

Agenda Item: Decision on Rezoning Application 2019-694 Discount Tire

DATE: June 4, 2019
FROM: Mary Jo Gollnitz

Background/Issue:

- On April 23rd, Planning Board voted unanimously to recommend conditional approval of the rezoning request.
- The applicant had requested a deferral until June 10th
- Revised elevations and site plan have been submitted and are attached to this memo.
- Revised site plan shifts the building closer to Independence Pointe Parkway with a new driveway entrance location off of Windsor Drive.
- The building has been turned perpendicular to Independence Blvd with lobby area entrance facing Windsor Dr.
- The applicant has added windows to the bay doors as well as metal awnings over the doors, accent down lighting, and a pitched roof in the center of the building.
- Elevation facing Independence Pointe Pkwy now has windows with steel canopy giving the appearance of a lobby. Additionally, windows with awnings provide the appearance of a second story.

Proposal/Solution:

- Staff believes the rezoning request is appropriate and supports the request.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Discuss revised site plan and elevations and approve rezoning Application 2019-694.

DRAFT---FOR APPROVAL

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues**

ZONING APPLICATION # 2019-694

ZONING MOTION # _____

ADMINISTRATIVE AMENDMENT _____

Matthews Board of Commissioners adopts the checked statement below:

- A) The requested zoning action, as most currently amended, is **approved**, and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), and to be **REASONABLE**, as follows:

CONSISTENT: with Matthews Land Use Plan and allows a retail use to replace a former restaurant location along US74.

REASONABLE: The rezoning is reasonable because it allows for the vacant restaurant building to be demolished and a new retail building be installed. The rezoning supports the continuation of building a healthy commercial base in Matthews.

OR

DRAFT – FOR DENIAL

- B) _____ The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)), and **NOT REASONABLE**, as follows:

INCONSISTENT: The rezoning is inconsistent with the Land Use Plan because it is a traffic intense use.

NOT REASONABLE: The rezoning is not reasonable as it would create an expansion of existing retail space on US74 resulting in increased traffic at the site.

(In each case, the Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence). Reasons given for a zoning request being “consistent” or “not consistent” are not subject to judicial review.)

Date: *June 10, 2019*

GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING APPLICATION... B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN... C. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE...

PERMITTED USES

- A. THE SITE MAY ONLY BE DEVOTED TO RETAIL SALES USE, LIMITED TO THE SALE OF PASSENGER CAR AND LIGHT TRUCK TIRES AND WHEELS, AND ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE B-H ZONING DISTRICT... B. NEW TIRES AND TIRES TO BE DISPOSED OF SHALL BE STORED INDOORS, NO OUTSIDE STORAGE SHALL BE PERMITTED ON THE SITE.

DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA

- A. THE APPLICANT PROPOSES TO DEMOLISH THE EXISTING BUILDING ON THE SITE AND CONSTRUCT A NEW BUILDING (BUILDINGS) IN A LOCATION AS GENERALLY DEPICTED ON THE REZONING PLAN... B. ALL PERMITTED USES SHALL BE CONTAINED WITHIN THE PROPOSED BUILDING.

DIMENSIONAL STANDARDS

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE B-H ZONING DISTRICT SET OUT IN THE ORDINANCE AS APPLICABLE TO THE SITE AS IT EXISTS ON THE DATE OF THE REZONING APPLICATION.

REZONING APPLICATION

- D. THE APPLICANT SHALL MAINTAIN THE 40 FOOT FRONT SETBACK FROM EAST INDEPENDENCE BLVD. (U.S. HIGHWAY 74) MORE PARTICULARLY DEPICTED ON THE REZONING PLAN... E. THE APPLICANT SHALL MAINTAIN THE 10 FOOT SIDE SETBACK AND 5 FOOT CORNER LOT SIDE YARD FROM INDEPENDENCE BLVD AS IT EXISTS ON THE DATE OF THE REZONING APPLICATION.

TRANSPORTATION AND PARKING

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE APPLICANT.

- C. VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ORDINANCE.

ARCHITECTURAL STANDARDS

- A. THE MAXIMUM HEIGHT OF ANY BUILDING TO BE LOCATED ON THE SITE SHALL BE 40 FEET... B. ATTACHED TO THE REZONING PLAN ARE A SERIES OF CONCEPTUAL ARCHITECTURAL PERSPECTIVES OF THE PROPOSED BUILDING TO BE LOCATED ON THE SITE WHICH ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE BUILDING... C. SHOW ALL OR PART OF THE TRANSITIONAL RIGHT OF WAY SHOWN ON THE REZONING PLAN BECOME NECESSARY FOR EAST INDEPENDENCE BOULEVARD RIGHT OF WAY EXPANSION...

SIGNS

- A. ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE... B. TWO SIGNS ARE CURRENTLY SHOWN ON THE REZONING PLAN... C. SHOW ALL OR PART OF THE TRANSITIONAL RIGHT OF WAY SHOWN ON THE REZONING PLAN BECOME NECESSARY FOR EAST INDEPENDENCE BOULEVARD RIGHT OF WAY EXPANSION...

BINDING EFFECT OF THE REZONING APPLICATION

- A. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF APPLICANT AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS... B. APPLICANT SHALL VERIFY THE HEALTH OF EXISTING TREES AND INSTALL NEW TREES AS REQUIRED BY ORDINANCE.

SCREENING AND LANDSCAPING

- A. SCREENING AND LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF THE ORDINANCE... B. APPLICANT SHALL VERIFY THE HEALTH OF EXISTING TREES AND INSTALL NEW TREES AS REQUIRED BY ORDINANCE.

STREETSCAPE TREATMENT

- A. THE STREETSCAPE TREATMENT ALONG THE SITE'S PUBLIC STREET FRONTS SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

LIGHTING

- A. PARKING LOT LIGHTS SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

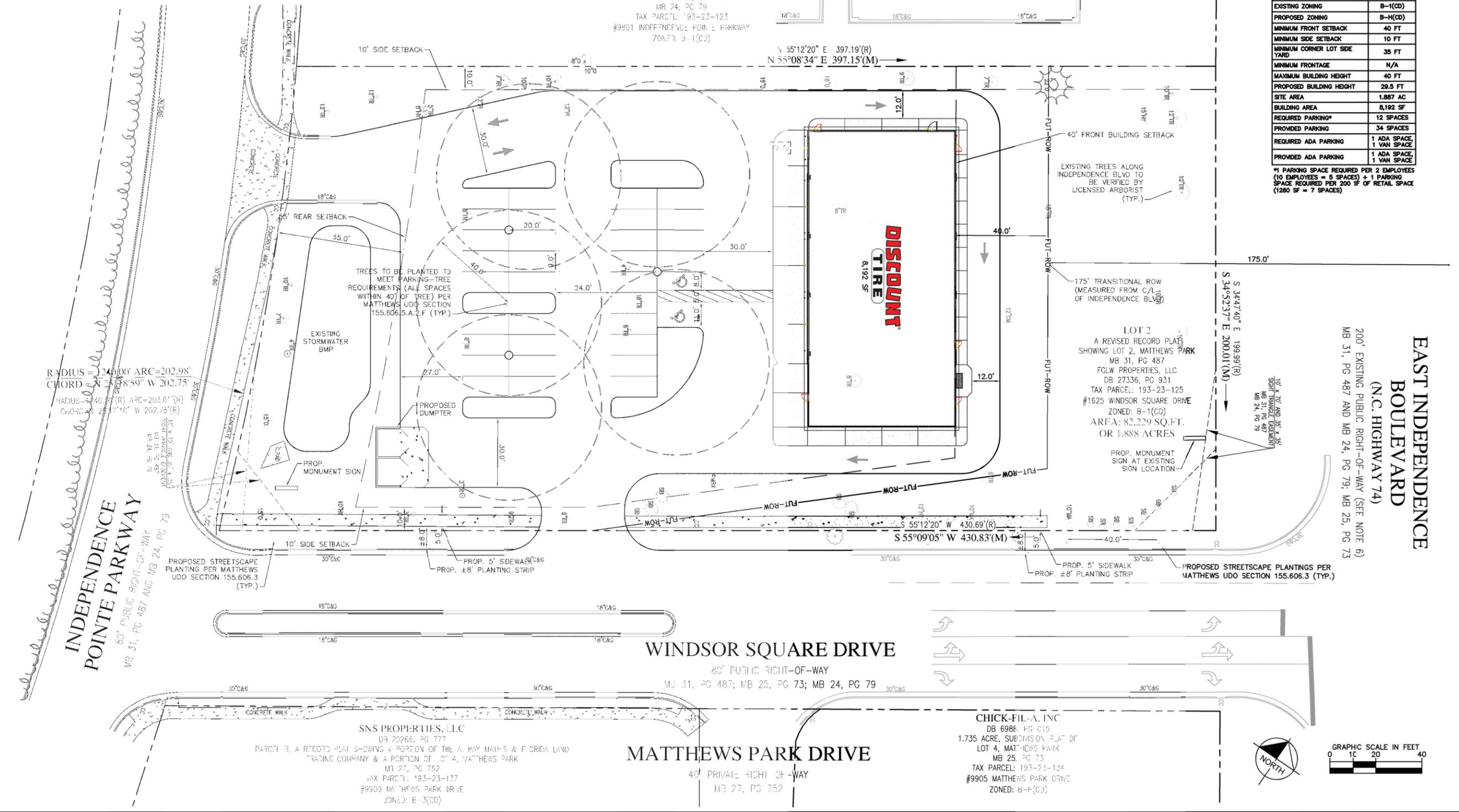
PREVIOUS SITE PLAN



VICINITY MAP SCALE: NTS

Table with 2 columns: SITE DATA and values. Includes rows for Existing Zoning (B-1(CD)), Proposed Zoning (B-H(CD)), Minimum Front Setback (40 FT), etc.

SS SANTA FE, LLC AND I.S. SANTA FE, LLC 03 32458, PG 544 REFERENCE LOT 1, HMA SUBDIVISION PLAT OF MATTHEWS PARK MB 24, PG 79 TAX PARCEL: 193-23-123 #9901 INDEPENDENCE POINTE PARKWAY 70A.F.D. B-1(C3)



RADIUS = 240.00' ARC = 202.98' CHORD = 178.59' W 202.75'

INDEPENDENCE POINTE PARKWAY 80' PUBLIC RIGHT-OF-WAY MB 31, PG 487 AND MB 24, PG 73

WINDSOR SQUARE DRIVE 80' PUBLIC RIGHT-OF-WAY MB 31, PG 487; MB 25, PG 73; MB 24, PG 79

MATTHEWS PARK DRIVE 40' PRIVATE RIGHT-OF-WAY MB 27, PG 752

EAST INDEPENDENCE BOULEVARD (N.C. HIGHWAY 74) 200' EXISTING PUBLIC RIGHT-OF-WAY (SEE NOTE 6) MB 31, PG 487 AND MB 24, PG 79; MB 25, PG 73

Kimley-Horn & Associates, Inc. 200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202

KHA PROJECT 018595014 DATE 4/23/2019 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY

SITE PLAN

1625 WINDSOR SQUARE DRIVE PREPARED FOR DISCOUNT TIRE

SHEET NUMBER

PREVIOUS ELEVATIONS



NORTH ELEVATION

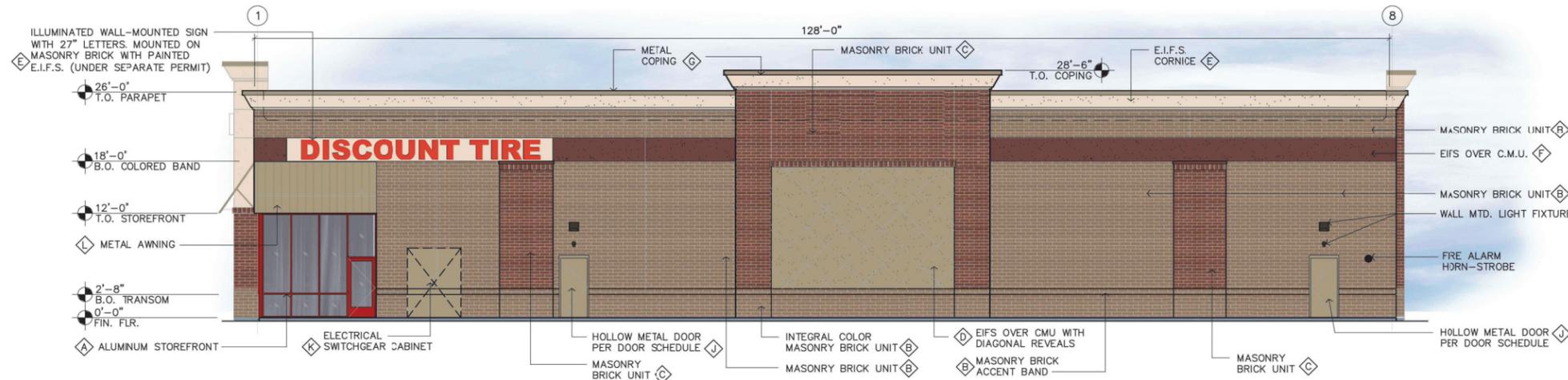
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SOUTH ELEVATION (Windsor Square Dr.)

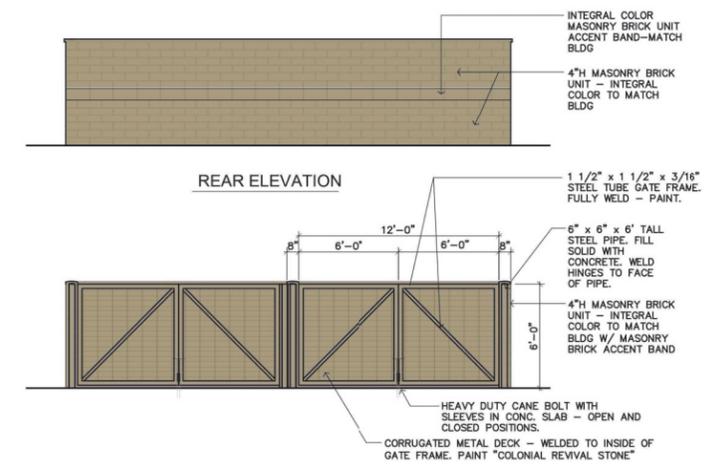
SCALE: 1/8" = 1'-0"

- ### FINISH LEGEND
- Ⓐ ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
 - Ⓑ INTEGRAL COLOR MASONRY BRICK UNIT BY QUIK-BRICK, 4" HIGH UNITS/8" HIGH ACCENT BAND. "SANDALWOOD BLEND" COLOR WITH STD. GRAY GROUT COLOR
 - Ⓒ INTEGRAL COLOR MASONRY BRICK UNIT BY QUIK-BRICK, 4" HIGH UNITS. "RICHFIELD BLEND" COLOR WITH STD. GRAY GROUT COLOR
 - Ⓓ INTEGRAL COLOR EIFS WITH SANDPEBBLE FINE TEXTURE - DRYVIT OR APPROVED EQUAL. COLOR TO MATCH SHERWIN WILLIAMS SW 2827 "COLONIAL REVIVAL STONE"
 - Ⓔ INTEGRAL COLOR EIFS WITH SANDPEBBLE FINE TEXTURE - DRYVIT OR APPROVED EQUAL. COLOR TO MATCH SHERWIN WILLIAMS SW 6119 "ANTIQUE WHITE"
 - Ⓕ E.I.F.S. BAND PAINT SHERWIN WILLIAMS SW#7585 "SUNDRIED TOMATO"
 - Ⓖ METAL COPING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH BERRIDGE "SIERRA TAN" COLOR
 - Ⓗ EXPOSED STEEL / EIFS - PAINTED TO MATCH "COLONIAL REVIVAL STONE"
 - Ⓘ STEEL BOLLARDS - PAINTED TO MATCH "COLONIAL REVIVAL STONE"
 - Ⓝ HOLLOW METAL DOORS - PAINTED TO MATCH "COLONIAL REVIVAL STONE"
 - Ⓚ ELECTRICAL SWITCHGEAR CABINET - PAINTED TO MATCH "COLONIAL REVIVAL STONE"
 - Ⓛ STANDING SEAM METAL AWNING - BERRIDGE, SNAP-ON CEE LOCK WITH SEAMS AT 16-1/2" OC. COLOR: "CHAMPAGNE" STEEL FRAMES TO BE PAINTED "COLONIAL REVIVAL STONE"



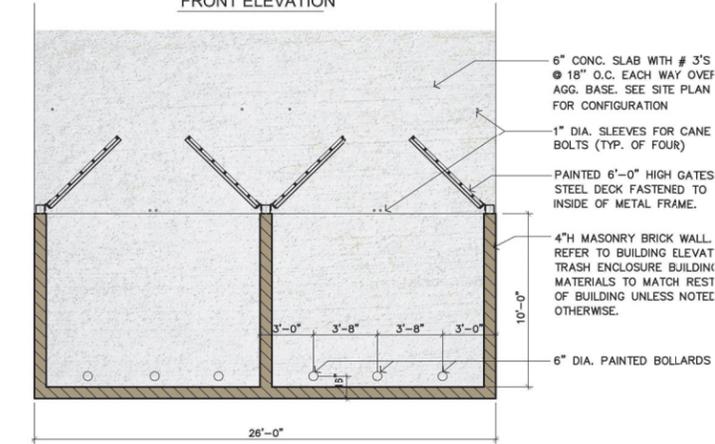
EAST ELEVATION

SCALE: 1/8" = 1'-0"



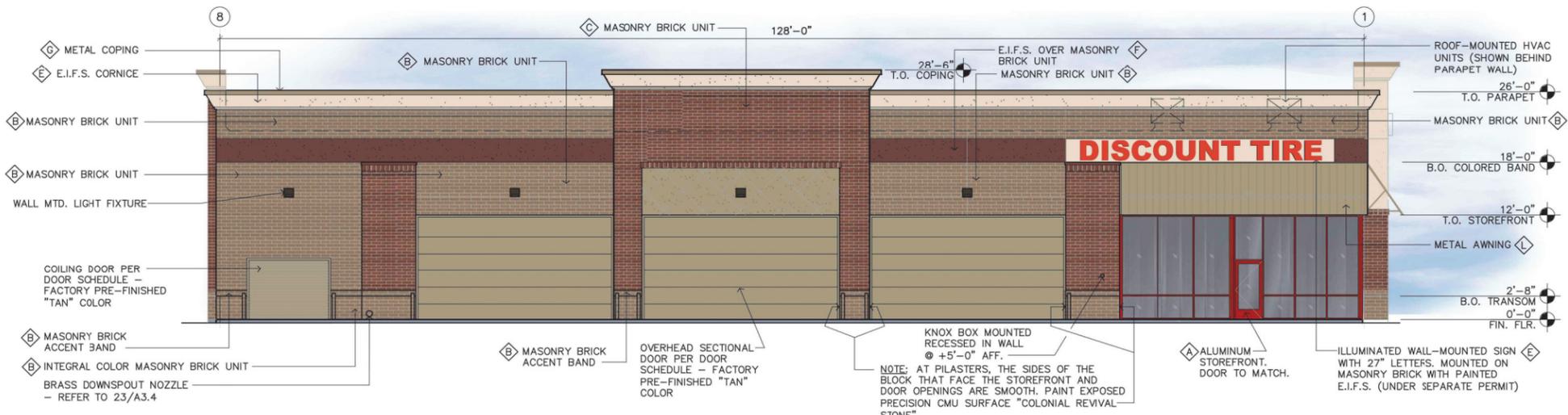
REAR ELEVATION

FRONT ELEVATION



TRASH ENCLOSURE PLAN / ELEVATIONS

1/8" = 1'-0"



WEST ELEVATION (Independence Pt. Pkwy)

SCALE: 1/8" = 1'-0"



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CONCEPTUAL ELEVATIONS

**1625 Windsor Square Dr.
MATTHEWS, NC 28105**



Ei Design Inc.
1260 Corona Pointe,
Suite 301
Corona, CA 92879
951-251-0136 (T)
eidesigninc.com

BUILDING MODEL	ALT - 3R
REVISION	-
DATE	04.15.19
SCALE	AS NOTED
PROJECT NUMBER	2018120120

Sheet No.

A.3



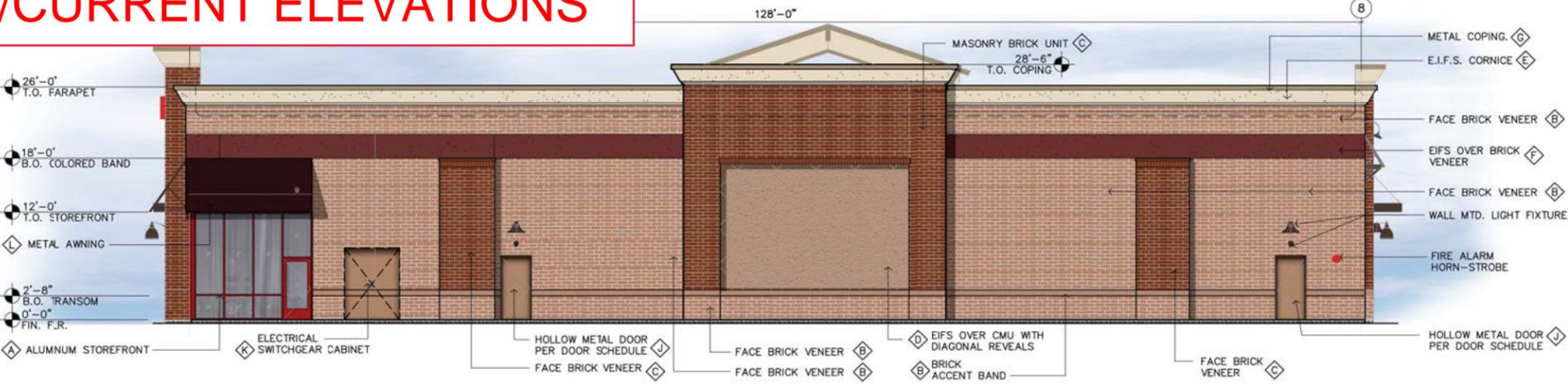
WEST ELEVATION (Independence Pointe Pkwy.)



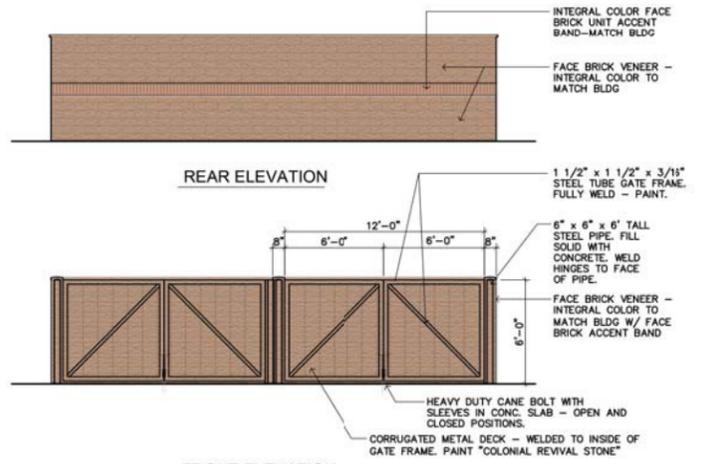
EAST ELEVATION (Independence Blvd.)

REVISED/CURRENT ELEVATIONS

- FINISH LEGEND**
- A ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
 - B FACE BRICK VENEER - GENERAL SHALE PRODUCTS, LIGHTWEIGHT MODULAR, COLOR: "TAN VELOUR" WITH STD. GRAY GROUT, ACCENT BAND IN SOLDIER COURSE PATTERN.
 - C FACE BRICK VENEER - GENERAL SHALE PRODUCTS, LIGHTWEIGHT MODULAR, COLOR "RED VELOUR" WITH STD. GRAY GROUT.
 - D INTEGRAL COLOR EIFS WITH SANDPEBBLE FINE TEXTURE - DRYMTM OR APPROVED EQUAL, COLOR TO MATCH SHERWIN WILLIAMS SW 2804 "RENWICK ROSE BEIGE"
 - E INTEGRAL COLOR EIFS WITH SANDPEBBLE FINE TEXTURE - DRYMTM OR APPROVED EQUAL, COLOR TO MATCH SHERWIN WILLIAMS SW 6119 "ANTIQUE WHITE"
 - F E.I.F.S. BAND PAINT SHERWIN WILLIAMS SW#7585 "SUNDRIED TOMATO"
 - G METAL COPING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH BERRIDGE "SIERRA TAN" COLOR
 - H EXPOSED STEEL - PAINTED TO MATCH "RENWICK ROSE BEIGE"
 - I STEEL BOLLARDS - PAINTED TO MATCH "RENWICK ROSE BEIGE"
 - J HOLLOW METAL DOORS - PAINTED TO MATCH "RENWICK ROSE BEIGE"
 - K ELECTRICAL SWITCHGEAR CABINET - PAINTED TO MATCH "RENWICK ROSE BEIGE"
 - L STANDING SEAM METAL ROOF/AWNING - BERRIDGE, SNAP-ON CEE LOCK WITH SEAMS AT 16-1/2" OC. COLOR: "BURGUNDY" STEEL FRAMES TO BE PAINTED SW 6006 "BLACK BEAN"
 - M STEEL CANOPY WITH TIE-RODS, PAINTED SHERWIN WILLIAMS SW 6006 "BLACK BEAN"
 - N CLERESTORY WINDOW - 1/2" THK. SPANDREL GLAZING IN BANNER RED FRAMES WITH EIFS SURROUND "RENWICK ROSE BEIGE"
 - O CEMENT FIBER BOARD SIDING BY JAMES HARDIE PLANKS, PAINTED SW 6006 "BLACK BEAN" COLOR



NORTH ELEVATION



TRASH ENCLOSURE PLAN / ELEVATIONS



SOUTH ELEVATION (Windsor Square Dr.)



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BUILDING MODEL	ALT - 4R
REVISION	-
DATE	06.03.19
SCALE	AS NOTED
PROJECT NUMBER	2018120120

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