Agenda Item: Administrative Amendment – Windsor Square

TO: Town of Matthews Planning Board
FROM: Darin Hallman, Planner
DATE: May 24, 2021

Background/Issue:

Per Rezoning Application 2011-580, the Windsor Square shopping center was approved under conditional zoning (B-1SCD). Elevation standards were approved as part of the rezoning for the former JC Penny store. This is currently the only store with required elevations.

Proposal/Solution

At-Home, the new tenant, seeks to make minor changes to the front store architecture and add a small pull-off lane for customer pick-up orders.

The elevation changes include making the entrance more symmetrical, adding two “peaks”, and changing the colors.

The pick-up area would involve cutting into the existing concrete area.

Signage to be approved separately.

Financial Impact

None

Related Town Goal

Economic Development/Land Use Planning

Recommended Action

Discuss and approve the At-Home elevations and site plan layout as presented.
Matthews Planning Board adopts the checked statement below:

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

CONSISTENT: The changes are consistent with the Land Use plan as it promotes non-residential, destination-based land uses along US-74

REASONABLE: These changes are reasonable. The proposed zoning changes do not significantly impact the intent of the original rezoning.

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:

INCONSISTENT: The changes are inconstant with the Land Use Plan as the plan does not prohibit expansion of impulse/commercial land uses along US-74.

NOT REASONABLE: The rezoning is not reasonable as it does significantly impact the intent of the original rezoning.

(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: May 24, 2021
Proposed Changes

MATERIALS LEGEND:
1. Aluminum storefront: clear anodized aluminum finish
2. Aluminumuma trim: clear anodized aluminum finish
3. Metal coping: at home grey villa
4. Site sand finish: match at home dark grey
5. O/S sand finish: match at home johnson grey
6. Window glazing: clear tempered glass
7. Paint at home: dark grey
8. Paint at home: johnson grey
9. Paint at home: grey villa
10. Metal roof: board and batten grey
11. Metal roof: board and batten white

AT HOME
10101 EAST INDEPENDENCE BLVD.
MATTHEWS, NC