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. Bonefish 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 Bonefish 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 of 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 palate 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,

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

Cc: Alex Kelly: Stanchion Asset Partners- Development Manager for Matthews Festival
Per approved rezoning 2016-650, subject building footprint can be no greater than 8,000 SF. Proposed Building is 5,423SF.
**Number of Seats**
- 240 seats

**Number of Employees Per Shift**
- 30 employees

**Parking Requirement:**
- One (1) Parking Space per Three (3) Seats: 80 Spaces
- One (1) Parking Space per Two (2) Employees: 15 Spaces

**TOTAL NUMBER OF STALLS REQUIRED:** 95 Spaces
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.