Town of Matthews North Carolina

DATE FILED 9-28-16
APPLICATION NUMBER 2016-652
For office use only

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CHANGE IN CONDITIONS

(SEE FILING INSTRUCTIONS)

TO: Town of Matthews Board of Commissioners
Town of Matthews Planning Board
232 Matthews Station Street
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

X A change in zoning classification of the property hereinafter described; or

___ A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 213-231-01

Address of property: 10252 Monroe Road

Location of property: West side of Monroe Road, south of Galleria Boulevard and north of Gander Cove Lane

Title to the property was acquired on Various acquisition dates and instruments.
and was recorded in the name of Evelyn Renfrow Rogers, Thomas A. Browne, Jr., Merrie Jane B. Pierce and Linda Renfrow Rick
whose mailing address is c/o Evelyn Renfrow Rogers, 7427 Matthews-Mint Hill Road, Suite 105-279, Mint Hill, NC 28277

The deed is recorded in Book * and Page * in the office of the Register of Deeds for Mecklenburg County.

* Title received through various instruments.

Present zoning classification: R-VS Requested zoning classification: R-12 MF (CD)

List reason(s) why zoning should be changed (use separate sheet if necessary):

Application number
2016-652
For office use only

The Applicant is requesting that this approximately 21.46 acre site be rezoned to accommodate the development of a residential community on the site that would be comprised of a maximum of 230 multi-family dwelling units and a maximum of 20 townhome style dwelling units, for a total of 250 dwelling units.

	Thomas A. Browne, Jr.
	By: , Attorney in Fact
Signature of property owner (must be original)	Signature of property owner (must be original)
Evelyn Renfrow Rogers	Thomas A. Browne, Jr.
Print name of property owner	Print name of property owner
7427 Matthews-Mint Hill Road	2910 Forest Park Drive
Property owner's mailing address	Property owner's mailing address
Suite 105-279	Charlotte, NC 28209
Property owner's mailing address, continued	Property owner's mailing address, continued
Mint Hill, NC 28227	
Property owner's mailing address, continued	Property owner's mailing address, continued
704-578-0749 EvelyneRogers@aol.com	
Property owner's phone number/email address	Property owner's phone number/email address
	Income Investments, LLC
John H. Carmichael	**By:**
Signature of agent (if any)	Petitioner other than owner (if any)
John Carmichael, Robinson Bradshaw	Income Investments, LLC
Print name of agent	Print name of petitioner
101 North Tryon Street, Suite 1900	c/o Dustin Mills, Vice-President
Agent's mailing address	Petitioner's mailing address
Charlotte, NC 28246	2217 Stantonsburg Road
Agent's mailing address, continued	Petitioner's mailing address, continued
	Greenville, NC 27834
Agent's mailing address, continued	Petitioner's mailing address, continued
704-377-8341 jcarmichael@rbh.com	252-916-2691 dustin@tdgnc.com
Agent's phone number/email address	Petitioner's phone number/email address

List reason(s) why zoning should be changed (use separate sheet if necessary):

Application number
2016-652
For office use only

The Applicant is requesting that this approximately 21.66 acre site be rezoned to accommodate the development of a residential community on the site that would be comprised of a maximum of 230 multi-family dwelling units and a maximum of 20 townhome style dwelling units, for a total of 250 dwelling units.

Signature of property owner (must be original)

Evelyn Renfrow Rogers
Print name of property owner

7427 Matthews-Mint Hill Road
Property owner's mailing address

Suite 105-279
Property owner's mailing address, continued

Mint Hill, NC 28227
Property owner's mailing address, continued

704-578-0749 EvelyneRogers@aol.com
Property owner's phone number/email address

Thomas A. Browne, Jr.

By: Evelyn Renfrow Rogers, Attorney in Fact
Signature of property owner (must be original)

Thomas A. Browne, Jr.
Print name of property owner

2910 Forest Park Drive
Property owner's mailing address

Charlotte, NC 28209
Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

John Carmichael, Robinson Bradshaw
Print name of agent

101 North Tryon Street, Suite 1900
Agent's mailing address

Charlotte, NC 28246
Agent's mailing address, continued

Agent's mailing address, continued

704-377-8341 jcarmichael@rbh.com
Agent's phone number/email address

Income Investments, LLC

By:
Petitioner other than owner (if any)

Income Investments, LLC
Print name of petitioner

c/o Dustin Mills, Vice-President
Petitioner's mailing address

2217 Stantonsburg Road
Petitioner's mailing address, continued

Greenville, NC 27834
Petitioner's mailing address, continued

252-916-2691 dustin@tdgnc.com
Petitioner's phone number/email address

Application number
2016-652
For office use only

List reason(s) why zoning should be changed (use separate sheet if necessary):

The Applicant is requesting that this approximately 21.66 acre site be rezoned to the R-12 MF (CD) zoning district to accommodate the development of a residential community on the site that would be comprised of a maximum of 230 multi-family dwelling units and a maximum of 20 townhome style dwelling units, for a total of 250 dwelling units.

Merrie Jane B. Pierce	**Linda Renfrow Rick**
By: Linda Renfrow Rogers Attorney in Fact	By: Linda Renfrow Rogers Attorney in Fact
Signature of property owner (must be original)	Signature of property owner (must be original)
Merrie Jane B. Pierce	Linda Renfrow Rick
Print name of property owner	Print name of property owner
8525 Strawberry Lane	3000 Violet Drive, Apartment B
Property owner's mailing address	Property owner's mailing address
Charlotte, NC 28277	Charlotte, NC 28205
Property owner's mailing address, continued	Property owner's mailing address, continued
Property owner's mailing address, continued	Property owner's mailing address, continued
Property owner's phone number/email address	Property owner's phone number/email address
Signature of agent (if any)	Petitioner other than owner (if any)
Print name of agent	Print name of petitioner
Agent's mailing address	Petitioner's mailing address
Agent's mailing address, continued	Petitioner's mailing address, continued
Agent's mailing address, continued	Petitioner's mailing address, continued
Agent's phone number/email address	Petitioner's phone number/email address

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.
See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number
2016-652
For office use only

See Exhibit A Attached Hereto

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

Application number
2016-652
For office use only

SUMMARY OF THE REZONING PROCESS

APPLICANT: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office September 28, 2016

Town Board of Commissioners formally accepts application and sets Public Hearing date October 10, 2016

Notices sent via mail to affected/adjacent property owners on or before November 28, 2016

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning December 12, 2016

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request December 27, 2016

Town Board of Commissioners approves or denies application January 9, 2017

2016-652

EXHIBIT A to REZONING APPLICATION

Adjacent Property Owners

Parcel No. 19310133

Fifth Third Bank
38 Fountain Square
MD10ATA1 Corp
Cincinnati, OH 45263

Parcel No. 19310130

Galleria Partners I, LLC
8514 McAlpine Park Drive #190
Charlotte, NC 28211

Parcel No. 19355101

Monroe Road Holdings LP
10401 Monroe Road
Matthews, NC 28105

Parcel No. 19355102

Monroe Road Holdings LP
10401 Monroe Road
Matthews, NC 28105

Parcel No. 21323102

Legacy Matthews LLC
c/o Peter Nintcheff
25101 Chagrin Bv Ste 300
Beechwood, Ohio 44122

Parcel No. 21322203

National Retail Properties LP
450 South Orange Ave Ste 900
Orlando, Florida 32801

Parcel No. 21322175

Jon H. Friesell, Trustee
Marcia M. Friesell, Trustee
Friesell Family Revocable Trust
PO 350
Aptos, CA 95001

Parcel No. 21322247

Dorothe Keller Schmidt
9104 Nolley Ct Apt A
Charlotte, NC 28270

2016-652

Parcel No. 21322248

Charles E. Napier
Vicki L. Napier
2035 Brook View CT
Weddington, NC 28104

Parcel No. 21322249

Allison Rector
9104 C Nolley CT
Charlotte, NC 28270

Parcel No. 21322250

Deborah D. Wilson, Trustee
Ricky Lee Wilson, Trustee
1042 Wilson Valley Drive
Marion, NC 28750

Parcel No. 21322251

William G. Helms
9104 Nolley Ct Apt E
Charlotte, NC 28270

Parcel No. 21322252

Florence W. Stanley Family Trust
Florence W. Stanley
9104 Nolley Ct Apt F
Charlotte, NC 28270

Parcel No. 21322253

Brenda W. Whitley
9104 Nolley Court Apt G
Charlotte, NC 28270

Parcel No. 21322254

Arthur Charles Hooker, Jr.
406 W 9th Street Unit 204
Charlotte, NC 28202

Parcel No. 21322255

Kathleen Meloy
9104 Nolley Court Apt I
Charlotte, NC 28270

Parcel No.21322299

Sardis Forest Patio Homes Association
PO Box 10503
Charlotte, NC 28212

2016-652

Parcel No. 21322256

Heather Graham
9108 Nolley Court #A
Charlotte, NC 28270

Parcel No. 21322257

Joan W. Mussel White
1243 Mill Race Lane
Matthews, NC 28104

Parcel No. 21322258

Denice Valentine-Boone
3514 Wylie Meadow Lane
Charlotte, NC 28269

Parcel No. 21322259

Louise Marie Broderick
Robert Broderick
9108 Nolley Court Unit B
Charlotte, NC 28270

Parcel No. 21322260

Tracey P. Hudson
9108 Nolley Court Apt E
Charlotte, NC 28270

Parcel No. 21322261

Gray Harr Properties LLC
PO Box 220395
Charlotte, NC 28222

Parcel No. 21322268

Brunhilde S. Schmid
Raimund K. Schmid
143 N Sardis View Lane
Charlotte, NC 28270

Parcel No. 21322267

John R Martin
9112 Nolley Court Apt B
Charlotte, NC 28270

Parcel No. 21322266

Karen A. Gorski
9112 Nolley Court Apt C
Charlotte, NC 28270

2016-652

Parcel No. 21322265

Dora Price Steinek
Karl LawsonSteinek
Steinek Family Trust
7537 Surreywood Pl
Charlotte, NC 28270

Parcel No. 21322264

Katherine J. Windley
9112 Nolley Court Apt E
Charlotte, NC 28270

Parcel No. 21322263

Mary E. Carnes
9112 Nolley Court Apt F
Charlotte, NC 28270

Parcel No. 21322262

Brenda C. Porter
Gary D. Porter
126 Norcross Lane
Mooresville, NC 28117

Parcel No. 21322269

Geraldine McCoy
9120 Nolley Court Apt A
Charlotte, NC 28270

Parcel No. 21322270

Norvel Jean Hogsed
9120 B Nolley Ct
Charlotte, NC 28270

Parcel No. 21322271

Craig A. Carr
9120 Nolley Ct Apt C
Charlotte, NC 28270

Parcel No. 21322272

A Charlene Bush
9120 Nolley Court Apt D
Charlotte, NC 28270

Parcel No. 21322273

Linda C. Hall
9120 Nolley Court Apt E
Charlotte, NC 28270

2016.652

Parcel No. 21322274

Michael James Callahan
Marybeth Greziak
9120 Nolley Court Apt F
Charlotte, NC 28270

Parcel No. 21322281

Sylvia May Brice
9128 Nolley Court Unit A
Charlotte, NC 28270

Parcel No. 21322280

Joseph A. Williams
9128 Nolley Court Unit B
Charlotte, NC 28270
Parcel No. 21322279

Liam J. Newnan
Christine A. Splaine
9128 Nolley Court Apt C
Charlotte, NC 28270

Parcel No. 21322278

Jordan G. Ray
9128 Nolley Court #D
Charlotte, NC 28270

Parcel No. 21322277

Michael James Whittington
9128 Nolley Court Apt E
Charlotte, NC 28270

Parcel No. 21322276

William Edward McClellan, Jr.
9128 Nolley Court Apt F
Charlotte, NC 28270

Parcel No. 21322275

Patricia L. Gignilliat
9128 Nolley Court #G
Charlotte, NC 28270

Parcel No. 21322298

Sardis Forest Patio Homes Association
PO Box 10503
Charlotte, NC 28212

Parcel No. 21324111

Kenneth R. Kissiah
1437 Renfrow Lane
Charlotte, NC 28270

2016-652

Parcel No. 21324112

Mary Gail Kieklak
Norbert A Kieklak
1443 Renfrow Lane
Charlotte, NC 28270

Parcel No. 21324113

Bemie W. Stogner
Carolyn N. Stogner
9114 New Towne Drive
Matthews, NC 28105

Parcel No. 21324114

Chase Martin Clemens
Madeline Leigh Clemens
9108 New Towne Drive
Matthews, NC 28105

Parcel No. 21324115

Jeremy J. Dreyer
Sandra R. Dreyer
9100 New Towne Drive
Matthews, NC 28105

Parcel No. 21324116

Bob Hudson
Brenda Hudson
Trustees under the Hudson Family Legacy Trust
9101 New Towne Drive
Matthews, NC 28105

Parcel No. 21324165

Penelope A. Pezdirtz
1024 Back Oak Drive
Matthews, NC 28105

Parcel No. 21324166

Adam Woodcock
Amanda Woodcock
1016 Black Oak Drive
Matthews, NC 28105

Parcel No. 21324167

Norman Larry Cross
Hazel Elizabeth Cross
1010 Black Oak Drive
Matthews, NC 28105

Parcel No. 21324168

Joerg Kuehni
Lynda D. Kuehni
1008 Black Oak Drive
Matthews, NC 28105

2016-652

Parcel No. 21324182

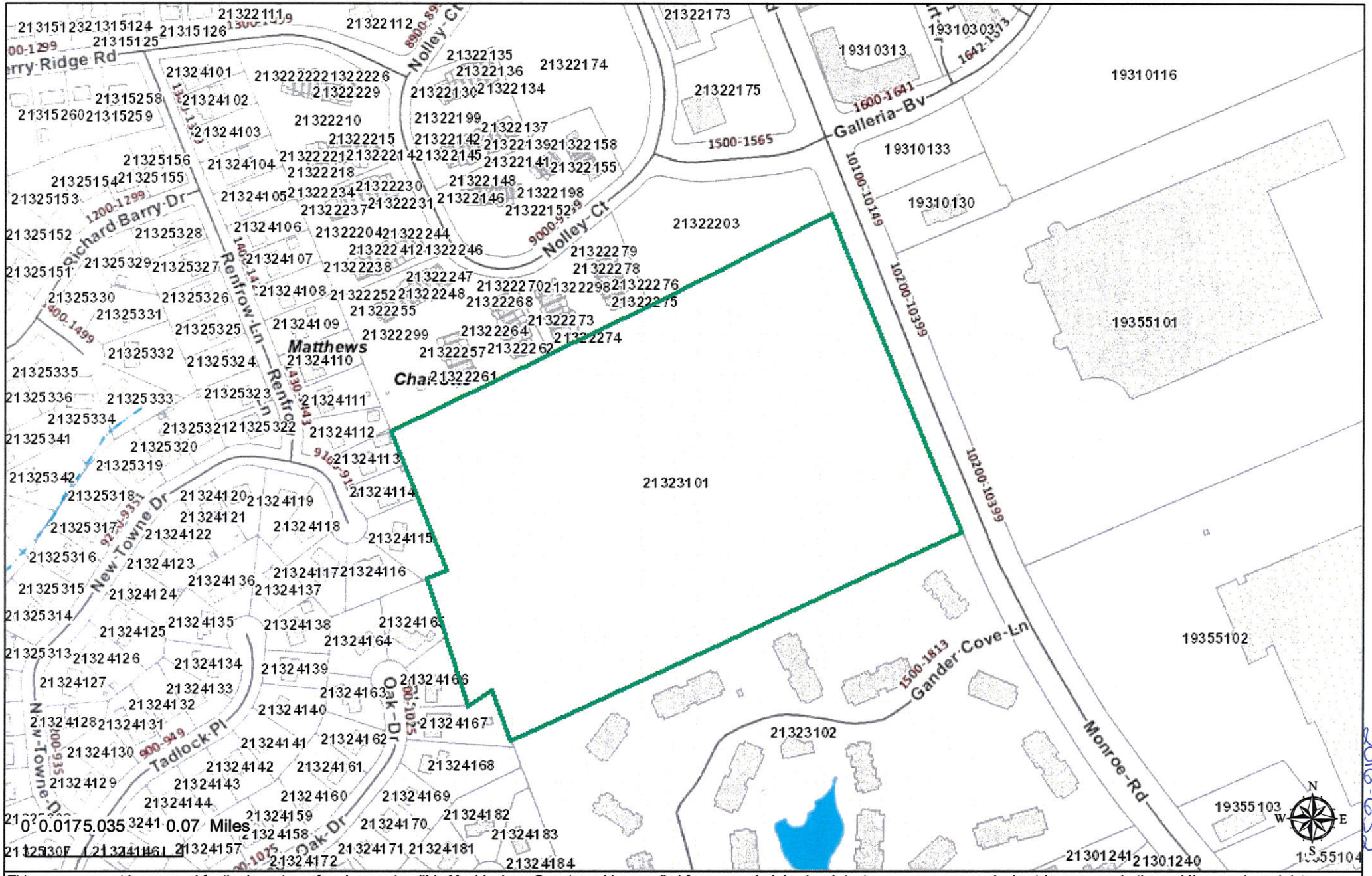
Justin D. Ridge
Sharon M. Ridge
811 Old Pine Lane
Matthews, NC 28105

Parcel No. 21324183

Cuba R. Singleton
1916 Nash Road
Wingate, NC 28174

Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 9/27/2016 5:40:08 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

2016-6552

2016-652

ROBINSON
BRADSHAW

September 28, 2016

jcarmichael@robinsonbradshaw.com
704.377.8341 : Direct Phone
704.373.3941 : Direct Fax

BY HAND DELIVERY

Ms. Kathi Ingrish, Planning Director
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application filed by Income Investments, LLC Requesting the Rezoning of an Approximately 21.66 Acre Site Located on the West Side of Monroe Road, South of Galleria Boulevard and North of Gander Cove Lane, From the R-VS Zoning District to the R-12 MF (CD) Zoning District (Tax Parcel No. 213-231-01)

Dear Kathi:

I hope this letter finds you well.

This letter is being submitted with the above-captioned Rezoning Application pursuant to the requirements of Paragraph 13 of the Instructions for Filing an Application for a Change in a Zoning Classification (the "Instructions"). As you are aware, Paragraph 13 of the Instructions requires the Applicant to submit documentation regarding the land use recommendations for the subject site as set out in adopted land use plans and a statement as to how this rezoning proposal complies with such recommendations.

The subject site contains approximately 21.66 acres and it is located on the west side of Monroe Road, south of Galleria Boulevard and north of Gander Cove Lane. The site is currently zoned R-VS and pursuant to this Rezoning Application, the Applicant is requesting that the site be rezoned to the R-12 MF (CD) zoning district to accommodate the development of a residential community on the site that would contain a maximum of 250 multi-family dwelling units. A minimum of 20 of the multi-family dwelling units would be required to be townhome style multi-family dwelling units. Therefore, the site would contain more than one housing style.

The Town of Matthews Land Use Plan 2012-2022 (the "Land Plan") and the Monroe Road Small Area Plan (the "Area Plan") provide land use policy guidance for the site. Set out below is a description of the land use policies contained in the Land Plan and the Area Plan that relate to the site and the proposed development, and how this proposed development furthers such policies.

- This residential community would provide an alternative housing style to the traditional single family homes that are predominant in the Town of Matthews as encouraged by the Land Plan. (See page 8 of the Land Plan).

- As seen from the Applicant's conditional rezoning plan, the development would have a compact design and buildings would front Monroe Road with parking to the rear and side of these buildings, resulting in an urban form of development. (See page 9 of the Land Plan).

- Although the development would have a compact design and an urban form, a significant amount of open space and tree preservation areas would be provided along the western portion of the site. (See page 9 of the Land Plan).

2016-652

- In the Applicant's view, this residential community would be appropriately located on a major thoroughfare, and it would provide a different residency type (renter) in the Town of Matthews. (See Strategy 1E and 1F on page 10 of the Land Plan).

- This residential community would meet the Town's acknowledged need for more diverse housing options, and the Land Plan provides that land fronting on thoroughfares are prime sites for such housing options. (See pages 43 and 46 of the Land Plan).

- This residential community would meet the policy that the Town should shift toward higher density, urban multi-family developments. (See page 45 of the Land Plan).

- The site is located in the Monroe Road/West John Street Transitioning and Sensitive Area under the Land Plan. Page 93 of the Land Plan provides that land on the west side of Monroe Road abuts single family neighborhoods, and steps must be taken to protect these adjacent single family neighborhoods from commercial impacts. Developments on these parcels must substantially buffer rear property lines to minimize noise and light pollution at adjacent residential lands. Uses which involve excessive noise, light and/or traffic are prohibited here. As seen from the Applicant's conditional rezoning plan, a generous buffer in the form of open space and tree preservation areas is provided at the rear of the site adjacent to the existing single family neighborhood. Additionally, the Applicant does not believe that the proposed residential community would generate an excessive amount of noise, light and/or traffic.

- This residential community would have an urban design form, buildings would be multi-story, buildings would front Monroe Road and surface parking would be located to the rear and side of the buildings that front Monroe Road. (See page 120 of the Area Plan).

- The Area Plan recommends mixed residential for the site, which is intended to support a mix of housing types from detached single family homes to attached condo and townhomes. The Area Plan provides that densities should not exceed 16 units per acre. Although the Area Plan does not specifically mention multi-family dwelling units in the above description of mixed residential, the Applicant submits that the proposed multi-family dwelling units are appropriate for this site because the proposed buildings would be similar to buildings containing attached condos and buildings containing townhomes. The only difference would be the form of ownership. Moreover, the density of this proposed residential community would be 11.54 dwelling units per acre, which is less than the maximum of 16 units per acre noted in the Area Plan. Additionally, the Applicant is of the opinion that this proposed residential community is appropriate for the site because the site is located on a major thoroughfare across from commercial development, a townhome community is located to the north of the site and a multi-family community is located to the south of the site. Finally, the substantial buffer that would be provided along the western portion of the site should mitigate any impacts of this proposed residential community on the existing single family neighborhood located to the west of the site in the Applicant's view. (See pages 124 and 125 of the Area Plan).

- This proposed residential community would meet Action Items 2 and 9 on page 126 of the Area Plan in the Applicant's view.

2016-652

Kathi, the Applicant, Chip Cannon and I look forward to working with you, Jay and the Town on this rezoning request.

Should you have any questions or comments, please do not hesitate to call me.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

John Carmichael

John H. Carmichael

JHC1/lh

2016-652

STATE OF NORTH CAROLINA

LIMITED POWER OF ATTORNEY

COUNTY OF MECKLENBURG

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE DEFINED IN CHAPTER 32A OF THE NORTH CAROLINA GENERAL STATUTES WHICH EXPRESSLY PERMITS THE USE OF ANY OTHER OR DIFFERENT FORM OF POWER OF ATTORNEY DESIRED BY THE PARTIES CONCERNED.

KNOW ALL MEN BY THESE PRESENTS that the undersigned, do hereby constitute and appoint EVELYN RENFROW ROGERS, our true and lawful attorney-in-fact, for us and in our name, place and stead in any way which we could do if we were personally present with respect to the following matters as each of them is defined in Chapter 32A of the North Carolina General Statutes to the extent that we are permitted by law to act through an agent.

Our attorney-in-fact shall have the power to prepare, execute, verify and fill in our names and on our behalf, any and all types of documents relating to the sale of the property consisting of 21.45 acres, more or less, designated as Tax Parcel 213-231-01 including deeds, real estate closing statements, lien waivers, affidavits, amendments or certificates associated with selling, managing or dealing with said real property

The foregoing clauses shall be deemed and construed to enumerate specific acts and powers which are exercisable for us and in our stead by our attorney-in-fact. Our attorney-in-fact shall keep full and accurate records of all transactions in which said attorney-in-fact acts as our agent and shall keep full and accurate records of all our real and personal property in her hands and the disposition thereof. An inventory and accounting shall be rendered to us, as principals, at such times as we may require. However, no accounting or inventory must be filed with the Clerk of Superior Court, pursuant to North Carolina General Statutes, Section 32A-11, as such requirement is waived.

This Power of Attorney is executed pursuant to the provisions of Chapter 32A of the North Carolina General Statutes; and we do hereby declare that it is our intention that this Power of Attorney shall not be affected by our subsequent incapacity or mental incompetence.

2016-652

This Power of Attorney shall remain in full force and effect until revoked and terminated by any of the following:

1. Our death.

2. The registration in the office of the Register of Deeds of an instrument of revocation described in North Carolina General Statutes, Section 32A-13(2).

We ratify, adopt and affirm all acts done by our herein appointed attorney-in-fact, within the scope of authority given, as fully and to the same extent as if by us personally done and performed.

IN TESTIMONY WHEREOF, We have hereunto set our hands and seals, this 18 day of Nov, 2015.

Thomas A. Browne, Jr.

Kathleen Browne

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Arthur E Bloomwell, a Notary Public for Mecklenburg County, North Carolina, certify that THOMAS A. BROWNE, JR. and wife, KATHLEEN BROWNE personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal this 18 day of Nov, 2015.

ARTHUR E BLOOMWELL
Notary Public
Mecklenburg Co., North Carolina
My Commission Expires 03/22/2020
[Stamp/Seal]

Notary Public - Arthur E Bloomwell
(Type Name)
My Commission Expires: 03/22/2020

RBCWB:178823.DOCX\11-13-15

2016-652

IN TESTIMONY WHEREOF, We have hereunto set our hands and seals, this 19th day of November, 2015.

Merrie Jane B Pierce
Merrie Jane B. Pierce

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Gina Salvo, a Notary Public for Mecklenburg County, North Carolina, certify that MERRIE JANE B. PIERCE personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal this 19 day of November, 2015.

GINA SALVO NOTARY PUBLIC MECKLENBURG COUNTY, N.C.
Stamp/Seal

Gina Salvo
Notary Public - Gina Salvo
(Type Name)
My Commission Expires: April 22, 2020.

DRAWN BY AND MAIL TO: HAMLIN L. WADE (ROD 24)
Ruff, Bond, Cobb, Wade & Bethune, L.L.P.
831 E. Morehead St., Suite 860
Charlotte, NC 28202

2016-652

IN TESTIMONY WHEREOF, We have hereunto set our hands and seals, this 18th day of November, 2015.

Linda Renfrow Rick

Linda Renfrow Rick

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Cecil W Mann Jr., a Notary Public for Mecklenburg County, North Carolina, certify that LINDA RENFROW RICK personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal this 18th day of November 2015.

[Stamp/Seal]

Notary Public - Cecil W Mann Jr.
(Type Name)
My Commission Expires: March 20, 2017

RBCWB:178823.DOCX\11-9-15

2016-652

IN TESTIMONY WHEREOF, We have hereunto set our hands and seals, this 23 day of Nov, 2015.

Charles Avery Rogers Jr.
Charles Avery Rogers, Jr.

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Rebeccal. Morris, a Notary Public for Mecklenburg County, North Carolina, certify that CHARLES AVERY ROGERS, JR. personally appeared before me this day and acknowledged the execution of the foregoing instrument.

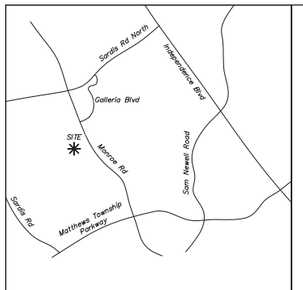
Witness my hand and notarial seal this 23 day of Nov, 2015.

REBECCAL MORRIS NOTARY PUBLIC UNION COUNTY, NC
[Stamp/Seal]

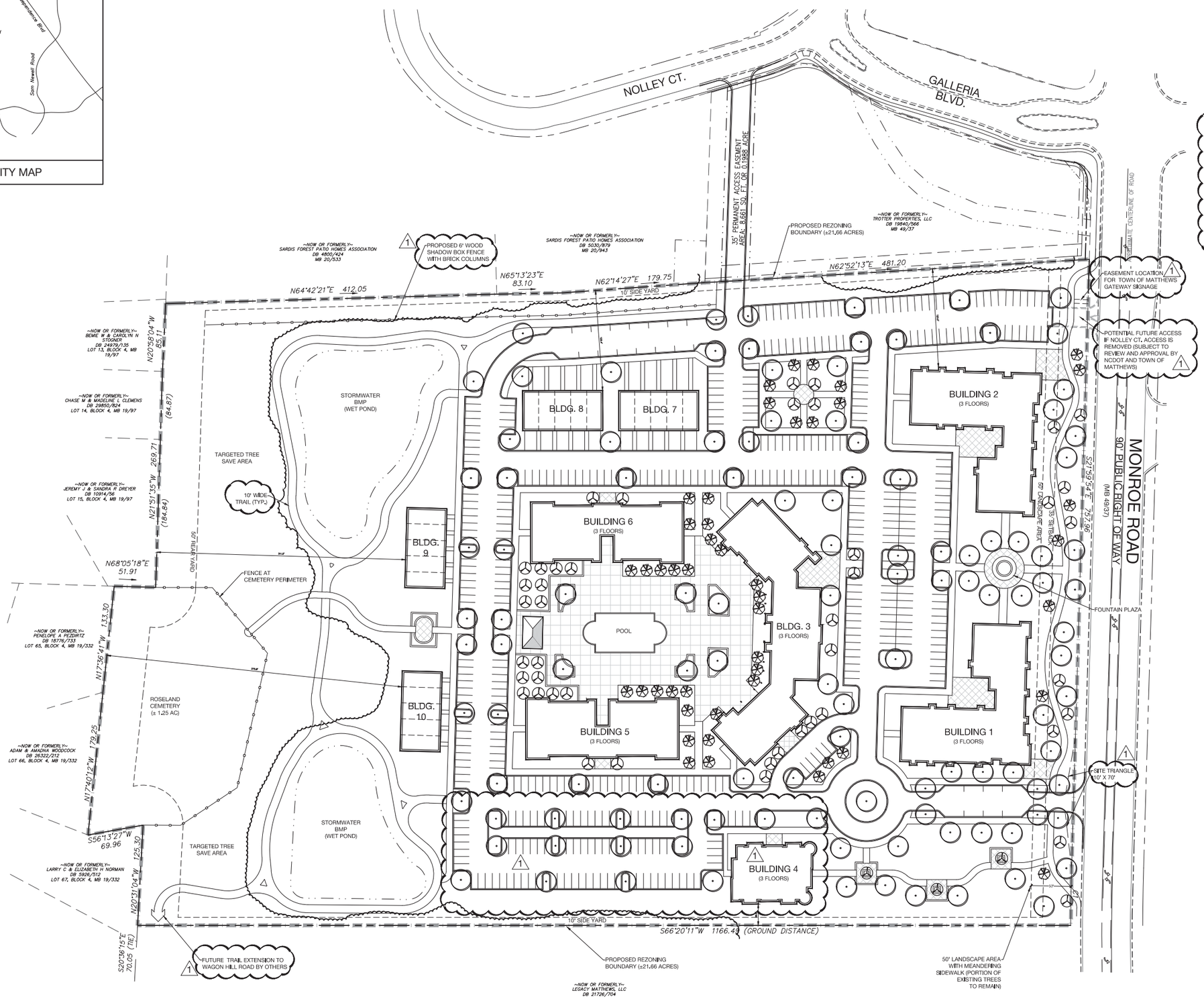
Rebecca L Morris
Notary Public - Rebeccal. Morris
(Type Name)
My Commission Expires: 26 May 2019

RBCWB:178823.DOCX\11-9-15

CURRENT 2016-652
11/30/2016



VICINITY MAP



DEVELOPMENT SUMMARY

TAX PARCEL ID #:	21323101
TOTAL SITE AREA:	± 21.66 ACRES
EXISTING ZONING:	R-VS
PROPOSED ZONING:	R-12 MF(CD)
PROPOSED UNITS:	
APARTMENTS:	230 UNITS
TOWNHOME:	20 UNITS
TOTAL:	250 UNITS
PROPOSED DENSITY:	11.5 D.U.A.
SETBACKS:	
FRONT:	35'
SIDE:	10'
REAR:	50'
VEHICULAR PARKING:	
REQUIRED:	
±110 UNITS (720-750 SF) * 1.75	192.5
±110 UNITS (1020 SF) * 2	220
±10 UNITS (1387 SF) * 2.25	22.5
20 TOWNHOMES * 2	40
TOTAL:	475 SPACES
PROVIDED:	485 SPACES

GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FEET

URBAN DESIGN PARTNERS
1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com

Mr. Dustin Mills
Mr. Mike McCarthy

Income Investments, LLC
Taft Development Group
2217 Stantonsburg Road
Greenville, NC 27835

Proximity Matthews

Rezoning Site Plan
Matthews, North Carolina

NO.	DATE:	BY:	REVISIONS:
1	11.30.16	UDP	PER TOWN COMMENTS

Project No: 15-129
Date: 09.28.16
Designed By: udp
Drawn By: udp
Scale: 1"=60'
Sheet No:

RZ-1

CURRENT 2016-652
11/30/2016

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Income Investments, LLC ("Applicant") for an approximately 21.66 acre site located on the west side of Monroe Road between Galleria Boulevard and Gander Cove Lane, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 213-231-01.

B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the Ordinance for the R-12 MF zoning district shall govern the use and development of the Site.

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and the improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and perimeter landscaping requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.

2. PERMITTED USES

A. The Site may be devoted only to a residential community comprised of a multi-family dwelling, multiple building complex and to any incidental and accessory uses associated therewith that are allowed in the R-12 MF zoning district. Incidental and accessory uses may include, without limitation, a leasing and management office and amenities such as a fitness center and a swimming pool.

B. The townhome style multi-family dwelling units may be converted to for sale dwelling units at the option of Applicant provided that all applicable requirements of the Ordinance are satisfied.

1 C. As described below, the existing Roseland Cemetery located on the Site and depicted on the Rezoning Plan shall be preserved.

3. DEVELOPMENT LIMITATIONS

A. A maximum of 250 multi-family dwelling units may be located on the Site.

1 B. A minimum of 20 of these multi-family dwelling units shall be townhome style multi-family dwelling units.

1 C. At a minimum, townhome style multi-family dwelling units shall be located in those buildings designated as Buildings 7, 8, 9 and 10 on the Rezoning Plan.

4. DIMENSIONAL STANDARDS

A. Development of the Site shall comply with the dimensional standards of the R-12 MF zoning district set out in the Ordinance.

5. TRANSPORTATION AND PARKING

1 A. Vehicular access to the Site shall be from a driveway on Monroe Road and an access to Nolley Court by way of a private access drive as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation ("NCDOT") and/or the Town of Matthews.

1 B. The alignment of the internal vehicular circulation areas and driveways may be modified by Applicant to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Town of Matthews and/or NCDOT.

1 C. Vehicular parking shall be provided on the Site in accordance with the requirements of the Ordinance.

1 D. Clearing within the minimum 50 foot wide landscape area to be established along the Site's frontage on Monroe Road shall be permitted as necessary to provide the required site triangles at the vehicular access point(s) into the Site from Monroe Road.

6. STREETSCAPE TREATMENT, SIDEWALKS AND SCREENING

1 A. Setbacks and yards as required by the Ordinance and as generally depicted on the Rezoning Plan shall be provided.

B. The streetscape treatment along the Site's frontage on Monroe Road shall comply with the requirements of the Ordinance.

1 C. A minimum 8 foot wide sidewalk shall be installed along the Site's frontage on Monroe Road as generally depicted on the Rezoning Plan. The sidewalk may meander to save existing trees, and the sidewalk may be located within the minimum 50 foot wide landscape area described below as generally depicted on the Rezoning Plan.

D. A sidewalk easement shall be conveyed to the Town of Matthews for any portion of the minimum 8 foot wide sidewalk to be installed along the Site's frontage on Monroe Road that is located outside of the public right of way.

E. Internal sidewalks and pedestrian connections shall be installed within the Site as generally depicted on the Rezoning Plan.

1 F. Development of the Site shall comply with the screening requirements of the Ordinance.

1 G. Prior to the issuance of the first certificate of occupancy for any building constructed on the Site, Applicant shall install a minimum 6 foot tall wood shadow box fence with brick columns along those portions of the Site's northern boundary line that are more particularly depicted on the Rezoning Plan. The fence may meander to save existing trees.

1 H. The required screening along the northern boundary line of the Site shall be accomplished by a combination of existing plant materials and new plant materials.

7. TREE PROTECTION, LANDSCAPING AND OPEN SPACE

A. The development of the Site shall comply with the Tree Protection and Landscaping requirements of the Ordinance.

1 B. Applicant shall install a minimum 50 foot wide landscape area along the Site's frontage on Monroe Road as generally depicted on the Rezoning Plan. Existing trees 12 inches and greater in caliper shall be preserved within this landscape area, however, smaller trees and vegetation and underbrush may be removed at the option of Applicant to allow views and safe passage through the landscape area. Supplemental trees and shrubs may be installed in this landscape area by Applicant. The minimum 8 foot wide sidewalk to be installed along the Site's frontage on Monroe Road may be located within the minimum 50 foot wide landscape area, and a Town of Matthews Gateway monument sign as described below and a project monument sign may be located within the minimum 50 foot wide landscape area.

1 C. Open space and tree save areas as generally depicted on the Rezoning Plan shall be provided.

1 D. The open space and tree save areas located on the western portions of the Site shall be improved with a minimum 10 foot wide pedestrian trail (the "Trail") as generally depicted on the Rezoning Plan. The southernmost portion of the Trail shall terminate at the common property line with the Legacy Apartments property that is located immediately to the south of the Site for the future extension of such Trail by others to Wagon Hill Road. The Trail shall be maintained by the Applicant, and the Trail may be constructed of concrete, asphalt or some other hard surface. Applicant will provide a public access easement over the Trail.

8. ARCHITECTURAL STANDARDS

1 A. The maximum height in stories of Buildings 1 through 8 as designated on the Rezoning Plan shall be 3 stories.

1 B. The maximum height in stories of Buildings 9 and 10 as designated on the Rezoning Plan shall be 2 stories.

1 C. Buildings 7, 8, 9 and 10 shall be designed to have the appearance of townhome buildings.

1 D. Each townhome style multi-family dwelling unit located in Building 7 or Building 8 shall have either a 1 car garage or a 2 car garage.

1 E. Buildings 1, 2, 3, 5 and 6 shall be served by an elevator.

1 F. The internal access corridors for the multi-dwelling units located in Buildings 1, 2 and 3 shall be fully enclosed and shall be heated and conditioned space.

1 G. The internal access corridors for the multi-dwelling units located in Buildings 4, 5 and 6 shall be open breezeway style corridors.

1 H. The facades of Buildings 1 and 2 that will be oriented to Monroe Road shall be substantially similar in appearance and character to the building elevations attached to the Rezoning Plan. These building elevations illustrate the general style, quality and design treatment for the facades of Buildings 1 and 2 that will be oriented to Monroe Road. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.

1 I. Dumpster, compactor and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster, compactor and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.

1 J. A water fountain, hardscape and landscaping feature shall be installed along the Site's frontage on Monroe Road between Building 1 and Building 2 as generally depicted on the Rezoning Plan. The design of the water fountain, hardscape and landscaping feature depicted on the Rezoning Plan is illustrative of the size, design intent and quality of this feature. However, the actual design of the water fountain, hardscape and landscaping feature may vary from what is depicted on the Rezoning Plan provided that the actual design of this feature meets the size, design intent and quality illustrated on the Rezoning Plan.

9. SIGNS

A. All signs installed on the Site shall comply with the requirements of the Ordinance.

1 B. Project monument signs(s) to be installed on the Site shall be installed in areas cleared for driveway access.

1 C. Upon the request of the Town of Matthews, Applicant shall convey to the Town of Matthews an easement to construct, maintain, repair and replace as needed a "Welcome to Matthews" sign on the Site in the area generally depicted on the Rezoning Plan and labeled "Town of Matthews Gateway Signage." The Town of Matthews shall be responsible for the design, construction, installation, maintenance and replacement of such sign.

10. ROSELAND CEMETERY

1 A. The existing Roseland Cemetery located on the Site and depicted on the Rezoning Plan shall be preserved.

1 B. Applicant shall install a fence along the front and portions of the sides of the Roseland Cemetery as generally depicted on the Rezoning Plan, and the design of the fence shall include a decorative entry gate feature. The design of the fence and the decorative entry gate feature must be approved by the Charlotte-Mecklenburg Historic Landmarks Commission and the Matthews Historical Foundation prior to the installation of the fence and decorative entry gate feature.

1 C. Applicant shall remove dead and dying vegetation from the Roseland Cemetery, and the removal of dead and dying vegetation shall be done by hand. Applicant will maintain the Roseland Cemetery clear of debris and fallen limbs on an ongoing basis as part of the regular maintenance of the residential community.

1 D. Applicant shall permit visitors to the Roseland Cemetery to park on the Site when visiting the Roseland Cemetery. Applicant may require visitors to the Roseland Cemetery to check-in with the leasing office prior to entering the Site.

11. BINDING EFFECT OF THE REZONING APPLICATION

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

TOWNHOME ELEVATIONS

APARTMENT BUILDING 1

APARTMENT BUILDING 3

APARTMENT BUILDING 4

APARTMENT BUILDING 5

URBAN DESIGN PARTNERS
1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com

Mr. Dustin Mills
Mr. Mike McCarthy

Income Investments, LLC
Taft Development Group
2217 Stantonsburg Road
Greenville, NC 27835

Proximity Matthews

Development Standards and Conceptual Elevations

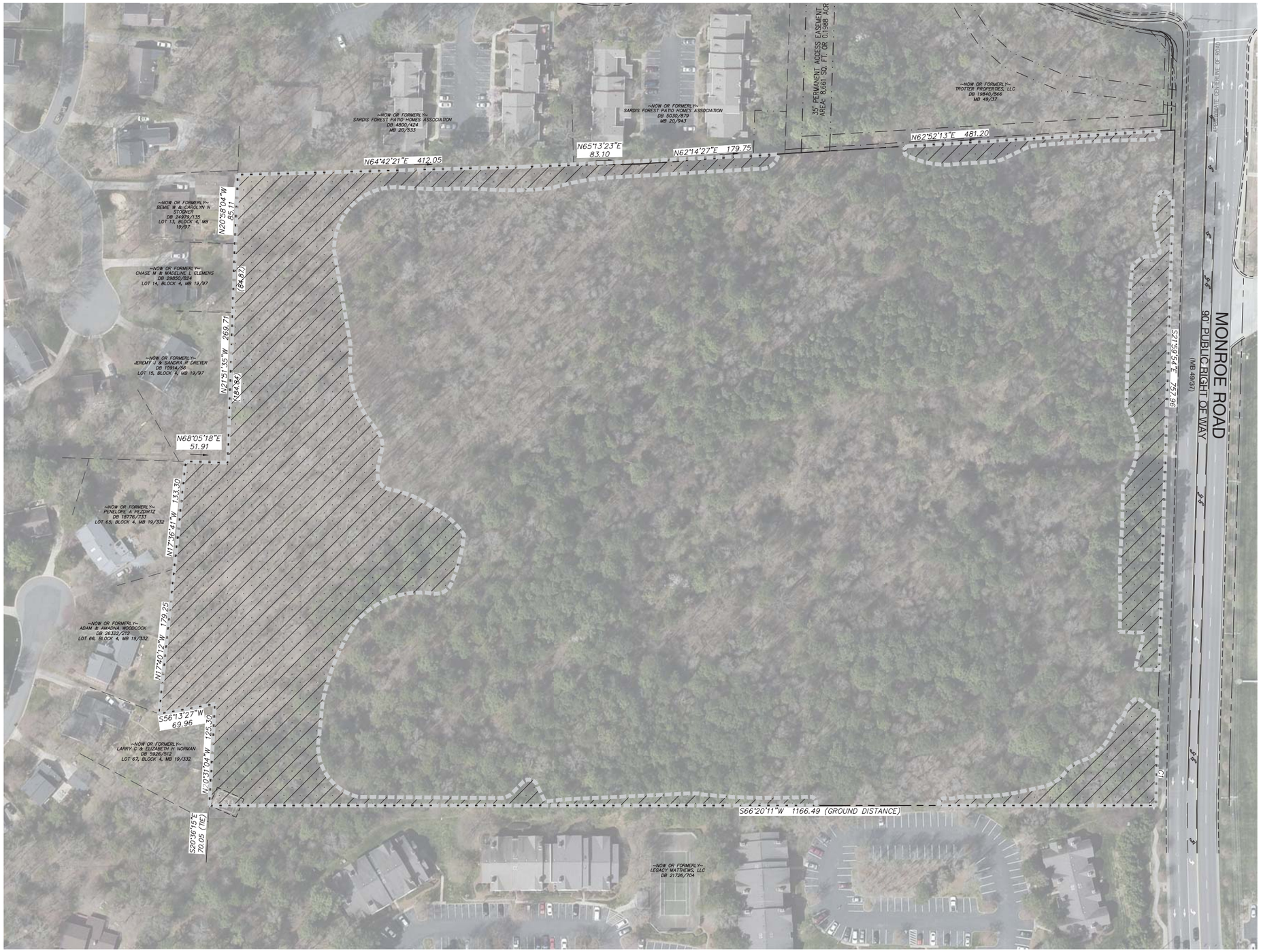
Matthews, North Carolina

NO.	DATE:	BY:	REVISIONS:
1	11.30.16	UDP	PER TOWN COMMENTS

Project No: 15-129
Date: 09.28.16
Designed by: udp
Drawn By: udp
Scale: NTS
Sheet No:

RZ-2

CURRENT 2016-652
11/30/2016



LEGEND

TARGETED TREE SAVE

NOTES

1) The entire site is vegetated with a mix of planted pine and native hardwoods. A tree survey is currently underway to identify, size, and locate trees meeting the following criteria:

   a. All trees 6" and greater within 60' of the existing ROW along Monroe Road
   b. All trees 8" and greater within 25' of side property lines
   c. All trees 36" and greater across the site.

   Upon completion of the tree survey, a licensed Landscape Architect will visit the site to confirm and evaluate this information and inspect the trees for health and overall appearance.

2) The proposed site plan has been created with the intent to leave a 50' wide landscape area of existing trees 12" and greater along the Monroe Road frontage as shown on the Rezoning Plan. Additionally, the development will be concentrated in the front and middle portions of the site so as to retain and leave undisturbed the rear of the site where it appears the highest concentration of the hardwoods are located. Based on aerial photography it appears the bulk of the site's proposed developed area is in areas of the site covered primarily with planted pines.

3) A more defined tree save area will be determined after preliminary grading studies are performed as a part of the Stormwater Concept Plan.

URBAN DESIGN PARTNERS
1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com

Mr. Dustin Mills
Mr. Mike McCarthy

Income Investments, LLC
Taft Development Group
2217 Stantonsburg Road
Greenville, NC 27835

Proximity Matthews

Vegetation Survey

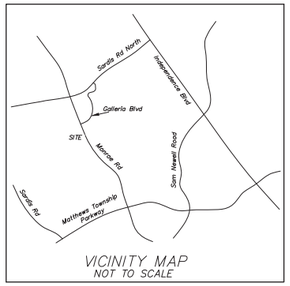
Matthews, North Carolina

NO.	DATE:	BY:	REVISIONS:
1	11.30.16	UDP	PER TOWN COMMENTS

Project No: 15-129
Date: 09.28.16
Designed by: udp
Drawn By: udp
Scale: 1" = 50'
Sheet No:

VS-1

2016-652
9-28-2016



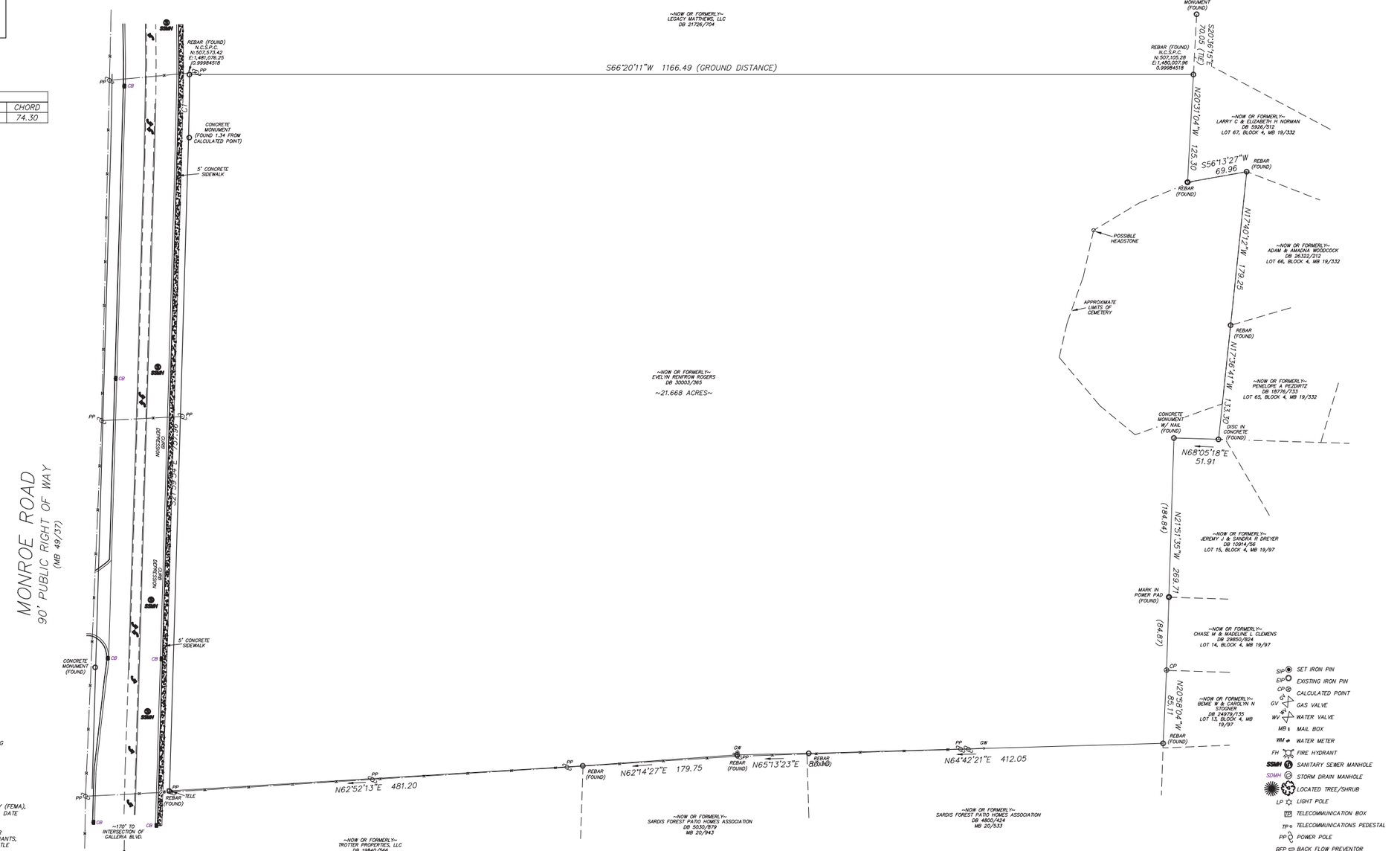
VICINITY MAP
NOT TO SCALE

DB 30003/365

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	2909.79	74.30	S22°43'47"E	74.30

LEGEND:

EIP = EXISTING IRON PIN
OIP = OLD IRON PIPE
SIP = SET IRON PIN
PWR = POWER PAD
PM = POWER METER
GM = GAS METER
AC = AIR CONDITIONING
TELE = TELEPHONE PEDESTAL
CATV = CABLE TELEVISION
WM = WATER METER
R/W = RIGHT OF WAY
PP = POWER POLE
LP = LIGHT POLE
CO = SEWER CLEAN OUT
YI = YARD INLET
FES = FLARED END SECTION
CB = CATCH BASIN
SDE = STORM DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
SDMH = STORM DRAIN MANHOLE
SSMH = SANITARY SEWER MANHOLE
BC = BACK OF CURB
OE = OVERHEAD ELECTRICITY



NOTES:

1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. PROPERTY ZONED: R-VS
(SETBACKS ARE SUBJECT TO AN INTERPRETATION FROM THE ZONING BOARD)

3. TAX PARCEL NUMBER 21323101.

4. DEED REFERENCE: DB 30003 PG 363.

5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.

6. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710458000K, WITH A DATE OF IDENTIFICATION OF 02/19/2014.

7. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

8. AREA COMPUTED BY COORDINATED METHOD.

9. NO NCGS MONUMENT FOUND WITHIN 2000'.

10. UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.

11. THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: A-URBAN LAND SURVEY
(2) POSITIONAL ACCURACY: 0.2'
(3) TYPE OF GPS FIELD PROCEDURE: RAPID STATIC, ONLINE POSITION USER SERVICE
(4) DATES OF SURVEY: 1/7/15
(5) DATUM/EPOCH: NAD 83 (2011), EPOCH 2010
(6) PUBLISHED/FIXED-CONTROL USE: CORS SITES DH3838, DG5755, DG7404
(7) GEOID MODEL: GEOID 12A; NAVD 88
(8) COMBINED GRID FACTOR(S): 0.99984518
(9) UNITS: US SURVEY FEET

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

21 NCAC 56 .1604: MAP CERTIFICATION

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (TITLE REFERENCES AS SHOWN ON PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM TITLE REFERENCES AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY MEETS OR EXCEEDS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

THIS _____ DAY OF _____ 20____.

_____
PROFESSIONAL LAND SURVEYOR

DATE	REVISIONS:	SCALE: 1" = 60'
		2016\BAT\MONROE 21ac
		2016\W\MONROE 21ac
		DRAWN BY: NB
		CHECKED BY: HW
		FIELD WORK: BG/MB
		JANUARY 8, 2016

CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
HUGH E. WHITE, JR., NCRLS & SCRLS 889-7601
CERTIFICATE OF AUTHORIZATION NCLS-242 SCL686

A BOUNDARY AND TOPOGRAPHICAL SURVEY SHOWING PROPERTY ON

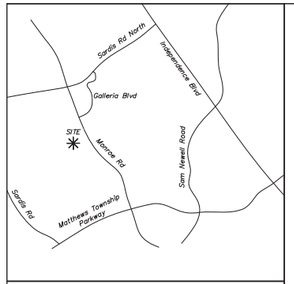
MONROE ROAD

(NEAR THE INTERSECTION OF GALLERIA BLVD)

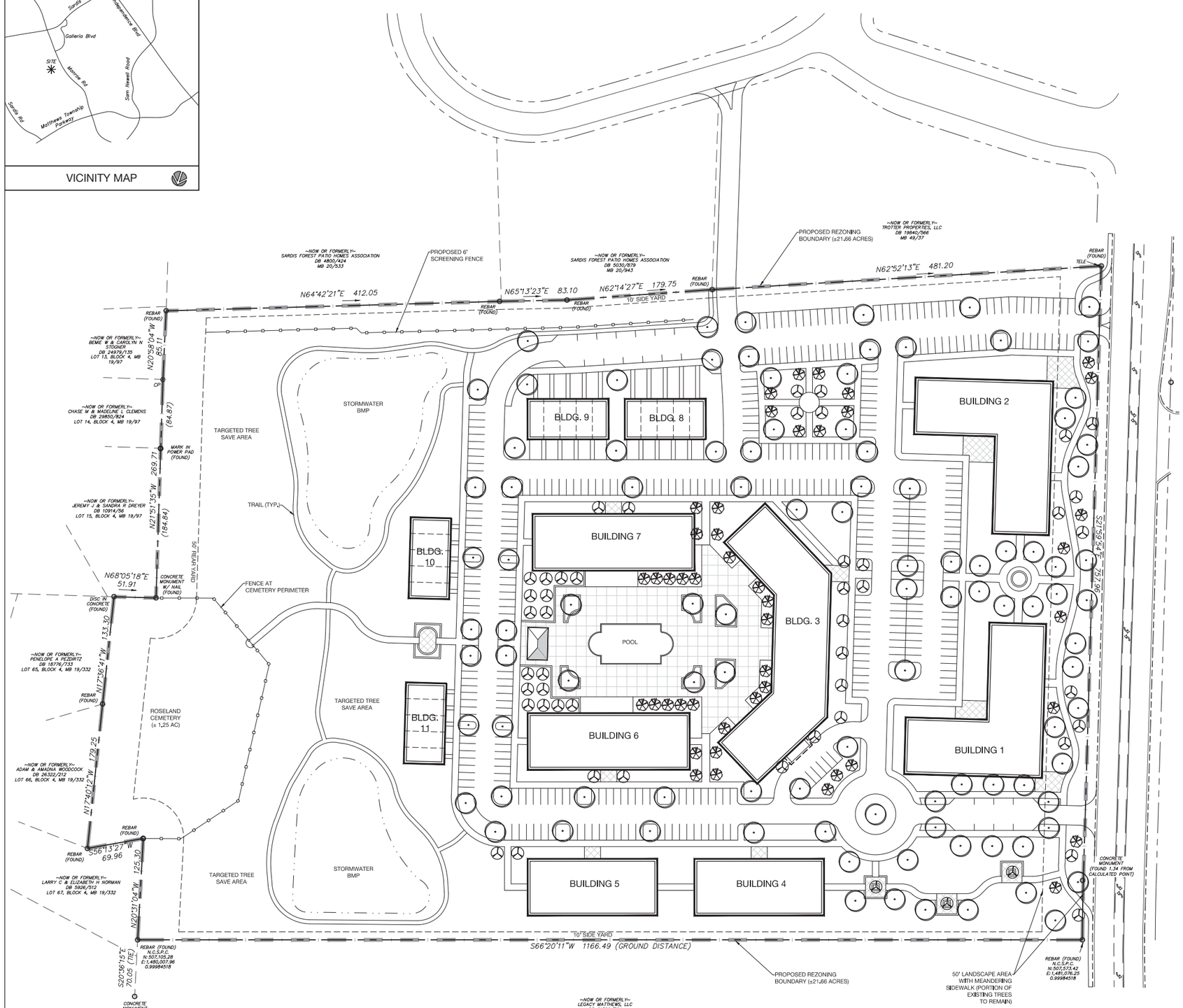
SURVEYED FOR: URBAN DESIGN PARTNERS, PLLC
AREA: 21.668 ACRES
TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA

SUPERCEDED 2016-652

9-28-2016



VICINITY MAP



DEVELOPMENT SUMMARY

TAX PARCEL ID #:	21323101
TOTAL SITE AREA:	± 21.66 ACRES
EXISTING ZONING:	R-VS
PROPOSED ZONING:	R-12 MF(CD)
PROPOSED UNITS:	
APARTMENTS:	230 UNITS
TOWNHOME:	20 UNITS
TOTAL:	250 UNITS
PROPOSED DENSITY:	11.5 D.U.A.
VEHICULAR PARKING:	
SURFACE:	388 SPACES
GARAGE:	20 SPACES
TOTAL:	408 SPACES (1.6/UNIT)

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Income Investments, LLC ("Applicant") for an approximately 21.66 acre site located on the west side of Monroe Road between Galleria Boulevard and Gander Cove Lane, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 213-231-01.

B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the Ordinance for the R-12 MF zoning district shall govern the use and development of the Site.

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and the improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and perimeter landscaping requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.

2. PERMITTED USES

A. The Site may be devoted only to a residential community comprised of a multi-family dwelling, multiple building complex and to any incidental and accessory uses associated therewith that are allowed in the R-12 MF zoning district. Incidental and accessory uses may include, without limitation, a leasing and management office and amenities such as a fitness center and a swimming pool.

B. The townhome style multi-family dwelling units may be converted to for sale dwelling units at the option of Applicant provided that all applicable requirements of the Ordinance are satisfied.

3. DEVELOPMENT LIMITATIONS

A. A maximum of 250 multi-family dwelling units may be located on the Site.

B. A minimum of 20 multi-family dwelling units shall be townhome style multi-family dwelling units.

C. At a minimum, townhome style multi-family dwelling units shall be located in those buildings designated as Buildings 8, 9, 10 and 11 on the Rezoning Plan.

4. DIMENSIONAL STANDARDS

A. Development of the Site shall comply with the dimensional standards of the R-12 MF zoning district set out in the Ordinance.

5. TRANSPORTATION AND PARKING

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation and/or the Town of Matthews.

B. Vehicular parking shall be provided in accordance with the requirements of the Ordinance.

6. STREETSCAPE TREATMENT AND SIDEWALKS

A. The streetscape treatment along the Site's frontage on Monroe Road shall comply with the requirements of the Ordinance.

B. A minimum 8 foot wide sidewalk shall be installed along the Site's frontage on Monroe Road as generally depicted on the Rezoning Plan. The sidewalk may meander to save existing trees.

C. A sidewalk easement shall be conveyed to the Town of Matthews for any portion of the minimum 8 foot wide sidewalk to be installed along the Site's frontage on Monroe Road that is located outside of the public right of way.

D. Internal sidewalks and pedestrian connections shall be installed within the Site as generally depicted on the Rezoning Plan.

E. A pedestrian trail shall be installed within the tree save areas located on the western portion of the Site as generally depicted on the Rezoning Plan. This pedestrian trail may be constructed of concrete, asphalt or some other hard surface.

7. TREE PROTECTION AND LANDSCAPING

A. The development of the Site shall comply with the Tree Protection and Landscaping requirements of the Ordinance.

B. Applicant shall install a minimum 50 foot wide landscape area along the Site's frontage on Monroe Road. Existing trees 24 inches and greater in caliper shall be preserved within this landscape area, however, smaller trees and vegetation and underbrush may be removed at the option of Applicant to allow views and safe passage through the landscape area. Supplemental trees and shrubs may be installed in this landscape area by Applicant. The minimum 8 foot sidewalk may be located within the minimum 50 foot wide landscape area.

8. ARCHITECTURAL STANDARDS

A. The maximum height in stories of any building constructed on the Site shall be 3 stories.

B. The maximum height in feet of any building constructed on the Site shall be 45 feet.

9. SIGNS

A. All signs installed on the Site shall comply with the requirements of the Ordinance.

10. BINDING EFFECT OF THE REZONING APPLICATION

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

URBAN DESIGN PARTNERS
1318-e6 central ave, P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com

Mr. Dustin Mills
Mr. Mike McCarthy

Income Investments, LLC
Taft Development Group
2217 Stantonsburg Road
Greenville, NC 27835

Renfrow Site

Rezoning Site Plan
Matthews, North Carolina

NO.	DATE:	BY:	REVISIONS:

Project No: 15-129
Date: 09.28.16
Designed by: udp
Drawn By: udp
Scale: 1"=60'
Sheet No:

RZ-1