First Floor
- Kitchen/Dining: 13’-3” x 21’
- Bedroom 1: 10’-4” x 11’
- Bedroom 2: 10’-4” x 13’
- Bathroom: full

Second Floor
- Bedroom: 13’-3” x 10’
- Bath: three-quarter

Total Heated Area: 1218 sq ft
Footprint: 22’ x 46’
First Floor
- Living Room: 12’ x 10’
- Kitchen: 13’ x 12’
- Dining Room: 10’-6” x 11’
- Bedroom: 13’ x 12’-6”
- Bathroom: full

Second Floor
- Bedroom Suite: 13’ x 11’-6”
- Study: 6’ x 7’
- Bathroom: three-quarter

Total Heated Area: 1292 sq ft
Footprint: 24’ x 40’
First Floor
- Living Room: 12'-0" x 11'-8"
- Kitchen: 10'-5" x 11'-5"
- Dining Room: 9'-7" x 11'-5"
- Bedroom: 10'-8" x 10'-3"
- Bathroom: full

Second Floor
- Bedroom: 12'-0" x 11'-4"
- Study: 8'-10" x 7'-2"
- Bath/Laundry: three-quarter

Total Heated Area: 1150 sq ft
Footprint: 24' x 43'

© Ross Chapin Architects • Sizes are approximate / Plans are subject to change
First Floor
Living Room 12' x 11'-6"
Kitchen 11'-6" x 11'
Dining Room 11'-6" x 10'
Bedroom 1 11'-6" x 9'-9"
Study 8'-2" x 10'
Bathroom full
Covered Porch 21'-6" x 8'

Second Floor >5'
Bedroom 2 13' x 11'-6"
Bedroom 3 14' x 12'-6"
Bathroom three quarter

Total Heated Area: 1431 sq ft
Footprint: 24' x 48'

© Ross Chapin Architects • Sizes are approximate / Plans are subject to change
First Floor
- Living/Dining: 12’ x 23’
- Kitchen: 10’ x 11’
- Bedroom: 10’ x 10’
- Bathroom: full

Second Floor
- Bedroom 1: 11’ x 9’
- Bedroom 2: 10’ x 12’
- Study: 6’ x 8.5’
- Bathroom: three-quarter

Total Heated Area: 1302 sf
Footprint: 24’ x 42’
First Floor
Living Room  12' x 11'-6"
Kitchen  11'-6" x 11'-6"
Dining Room  11'-6" x 8'-6"
Bedroom  11'-6" x 10'-6"
Study  7'-6" x 11'
Laundry  6' x 7'-6"
Bath  full
WC  half

Second Floor  >5'
Bedroom 1  10'-8" x 11'-6"
Bedroom 2  13'-4" x 12'-6"
Bathroom  three-quarter

Total Heated Area  1548 sf
Footprint  24' x 50'

© Ross Chapin Architects • Sizes are approximate / Plans are subject to change
October 27, 2010

VIA EMAIL
Ms. Kathi Ingrish
Mr. Bill Sherrill
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105-6713

Re: Rezoning Petition filed by BrookeChase Properties, LLC to rezone an approximately 3.16 acre site located on South Trade Street (the “Site”) from the R-20 zoning district to the R-VS Innovative zoning district

Dear Kathi and Bill:

This letter is being submitted with the above-captioned Rezoning Petition pursuant to the requirements of Paragraph 13 of the Instructions for Filing a Petition for a Change in a Zoning Classification (the “Instructions”) and Section 153.207(E)(1) of the Town of Matthews Zoning Ordinance (the “Ordinance”). As you are aware, Paragraph 13 of the Instructions requires the Petitioner to submit documentation regarding the land use recommendations for the Site as set out in adopted land use plans and a statement as to how this rezoning proposal complies with such recommendations. Section 153.207(E)(1) of the Ordinance requires the Petitioner to submit a written statement that outlines the purpose and objective of the proposed innovative development, particular development standards being modified and the design features and amenities of the proposed development that make it worthy of approval.

With respect to the land use recommendations, the Matthews Land Use Plan (the “Plan”) does not provide any specific land use recommendation for the Site. However, the Site is currently zoned for residential purposes, and the Plan sets out the general goals, objectives and recommendations for each land use category.

A stated goal and objective of the Plan is to “foster a balanced land use pattern which provides opportunities for a mix of commercial, employment, residential and open space uses.” To meet the housing needs of area residents, the Plan provides that “a maximum range of choice in type, density and location of housing” should be provided “while preventing the adverse impacts to the environment and quality of life.” In terms of appropriate locations for medium to high density residential developments, the Plan provides that such developments “should be located in areas fronting or near major or
minor thoroughfares and located in areas where services and utilities are available or projected to be within five years."

Another objective of the Plan is to provide for senior citizen housing as the demographics of the community indicate a need. The Planning, Aging and Matthews Report provides that the elderly population in Matthews will be 5,017 in 2010 and 9,546 in 2020. Clearly then, there will be an increasing need for senior housing in Matthews in the next decade.

The proposed homes would provide a housing type that is not readily available in Matthews, thereby increasing the diversity of the housing stock, and this residential community would not have an adverse impact on the surrounding environment. Residents of this proposed community could walk to the retail, commercial and restaurant destinations located in downtown Matthews, as well as to the local greenway. Higher density residential development is appropriate on the Site because it is located in close proximity to downtown Matthews and it is located in an area where services and utilities are available. Additionally, although the proposed residential community would not be an aged restricted community, the types of homes offered in this community would be attractive for senior citizens and they would be marketed to this segment of the population. For the reasons set out above, the Petitioner believes that this proposed residential community satisfies several of the general land use objectives of the Plan.

With respect to the specific development standards sought to be modified by the Petitioner, the Petitioner seeks to reduce the side yard to 5 feet and the rear yard to 20 feet as set out on the Rezoning Site Plan. The intent of this proposed development is to bring a unique residential community to Matthews that would contain both single family detached and single family attached dwelling units surrounding a courtyard with a common amenity. The Petitioner believes this residential community would provide an exciting housing opportunity for the residents of Matthews. The reduced side and rear yards provide the Petitioner with the flexibility to accomplish the design elements of the proposed project.

The Petitioner and I look forward to working with you and the Town of Matthews on this rezoning proposal.

Very truly yours,

[Signature]

John H. Carmichael

cc: Garry Smith, BrookeChase Properties, LLC
September 8, 2010

VIA EMAIL

Ms. Kathi Ingrish
Mr. Bill Sherrill
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Request to Defer the Public Hearing on Rezoning Petition No. 2010-558

Dear Kathi and Bill:

I hope this letter finds you well. As you are aware, the Public Hearing on Rezoning Petition No. 2010-558 is currently scheduled for October 11, 2010. However, as you are also aware, the Petitioner under Rezoning Petition No. 2010-558, Brookechase Properties, LLC ("Brookechase"), is in the process of attempting to place a parcel of land that is adjacent to the site subject to this Rezoning Petition under contract, and Brookechase desires to amend Rezoning Petition No. 2010-558 and the related Conditional Rezoning Plan to include this adjacent parcel of land.

As a result, on behalf of Brookechase, I hereby request that the Public Hearing on Rezoning Petition No. 2010-558 be deferred until the Board of Commissioners' December 13, 2010 meeting. I will appear at the Board of Commissioners’ September 13, 2010 meeting to request this deferral in person as well as to answer any questions.

Thank you for your assistance, and please do not hesitate to call me with any questions or comments.

Very truly yours,

John H. Carmichael

cc: Garry Smith, Brookechase Properties, LLC (via email)
    Chip Cannon, Urban Design Partners (via email)