Agenda Item: Administrative Amendment – Windsor Square

TO: Town of Matthews Board of Commissioners

FROM: Darin Hallman, Planner

DATE: July 12, 2021

Background/Issue:

At Home is requesting an administrative amendment to update the building elevations and to add a pick-up lane next to the building. At the last Commissioner meeting, the Board requested alternative designs and new visuals.

Proposal/Solution

At-Home has brought back an alternative design. These changes include parapet extensions along the front of the building to help add more visual breaks to the façade. These breaks would provide varied depth along the front walls and provide more color transition.

The proposed pick-up area is unaltered from the last meeting.

Financial Impact

None

Related Town Goal

Economic Development/Land Use Planning

Recommended Action

Discuss and approve the At-Home elevations and site plan layout.
DRAFT – FOR APPROVAL

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

ZONING APPLICATION # ______________________________
ZONING MOTION # __________________________
ADMINISTRATIVE AMENDMENT ____ Windsor Square____

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 inconsistent with the Land Use Plan as the proposal does not prohibit expansion of impulse/commercial land uses along US-74.

NOT REASONABLE: The changes are 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: July 12, 2021