

## **Agenda Item: Administrative Amendment – Elevation and Note Change – 630 Matthews Township Parkway (former Rite Aid).**

TO: Mayor and Board of Commissioners  
FROM: Mary Jo Gollnitz, Senior Planner  
DATE: March 9, 2020

### **Background/Issue:**

- At the January 13, 2020 Town Board meeting, Keith Corporation present a request for a Conditional note change and elevation approval.
- 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."*
- Applicant subsequently met with several Commissioners and staff regarding comments from the January meeting.
- Discussion on the proposed elevations was held and Town Council voted to allow a 30-day deferral (February 10, 2020 meeting) in order for the applicant to submit revised elevations per the Commissioners comments.
- Applicant has submitted final elevations (attached).
- Elevation changes include the addition of awnings along W John St and Matthews Township Pkwy, elongate windows and replace doors on front entrance along Matthews Township Parkway, add spandrel glass windows (faux windows) on building side facing W 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**

Approve the most recently submitted proposed elevations for 630 Matthews Township Parkway and conditional note change.

**Financial Impact**

None

**Related Town Goal**

Quality of Life

Economic Development/Land Use Planning

**Recommended Action**

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

Draft

**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)  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:

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.

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And to be REASONABLE: because it repurposes a vacant commercial building with a use allowed by right in the district and supports non-residential mixed use. It is in the public interest to provide additional medical service within walking distance of downtown Matthews.

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**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:

because the shopping center should have retail use.

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

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**OR**

*(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 March 9, 2020



## THE KEITH CORPORATION

February 25, 2020

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 Board of Commissioners meeting on January 13, 2020 and a small group session meeting with John Urban, Larry Whitely and Renee Garner from the Board of Commissioners and Mary Jo Gollnitz from the Town of Matthews. Included with this letter is an 11 x 17 of the updated elevations as well as the 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 Board of Commissioners.

1. On the Johns Street Elevation – additional windows were added along with updated lighting fixtures and window shades. Windows will be spandrel glass to provide for privacy. Landscaping elements were also added including decorative screens on the far left of the Elevation.
2. On the Matthews Township Parkway Elevation – shades added above the windows to be consistent with the John Street Elevation. Updated lighting to match the Johns Street Elevation was also added.

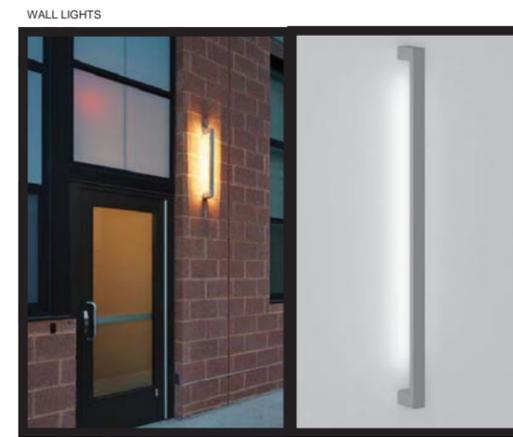
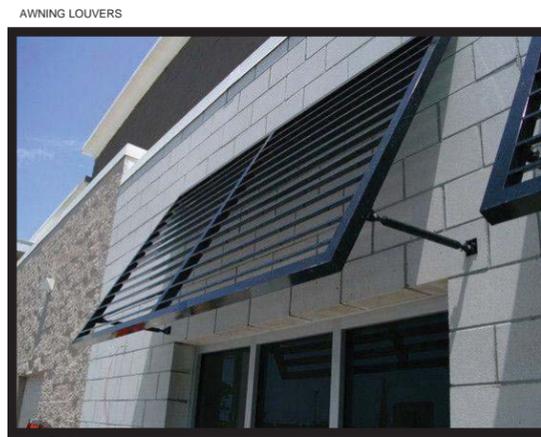
I look forward to the March 9, 2020 meeting to discuss our plans. I would like to thank the Board of Commissioners for their participation and assistance in directing us to an agreeable solution for this Administrative Amendment.

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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DRAFT  
 02/19/2020

MATTHEWS VILLAGE M.O.B. RENOVATION  
 THE KEITH CORPORATION  
 N.C. HWY. 51  
 BY-PASS & WEST JOHN ST.

DRAWING STATUS:  
 ● PRELIMINARY  
 NOT FOR CONSTRUCTION  
 ○ ISSUED FOR  
 BIDDING  
 ○ ISSUED FOR  
 CONSTRUCTION

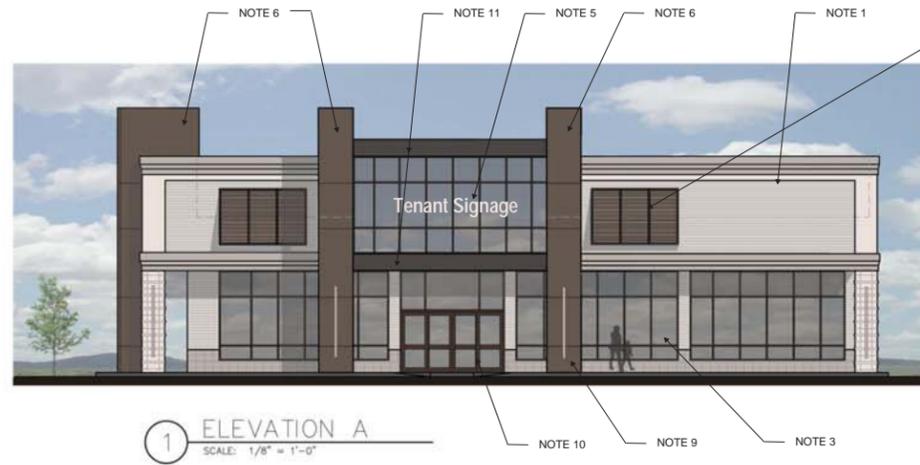
OWNER / CLIENT SIGNATURE:  
 DATE:

NO.	DATE	DESCRIPTION

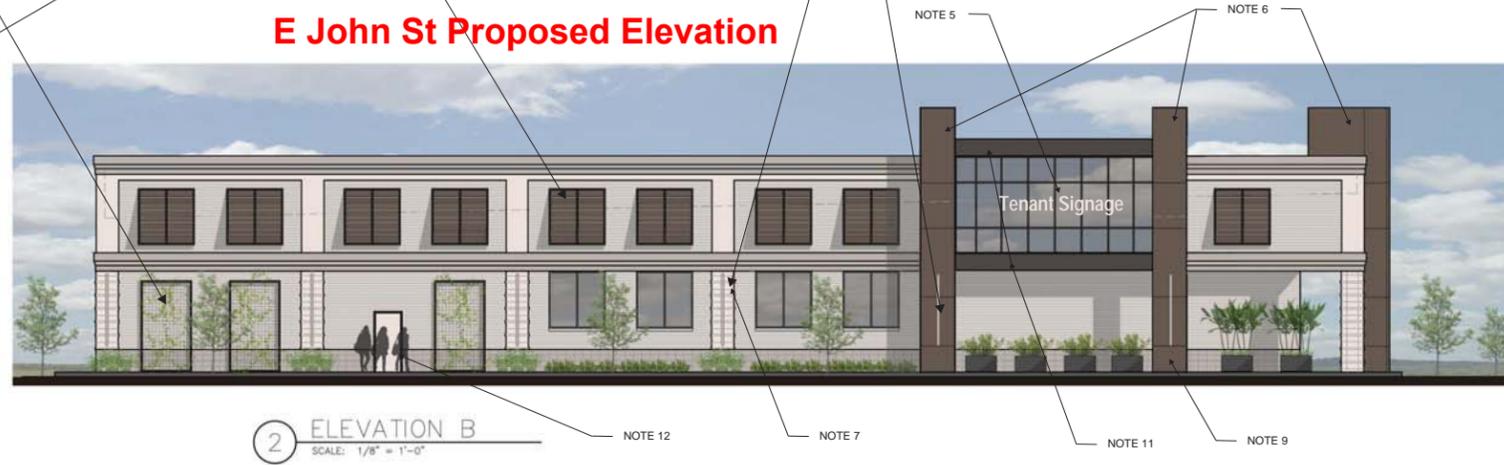
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 PROJECT NO.:  
 C19099  
 SHEET TITLE:

SHEET:

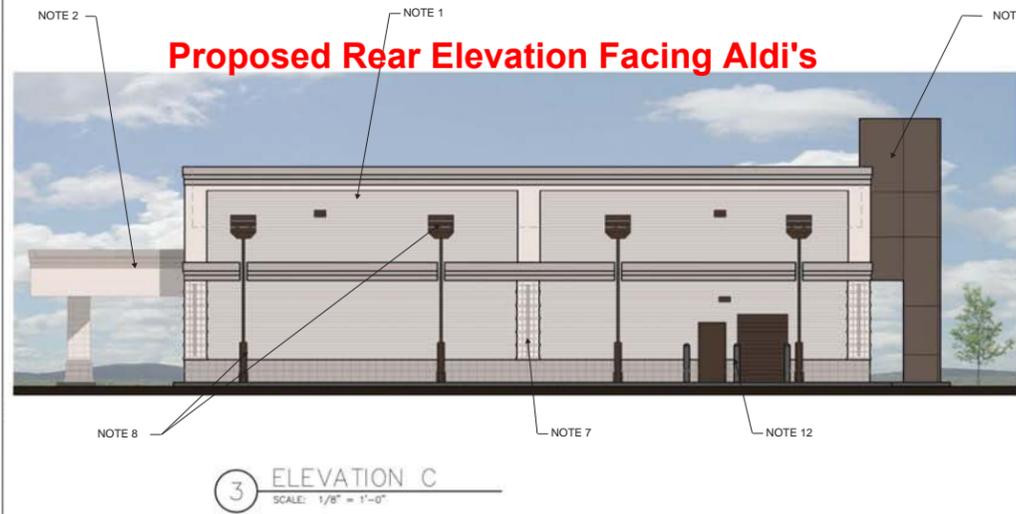
**Matthews Township Pkwy Proposed Elevation**



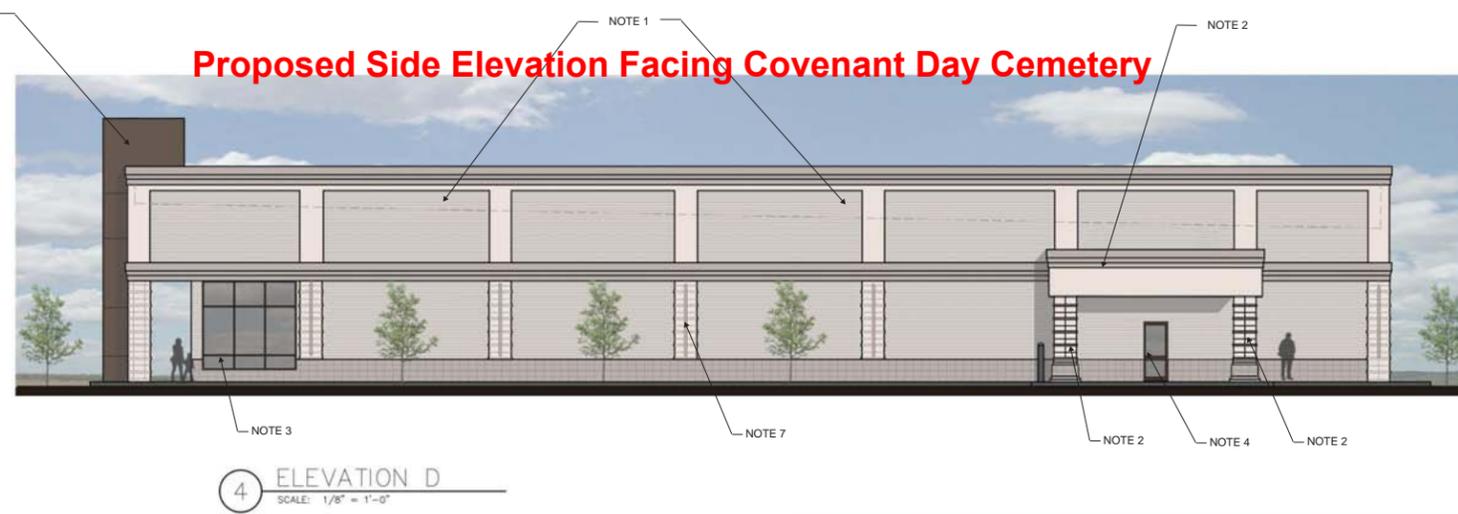
**E John St Proposed Elevation**



**Proposed Rear Elevation Facing Aldi's**



**Proposed Side Elevation 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 SOTREFRONT 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, DENSGLOSS 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, DENSGLOSS 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 INSTALLATION)  
 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. REPAIR ALL EXISTING DOORS, BOLLARDS, COPING, ETC.



**EXISTING BUILDING**  
± 12,000-SF

20' LANDSCAPING BUFFER

15' BUILDING SETBACK

20'  
15'

**HIGHWAY 51**  
VARIABLE WIDTH R/W

**W. JOHN STREET**  
VARIABLE WIDTH R/W