Agenda Item: Administrative Amendment – Matthews Festival

TO: Town of Matthews Planning Board
FROM: Darin Hallman, Planner
DATE: March 8, 2021

Background/Issue:
Per Rezoning Application 2016-650 of Matthews Festival, Ziff Properties, is requesting an Elevation and Site layout plan approval for a previous approved outparcel. This is the portion of the shopping center that is along US 74/Independence Blvd east of the main shopping center entrance.

- Building will be in the general location as previously approved.
- Rezoning allowed for up to 8,000 sq ft building. The previous approval showed a 5,423 sq ft building. The current proposal shows a 4,966 sq ft.
- Elevations are attached for Board review and approval.
- The building will be constructed of brick, glass and synthetic wood.
- Dumpster/service area is being relocated with a new side facing gate.
- Landscaping and lighting plans remain unaltered from previous Administrative Amendment
- 1 additional parking space is being provided. Cross parking agreement is in place for the shopping center.
- Signage will be approved separately.

Proposal/Solution
Determine that the site plan and elevation drawings are consistent with the original zoning conditions and approve the proposed plans.

Financial Impact
None

Related Town Goal
Economic Development/Land Use Planning

Recommended Action
Discuss and approve the Bonefish Grill elevations and site plan layout as presented.
DRAFT – FOR APPROVAL
STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues

ZONING APPLICATION # ________________________________
ZONING MOTION # ______________________________________
ADMINISTRATIVE AMENDMENT ______ Matthews Festival – Bonefish Grill

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: March 8, 2021
February 19, 2021

Jay Camp  
Planning Director  
Town of Matthews  
232 Matthews Station Street  
Matthews, NC 28105

Re: Proposed Amended Building Design for New Restaurant located at Matthews Festival Shopping Center.

Dear Mr. Camp:

Ziff Properties, the property owner, requests approval of the revised architectural design for an outparcel building located on the eastern-most side of Matthews Festival Shopping Center. As with the previously approved design the end-user is Bonefish Grill. The elevations were previously approved by the Board of Commissioner’s on June 10, 2019. Since that time and due to the COVID-19 pandemic, Bonefish has adjusted its internal layout and operations to better address health and safety protocols in a post-pandemic environment. These alterations have reduced the size of the building footprint and triggered revised architectural elevations. While the vernacular has been altered, we feel the new design will be much more in keeping with the overall shopping facility.

Of note:

- The approved site plan (REZONING PETITION 2016-650) for Matthews Festival has not changed. All parking, the building footprint, pedestrian connections and access points are in the same location.
- The rezoning allowed for a building footprint of 8,000 SF of less. The approved Bonefish Grill is approximately 5,620 SF with the revised building being 4,966 SF (+650 SF smaller).
- The color and material palate is in keeping with that of the rebranded Matthews Festival Shopping Center. The material and color palate is noted within the attached information.
- All landscape requirements will be met as dictated by the approved rezoning and governing ordinances.

Included with this correspondence are site plan references and the proposed elevations for the Board of Commissioner’s consideration.

Sincerely,

Ziff Properties

Cc: Alex Kelly; Stanchion Asset Partners- Development Manager for Matthews Festival
Notes:
- Parking area, access, building placement, connectivity to the existing shopping center meet same intent.
- Building size has been reduced from 5,423 SF to 4,966 SF.
- All required landscaping and pedestrian access standards will be satisfied.
APPROVED ELEVATIONS

WEST FACADE

PROPOSED ELEVATIONS

NORTH FACADE

EAST FACADE

SOUTH FACADE
Bonefish Grill agrees to the following conditions be placed on the exterior building construction:

- The majority of the building shall be a combination of brick, glass and synthetic wood.
- Brick shall be the building material (except for the gates) for the dumpster enclosure.

- Building signage shall be approved separately per the approved Master Sign Plan governing Matthews Festival.
- Parking shall be in compliance and meet no less than the minimum parking requirements of One (1) space per Three (3) seats PLUS One (1) space per Two (2) employees.