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,

Bruce Horgen, AIA
Principal

The McIntosh Group, LLC