

Agenda Item: Application 2013-605

DATE: February 6, 2014
RE: Decision on Application 2013-605, Quik Trip
FROM: Jay Camp, Senior Planner

Background/Issue:

At the February 4, 2014 meeting of the Matthews Planning Board, Application 2013-605 was recommended for approval by a vote of 4-1. Planning Board found that the project was not consistent with the Land Use Plan but stated that it would be if the building were rotated 90 degrees so that the side of both the building and canopy would face Monroe Rd.

Since the onset of discussions with Quik Trip, Planning Staff have maintained that a layout with the building fronting the street and canopy to the rear is the optimal design. This is further reinforced by the new design guidelines in the UDO for gas stations as well as similar recommendations for all buildings in the Monroe Road Small Area Plan. It is our understanding that Quik Trip Corporation does not vary their site designs and has only done one alternative layout, a corner station in Harrisburg where the site is designed similar to what Planning Board requested (see attached images). There are several likely options the Town Board may evaluate prior to making a decision.

Option A: Approve the proposed layout as designed, with the canopy in front of the convenience store.

Option B: Approve an alternate site layout with the site rotated 90 degrees so that the building backs up to the private drive.

Option C: Approve a layout with the building fronting Monroe Rd and gas canopy behind.

Option D: Deny the rezoning request. The property would remain I-1 with no zoning conditions. A Sam's Mart car wash is already planned for a portion of the remainder of the site.

If an alternate site plan that is agreeable with the applicant is chosen, the back of the building should include some windows and façade articulation so that it is not a blank façade.

Related Town Strategy:

28. (Ec Devt/Land Use Planning) To streamline the development process to make Matthews "open for business" and explore giving staff responsibility for the detailed plan review.

Recommended Motion

Approve Rezoning Application 2013-602 (Pending Resolution of Outstanding Issues)

