Agenda Item: Administrative Amendment – Architectural Note Change – 630 Matthews Township Parkway (former Rite Aid).

TO: Planning Board
FROM: Mary Jo Gollnitz, Senior Planner
DATE: November 19, 2019

Background/Issue:

The Keith Corporation is requesting a Change of Conditions to 630 Matthews Township Parkway (former Rite Aid). The property was originally rezoned in 1996 as part of the Rite Aid, Aldi and Bruster’s Ice Cream development.

One conditional note on the rezoning states: “It is the intent that the final aesthetic look be of Williamsburg or colonial character”. The applicant is requesting to change the note to read:

“It is the intent that the final aesthetic look be of Williamsburg or colonial character or within the building aesthetic requirements of the Matthews Downtown Overlay District for building construction as outlined in the General Urban Design Development Guidelines for that district.”

In the fall of 2016, the Town Board approved the same request along with elevation changes for Aldi. Aldi’s request only applied to their building.

The applicant is proposing to convert the existing building into medical offices. Attached are the Administrative Amendment request letter and proposed elevation changes.

Additional information:

- Elevation changes include modernizing the parapet elements of the north and east facades.
- Elongate windows and replace doors on front entrance along Matthews Township Parkway.
- Replace all wall pack lights with LED full cutoff fixtures.
- Removal of the drive through canopy and replace with doors to allow for mobile MRI pad (to be used several days a week).
- Add privacy fence along west side of property to shield MRI unit (towards Pleasant Hill Rd).
- Paint building with base and accent colors.
- All new signage will need to go through permitting approval process.

Matthews UDO provides three levels of approvals for Administrative Amendments; staff review, Planning Board Action, and Board of Commissioners action.

Recommended Action

Staff recommends the Planning Board review the proposed request and forward a recommendation to Board of Commissioners.
ADMINISTRATIVE AMENDMENT ___630 Matthews Township Parkway

Matthews Planning Board adopts the checked statement below:

A) ___X___ 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)) as follows:

- It supports the economic viability of the existing development. It is reasonable because it repurposes a vacant commercial building with an allowable use.
- The elevations remove a drive through facility and provide an updated look to the existing structure. Additionally, elevation and conditional note change was previously approved for another building within the development.

OR

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)) as follows:

- The changes to the elevations adversely affect the overall design intent from the 1996 rezoning and thus found to be inconsistent.

(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 _____November 26, 2019__________________

Consistency statement PiBd 10-17
October 30, 2019

Jay Camp, AICP
Senior Planner
Planning and Development
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

RE: Administrative Amendment Request for 630 Matthews Township Parkway (former Rite Aid)

Jay,

On behalf TKC Land Development II, LLC, please consider the following letter as a formal request to amend a portion of the language in the rezoning condition, which is part of the existing Conditional Use Permit (CUP) that was initially approved in 1996, for the former Rite Aid and Aldi located at 630 Matthews Township Parkway and 555 West John Street in Matthews, North Carolina.

A portion of the language within the existing rezoning condition initially stated:

“It is the intent that final aesthetic look be of Williamsburg or colonial character.”

TKC Land Development II, LLC is requesting this language be amended to state:

“It is the intent that the final aesthetic look be of Williamsburg or colonial character or within the building aesthetic requirements of the Matthews Downtown Overlay District for building construction as outlined in the General Urban Design Development Guidelines for that district.”

With this letter, TKC Land Development II, LLC has included an 11 x 17 print out of the updated elevation design which will include the following:

1. Redesign and Modernization of the signature parapet elements on the North and East façade of the building
2. Removal of drive through canopy to allow for a mobile MRI pad which will be on site a few days each week (please see provided aerial showing the location of the mobile MRI)
3. Addition of a privacy fence along the West side of the building to shield the mobile MRI while it is parked on site
4. Elongated windows on the front of the building to modernize the front entrance
5. Replacement of all exterior wall pack lights with new LED full cutoff fixtures
6. All brick and masonry will be cleaned, prepped and painted with (1) based color and (2) accent color. Columns to be painted white
We firmly believe that the updating of this facility to a medical office building will be a tremendous asset and benefit to the Matthews Community.

Please contact me with any questions at (704) 942-7826 if there is any additional information we can provide in support of this request.

Respectfully,

[Signature]

Alan Jenkins
Partner, Healthcare Development, Leasing and Acquisitions
Current site conditions.
Matthews Township Pkwy View

View Facing Aldi’s

W John Street View

View Facing Christ Covenant Cemetery

1. ALL BRICKS AND STONE TO BE CLAYED, PRINTED AND PRAUNCED WITH A WHITE COOL-IN-WARM-ACCENT COLOR. COLORED TO BE MATCHED SHOWN.

2. EXTERIOR DOORS TO BE CLEAR OR CHERRY WOOD GRAIN, AND TO MEET THE FOLLOWING REQUIREMENTS: A) 72" IN HEIGHT, B) MINIMUM FRAME, C) GLASS DOOR, D)agnostically glazed, E) ANSI RATED. F) COMPARE TO SIMILAR MATERIALS OF SIMILAR STYLES.

3. BRICK TO BE SELECTED TO MATCH SHEET METAL AND STONE AT THE ADJACENTstück.

4. ALL LOOT SPACES TO BE FILL COLORED WITH MATCHING COLOR.

5. ALL INTERIOR DOORS TO MEET THE FOLLOWING REQUIREMENTS: A) 72" IN HEIGHT, B) MINIMUM FRAME, C) GLASS DOOR, D) COMPARE TO SIMILAR MATERIALS OF SIMILAR STYLES.

6. ALL INTERIOR DOORS TO MEET THE FOLLOWING REQUIREMENTS: A) 72" IN HEIGHT, B) MINIMUM FRAME, C) GLASS DOOR, D) COMPARE TO SIMILAR MATERIALS OF SIMILAR STYLES.

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11. ALL INTERIOR DOORS TO MEET THE FOLLOWING REQUIREMENTS: A) 72" IN HEIGHT, B) MINIMUM FRAME, C) GLASS DOOR, D) COMPARE TO SIMILAR MATERIALS OF SIMILAR STYLES.

12. ALL INTERIOR DOORS TO MEET THE FOLLOWING REQUIREMENTS: A) 72" IN HEIGHT, B) MINIMUM FRAME, C) GLASS DOOR, D) COMPARE TO SIMILAR MATERIALS OF SIMILAR STYLES.

13. ALL INTERIOR DOORS TO MEET THE FOLLOWING REQUIREMENTS: A) 72" IN HEIGHT, B) MINIMUM FRAME, C) GLASS DOOR, D) COMPARE TO SIMILAR MATERIALS OF SIMILAR STYLES.