

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

TO: Mayor and Board of Commissioners

FROM: Mary Jo Gollnitz, Senior Planner

DATE: January 7, 2020

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.
- Planning Board approved Keith Corporation's request 6-1 in November. Since that time, elevations have been changed and MRI pad has been eliminated.
- Elevation changes include modernizing the parapet elements of the north and east facades, elongate windows and replaces doors on front entrance along Matthews Township Parkway, add spandrel glass windows (faux windows) on building side facing E John St, replace all wall pack lights with LED full cutoff fixtures, paint building, repair and paint drive thru canopy, and remove drive thru window with single door to be used for staff entrance.
- Any new signage will need to go through permitting approval process and meet the Master Sign Plan requirements.

Proposal/Solution

The revised elevations add spandrel glass on building fronting E John St. With the removal of the MRI pad, a privacy fence and noise concerns have been eliminated.

Financial Impact

None

Related Town Goal

Quality of Life

Economic Development/Land Use Planning

Recommended Action

Review and approve elevation and note change request for 630 Matthews Township Parkway as most recently submitted.

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

ZONING APPLICATION # _____
ZONING MOTION # _____
ADMINISTRATIVE AMENDMENT 630 Matthews Township Pkwy

Matthews Board of Commissioners 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)), and to be **REASONABLE**, as follows:

CONSISTENT: because it supports the economic viability of the existing development. The elevations remove a drive through facility and provide an updated look to the existing structure.

REASONABLE: because it repurposes a vacant commercial building with a use allowed by right in the district and supports non-residential mixed use.

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)), and **NOT REASONABLE**, as follows:

INCONSISTENT: because the shopping center should have retail use.

NOT REASONABLE: the changes to the elevations adversely affect the overall design intent from the 1996 rezoning.

OR

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

CONSISTENT:

NOT REASONABLE:

OR

(Over)

D) _____ The requested zoning action, as most currently amended, is **approved**. This action also **concurrently amends** the Matthews Land Use Plan as specifically outlined below. *(Provide explanation of the change in conditions making the Matthews Land Use Plan inconsistent to meet the development needs of the community, and include reference to specific text in Plan document):*

AMENDMENT TO LAND USE PLAN:

REASONABLE:

(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 January 13, 2020



THE KEITH CORPORATION

December 20, 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,

This letter is to address some changes to the elevations and our plans for the property at 630 Matthews Township Parkway following the Planning Board meeting in November. Included with this letter is an 11 x 17 of the updated elevations as well as the updated site plan. Below I have listed the changes from the plans presented at the November meeting. These changes were driven by a suggestion of the Planning Board as well as the fact that our identified tenant has decided not to move forward with the property and therefore we no longer need the MRI Pad.

1. The existing canopy on the west side of the building will remain. The drive-thru window will be replaced with a single door to be used by the staff of our future tenant. The canopy will be repaired and painted like the remainder of the building.
2. With the elimination of the MRI Pad, we will no longer need a privacy fence on the west side of the building between the property and the cemetery.
3. Horizontal spandrel glass windows (for HIPAA Privacy they will be faux windows) have been added along the John Street side of the building. This was a suggestion from the Planning Board to enhance the architectural look of the building.

I look forward to the January 13, 2020 meeting to discuss our plans.

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,

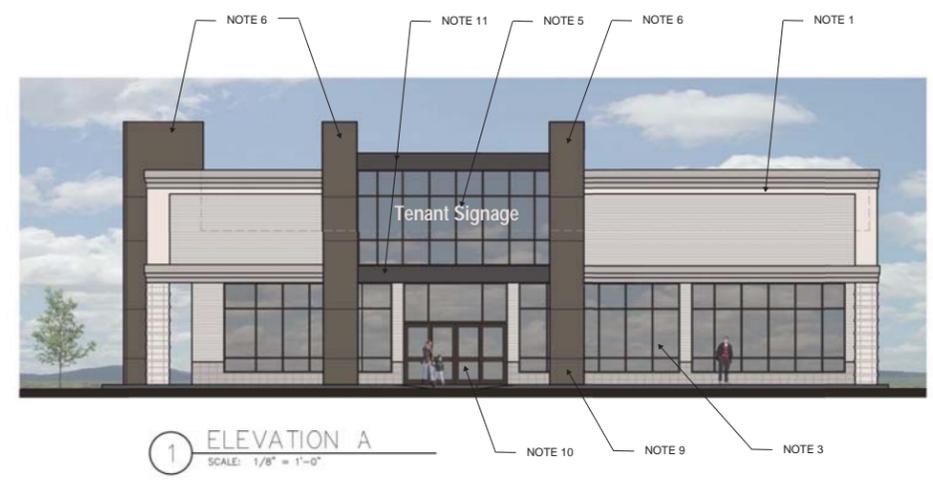
Alan Jenkins
Partner, Healthcare Development, Leasing and Acquisitions

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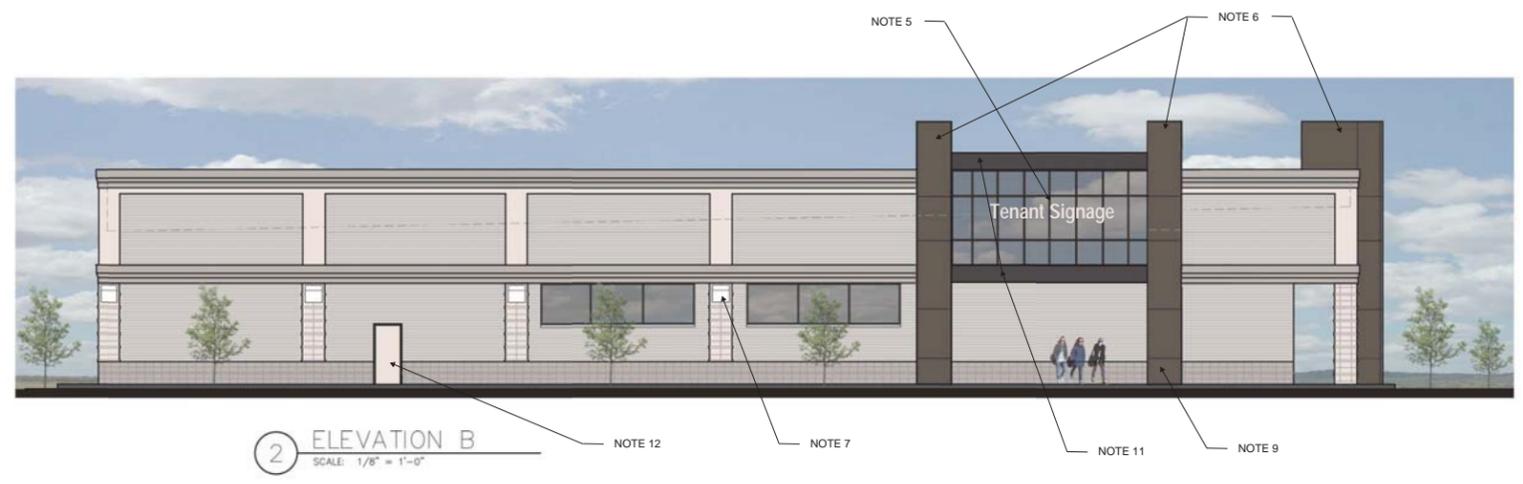
Current site conditions.



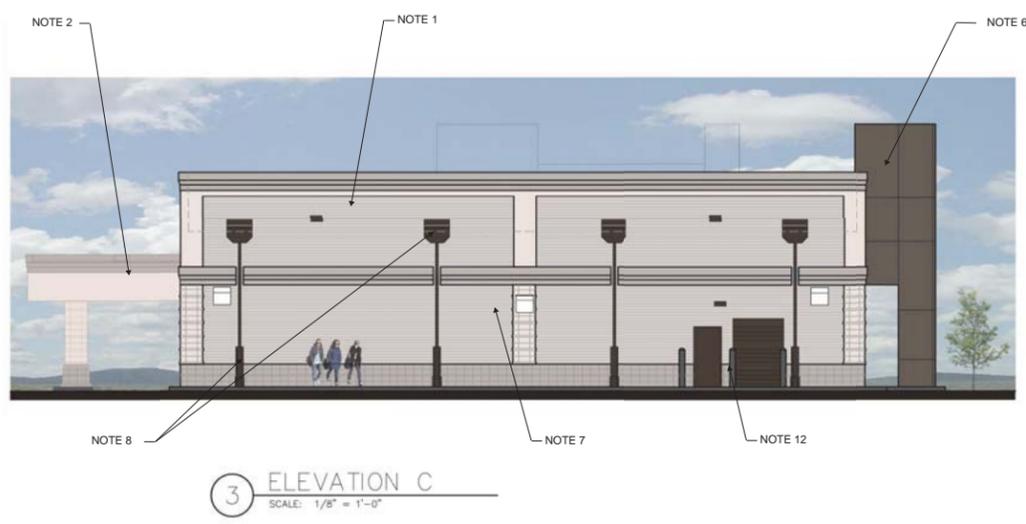
Matthews Township Pkwy View



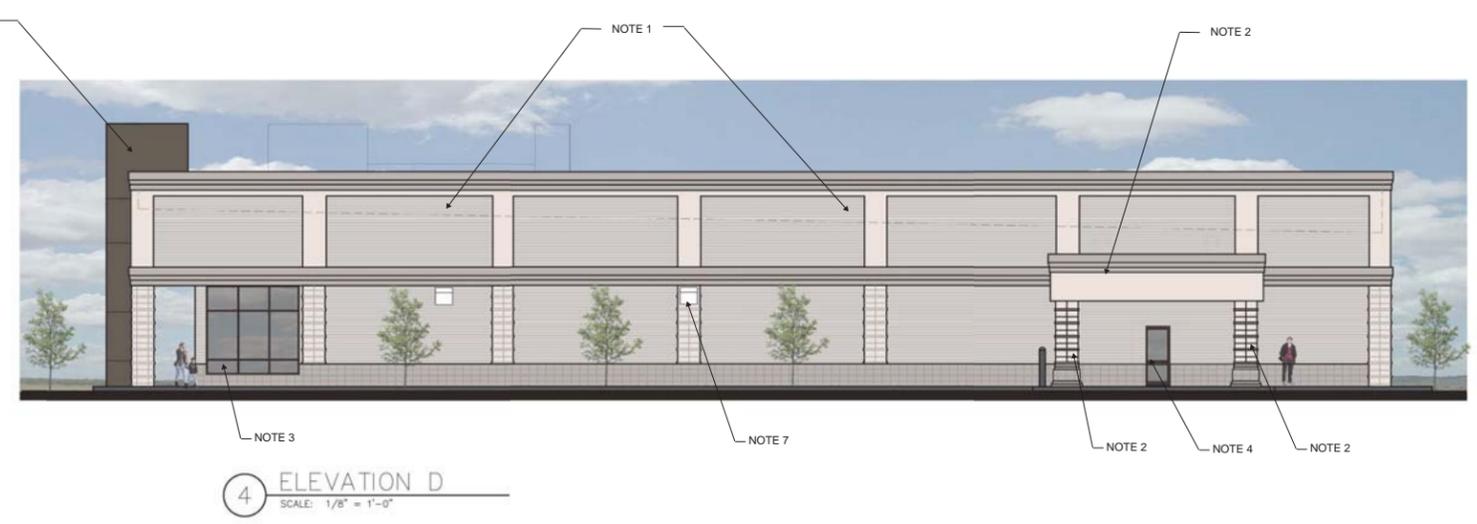
E John Street View



Rear View Facing Aldi's



Side View Facing Facing Covenant Day Cemetery



- NOTES:
1. ALL BRICK AND MASONRY TO BE CLEANED, PREPPED AND PAINTED WITH (1) BASE COLOR AND (2) ACCENT COLOR. COLUMNS TO BE PAINTED WHITE.
 2. REPAIR EXISTING CANOPY - TO REMAIN.
 3. SAWCUT NEW OPENINGS TO ENLARGE EXISTING WINDOWS TO HAVE AN 18" SILL - BRONZE ALUMINUM WITH BRONZE TINTED 1" INSULATED GLASS.
 4. SAWCUT NEW OPENING AND ADD STOREFRONT ENTRANCE (SINGLE DOOR AS EMPLOYEE ENTRY). (HANDYCAP ACCESSIBLE - MODIFY PAVING AND SIDEWALK AS REQUIRED).
 5. DEMO EXISTING PARAPET AND ENTRY ELEMENT. REPLACE WITH METAL STUD FRAMING, DENSGLASS SHEATHING, 2-LAYERS TYVEK - BRONZE ALUMINUM STOREFRONT GLAZING SYSTEM WITH 1/4" SPANDREL GLASS (BRONZE).
 6. DEMO EXISTING PARAPET AND ENTRY ELEMENT. REPLACE WITH METAL STUD FRAMING, DENSGLASS SHEATHING, ICE AND WATER SHIELD, AND ACM (ALUMINUM COMPOSITE MATERIAL) SYSTEM.
 7. REPLACE ALL EXTERIOR WALL PACKS WITH NEW LED FULL CUTOFF FIXTURES.
 8. PRIME AND PAINT ALL DOWNSPOUTS AND SCUPPERS BRONZE TO MATCH CANOPY METAL.
 9. DEMOLISH MANSORY COLUMN WRAP AND REPLACE WITH ROUND ACM COLUMN COVER (SPLIT FOR INSTALATION)
 10. REPLACE AUTOMATIC DOOR SYSTEM WITH BRONZE ALUMINUM AUTOMATIC DOOR SYSTEM. (ALTERNATIVE: REPAIR DOOR AND TRANSOM FRAMING AND REPLACE ALL GLASS).
 11. INSTALL FRAMING, SHEATHING, ICE AND WATER SHIELD, ACM FASCIA AND DRAINAGE FOR MEN CANOPY OVERHANGS.
 12. REPAINT ALL EXISTING DOORS, BOLLARDS, COPING, ETC.

MIN. 36' CLEAR UNDER STRUCTURE- TYP



EXISTING BUILDING
± 12,000-SF

20' LANDSCAPING BUFFER

15' BUILDING SETBACK

HIGHWAY 51
VARIABLE WIDTH R/W

W. JOHN STREET
VARIABLE WIDTH R/W