

## **Agenda Item: Deferral Request for Administrative Amendment: Lidl Architectural and Site Plan Changes.**

**DATE:** July 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 requests a deferral of the decision until August 13, 2018

### **Proposal/Solution:**

- The applicant has not provided updated building elevations. A deferral is appropriate due to lack of information.

### **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 August 13, 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.**

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**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.**

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**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.**

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**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.**

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*(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 **July 9, 2018**