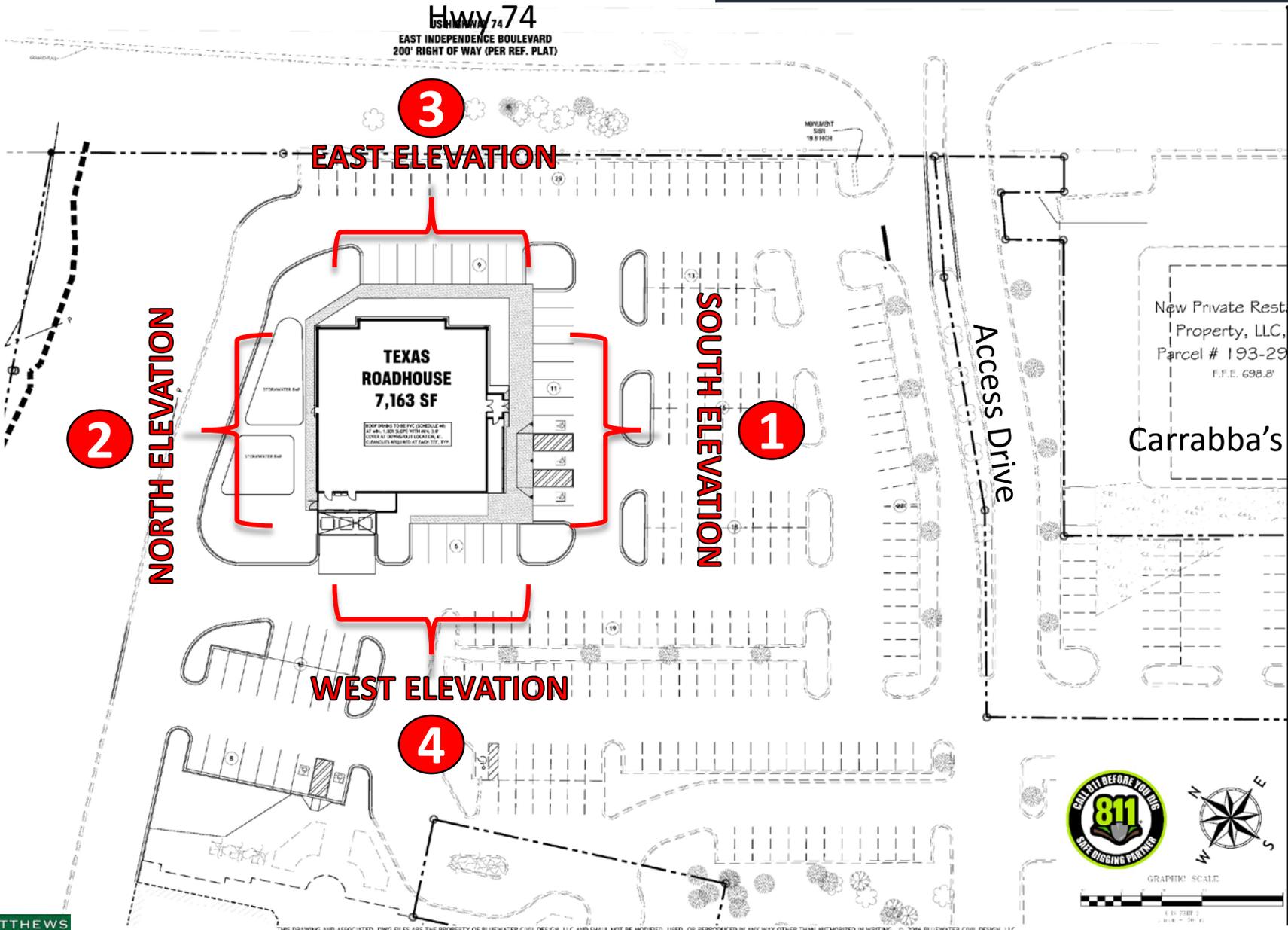
WEST ELEVATION



SOUTH ELEVATION

NOTES

- Texas Roadhouse agrees to the following conditions be placed on the exterior building construction:
- Brick column bases shall be constructed around the exterior porch waiting area.
 - Seating will be installed in the exterior waiting area.
 - Brick shall be the building material (except for the gates) for the dumpster/service area enclosure.
- Signage shown on elevations is for illustrative purposes only.
 - Building signage shall be approved separately per the approved Master Sign Plan governing Matthews Festival.
 - Outdoor lighting will be approved per Matthews UDO.
 - Parking shall be in compliance and meet no less than the minimum parking requirements of One (1) space per Three (3) seats PLUS One (1) space per Two (2) employees.



Hwy 74
EAST INDEPENDENCE BOULEVARD
200' RIGHT OF WAY (PER REF. PLAT)

3
EAST ELEVATION

2
NORTH ELEVATION

4
WEST ELEVATION

1
SOUTH ELEVATION

TEXAS
ROADHOUSE
7,163 SF

CONFORMANCE TO BE PER SCHLITZ ANH.
AT MIN. 1:200 (LOFT) WITH MIN. 1/8"
GROOVE AT JOINTS FOR CONNECTION.
IF JOINTS REQUIRED AT EACH TYP. 2'x4'

Access Drive

New Private Rest
Property, LLC,
Parcel # 193-29
F.F.E. 698.8'
Carrabba's



GRAPHIC SCALE

1" = 10'-0"
1/8" = 1'-0"

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Professional Engineer
No. 0000000000
State of Texas
Professional Seal





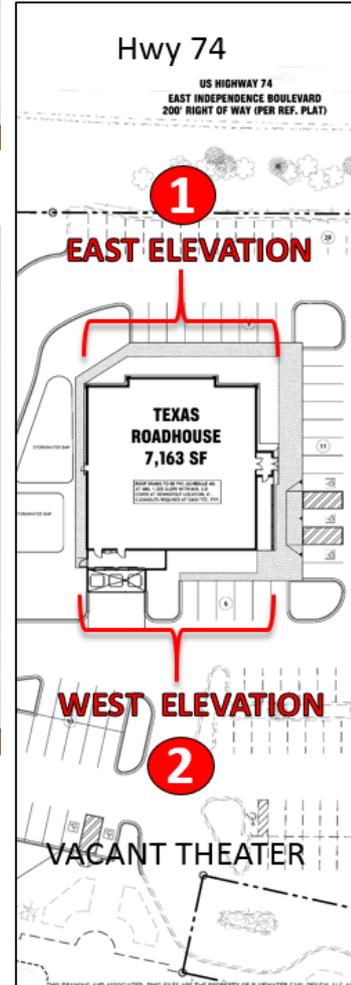
1

EAST ELEVATION-FACING HIGHWAY 74



2

WEST ELEVATION-FACING THE SHOPPING CENTER (VACANT THEATER PORTION)



Hwy 74

US HIGHWAY 74
EAST INDEPENDENCE BOULEVARD
200' RIGHT OF WAY (PER REF. PLAT)

EAST ELEVATION

WEST ELEVATION

VACANT THEATER



3 NORTH ELEVATION



4 SOUTH ELEVATION-FACING CARRABBAS

