

Agenda Item: Administrative Amendment –Elevation Changes – QuikTrip 10621 Monroe Rd.

TO: Town of Matthews Planning Board

FROM: Robert Will, Senior Planner

DATE: March 17, 2020

Background/Issue:

The QuikTrip located at 10621 Monroe Rd. is requesting an Administrative Amendment to change elevations for the store. The Board of Commissioners approved the rezoning on February 10, 2014.

- Elevations originally approved with the rezoning were originally constructed with black vertical tile as an accent finish on the front and ends of the store. See attached existing elevation.
- Due to long term maintenance issues there is a need to cover the tile with a metal panel system that has an EIFS finish with a black finish much like the color of the existing tile. See attached proposed elevation.
- Exterior insulation and finish system (EIFS) are a general class of non-load bearing building cladding systems that provides exterior walls with an insulated, water-resistant, finished surface in an integrated composite material system.
- No changes have been made to the footprint of the building.

Proposal/Solution

The revised elevations are in reaction to maintenance issues with the existing tile.

Financial Impact

None

Related Town Goal

[Economic Development/Land Use Planning](#)

Recommended Action

Review, discuss and make a determination if elevation change requests for the QuikTrip Store are appropriate.



February 25, 2020

Rob Will, AICP
Senior Planner
Planning & Development
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: QuikTrip Store 1028.

Dear Mr. Will,

Please accept this letter as a formal request for an Administrative Amendment to the Conditional Zoning approval for the QuikTrip store 1028 located at 10621 Monroe Road.

The store was originally constructed with black vertical tile as an accent finish on the front and ends of the store. Due to long term maintenance issues we are covering the tile with a metal panel system that has an EIFS finish with a black finish much like the color of the existing tile.

The EIFS will provide a similar looking finish that is also durable.

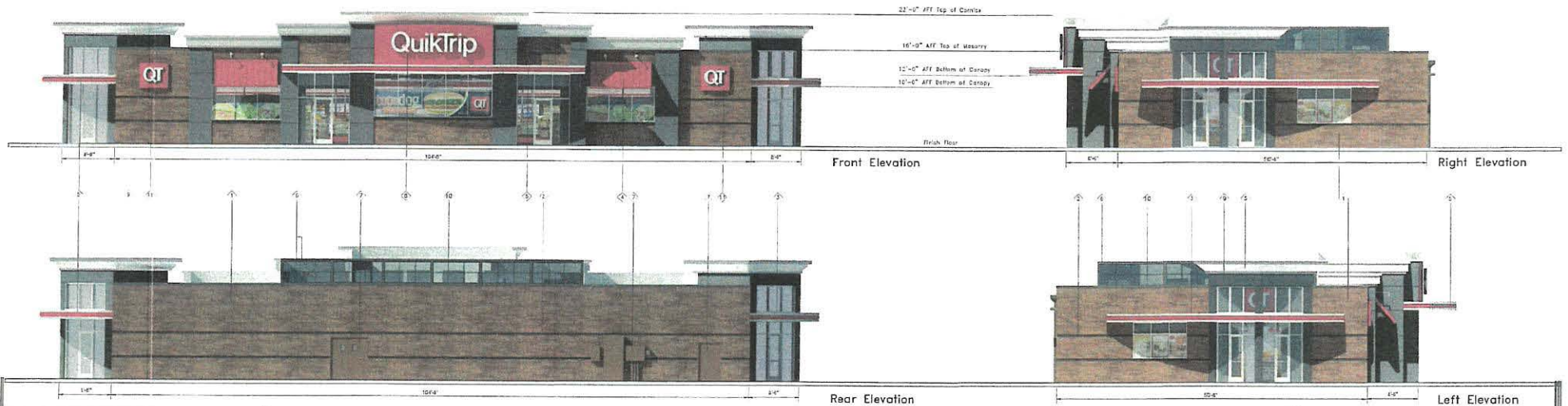
If you have any questions or need any additional information please feel free to contact me at 918-585-8555 x 322.

Sincerely,

The McIntosh Group, LLC

Bruce Horgen, AIA
Principal

PROPOSED



	QuikTrip.	Store #	0000	Angled Entry Building Elevations	Address:	Address	City, State:	City, ST
	<small>4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3405 Tulsa, OK 74101-3475 (918) 415-7700</small>	Serial #	00-0000-BSEI	Scale:	1/16"=1'-0"	Issue Date:	10.18.19	Drawn By:
						Rev/Notes:		<small>COPYRIGHT © 2011 QUIKTRIP CORPORATION. DESIGN PATENTS, QUikTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED BY THE ENTIRETY OF DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.</small>

#	FINISH	MANUFACTURER	SPECIFICATION
1	CONCRETE	CONCRETE	CONCRETE
2	BRICK	BRICK	BRICK
3	GLASS	GLASS	GLASS
4	PAINT	PAINT	PAINT
5	ROOFING	ROOFING	ROOFING
6	MECHANICAL	MECHANICAL	MECHANICAL
7	ELECTRICAL	ELECTRICAL	ELECTRICAL
8	PLUMBING	PLUMBING	PLUMBING
9	FINISH	FINISH	FINISH
10	LANDSCAPE	LANDSCAPE	LANDSCAPE

EXISTING



	QuikTrip 4755 South 173rd East Ave. Tulsa, OK 74124-7038 P.O. Box 3475 Tulsa, OK 74111-3475 (918) 610-3700	Store # #1028	Proposed Building Elevations with Right Entry Stairs	Address:	City, State: MATTHEWS, NC	# FINISH MANUFACTURER SPECIFICATION 1 BRICK INTERSTATE BRICK INTERSTATE BRICK 2 MASONRY INTERSTATE BRICK INTERSTATE BRICK 3 BRICK ALL POINT FABRICS POLYMER BRICK 4 QT SIGNAGE QUICKTRIP SIGNAGE MATTHEWS 5 QT SIG QUICKTRIP SIGNS QUICKTRIP SIGNS 6 QUICKTRIP SIGNAGE QUICKTRIP SIGNAGE QUICKTRIP SIGNAGE 7 QUICKTRIP SIGNAGE QUICKTRIP SIGNAGE QUICKTRIP SIGNAGE 8 QUICKTRIP SIGNAGE QUICKTRIP SIGNAGE QUICKTRIP SIGNAGE 9 QUICKTRIP SIGNAGE QUICKTRIP SIGNAGE QUICKTRIP SIGNAGE 10 QUICKTRIP SIGNAGE QUICKTRIP SIGNAGE QUICKTRIP SIGNAGE 11 QUICKTRIP SIGNAGE QUICKTRIP SIGNAGE QUICKTRIP SIGNAGE
	Serial # 81-1012-BSTI	Scale: NTS	Issue Date: 11-28-12	Drawn By: BP	Rev/Notes: 2/15/12 Updated signage, raised entry stairs to reflect new design.	100% COMPLETE QUICKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUICKTRIP CORPORATION. THESE QUICKTRIP PLANS ARE FORWARDED TO YOU FOR YOUR INFORMATION ONLY. NO REPRODUCTION, REPRODUCTION, REPRODUCTION OR SALE IN ANY STATE IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF QUICKTRIP CORPORATION.