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.
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 ±36,000 SF to ±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: 5,813 SF.
BRICK AREA PROVIDED: 2,459 SF = 50.4%

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

Lidl Matthews, NC
Margaret Wallace Road and Idlewild Road
Matthews, NC
05/30/18
HIGH POINT METAL COMPOSITE FASCIA
BRICK VENEER
EIFS

GRAY SPLIT-FACE BLOCK
ACCESS LADDER LOCATION

NON-GAIZED AREA: 2,306 SF.
BRICK AREA PROVIDED: 1,386 SF = 50.4%

SUPER GRAPHICS

HIGH POINT METAL COMPOSITE FASCIA
LOW POINT METAL COMPOSITE FASCIA
PARAPET BEYOND

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

BRICK VENEER
GRAY SPLIT FACE BLOCK

WHITE SPLIT-FACE BLOCK

BRICK VENEER
PVC ROOF - SLATE GRAY
GUTTER
STONE CAP
GRAY SPLIT FACE BLOCK
TM

± 4.98 ACRES
CHARLOTTE, NC
ATLANTA, GA
SOUTH FLORIDA
BALTIMORE, MD
NORTHERN VIRGINIA
SOUTHERN NEW JERSEY

EXISTING USES:

PROPOSED USE:

LANDSCAPE ARCHITECTURE

MAXIMUM BUILDING AREA:

DEVELOPMENT STANDARDS

1. THE SITE MAY BE DEVOTED ONLY TO THE FOLLOWING USES AND TO ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALL OWED IN THE B-1 ZONING DISTRICT:

a) General Commercial Use, Including Retail, Office, and Service.

b) Medical, Dental, Optical Offices and Clinics.

c) Bar, Tavern, Restaurant, and Similar Personal Service.

d) Bank, Credit Union, and Similar Financial Service.

e) Barber Shop, Beauty Salon, Nail Salon, and Similar Personal Service.

2. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO THE REQUIREMENTS OF THE ORDNANCE.

3. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL IDEA OF THE DEVELOPMENT. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC NOT MATERIAL TO THE APPROVAL OF THE REZONING PLAN.

4. THE VEHICULAR ACCESS POINT INTO THE SITE FROM MARGARET WALLACE ROAD (DESIGNATED AS ACCESS DRIVE # 2 ON THE REZONING PLAN) SHALL BE RESTRICTED TO RIGHT-IN, RIGHT-OUT MOVEMENTS.

5. THE VEHICULAR ACCESS POINT INTO THE SITE FROM IDLEWILD ROAD (DESIGNATED AS ACCESS DRIVE # 1 ON THE REZONING PLAN) SHALL BE A FULL MOVEMENT VEHICULAR ACCESS POINT.

6. VEHICULAR PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDNANCE.

7. VEHICULAR PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDNANCE.

1. AS GENERALLY DEPICTED ON THE REZONING PLAN, A POTENTIAL PRIVATE FUTURE VEHICULAR CONNECTION IS PROVIDED TO THE PARCEL OF LAND LOCATED TO THE EAST OF THE SITE (HEREINAFTER THE "VEHICULAR CONNECTION")

2. AS PART OF THE DEVELOPMENT CONTEMPLATED BY THIS REZONING PLAN, THE VEHICULAR CONNECTIONS SHALL BE INSTALLED BY APPLICANT TO THE COMMON PROPERTY LINES OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

3. UPON THE REQUEST OF THE TOWN OF MATTHEWS, APPLICANT SHALL CONVEY TO THE TOWN OF MATTHEWS AN EASEMENT TO CONSTRUCT, MAINTAIN, OPERATE AND CONTROL ANY PORTIONS OF A VEHICULAR CONNECTION LOCATED ON THEIR RESPECTIVE PARCELS OF LAND PURSUANT TO A RECORDED RECIPROCAL CROSS-EASEMENT AGREEMENT.

4. A SIDEWALK EASEMENT SHALL BE CONVEYED TO THE TOWN OF MATTHEWS AND/OR NCDOT FOR ANY PORTION OF THE MULTI-USE PATH LOCATED ON THE SITE AND OUTSIDE OF THE PUBLIC RIGHT OF WAY.

5. A COMBINATION WALL AND PLANTING SCREEN SHALL BE INSTALLED ALONG THE WESTERN EDGE OF THAT PORTION OF THE PARKING LOT ADJACENT TO MARGARET WALLACE ROAD THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

6. DUMPSTER AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES, WITH THREE SIDES BEING ENCLOSED BY OPAQUE WALLS AND THE FOURTH SIDE BEING ENCLOSED BY A NATURAL CONSERVATION AREA OR A DUMPSTER OR RECYCLING AREA ADJOIN A SIDE WALL OR REAR WALL OF THE BUILDING, THEN THE SIDE WALL OR REAR WALL OF THE BUILDING SHALL BE ENCLOSED, AND THE ENCLOSURE SHALL BE ENCLOSED BY A FOOTHILL WALL OR CONCRETE WALL OR SIMILAR PRIVACY SCREEN OR WALL.

ARCHITECTURAL STANDARDS

1. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 32 FEET.

2. A COMBINATION WALL AND PLANTING SCREEN SHALL BE INSTALLED ALONG THE WESTERN EDGE OF THAT PORTION OF THE PARKING LOT ADJACENT TO MARGARET WALLACE ROAD THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

3. A SIDEWALK EASEMENT SHALL BE CONVEYED TO THE TOWN OF MATTHEWS AND/OR NCDOT FOR ANY PORTION OF THE MULTI-USE PATH LOCATED ON THE SITE AND OUTSIDE OF THE PUBLIC RIGHT OF WAY.

4. THE COLOR OF THE TPO ROOF SHALL BE SLATE GRAY.

5. THE ROOF ACCESS LADDER SHALL BE LOCATED ON THE EASTERN ELEVATION OF THE BUILDING IN THE LOCATION GENERALLY DEPICTED ON THE ATTACHED CONCEPTUAL ARCHITECTURAL PERSPECTIVES OF THE BUILDING TO BE CONSTRUCTED ON THE SITE.

6. A PLANTING SCREEN SHALL BE INSTALLED ALONG THE WESTERN EDGE OF THE PARKING LOT COURTYARD THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

7. ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE FREE FROM SIGNAGE EXCEPT FOR THE FOLLOWING:

a) A COMBINATION WALL AND PLANTING SCREEN SHALL BE INSTALLED ALONG THE WESTERN EDGE OF THE PARKING LOT COURTYARD THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

b) A SIDEWALK EASEMENT SHALL BE CONVEYED TO THE TOWN OF MATTHEWS AND/OR NCDOT FOR ANY PORTION OF THE MULTI-USE PATH LOCATED ON THE SITE AND OUTSIDE OF THE PUBLIC RIGHT OF WAY.

8. A COMBINATION WALL AND PLANTING SCREEN SHALL BE INSTALLED ALONG THE WESTERN EDGE OF THE PARKING LOT COURTYARD THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

9. ALL BUILDING CONSTRUCTION THE SITE SHALL BE KOREA.

10. ALL WIRING AND PLUMBING CONSTRUCTION THE SITE SHALL BE KOREA.
Approved Design

Requested Design Change
Approved Design

Requested Design Change