

Site Plan and Building Elevation Approval at 110 Matthews Station Street

DATE: December 7, 2016

FROM: Jay Camp

Background/Issue

Lat Purser and Associates plans to replace the two parking spaces closest to North Trade Street adjacent to the former Dilworth Coffee with an outdoor dining patio for a proposed new restaurant. The patio would feature new brick pavers over the existing asphalt. The roofline of the Depot building would be extended to partially cover the patio. On December 1st, the Board of Adjustment granted a variance to allow the 32" high brick wall that surrounds the patio to encroach into the sight triangle.

Town Staff began discussion about the patio after the concept was proposed at the 2016 Town Planning Conference in February. Lat Purser plans to use the former Dilworth Coffee suite as well as an adjacent empty storefront for the proposed new restaurant.

The Downtown Development Agreement requires all site plan and building changes in Matthews Station to gain approval from the Board of Commissioners.

Financial Impact:

In addition to work proposed by Lat Purser, staff has discussed two other improvements. The Town previously paid for the installation of the North End signage on the brick knee wall outside of the Which Wich business in the North End as part of the wayfinding program and could install similar signage on this proposed wall. Also, due to increased pedestrian volumes, a portion of the grass planting strip between the two public sidewalks could be replaced with pavers to provide a small public gathering spot outside of the patio. These are projects that could be discussed further in early 2017 and do not require Council action at this time.

Related Town Goal(s) and/or Strategies:

Quality of Life Implement the Downtown Master Plan
Economic Development/Land Use Planning

Recommended Motion/Action:

Approve site plan and architectural drawings for 110 Matthews Station Street.

LPA

Lat Purser
& Associates, Inc.



December 5, 2016

Attn: Matthews Board of Commissioners

Re: Matthews Station Patio Proposal

Dear Board of Commissioners:

Pursuant to the Agreement of Easements and Restrictive Covenants executed October 23, 2000, by and between Lat Purser & Associates, Inc. and the Town of Matthews, please let this letter serve as our request for the Matthews Board of Commissioners' consideration of the attached Patio Improvement project within Tax Parcel 21501235.

Enclosed please find our proposal package. As you review these materials, do not hesitate to contact JD Yearwood in our offices with any questions. JD may be reached directly at 704-519-4232 or jd.yearwood@latpurser.com.

Sincerely,

LAT PURSER & ASSOCIATES, INC.,
as Agent for Matthews Depot, LLC

A handwritten signature in black ink, appearing to read "Lat W. Purser, III". The signature is fluid and cursive, with a large initial "L" and "P".

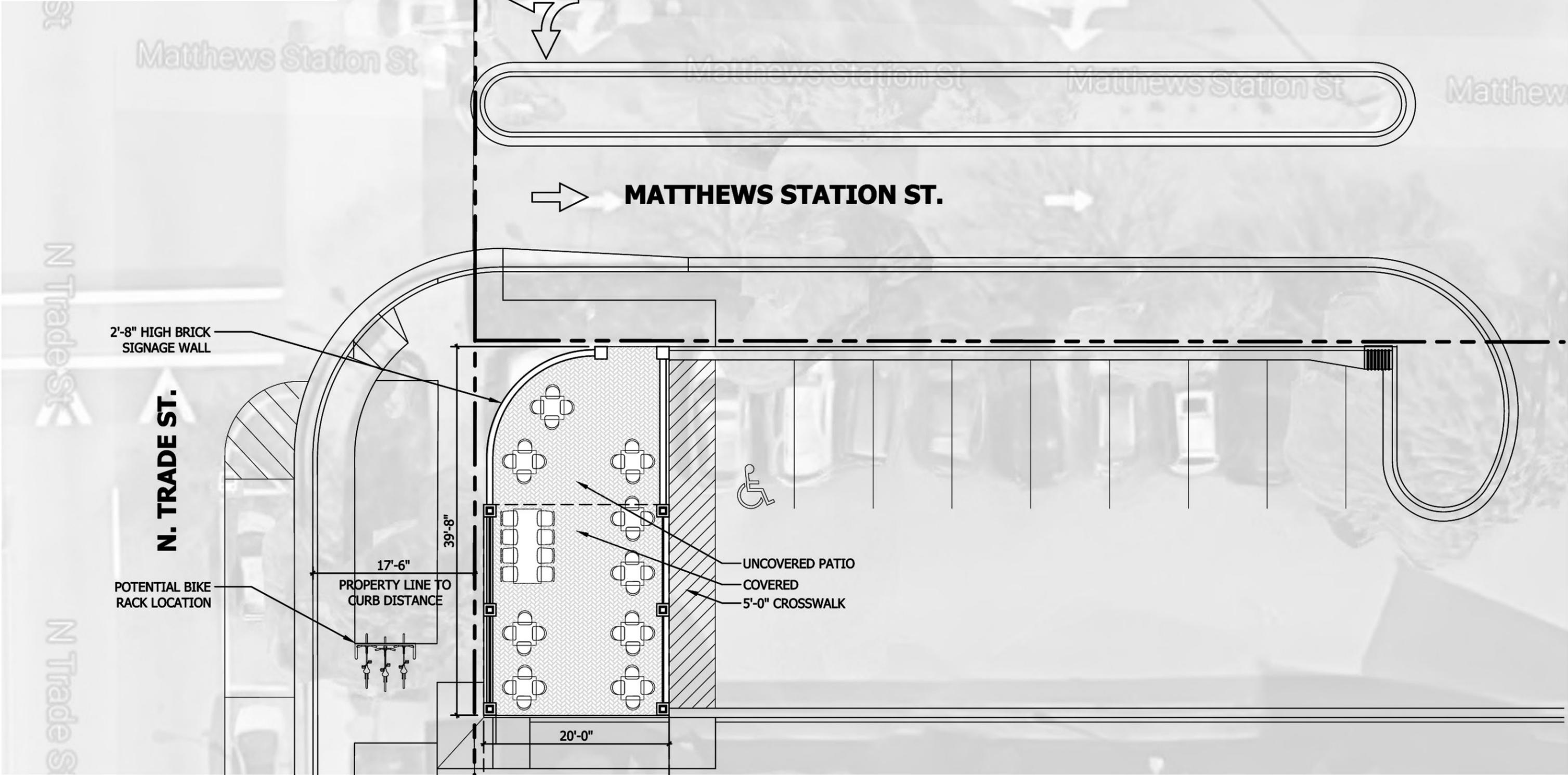
Lat W. Purser, III
CEO/Chairman
Manager, Matthews Depot, LLC

LWP/mlm

cc: JD Yeawood
Jay Camp

COVERED PATIO AREA: 450 SF
UNCOVERED PATIO AREA: 300 SF

TOTAL PATIO AREA: 750 SF



MATTHEWS STATION PATIO ENDCAP

MATTHEWS, NORTH CAROLINA





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MATTHEWS, NORTH CAROLINA

2016 DECEMBER 05

LPA
Lat Purser
& Associates, Inc.



EXTERIOR RENDERING





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