

Agenda Item: Administrative Amendment Request: Lidl Architectural and Site Plan Changes.

DATE: June 5 2018
FROM: Jay Camp

Background/Issue:

- Lidl seeks design changes to the approved building elevations from the April 2017 rezoning approval. The new elevations reflect a reduction in building square footage from 36,000 to 29,200.
- Planning Board reviewed the request and chose to refer the case to the Town Board for decision.
- The applicant has revised the architecture based on input from staff and Council.

Proposal/Solution:

- Although updated building elevations are included, it is our understanding that additional changes to the design of the store may be planned and that the owner is agreeable to working with the Board on additional revisions.
- Council should discuss issues and concerns with the applicant so that a final set of revised building elevations can be submitted for the July 9th Council meeting.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Defer decision on Administrative Amendment to July 9, 2018

***Please note: We have been asked to provide possible language for motions both in favor of, and in opposition to, this Zoning Application. These 2 optional pages are enclosed here, with suggested language regarding this case's Consistency with adopted land use plans and policies, and whether it is Reasonable. Feel free to add or revise these statements to make them fit your Board's conclusions.*

DRAFT---FOR APPROVAL

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

ZONING APPLICATION # _____

ZONING MOTION # _____

ADMINISTRATIVE AMENDMENT _____ **Lidl Architecture and Site Plan Changes** _____

Matthews Board of Commissioners adopts the checked statement below:

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

CONSISTENT: with Matthews Land Use Plan and despite the architectural changes, maintains the general appearance of the original zoning action.

REASONABLE: The request only makes a modification to the architecture and store size while retaining the overall site layout and architectural theme thus the request is reasonable. The general look and feel of the site will remain unchanged from the original proposal.

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)), and **NOT REASONABLE**, as follows:

INCONSISTENT: The changes to the site plan and building design adversely affect the overall design intent from the 2017 rezoning and are thus found to be inconsistent.

NOT REASONABLE: The rezoning is not reasonable and represents a reduction in the quality of the building that was committed to when the site was approved for rezoning from residential to non-residential use. The changes adversely impact the overall appearance of the building and are not representative of what was depicted to citizens, staff and Council.

(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 **June 11, 2018**



Date: May 9th, 2018

To: Jay Camp, AICP, Senior Planner
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Project: Lidl Matthews Grocery Store
4520 Margaret Wallace Road
Matthews, NC 28105

Subject: Zoning Administrative Amendment
Approved Rezoning - #2016-655

Dear Mr. Camp,

On behalf of our client Lidl US Operations, LLC we are requesting an administrative change to the previously approved Grocery store, rezoning petition #2016-655, located at 4520 Margaret Wallace Road in Matthews, NC. Following the rezoning and consequent permitting process, the owner has reduced the building size from $\pm 36,000$ SF to $\pm 29,200$ SF. The materials proposed for the building have been slightly modified but still meet the intent of the original elevations as approved. Those architectural modifications are generally described below:

- Front elevation incorporates aluminum storefront with EFIS fascia.
- Grey split faced block water table at building perimeter incorporated below storefront glazing.
- PVC Roof changed from vaulted profile to low-sloped
- Metal Equipment screen over loading area replaced with brick parapet
- Loading dock ramp reduced from 2 doors to 1 door.

The height of the building has also been reduced and is below the maximum building height stated in the currently approved rezoning.

Due to the smaller building, some minor site plan changes were necessitated as a result. The building location is still located along the road frontage of Idlewild Road with parking towards the rear and maintains the greenway and landscape elements from the approved rezoning along with the Town of Matthews sign easement to be dedicated at the intersection of Margaret Wallace Road and Idlewild Road. The parking count has been reduced to roughly 130 parking spaces from 160 parking spaces as previously depicted. A note was also added to the green space created as a result of the building shift to allow for the possibility of a stormwater control measure to be located in this area. As you may recall, Bohler Engineering and our client met with Jay Camp and Mary Jo Gollnitz on March 13, 2018 as well as councilman John Urban on March 15th, 2018 to present the proposed changes and received positive feedback. Should you have any questions or require additional information, please do not hesitate to contact this office at (980) 272-3400. Thank you.

Sincerely,

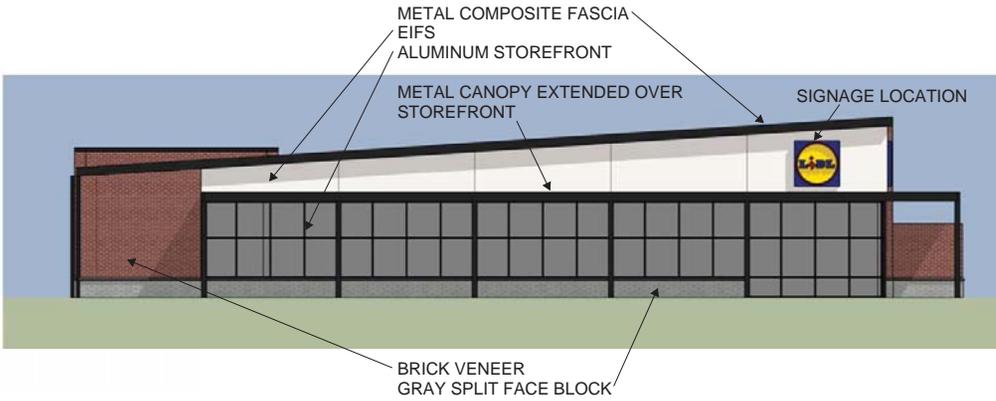
Brian Miller, P.E.

Bohler Engineering NC, PLLC

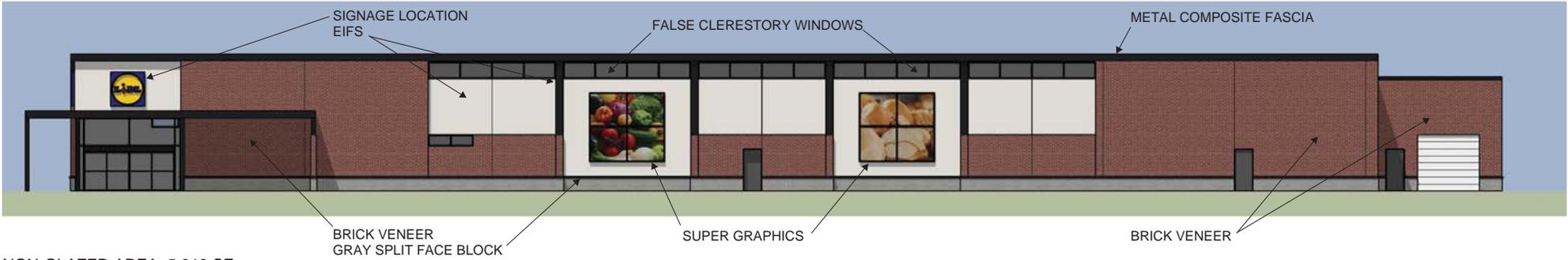


Lidl Matthews, NC
Margaret Wallace Road and Idlewild Road
Matthews, NC
05/30/18





NON-GLAZED AREA: 1,252 SF.
BRICK AREA PROVIDED: 482 SF = 38.5%

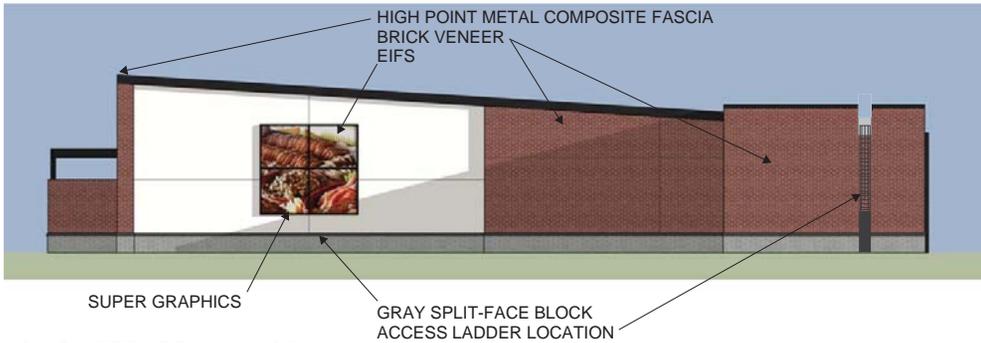


NON-GLAZED AREA: 5,813 SF.
BRICK AREA PROVIDED: 2,459 SF = 50.4%

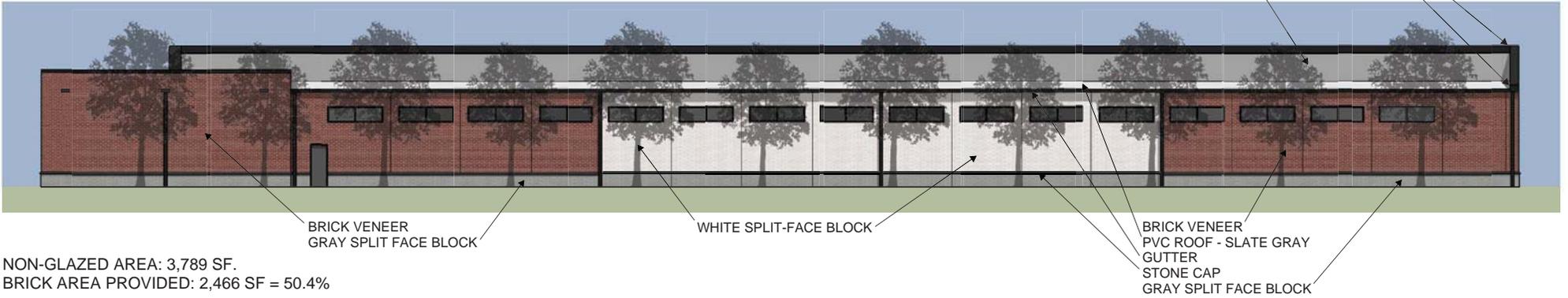
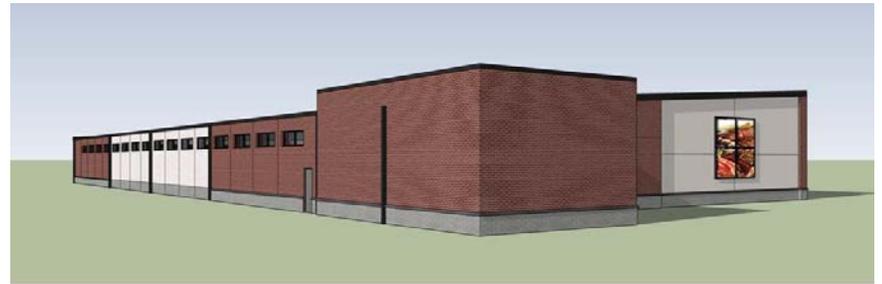


Lidl Matthews, NC
Margaret Wallace Road and Idlewild Road
Matthews, NC
05/30/18





NON-GLAZED AREA: 2,306 SF.
BRICK AREA PROVIDED: 1,386 SF = 60.1%

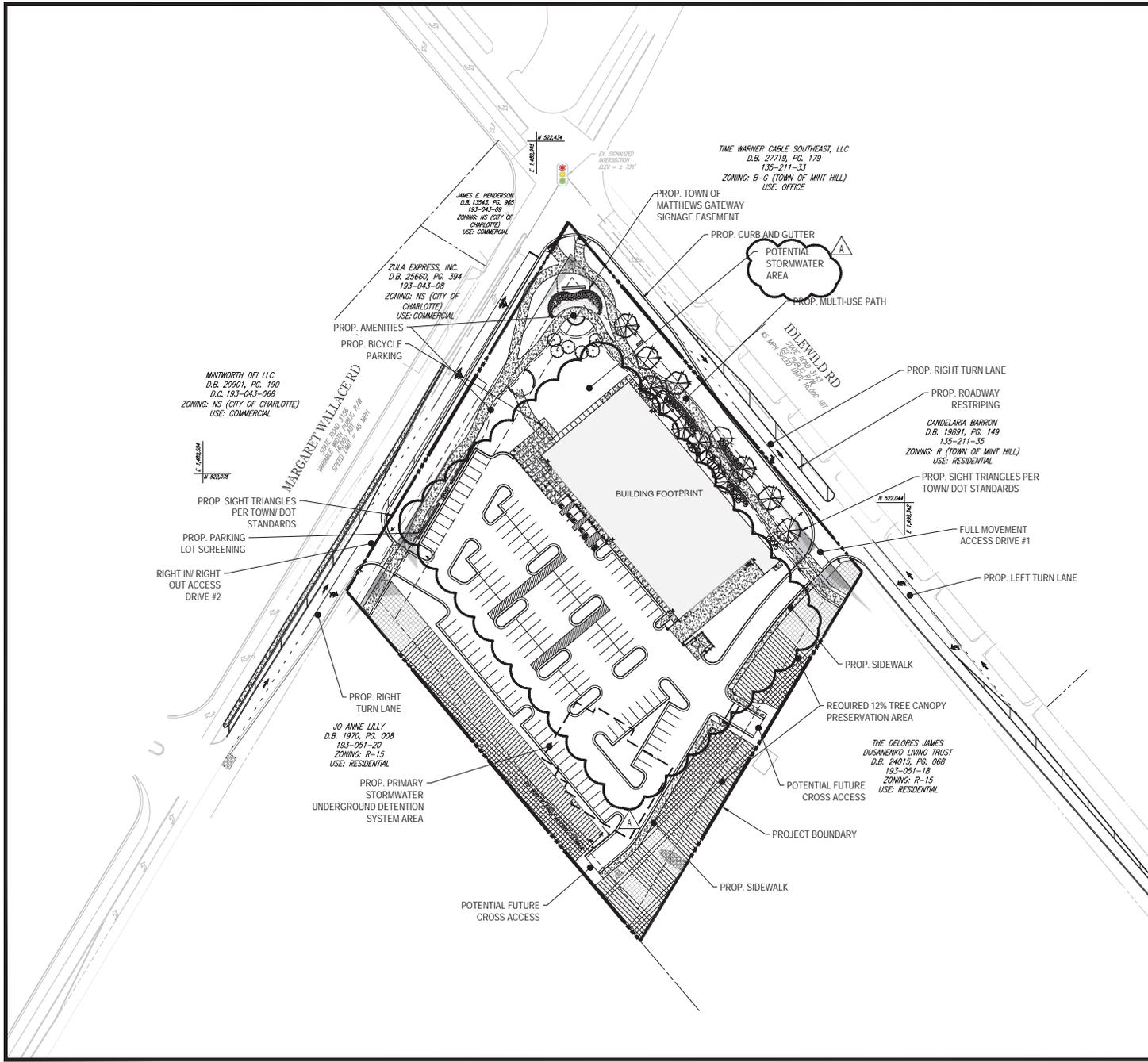


NON-GLAZED AREA: 3,789 SF.
BRICK AREA PROVIDED: 2,466 SF = 50.4%



Lidl Matthews, NC
Margaret Wallace Road and Idlewild Road
Matthews, NC
05/30/18





BOHLER ENGINEERING NC, PLLC

REGISTERED PROFESSIONAL ENGINEERS - LAND SURVEYORS
REGISTERED PROFESSIONAL ENGINEERS - TRANSPORTATION SERVICES
REGISTERED PROFESSIONAL ENGINEERS - CIVIL
REGISTERED PROFESSIONAL ENGINEERS - ELECTRICAL
REGISTERED PROFESSIONAL ENGINEERS - MECHANICAL
REGISTERED PROFESSIONAL ENGINEERS - PLUMBING
REGISTERED PROFESSIONAL ENGINEERS - STRUCTURAL
REGISTERED PROFESSIONAL ENGINEERS - THERMAL, HYDRAULIC & REFRIGERATION
REGISTERED PROFESSIONAL ENGINEERS - WATER RESOURCES
REGISTERED PROFESSIONAL ENGINEERS - WIND ENERGY
REGISTERED PROFESSIONAL ENGINEERS - ENVIRONMENTAL
REGISTERED PROFESSIONAL ENGINEERS - PETROLEUM
REGISTERED PROFESSIONAL ENGINEERS - SAFETY
REGISTERED PROFESSIONAL ENGINEERS - SOILS
REGISTERED PROFESSIONAL ENGINEERS - SURVEYING
REGISTERED PROFESSIONAL ENGINEERS - TRANSPORTATION
REGISTERED PROFESSIONAL ENGINEERS - UTILITY
REGISTERED PROFESSIONAL ENGINEERS - VIBRATION
REGISTERED PROFESSIONAL ENGINEERS - WIND ENERGY
REGISTERED PROFESSIONAL ENGINEERS - WIND ENERGY

REVISIONS

REV	DATE	COMMENT	BY
1	02/01/17	TOWN COMMENTS	KRG
2	03/04/17	PLANNING AND ZONING COMMISSION	KRG
3	04/03/17	REZONING RESUBMITTAL	KRG
4	04/14/17	FINAL REZONING SUBMITTAL	KRG
A	05/09/18	ADMINISTRATIVE AMENDMENT	BSM

811

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

104 TALK TO 811, 811 TO 811

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: NC051505A
DRAWN BY: PCS
CHECKED BY: BSM
DATE: 06/05/18
SCALE: 1"=500'
DWD ID: 824

ZONING AMENDMENT PLAN

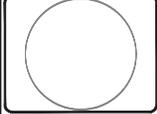
FOR

LIDL US OPERATIONS, LLC

LOCATION OF SITE
4520 MARGARET WALLACE RD
MATTHEWS, NC 28105
TOWN OF MATTHEWS

BOHLER ENGINEERING NC, PLLC

1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com



TECHNICAL DATA SHEET

SHEET NUMBER:
RZ-1





Approved Design



Requested Design Change

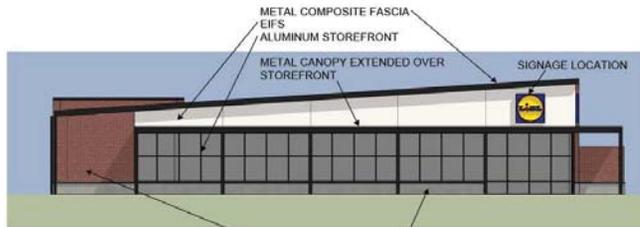


1 - Margaret Wallace Road Elevation
 NON-GLAZED AREA: 575 SF.
 BRICK AREA PROVIDED: 575 SF = 100%

Approved Design



2 - Parking Lot Elevation
 NON-GLAZED AREA: 5,490 SF.
 BRICK AREA PROVIDED: 2,773 SF = 50.5%



NON-GLAZED AREA: 1,252 SF.
 BRICK AREA PROVIDED: 482 SF = 38.5%



Requested Design Change



NON-GLAZED AREA: 5,813 SF.