

- TREES TO BE REMOVED:**
- 1) 30" PINE
  - 2) 18" PECAN
  - 3) 60" OAK
  - 4) 36" DOUBLE MAPLE
  - 5) 24" PECAN
  - 6) 40" OAK
  - 7) 30" OAK
  - 8) 18" CEDAR
  - 9) 12" DOGWOOD
  - 10) 10" CRAPE MYRTLE
  - 11) 60" OAK

Brookechase Properties, LLC

Mr. Garry D. Smith  
PO Box 578  
Matthews, NC 28106

**Greenway Cottages**

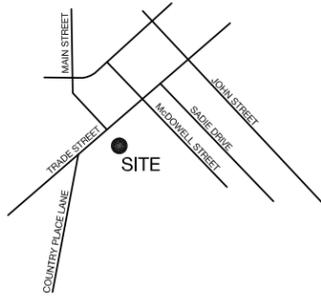
Existing Conditions Survey  
Rezoning Petition # 2010-558  
Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	10/11/10	CC	PROPERTY ADDED, SITE LAYOUT REVISED
2	12/21/10	CC	PER COMMENTS
3	01/28/11	CC	PER COMMENTS
4	04/14/11	CC	PER COMMENTS

Project No: 10-027  
Date: July 30, 2010  
Designed by: CC  
Drawn By: CC  
Scale: As Noted  
Sheet No:

**RZ-1**

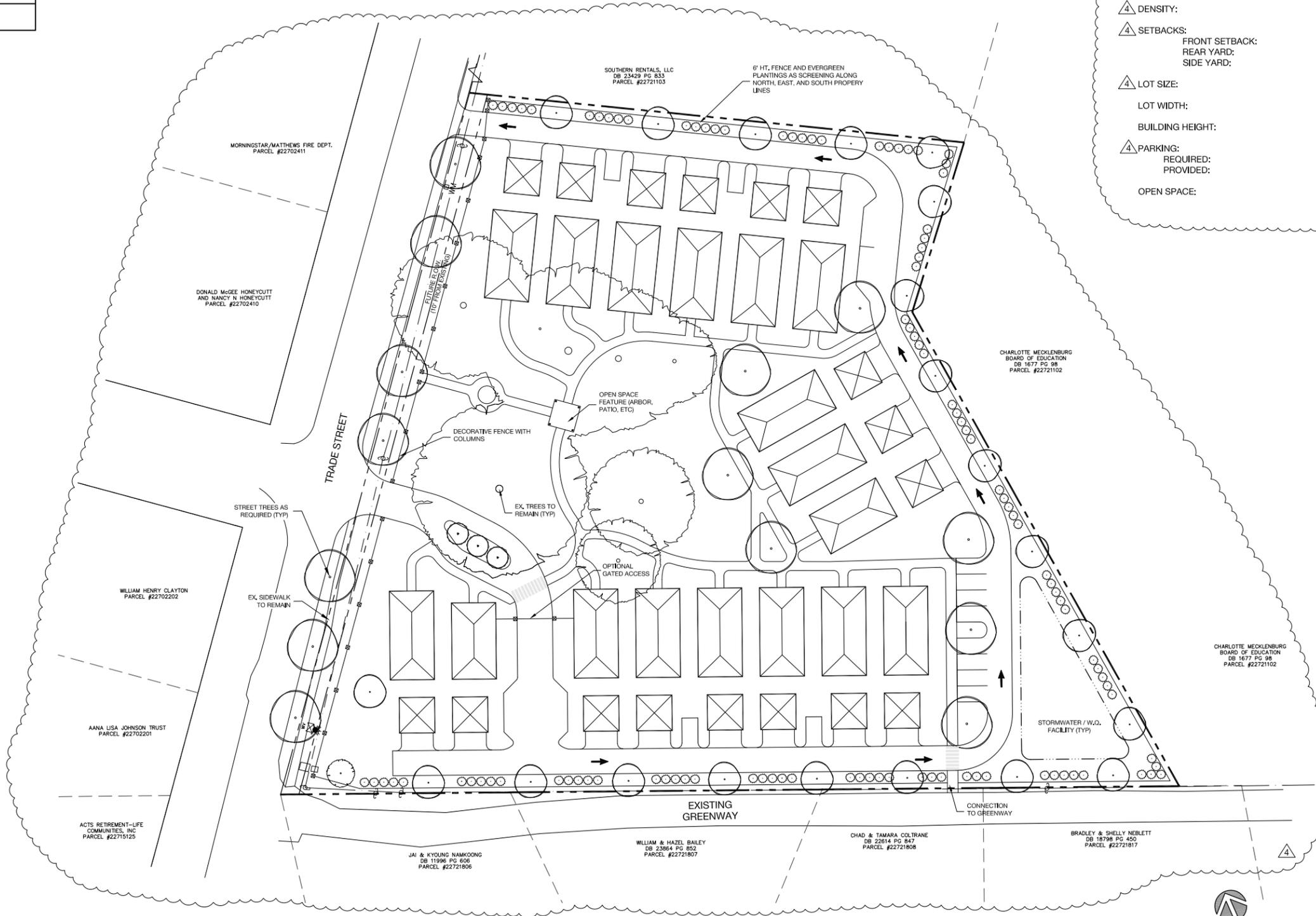
**CURRENT** 2010-558  
4/13/2011



VICINITY MAP

**DEVELOPMENT SUMMARY**

REZONING SITE AREA:	3.16 AC
TAX PARCEL ID #:	227-211-04, 227-211-05 and 227-211-06
EXISTING ZONING:	R-20
PROPOSED ZONING:	R-VS Innovative
PROPOSED USE:	Residential (Single Family Detached)
UNIT TOTAL:	17
DENSITY:	5.38 Units per Acre
SETBACKS:	
FRONT SETBACK:	10' Min. (Innov. Std., See Notes)
REAR YARD:	30' Min.
SIDE YARD:	5' (Innov. Std., See Notes)
LOT SIZE:	4,000 SF Min. (Innov. Std., See Notes)
LOT WIDTH:	35' Min. (Innov. Std., See Notes)
BUILDING HEIGHT:	35' Maximum
PARKING:	
REQUIRED:	34 (2 Per Unit)
PROVIDED:	50 (2.9 Per Unit)
OPEN SPACE:	25% Min. per Lot



**URBAN  
DESIGN  
PARTNERS**

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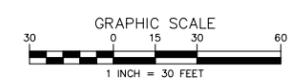
**Greenway Cottages**

**Rezoning Site Plan  
Rezoning Petition # 2010-558**  
Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
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**RZ-2**



**DEVELOPMENT STANDARDS**

**General Provisions**

Unless more stringent standards are established by this Rezoning Site Plan or these Development Standards, all development standards established under the Town of Matthews Zoning Ordinance (the "Ordinance") for the R-VS zoning district classification, subject to the innovative development standards set out below, shall be followed in connection with the development taking place on the Site.

**Permitted Uses**

- 4.1 The Site may be devoted to a maximum of 17 for sale single family detached dwelling units and to any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the R-VS zoning district.

**Setbacks and Yards**

All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established on the Rezoning Site Plan and/or in these Development Standards.

**Access/Cross Easements**

- 4.1. Vehicular access into the Site from South Trade Street shall be as depicted on the Rezoning Site Plan and based upon a private internal street or drive system. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Town of Matthews and/or the North Carolina Department of Transportation.
- 4.2. At the option of the Petitioner, access into the Site may be controlled through the use of gates to discourage the use of the private street or drive system by the general public. The gates shall be equipped with a "click to enter device" or a similar device approved by the Town of Matthews to ensure access for emergency vehicles. If access into the Site is not controlled through the use of gates, then the turn around area and the median located at the entrance into the Site from South Trade Street shall not be required.
- 4.3. As depicted on the Rezoning Site Plan, the internal street or drive shall accommodate one-way traffic only.
- 4.4. Cross parking and access easements shall be granted to and among the owners of the individual lots and dwelling units on the Site to accommodate any portions of the internal street or drive and any parking areas located within the individual lots.

**Streetscape Treatment/Sidewalks**

- 1. The streetscape treatment along South Trade Street shall conform to the Ordinance.
- 2. Sidewalks shall be installed throughout the Site as generally depicted on the Rezoning Site Plan. The locations of the internal sidewalks are subject to minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews.
- 3. A pedestrian connection from the Site to the adjoining greenway path shall be provided as depicted on the Rezoning Site Plan.
- 4. To the extent that the sidewalk located along the Site's frontage on South Trade Street is not located within public right of way, the Petitioner shall grant an easement to the Town of Matthews for the use and maintenance of this sidewalk.

**Common Open Space/Amenity Area**

- 4.1. Common open space shall be provided on the Site as depicted on the Rezoning Site Plan. At its option, the Petitioner may install an arbor, a gazebo or a covered seating or gathering area within the common open space.
- 4.2. The Petitioner may install other improvements within the common open space such as an outdoor seating area, a fire pit, a recreational area and an area devoted to gardening.

**Homeowners Association**

A homeowners association shall be formed that will maintain the following:

- 4.1. All common open space areas, including any improvements thereto.
- 4.2. The internal street or drive, parking areas and internal sidewalks.
- 3. All landscaping, street trees and lighting.
- 4. The exterior elements of each dwelling unit located on the Site.
- 5. The yards associated with each individual lot and dwelling unit located on the Site.

**Signs**

All signs erected on the Site will satisfy the requirements of the Matthews Sign Ordinance.

**Architectural Commitments**

- 1. The maximum height of any building located on the Site shall be 35 feet.
- 2. Attached hereto are a series of pictures and elevations of the single family detached dwelling units proposed to be constructed on the Site, and these pictures and elevations are intended to depict the general conceptual architectural style and character of the single family detached dwelling units proposed to be constructed on the Site. Accordingly, the elevations of each single family detached dwelling unit constructed on the Site shall be designed and constructed so that they are substantially similar in appearance to one of the attached pictures and elevations. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

- 3. The interior floor plans set out on the attachments containing the pictures and elevations of the proposed single family detached dwelling units are illustrative only and shall not be binding on the Petitioner. Accordingly, the actual interior floor plans of the single family detached dwelling units may differ from the interior floor plans set out on the attachments.

- 4.4. Additional elevations of the single family detached dwelling units may subsequently be submitted to the Matthews Town Board of Commissioners for review and approval.

- 4.5. Vinyl siding shall not be a permitted exterior building material for the single family detached dwelling units. Notwithstanding the foregoing, vinyl may be utilized on the soffits of the single family detached dwelling units.

- 4.6. Each single family detached dwelling unit shall have a usable front porch. The two single family detached dwelling units that are closest and adjacent to South Trade Street shall have porches on the sides of the dwelling units that face South Trade Street.

- 4.7. Single family detached dwelling units that share a common property line shall not have the same front building elevation.

- 4.8. Each single family detached dwelling unit shall have a 2 car garage. Each 2 car garage shall be constructed of the same exterior building materials as the single family detached dwelling unit associated with the garage.

**Payment of Fees in Lieu of Land Dedication for Open Space and Recreational Land**

Pursuant to Section 152.41 of the Matthews Subdivision Regulations, the Petitioner shall pay to the Town of Matthews fees in lieu of land dedication for public park, greenway, pathway, recreation, and open space sites to serve the recreational needs of the residents of this residential community.

**Parking**

- 4.1. As noted above, each single family detached dwelling unit shall have a 2 car garage.
- 4.2. As provided in the Development Summary, a minimum of 50 off-street vehicular parking spaces shall be provided on the Site. The number of off street vehicular parking spaces includes the 2 parking spaces located in each 2 car garage.

**Lighting**

- 1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site along the internal drives. The pedestrian scale, freestanding lighting fixtures will be uniform in design, and the final spacing of such lighting fixtures shall be determined by the Petitioner. The Town of Matthews Director of Public Works must approve the pedestrian scale, freestanding lighting fixtures prior to the installation of such lighting fixtures within the Site.
- 2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 15 feet.

- 4.3. Wall-pak type light fixtures may not be installed on the Site, however, wall-mounted decorative light fixtures are permitted.

**Screening and Landscaping**

- 1. Screening and landscaping shall conform to the standards and treatments specified in the Ordinance.

- 4.2. The Petitioner shall install a 6 foot high opaque, wooden privacy fence along the entire perimeter of the Site, excluding the Site's frontage on South Trade Street, as depicted on the Rezoning Site Plan.

- 4.3. The Petitioner shall install a non-opaque, decorative fence with columns along the Site's frontage on South Trade Street as depicted on the Rezoning Site Plan.

- 4.4. As depicted on the Rezoning Site Plan, the Petitioner shall install vegetation and landscaping along the perimeter of the Site.

**Tree Preservation**

The Petitioner shall preserve those trees designated on the Rezoning Site Plan for preservation. The Petitioner shall engage a certified arborist to prepare and implement a tree protection and preservation plan for these trees prior to commencing any grading on the Site. The Petitioner shall submit a copy of the tree protection and preservation plan to the Town of Matthews Planning Department prior to commencing any grading on the Site.

**Right of Way Dedication**

Prior to the issuance of a building permit for any new structure to be constructed on the Site, the Petitioner shall dedicate and convey (by quitclaim deed and subject to any reservations for any necessary utility easements) those portions of the Site immediately adjacent to South Trade Street as required to provide a total of 70 feet of right of way for South Trade Street to the extent such right of way does not currently exist. It is estimated at this time that an additional 10 feet of right of way is required to be dedicated and conveyed by the Petitioner.

- 4. Internal Private Street or Drive  
The internal street or drive to be constructed within the Site shall be private and shall be built to appropriate private standards. The internal street or drive shall be maintained by the homeowners association.

**Storm Water**

Development of the Site shall comply with the Town of Matthews Post Construction Storm Water Ordinance.

**Innovative Development Standards**

Pursuant to Section 153.207 of the Ordinance, this Petition seeks the approval and use of innovative development standards in order to create a pedestrian-friendly residential community in proximity to downtown Matthews.

- 4. The R-VS development standards requested for modification as innovative development standards are set out below:

Minimum Setback: 10 feet 4

Minimum Side Yard: 5 feet.

Minimum Lot Area: 4,000 square feet 4

Minimum Lot Width: 35 feet 4

- 4. Trash Removal

Each single family detached dwelling unit will have a roll-out trash can that shall be stored at the rear of the single family detached dwelling unit. The roll-out trash cans shall be emptied by a truck along the Internal street or drive.

**Amendments to Rezoning Site Plan**

Future amendments to the Rezoning Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the requirements of the Ordinance.

**Binding Effect of the Rezoning Application**

- 1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Site Plan and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and its successors in interest and assigns.
- 2. Throughout these Development Standards, the terms "Petitioner", "Owner" and "Owners" are deemed to include the successors in interest and assigns of the Petitioner and the Owners who, from time to time, may be involved in development of any portion of the Site.



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**Greenway Cottages**

**Development Standards  
Rezoning Petition # 2010-558**  
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**RZ-3**

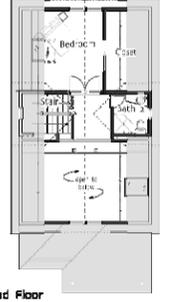
CURRENT

2010-558  
4/13/2011

**First Floor**  
 Kitchen/Dining 13'3" x 21'  
 Bedroom 1 10'4" x 11'  
 Bedroom 2 10'4" x 13'  
 Bathroom full  
**Second Floor** 10'3" x 10'  
 Bedroom three-quarter  
 Bath

Total Heated Area 1248 sq ft  
 Footprint 33' x 46'






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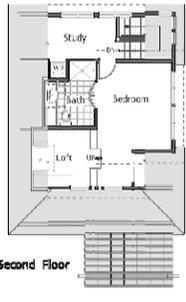
**Coho C**

3m 12' x 12'  
 3m 13' x 12'  
 3m 10'6" x 11'  
 full 13' x 12'6"

3m 13' x 11'4"  
 Suite 6' x 7'  
 three-quarter

ted Area 1292 sq ft  
 34' x 40'






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# Greenway Cottages

## Building Elevations Rezoning Petition # 2010-558 Matthews, North Carolina

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