



232 Matthews Station Street
Matthews, NC 28105
704.847.4411

ZONING APPLICATION FOR ORDINANCE TEXT CHANGE

APPLICATION NUMBER _____ DATE FILED July 30, 2014

PETITIONER'S NAME The Pep Boys-Manny, Moe & Jack, Inc. (c/o Allison C. Mathern)

PETITIONER'S MAILING ADDRESS 3111 West Allegheny Avenue, Philadelphia, PA 19132

PETITIONER'S PHONE NUMBER/EMAIL ADDRESS 215-430-9667/Allison_Mathern@pepboys.com

I request consideration of the following change in text of the Matthews Zoning Ordinance:

Requested text change is:

- a change in wording to existing Section(s)
- an addition to Section 155.608.16.B.5 INDEPENDENCE BOULEVARD SIGN CORRIDOR TABLE 1
- a deletion of wording at existing Section(s)

Below is the text requested to be changed, added or deleted:

Existing Section See Exhibit A attached hereto Proposed Section See Exhibit B attached hereto

(continue on additional page(s) as necessary)



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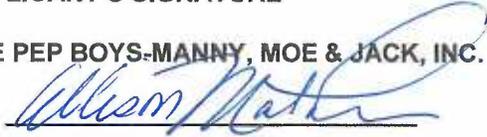
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What is the intended effect of this request?

To amend Section 155.608.16.B.5 INDEPENDENCE BOULEVARD SIGN CORRIDOR TABLE 1 by adding a provision that allows properties with single-users greater than twenty thousand (20,000) square feet (B-1, B-3, B-H, MUD, TS, ENT, and B-1 SCD districts) to have up to 3 attached identification signs and a total maximum sign area of 145 square feet for such signs.

APPLICANT'S SIGNATURE

THE PEP BOYS-MANNY, MOE & JACK, INC.

By: 

Name: Allison Mathern

Title: Architectural Manager

(continue on additional page(s) as necessary)

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hardship to neighboring property outside the proposed district.

4. Regulations which may be modified shall take into consideration those factors causing the unique signage needs, including but not limited to: horizontal distance of the affected property from the major highway right-of-way, natural and man-made topography and road grade changes, road overpasses and underpasses, limited access for drivers, the greater than normal length of road frontage and/or building frontage along the major highway, the total building area covered by a single use or group of uses on a property, and the average speed of vehicles traveling on the major highway.
- B. PROCEDURE FOR CREATING A SPECIAL SIGN CORRIDOR. The Planning Board, either on its own determination or by request from the Board of Commissioners, shall prepare documentation satisfying the review criteria listed in division (A) of this section and report its findings to the Board of Commissioners. The Board of Commissioners may set a public hearing date to discuss the findings and receive public input. Property owners in and adjacent to the proposed district shall be notified of the pending action by first class mail. The special sign corridor shall become effective only after the Board of Commissioners makes adequate findings, as listed in division (A) of this section, following the public hearing.
- C. SPECIAL SIGN CORRIDORS LISTED. Special sign corridors are created for:
 1. US 74/Independence Boulevard.
(’72 Code, § 24-2115) (Ord. 477, passed 2-8-88; Am. Ord. 789, passed 10-25-93; Am. Ord. 803, passed 3-14-94) [formerly § 153.154]

155.608.16 Special Regulations for the US74/Independence Boulevard Sign Corridor.

- A. The sign regulations for properties in the US74/Independence Boulevard corridor shall be the same as those specified in the tables for the various zoning districts, at §§ 155.608.10 through 155.608.13, unless they can meet one (1) or more of the special provisions given below. (’72 Code, § 24-2116)

The US74/Independence Boulevard sign corridor shall include: all properties fronting on Independence Boulevard; and all properties immediately adjacent to (not across a public street from) properties touching Independence Boulevard up to a maximum one thousand foot (1,000’) depth from the centerline of Independence Boulevard right-of-way. When the boundary of the sign corridor splits a property, the regulations of the sign corridor in division (A) of this Section shall apply to the whole parcel if more than fifty percent (50%) of the principal building(s) is(are) located within the corridor boundaries. (Ord. 477, passed 2-8-88; Am. Ord. 789, passed 10-25-93; Am. Ord. 803, passed 3-14-94; Am. Ord. 873, passed 9-12-94)
- B. US 74/INDEPENDENCE BOULEVARD SIGN CORRIDOR.
 1. For the US74/Independence Boulevard sign corridor, increased signage will be allowed for B-1, B-3, B-H (Traditional or Parallel Traditional) districts, MUD, TS, ENT, and B-1SCD Conditional-Only zoned properties with large single or individual tenant spaces, large acreage tracts, and buildings set further away from the highway, as defined below.
 - a. Properties in the Independence Boulevard sign corridor which include a single-user business greater ***than twenty thousand (20,000)*** square feet gross floor area shall be allowed attached and freestanding signage as shown on Table 1, § 155.608.15.B.5.
 - b. Properties in the Independence Boulevard sign corridor which are greater than five (5) acres and developed for one (1) use, or for multiple users as a unified development shall be allowed attached and freestanding signage as shown on Table 2, § 155.608.15.B.6.
 - c. Properties in the Independence Boulevard sign corridor with direct lot frontage on US 74 of at least one hundred feet (100’) and which have all principal buildings and/or uses more than one hundred fifty feet (150’) from the near edge of the US 74 right-of-way shall be allowed attached signage as shown on Table 3, § 155.608.15.B.7. Where the right-of-way line is not a straight line across the lot width of the affected property, an average right-of-way line will be determined for purposes of this § 155.608.15. It is not the intent of this provision to encourage buildings to be set far off the highway with a large intervening parking lot, but it is understood that some properties require a greater

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5. INDEPENDENCE BOULEVARD SIGN CORRIDOR TABLE 1. Properties with single-users greater than four thousand (40,000) square feet (B-1, B-3, B-H, MUD, TS, ENT, AND B-1SCD DISTRICTS)

TYPE OF SIGN	NUMBER PERMITTED	SINGLE USER GROSS FLOOR AREA (SQUARE FEET)	TOTAL MAXIMUM SIGN AREA (SQUARE FEET)
Freestanding identification or business ⁽³⁾	1 ^{(1) (2)}	40,000–74,999	150
		75,000–99,999	200
		100,000 and over	240
Attached identification only ⁽⁵⁾	3 per use 1 unless one or more side(s) face thoroughfare	40,000–74,999	150
		75,000 and over	225 on front facade, plus 150 on side when side faces thoroughfare
		Attached business	2 per

⁽¹⁾ Two (2) freestanding identification signs may be permitted in accordance with the provisions of § 155.608.7.C.

⁽²⁾ Freestanding signs for multi-tenant properties are regulated by the provisions of § 155.608.7.A. See also § 155.608.9 regarding a master sign plan. The larger sign area provisions here may be applied only one (1) time to a multi-tenant, joint freestanding sign when more than one (1) single-user on the property is greater than forty thousand (40,000) square feet GFA.

⁽³⁾ Freestanding identification signs allowed under this table may be either ground signs or elevated monument signs, not to exceed twenty feet (20') in total height, and not located on an artificially created berm.

⁽⁵⁾ The maximum vertical dimension of attached signs shall not exceed six feet (6').

6. INDEPENDENCE BOULEVARD SIGN CORRIDOR TABLE 2. Properties greater than five (5) acres (B-1, B-3, B-H, MUD, TS, ENT, AND B-1SCD DISTRICTS)

TYPE OF SIGN	NUMBER PERMITTED	LOT SIZE (ACRES)	TOTAL MAXIMUM SIGN AREA (SQUARE FEET)
Freestanding identification or business ⁽³⁾	1 ^{(1) (2)}	5.0–7.49	150
		7.5–14.99	200
		15.0 and over	240
Attached identification or business	3 per establishment	5.0–11.9	100
		12–23.9	100
		24.0 and over	150

⁽¹⁾ Two (2) freestanding identification signs may be permitted in accordance with the provisions of § 155.608.7.C.

⁽²⁾ Freestanding signs for multi-tenant properties are regulated by the provisions of § 155.608.7.A. See also §155.609 regarding a master sign plan. The larger sign area provisions here may be applied only one (1) time to a multi-tenant, joint freestanding sign when more than one (1) single-user on the property is greater than forty thousand (40,000) square feet GFA.

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5. INDEPENDENCE BOULEVARD SIGN CORRIDOR TABLE 1. Properties with single-users greater than *twenty thousand (20,000)* square feet (B-1, B-3, B-H, MUD, TS, ENT, AND B-1SCD DISTRICTS)

TYPE OF SIGN	NUMBER PERMITTED	SINGLE USER GROSS FLOOR AREA (SQUARE FEET)	TOTAL MAXIMUM SIGN AREA (SQUARE FEET)
Freestanding identification or business ⁽³⁾	1 ⁽¹⁾⁽²⁾	40,000-74,999	150
		75,000-99,999	200
		100,000 and over	240
Attached identification only ⁽⁵⁾	<u>3 per use</u>	<u>20,000-39,999</u>	<u>145</u>
	3 per use	40,000-74,999	150
	1 unless one or more side(s) face thoroughfare	75,000 and over	225 on front façade, plus 150 on side when side faces thoroughfare
Attached business	2 per	40,000 and over	50, front facade only

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⁽²⁾ Freestanding signs for multi-tenant properties are regulated by the provisions of § 155.608.7.A. See also §155.608.9 regarding a master sign plan. The larger sign area provisions here may be applied only one (1) time to a multi-tenant, joint freestanding sign when more than one (1) single-user on the property is greater than forty thousand (40,000) square feet GFA.

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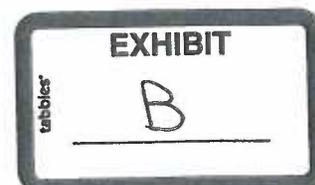
⁽⁵⁾ The maximum vertical dimension of attached signs shall not exceed six feet (6').

6. INDEPENDENCE BOULEVARD SIGN CORRIDOR TABLE 2. Properties greater than five (5) acres (B-1, B-3, B-H, MUD, TS, ENT, AND B-1SCD DISTRICTS)

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Freestanding identification or business ⁽³⁾	1 ⁽¹⁾⁽²⁾	5.0-7.49	150
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