

## **Agenda Item: Matthews Festival Elevation and Site Plan Review**

**DATE: June 3, 2019**

**FROM: Mary Jo Gollnitz**

### **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.

### **Additional information:**

- Building will be in the general location as previously approved.
- Rezoning allowed for up to 8,000 sq ft building. Bonfish Grill is proposing a 5,423 sq ft building.
- Elevations are attached for Board review and approval.
- The building will be constructed of brick, glass and synthetic wood.
- Dumpster/service area will be a brick enclosure (except for gates).
- The 6 trees required to be saved by the rezoning are shown on the plans.
- 80 parking spaces are required. Cross parking agreement is in place for the shopping center.
- Signage will be in compliance with the approved Master Sign Plan and Matthews UDO.
- Outdoor lighting, landscape and parking will meet the approved rezoning and Matthews UDO requirements.

### **Proposal/Solution:**

- Determine that the site plan and elevation drawings are consistent with the original zoning conditions and approve the proposed plans.
- Staff has completed a review of the site plan and have no concerns.

### **Financial Impact:**

None

### **Related Town Goal(s) and/or Strategies:**

Quality of Life

Economic Development/Land Use Planning

### **Recommended Motion/Action:**

Discuss and approve the Bonfish Grill elevations and site plan layout as presented.



May 28, 2019

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

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

Dear Mr. Camp:

Ziff Properties, the property owner, requests approval of the architectural design for an outparcel building located on the eastern-most side of Matthews Festival Shopping Center. The end-user is Bonefish Grill.

Of note:

- The approved site plan (REZONING PETITION 2016-650) for Matthews Festival has not changed. All parking and access points are in the same location.
- The rezoning allowed for a building footprint of 8,000 SF or less. The proposed Bonefish Grill is approximately 5,423 SF and is positioned along the Highway 74 frontage as was contemplated in the approved rezoning.
- The color palette is in keeping with that of the rebranded Matthews Festival Shopping Center.
- 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,

A handwritten signature in blue ink that reads 'Kevin M. Beringer'.

Kevin M. Beringer  
Vice President  
Matthews Festival LLC  
Ziff Properties, Inc.

Cc: Alex Kelly: Stanchion Asset Partners- Development Manager for Matthews Festival



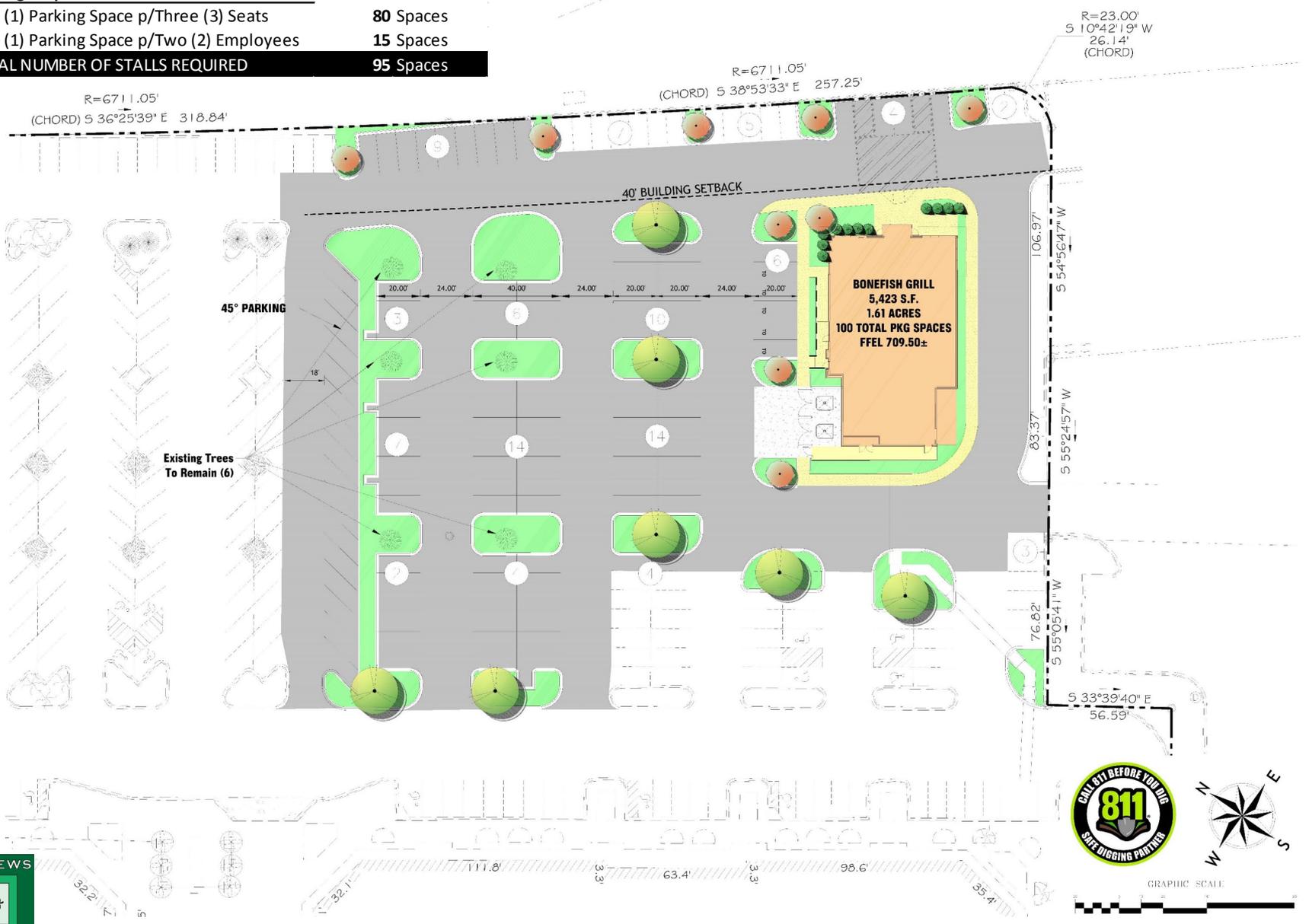


# BONEFISH GRILL @ MATTHEWS FESTIVAL

Number of Seats	240 seats
Number of Employees Per Shift	30 employees

**Parking Requirement:**

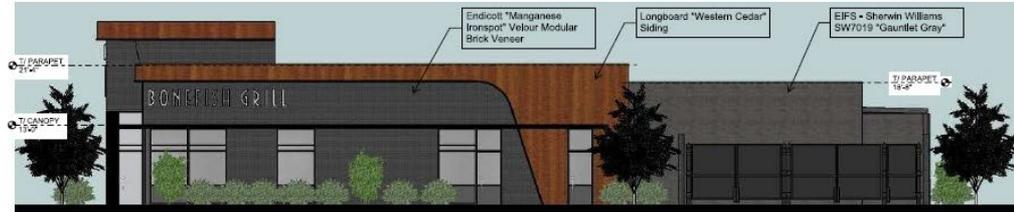
One (1) Parking Space p/Three (3) Seats	<b>80 Spaces</b>
One (1) Parking Space p/Two (2) Employees	<b>15 Spaces</b>
<b>TOTAL NUMBER OF STALLS REQUIRED</b>	<b>95 Spaces</b>



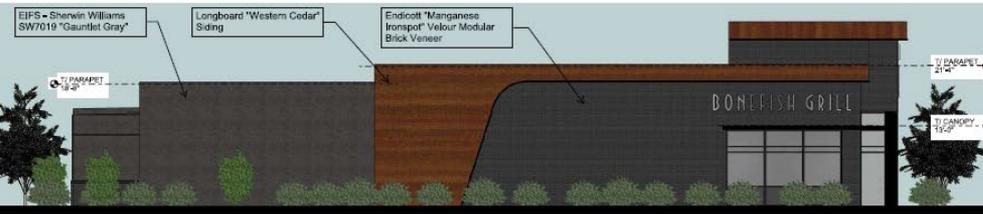
# BONEFISH GRILL @ MATTHEWS FESTIVAL



EAST EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION

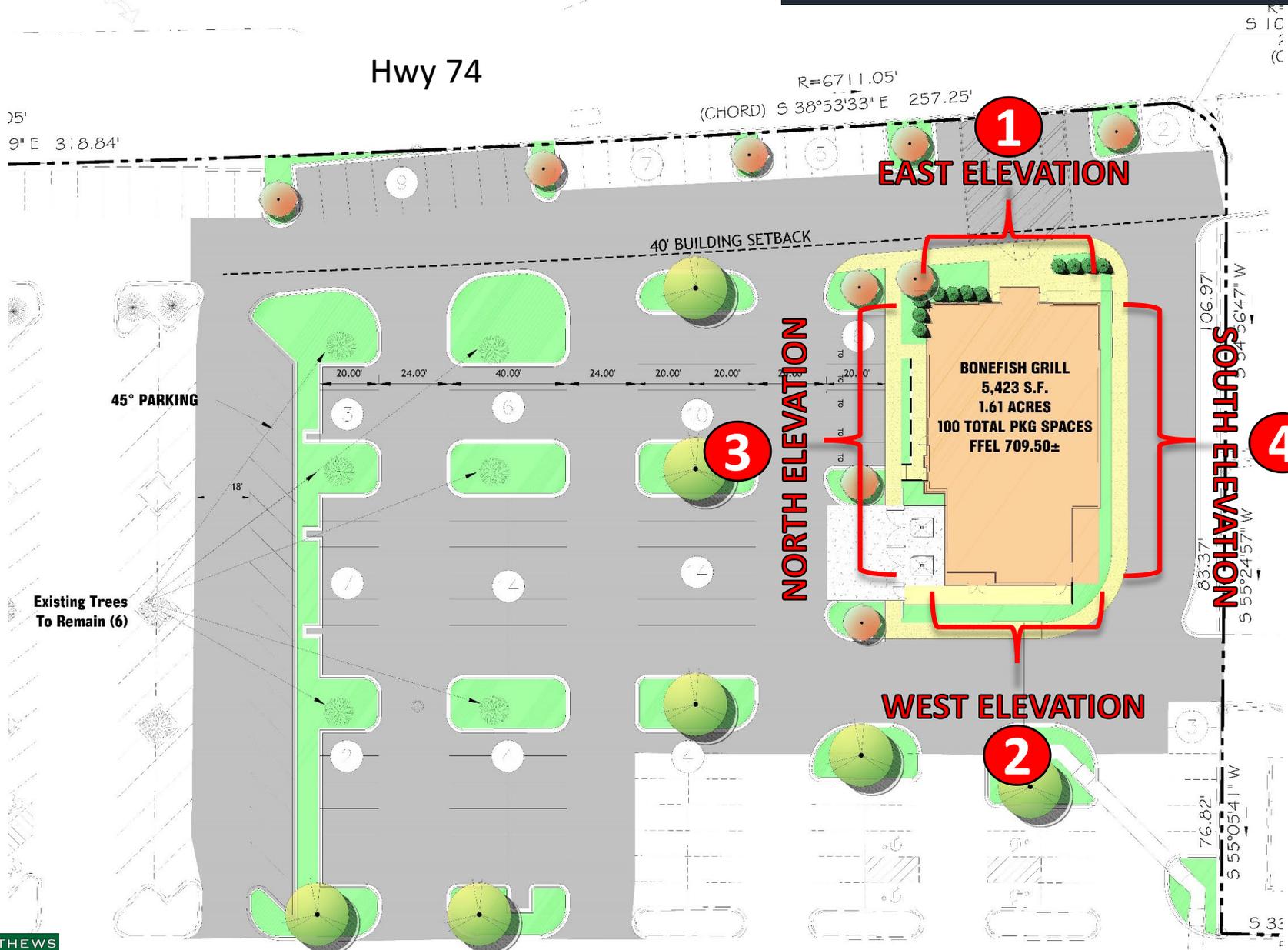


WEST EXTERIOR ELEVATION

## NOTES

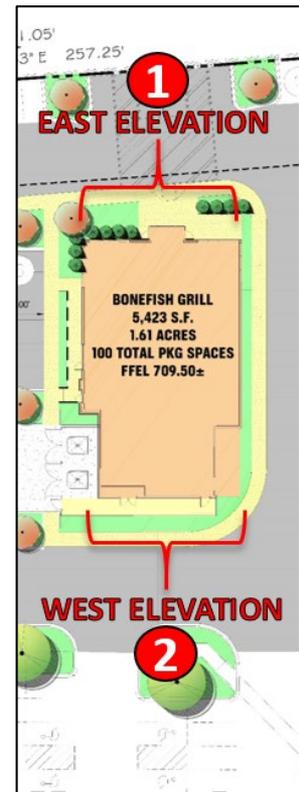
Bonefish Grill agrees to the following conditions be placed on the exterior building construction:

- 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.





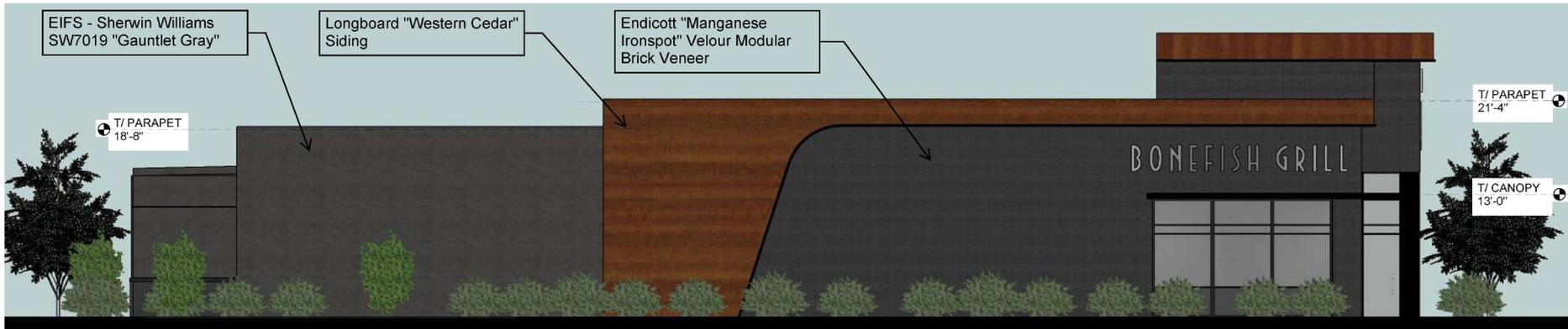
**1 EAST ELEVATION-FACING HIGHWAY 74**



**2 WEST ELEVATION-FACING THE SHOPPING CENTER**



**3** NORTH ELEVATION (FACING CARRABBA'S)



**4** SOUTH ELEVATION

