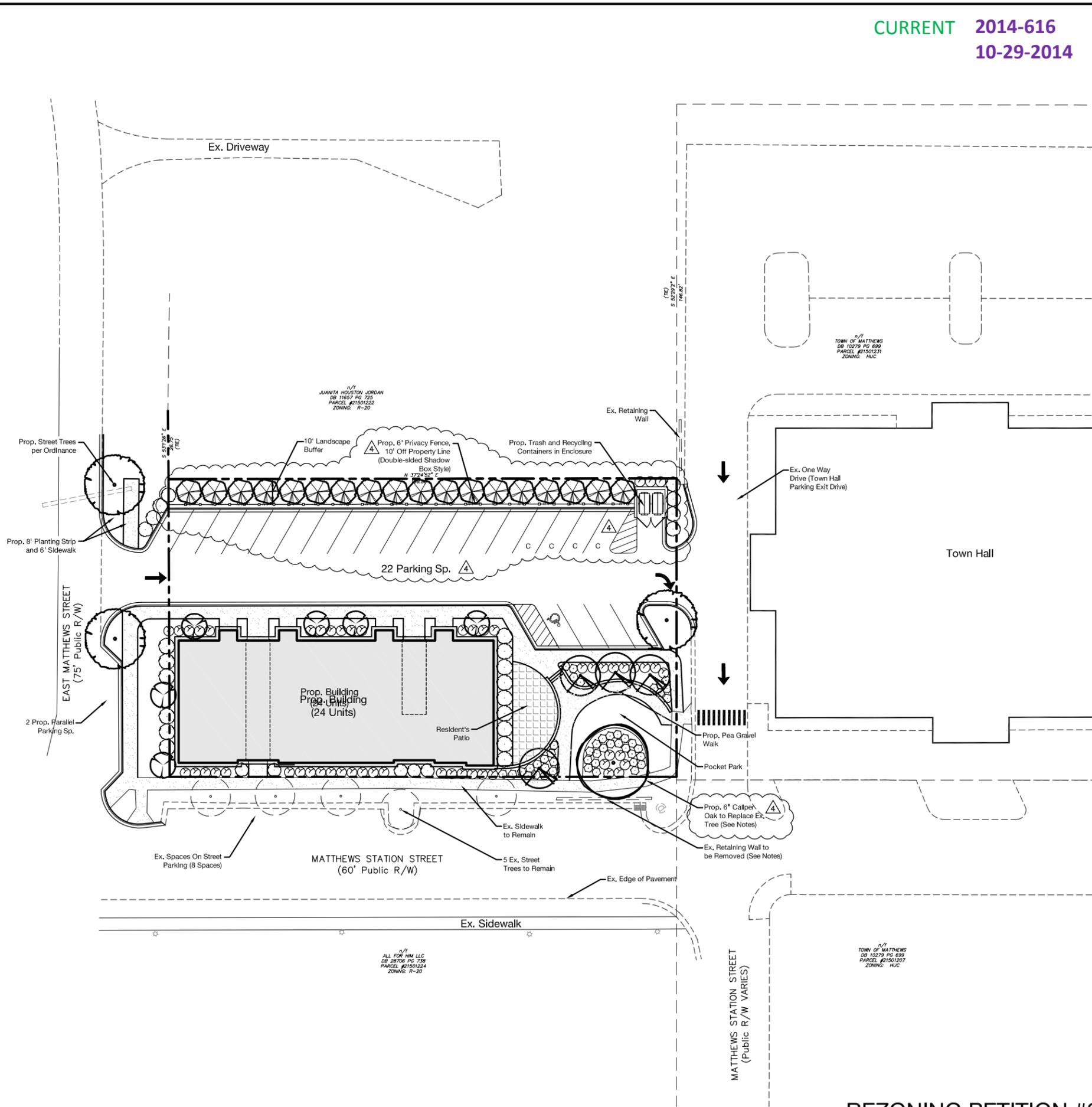
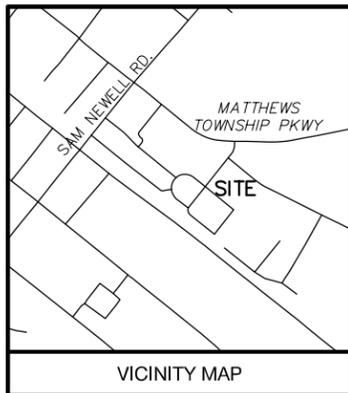


CURRENT 2014-616
10-29-2014

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	21501223
TOTAL SITE AREA:	.536
EXISTING ZONING:	R-20
PROPOSED ZONING:	C-MF (INNOVATIVE)
PROPOSED USE:	MULTI-FAMILY (APARTMENT, 24 UNITS)
DENSITY:	44.8 UNITS/ACRE
VEHICULAR PARKING:	31 SP.
REQUIRED:	22 ON-SITE, 8 EX. AND 2 PROP. ON-STREET
PROPOSED:	4 SP. (1 SP. PER 6 UNITS)
BICYCLE PARKING:	4 SP. (1 SP. PER 6 UNITS)
REQUIRED:	



BrookeChase Properties

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Town 316

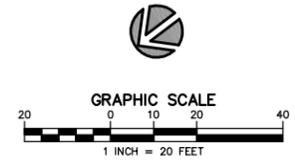
Rezoning Site Plan
324 East Matthews Street Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
1	8/27/14	UDP	PER TOWN COMMENTS
2	9/17/14	UDP	PER TOWN COMMENTS
3	10/1/14	UDP	PER TOWN/PLANNING BD. COMMENTS
4	10/29/14	UDP	PER TOWN/TOWN BD. COMMENTS

Project No: 14-005
Date: July 28, 2014
Designed by: udp
Drawn by: udp
Scaler: 1"=20'
Sheet No:

RZ-2

REZONING PETITION #2014-616



DEVELOPMENT STANDARDS

General Provisions

- 1. 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...
2. The Petitioner will evaluate the feasibility of installing an electric car charging station.
3. The Petitioner will install a sign requesting residents to use offsite shared parking spaces in lieu of the public on-street spaces along Matthews Station Street.
4. The Petitioner reserves the right to rotate the building such that the current rear elevation is used for the front elevation (facing Matthews Station Street).

Permitted Uses

- 1. The Site may be devoted to a maximum of 24 multifamily dwelling units and to any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the C-MF zoning district.
2. The Petitioner reserves the right to reduce the total number of units from 24 by converting one-bedroom units to two-bedroom units. The number of bedrooms will not exceed the current total of 24 bedrooms for the project.

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

- 1. Vehicular access into the Site from East Matthews Street and the Town Hall exit driveway shall be as depicted on the Rezoning Site Plan.
2. As depicted on the Rezoning Site Plan, the internal drive shall accommodate one-way traffic only.
3. The Petitioner will request an access easement from the Town of Matthews for use of the existing one-way exit drive on the northeast side of Town Hall.

Streetscape Treatment/Sidewalks

- 1. The streetscape treatment with sidewalk and street trees along Matthews Station Street is an existing condition and shall remain.
2. Sidewalks shall be installed throughout the Site as generally depicted on the Rezoning Site Plan.
3. If the existing oak tree is removed from the Site as further described in note #4 under Screening and Landscaping, the Petitioner will replace the existing sidewalks around the tree to a typical condition layout.

Common Open Space/Pocket Park

- 1. The Petitioner will provide common open space on the southern end of the Site as generally depicted on the Rezoning Plan.
2. At a minimum, the open space area shall contain walks, benches and/or seat walls, and small lawn area.
3. If the existing oak tree is removed from the Site as further described in note #4 under Screening and Landscaping, the Petitioner will replace the existing sidewalks around the tree to a typical condition layout.

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 45 feet.
2. The building elevations shall include a minimum of 75% brick or stone.
3. Attached hereto are a series of schematic architectural renderings of the proposed building to be constructed on the Site.

Parking

- 1. As provided in the Development Summary, a minimum of 22 off-street vehicular parking spaces shall be provided on the Site.
2. The Petitioner will request to enter a shared parking agreement with the Town or an alternate property owner within close proximity of the site to provide additional parking spaces on a shared basis.

- 3. The Petitioner will request a Right Of Way encroachment agreement to allow parking space(s) within the East Matthews Street Right Of Way.
4. Parking will comply with the Americans with Disability Act (ADA).

Lighting

- 1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site as required for a safe nighttime environment.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 15 feet.
3. Wall-pak type light fixtures may not be installed on the Site, however, wall-mounted decorative light fixtures such as sconces are permitted.
4. All lighting will meet the standards of the outdoor lighting section of the Ordinance.

Screening and Landscaping

- 1. Screening and landscaping shall conform to the standards and treatments specified in the Ordinance.
2. The Petitioner shall install a wood double-sided shadowbox screen fence along the rear property line of the Site.
3. As depicted on the Rezoning Site Plan, the Petitioner shall install vegetation and landscaping along the rear perimeter of the Site.
4. The Petitioner will remove the existing tree at the West corner of the site to allow for necessary grading of the site and to improve the existing conditions along the sidewalk and street frontage.
5. The Petitioner will request a Right Of Way Encroachment Agreement to allow planting of shrubs and trees within the E. Matthews Street Right Of Way as generally depicted on the Rezoning Plan.
6. Trash and recycling service will be provided by the Petitioner.

Storm Water

- 1. Development of the Site shall comply with the Town of Matthews Post Construction Storm Water Ordinance.
2. The Petitioner will provide stormwater volume storage within the project storm pipe system.

Innovative Development Standards

This petition seeks the approval and use of innovative development standards in order to create a pedestrian-friendly residential community in the core of downtown Matthews.

The C-MF development standards requested for modification as innovative development standards are set out below:

- Minimum Corner Side Yard: 2 feet.
Minimum Exterior Project Edge: 10 feet.

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.

CURRENT

2014-616
10-29-2014



URBAN DESIGN PARTNERS

1318-e6 central ave. p 704.334.3303
charlotte, nc 28205 f 704.334.3305
urbandesignpartners.com

BrookeChase Properties

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Matthews, NC 28106-0578

Town 316

Development Standards and Notes
324 East Matthews Street Matthews, North Carolina

Table with 4 columns: NO., DATE, BY, REVISIONS. Contains revision history for the document.

Project No: 14-005
Date: July 28, 2014
Designed by: udp
Drawn by: udp
Scale:
Sheet No: RZ-3

CURRENT 2014-616
10-29-2014



URBAN
DESIGN
PARTNERS

131 West Central Ave. # 204-534-3303
Charlotte, NC 28205 | 704.534.3305
info@urbandesignpartners.com

BrookeChase
Properties

PO Box 578
Matthews, NC 28106-0578

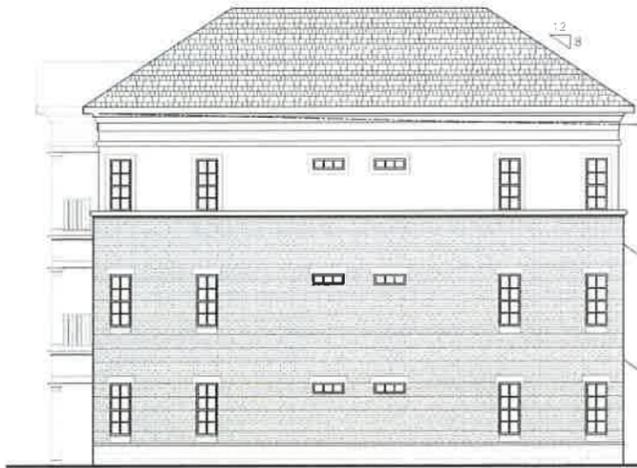
Town 316

Architectural Elevations
324 East Matthews Street Matthews, North Carolina

NO.	DATE	BY	REVISIONS
1	8/27/14	UDP	PER TOWN COMMENTS
2	9/12/14	UDP	PER TOWN COMMENTS
3	10/1/14	UDP	PER TOWN/PLANNING BO. COMMENTS
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Project No: 14-005
Date: July 29, 2014
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Scale:
Sheet No:

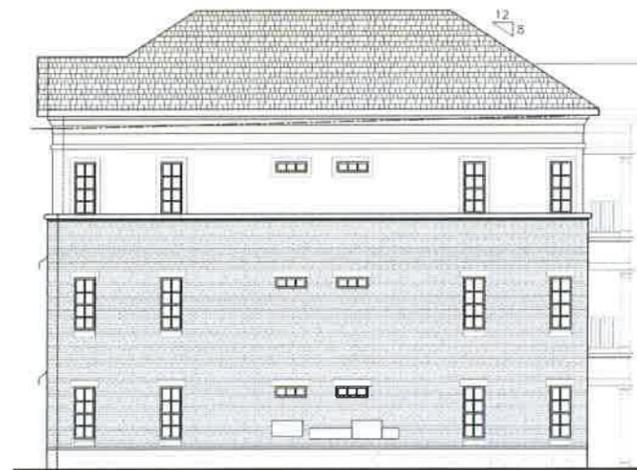
RZ-4



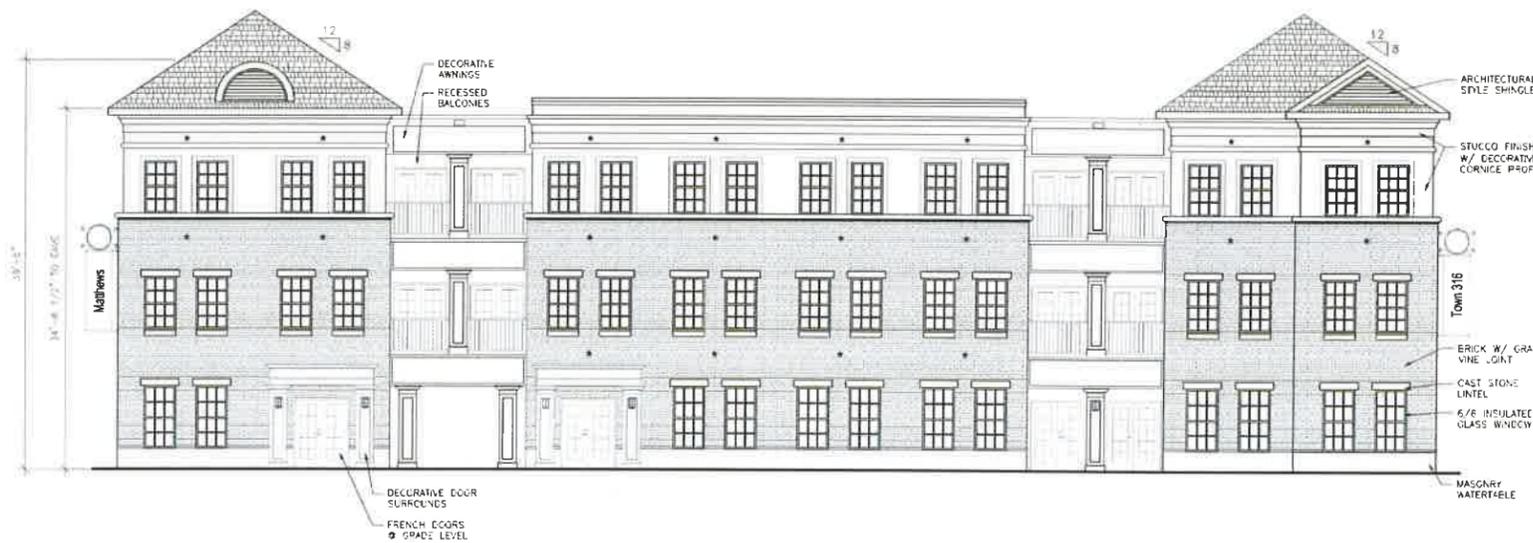
04 ELEVATION: Left Side
1/8" = 1'-0"



03 ELEVATION: Rear
1/8" = 1'-0"



02 ELEVATION: Right Side
1/8" = 1'-0"



01 ELEVATION: Front
1/8" = 1'-0"

REZONING PETITION #2014-616

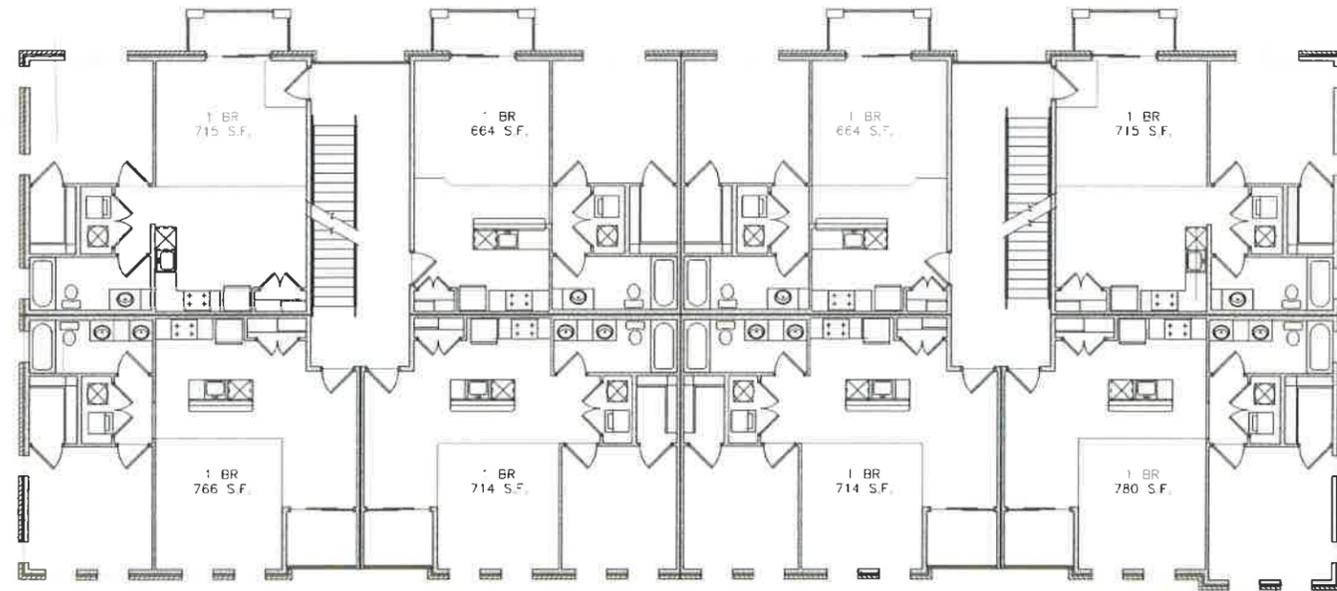


CURRENT 2014-616
10-29-2014

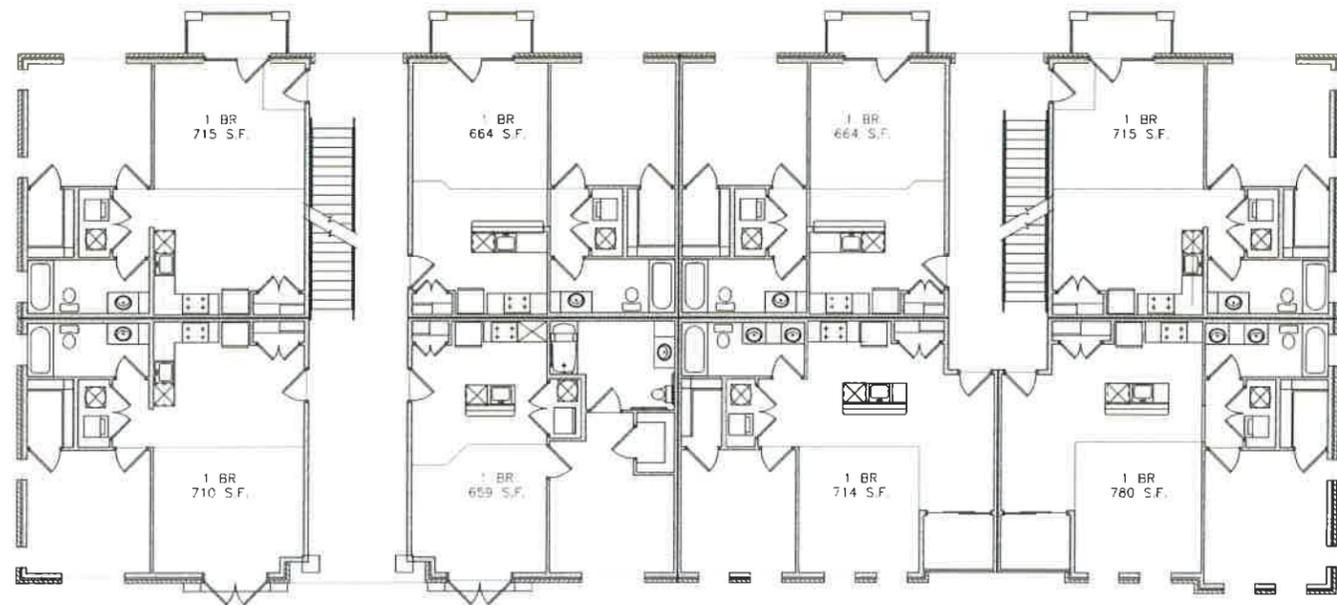


URBAN
DESIGN
PARTNERS

1216-46 central ave. # 704 334 3300
charlotte, nc 28205 # 704 534 3305
urban@urbanpartners.com



02 FLOOR PLAN: Second-Third Floor
1/8" = 1'-0"



01 FLOOR PLAN: First Floor
1/8" = 1'-0" (1/16" = 1'-0" when 15(1))

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Properties

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Matthews, NC 28106-0578

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Architectural Floor Plans
324 East Matthews Street Matthews, North Carolina

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3	10/1/14	UDP	PER TOWN/PLANNING BD. COMMENTS

Project No: 14-005
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Sheet No:

RZ-5

REZONING PETITION #2014-616



CURRENT 2014-616
10-29-2014



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urbandesignpartners.com



Conceptual Elevation / Town 316

BROOKECHASE PROPERTIES, LLC



01 STREETScape

BrookeChase
Properties

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Matthews, NC 28106-0578

Town 316

Architectural Illustrations
324 East Matthews Street Matthews, North Carolina

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REZONING PETITION #2014-616



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