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 (the “Ordinance”) for the C-MF zoning district classification, subject to the innovative development standards established under these Development Standards, shall be followed in conjunction with the requirements of the Ordinance.

2. The Petitioner shall dedicate the subject property with a portion of parcel #19327C98 as generally shown on the plans; the resulting property will be approximately 0.727 acres.

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 agrees to dedicate property (+/-2,844 SF) along Ames Street for the installation of an electric car charging station.

5. The Petitioner will evaluate the feasibility of installing a solar panel array on the Site. If not installed as a part of the development of this Project, the Petitioner will install a wood double-sided shadowbox screen fence on the property line along the rear perimeter of the Site.

Setbacks and Yards

1. 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 the C-MF zoning district.

2. Minimum Exterior Wall Masonry Coverage: 60%


5. Minimum Corner Side Yard: 5 feet.

Streetscape Treatment/Sidewalks

1. The Petitioner shall install a 5’ wide planting strip with street trees and a 5’ wide sidewalk along Ames Street fronting and a 5’ wide sidewalk along Park Center Drive as generally depicted on the Rezoning Plan. An easement will be required for any sidewalk, planting strip, etc., along Ames Street that is to be installed adjacent to any existing sidewalks.

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 local site and architectural construction plans and designs and to any adjustments required for approval by the Town of Matthews.

Common Open Space/Pocket Park

The Petitioner will provide separate open space and landscape areas throughout the Site as generally depicted on the Rezoning Plan. The open space may be used for recreation, gardens, and other activities allowed for the use of the residents.

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. Attached hereto are a series of schematic architectural renderings of the proposed building to be constructed on the Site. These elevations are intended to depict the general conceptual architectural style and character of the building to be constructed on the Site. Minor 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 Petitioner agrees to design the proposed building so that any driveway, parking spaces, building envelope, poles, signs, and landscaping be visually homogeneous with the surrounding neighborhood.

4. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site as required for a safe nighttime environment. The pedestrian scale, freestanding lighting fixtures shall 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 on the Site.

5. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 15 feet.

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

7. All lighting will meet the standards of the subordinate lighting section of the Ordinance.

Screening and Landscaping

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

Future Amendments to the Rezoning Site Plan

Future amendments to the Rezoning Site Plan and these Development Standards may be applied to the Petitioner and Owners who, from time to time, may be involved in development of any portion of the Site.

Architectural Standards

1. 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 and conclusive to the benefit of the Petitioner and Owners who, from time to time, may be involved in development of any portion of the Site.
Matthews Lofts #2
344 North Ames Street
Matthews, North Carolina

REZONING PETITION #2014-615

BrookeChase Properties
PO Box 578
Matthews, NC 28106-0578

ncbels license no: P-0418

July 31, 2014
BrookeChase
Properties

1318-e6 central ave.
charlotte, nc 28205
urbandesignpartners.com

P  704.334.3303
F  704.334.3305
Matthews Lofts #2
344 North Ames Street
Matthews, North Carolina

REZONING PETITION #2014-615

FLOOR PLAN: First Floor

FLOOR PLAN: Second-Third Floor
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 (the “Ordinance”) for the C-MF zoning district classification, subject to the innovative development standards set out below, shall be followed in conjunction with the development being shown on the Site.

2. The Petitioner shall ensure that the subject property with a portion of parcel #431-8-10 and #431-8-21 as generally shown on the plans, the existing property and the resulting property shall be coordinated and resolved during the construction document phase and permitting process.

3. All lighting will meet the standards of the outdoor lighting section of the Ordinance.

4. Trash and recycling service will be provided by the Petitioner; refuse containers will be residential roll-out style to be picked up on a regular schedule.

Screening and Landscaping

The Site may be developed in 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.

Common Open Space/Pocket Park

The Petitioner will provide common open space and landscape areas throughout the Site as generally depicted on the Rezoning Plan. The open space may be improved with benches, walks, and other amenities offered for the use of the residents.

Finer than the Minimum

All work executed on the Site will satisfy the requirements of the Matthews Sign Ordinance.

Ahmed Group Consultants

1. The maximum height of any building located on the Site shall be 60 feet.

2. Attached hereto are a series of schematic architectural renderings of the proposed building to be constructed on the Site. These elevations are provided to depict the general concept and architectural style, which do not materially change the overall conceptual architectural style and character permitted based upon final design/construction drawings.

DEVELOPMENT STANDARDS

General Provisions

1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site as required for a safe nighttime environment. The pedestrian scale, freestanding lighting fixtures shall 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 located 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. The Petitioner shall install a wood double-sided shadowbox screen fence along the rear property line and a portion of the side property line of the Site adjacent to single-family residential properties. A wall of texture on the Rezoning Site Plan, the Petitioner shall install vegetation and landscaping along the rear perimeter of the Site.

Storm Water

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

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: 5 feet.
• Minimum Exterior Project Edge: 10 feet.
• Minimum Exterior Wall Masonry Coverage: 60%.
• Minimum Exterior Wall Masonry Height: 120%.

2. Amendments to Rezoning Site Plan

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

Pending 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 all 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 assignees of the Petitioner and the Owners who, from time to time, may be involved in development of any portion of the Site.

Lighting

1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site as required for a safe nighttime environment. The pedestrian scale, freestanding lighting fixtures shall 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 located 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.

Streetscape Treatment/Sidewalks

1. The Petitioner shall install a 5’ wide planting strip with street trees and a 5’ sidewalk along Ames Street frontage and a 5’ wide sidewalk along Park Center Drive as more generally depicted on the Rezoning Plan. An easement will be required for any sidewalk, planting strip, etc., along Ames Street that is on the Site.

2. Sidewalks shall be installed throughout the Site as generally depicted on the Rezoning Site Plan. The placement and configuration of the access point 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.

3. The Petitioner shall install a 5’ wide planting strip with street trees and a 5’ sidewalk along Park Center Drive as more generally depicted on the Rezoning Plan. An easement will be required for any sidewalk, planting strip, etc., along Park Center Drive that is on the Site.

Minimum Exterior Wall Masonry Coverage: 60%.

Parking and Pedestrian Access

The Petitioner, in accordance with the Ordinance, shall provide parking for the development of any portion of the Site.
Matthews Lofts #2
344 North Ames Street
Matthews, North Carolina

Architectural Elevations
July 31, 2014

Brooke Chase Properties
PO Box 578
Matthews, NC 28106-0578

14-016
ncbels license no: P-0418

REZONING PETITION #2014-615

URBAN DESIGN
URBAN DESIGN
SUPERSEDED 2014-615
9-12-2014

Designed by:
Drawn By:

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

Scale:
Project No:
Sheet No:

04 ELEVATION: Left Side
03 ELEVATION: Rear
02 ELEVATION: Right Side
01 ELEVATION: Front

REZONING PETITION #2014-615
REZONING PETITION #2014-615

Matthews Lofts #2
Survey/Existing Conditions Plan

Properties

PO Box 578
Matthews, NC 28106-0578

14-016
ncbels license no: P-0418

Matthews Lofts #2
344 North Ames Street
Matthews, North Carolina

SUPERSEDED
2014-615
8-27-2014

URBAN DESIGN PARTNERS

1318-e6 central ave.
charlotte, nc 28205
urbandesignpartners.com

P  704.334.3303
F  704.334.3305

Scale:
1"=20'

July 31, 2014
BrookeChase
Properties

NOTES:
1. This plat has been plotted to the best knowledge and belief of the Company, but because of the limitations inherent in the art of surveying and the data obtained by the Company, the lines shown hereon should not be assumed to be absolutely accurate. The boundaries shown hereon are intended only to indicate the property shown, and do not represent the exact or legal boundaries of the property shown and the Company makes no representation that the lines shown are absolutely accurate. The Company has no knowledge of errors in the data obtained by the Company, and no representation is made by the Company that any data obtained by the Company is absolutely accurate.
2. This plat has been plotted subject to the conditions of the U.S. Code, and the laws and regulations of the State of North Carolina, and the City of Matthews, North Carolina.
3. This plat has been plotted subject to the conditions of the U.S. Code, and the laws and regulations of the City of Matthews, North Carolina.
4. This plat has been plotted subject to the conditions of the U.S. Code, and the laws and regulations of the State of North Carolina.
5. This plat has been plotted subject to the conditions of the U.S. Code, and the laws and regulations of the City of Matthews, North Carolina.
6. This plat has been plotted subject to the conditions of the U.S. Code, and the laws and regulations of the State of North Carolina.
7. This plat has been plotted subject to the conditions of the U.S. Code, and the laws and regulations of the City of Matthews, North Carolina.
8. This plat has been plotted subject to the conditions of the U.S. Code, and the laws and regulations of the State of North Carolina.
9. This plat has been plotted subject to the conditions of the U.S. Code, and the laws and regulations of the City of Matthews, North Carolina.
10. This plat has been plotted subject to the conditions of the U.S. Code, and the laws and regulations of the State of North Carolina.

Drawing by:
Brooke Chase

Prepared for:
Brooke Chase

Survey/Existing Conditions Plan

URBAN DESIGN PARTNERS

1318-e6 central ave.
charlotte, nc 28205
urbandesignpartners.com

P  704.334.3303
F  704.334.3305
DEVELOPMENT SUMMARY

TAX PARCEL ID #: 19327101

TOTAL SITE AREA (EXISTING): ± 0.534 AC
TOTAL SITE AREA (PROPOSED): ± 0.727 AC

EXISTING ZONING: R-12
PROPOSED ZONING: C-MF (INNOVATIVE)

EXISTING USE: SINGLE FAMILY
PROPOSED USE: MULTI-FAMILY APARTMENT BUILDINGS

DENSITY: 33.0 UNITS/ACRE
VEHICULAR PARKING:

REQUIRED: 30 SP.
PROPOSED: 22 ON-SITE, 10 ON-STREET

BICYCLE PARKING:

REQUIRED: 4 SP. (1 SP. PER 6 UNITS)

PROJECT NO: 14-016

SITE PLAN RZ-3

10' Landscape Buffer
Prop. Fence
Prop. Evergreen Screen (Trees and Shrubs)
Trash Pit & Bin Compartment
Prop. Building (24 Units)
Prop. 6' Parking Strip and Curb
Prop. 10' Parking Spaces
Prop. Evergreen Screen (Trees and Shrubs)
Garden Shed and Storage
10 On-Class Street Parking Spaces
Proposed Building (24 Units)
Trash Pit & Bin Compartment
Prop. 6' Parking Strip and Curb
Prop. 10' Parking Spaces
Prop. Evergreen Screen (Trees and Shrubs)
Garden Shed and Storage
10 On-Class Street Parking Spaces

SUPERSEDED 2014-615
8-27-2014

Matthews Lofts #2

344 North Ames Street
Matthews, North Carolina

Brooke Chase Properties
PO Box 578
Matthews, NC 28106-0578

ncbels license no: P-0418

Developed by:
Drawn by:

PO Box 578
Matthews, NC 28106-0578

1318-e6 Central Ave.
Charlotte, NC 28205
urbandesignpartners.com

P 704.334.3303
F 704.334.3305

Brooke Chase Properties
Matthews Lofts #2
344 North Ames Street
Matthews, North Carolina

REZONING PETITION #2014-615

SUPERSEDED 2014-615
8-27-2014
General Provisions
1. Unless more stringent standards are established by the Housing Authority of the City of San Antonio Development Standards, all development standards established under the City of San Antonio Zoning Ordinance (the “Ordinance”) for the CBD and CBD Designated Areas (including the CBD Designated Areas) are subject to the development standards set forth in this Ordinance, or as may be established by the City of San Antonio. Such development standards shall be subject to review by the Planning Commission and, if approved, shall be incorporated into the City of San Antonio Zoning Ordinance.
2. The Planning Commission shall consider the effect of any proposed development on the overall character and image of the CBD. The Planning Commission may exercise its discretion in approving any proposed development, subject to the provisions of this Ordinance.
3. The Planning Commission may, in its discretion, approve any proposed development, subject to the provisions of this Ordinance.
**DEVELOPMENT SUMMARY**

**TAX PARCEL ID #:** 19327101

**TOTAL SITE AREA:** .534 AC

**REZONING AREA:** .59 AC

**EXISTING ZONING:** R-12

**PROPOSED ZONING:** C-MF (INNOVATIVE)

**PROPOSED USE:** MULTI-FAMILY (APARTMENT 24 UNITS)

**DENSITY:** 40.7 UNITS/ACRE

**VEHICULAR PARKING:**
- **REQUIRED:** 29 SP.
- **PROPOSED:** 22 ON-SITE, 12 ON-STREET

**BICYCLE PARKING:**
- **REQUIRED:** 4 SP. (1 SP. PER 6 UNITS)

---

**DEVELOPMENT SUMMARY**

**TAX PARCEL ID #:** 19327101

**TOTAL SITE AREA:** .534 AC

**REZONING AREA:** .59 AC

**EXISTING ZONING:** R-12

**PROPOSED ZONING:** C-MF (INNOVATIVE)

**PROPOSED USE:** MULTI-FAMILY (APARTMENT, 24 UNITS)

**DENSITY:** 40.7 UNITS/ACRE

**VEHICULAR PARKING:**
- **REQUIRED:** 29 SP.
- **PROPOSED:** 22 ON-SITE, 12 ON-STREET

**BICYCLE PARKING:**
- **REQUIRED:** 4 SP. (1 SP. PER 6 UNITS)
DEVELOPMENT STANDARDS

General Provisions

Unless more stringent standards are established by this Rezoning Site Plan or any other development standards established under the Town of Matthews Zoning Ordinance (the "Ordinance") for the C-MF zoning district classification, subjects to the innovative development standards set out below, shall be followed in connection with the development taking place on the Site.

Permitted Uses

The Site may be devoted to a maximum of 24 for-rent multifamily dwelling units and to any incidental or accessory use in connection therewith which is permitted by right or under preprovided conditions in the Town of Matthews zoning district.

Setbacks and Yards

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

Access/Exits

Vehicle access into the Site from North Ames Street shall be full movement and generally as depicted on the Rezoning Site Plan. These streets and configuration of the access and exit 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.

Streetscape Treatment/Sidewalks

The Petitioner shall provide sidewalk and street trees along Matthews Station Street and East Matthews Street and shall conform to the Ordinance.

Common Open Space/Public Park

The Petitioner shall provide common open space and landscape areas throughout the Site as generally depicted on the Rezoning Plan. The open space may be improved with benches, walks, and other amenities offered for the use of the residents.

Signage

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

Architectural Controls

1. The maximum height of any building located on the Site shall be 45 feet.

2. Attached or semi-detached structures on the Site shall be no more than 2 stories and shall be generally as depicted on the Rezoning Site Plan. These buildings shall be constructed on the Site. Minor changes and alterations which do not materially change the overall aesthetic and character of the building may be allowed.

Parking

As provided in the Development Summary, a minimum of 22 off-street vehicular parking spaces shall be provided on the Site. As allowed by the Ordinance, twelve (12) existing on-street spaces adjacent to the Site may also be used to meet the minimum required number of parking spaces.

Lighting

1. Pedestrian scale, free-standing lighting fixtures shall be installed throughout the Site as required for a safe nighttime environment. The pedestrian scale, free-standing lighting fixtures shall be uniform in design, and the total spacing of such lighting fixtures shall be determined by the Petitioner. The Town of Matthews Director of Public Works shall review the pedestrian scale, free-standing lighting fixtures prior to the installation of such lighting fixtures within the Site.

2. The maximum height of any pedestrian scale, free-standing lighting fixture installed on the Site, including its base, shall not exceed 10 feet.

3. Well-lighted decorative light fixtures such as sconces are permitted.

Screening and Landscaping

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

2. The Petitioner shall install in a wood double-sided decorative fence along the rear property line and a portion of the side property line of the Site adjacent to single-family residential properties.

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

Plan Notes

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

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 set out below:

- Minimum Corner Side Yard: 6 feet.
- Minimum Exterior Project Edge: 6 feet.

Amendments to Rezoning Site Plan

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

Bunding Effect of the Rezoning Application:

1. If the Matthews 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 the development of any portion of the Site.
Conceptual Elevation / Matthews Lofts II

BROOKECHASE PROPERTIES, LLC
Matthews Lofts #2
344 North Ames Street
Matthews, North Carolina

Projected Elevations

Matthews Lofts #2
344 North Ames Street
Matthews, North Carolina

Scale: 1/8" = 1'-0"

14-016
ncbels license no: P-0418

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

Designed by:

Drawn By:

July 2, 2014
Brookchase
Properties
PO Box 578
Matthews, NC 28106-0578

BY: DATE:

SUPERSEDED 2014-615
7-3-2014

Project No:

Sheet No:

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

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

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

01 ELEVATION: Rear
1/8" = 1'-0" when 1/8" = 1'-0"

SUPERSEDED 2014-615
7-3-2014
**Matthews Lofts #2 Project Notes**

1) General / Plan Items
   A. 24-unit apartments in a single building
   B. 22 parking spaces on site in lot behind building; 10 parking spaces on site along Park Center Drive
   C. Right of Way dedication along Ames Street frontage to provide full width ROW
   D. New C&G, 4’ planting strip, and 6’ sidewalk along Ames Street
   E. New 5’ sidewalk along frontage of Park Center Drive with connections to sidewalk across PC Drive.
   F. 10’ Landscape Buffer along property lines adjacent to SF residential; buffer plantings will consist of evergreen trees and shrubs as well as deciduous shade trees to provide more complete and layered screening; 6’ privacy fence will also be installed in this buffer.
   G. Small garden and storage shed to complement building architecture and provide resident and management storage.
   H. Trash and recycling to be handled with rollouts that will be stored in an enclosed area for screening. Rollouts will be washed out regularly. Rollouts being used in lieu of dumpster to reduce noise, etc., usually associated with dumpsters.
   I. The building has been pushed up as close to the corner as possible to provide greatest separation of properties.
   J. Supports NorthEnd and Downtown Businesses with additional pedestrian activity that is desperately needed.
   K. Adds a transition and buffers single family zoning from Industrial Zoning and more intense business uses north of Ames Street.
   L. Will provide a substantially increased tax base.
   M. There is some difference between the survey and GIS data; we have asked our surveyor to look into and address the issue.
   N. Units are mostly 1 bedroom and will be geared towards working professionals rather than families. We’ve found in our similar projects that actual addition to CMS enrollment is about ¼ of the projected totals.

2) Policy Items
   A. Town of Matthews Land Use Plan 2012-2022
      i. “It is important to recognize that Matthews no longer has an abundance of undeveloped land; successful future development requires implementation of smart growth principles and policies.”
         • Projects such as Matthews Lofts #2 provide density, integration of uses, and a fine-grained development pattern, all hallmarks of smart growth principles.
      ii. “The citizen-developed Vision Statements were created in 2005 to set long-term direction for Matthews. This process revealed a focal shift from the typical, suburban nuclear family to a new generation of households. Changing demographics
suggest that new development should address the growing populations of empty nesters, singles and non-traditional families desiring less “private” family space and wanting more community connection.”

- Projects such as Matthews Lofts #2 recognize this demographic shift and provide housing for these emerging non-traditional groups.
- This shift is illustrated and supported by the very high lease rate and quality of tenants in the existing North End Apartment projects.

iii. “Policy Statement #1: Provide a range and variety of housing styles in Matthews. Encourage higher density multi-family development in appropriate locations and review regulations to increase maximum density. Actively endorse a variety of housing values and residency types (owner and renter) to be built within the town to the local development community.”

- Matthews Lofts #2 will provide an urban-style housing type that is lacking and desired in Matthews. It’s an alternative to the typical SF lot or garden style apartment development that’s so common in Matthews. This type project often provides housing for local teachers, police officers, and retail workers who want to live close to work but can’t afford or don’t want a traditional SF home.

iv. “Policy Statement #4: Encourage compact building design and urban style development to achieve more efficient use of space where appropriate. Reduce front setbacks and other yard requirements where placing buildings closer to the street and other buildings will encourage residents and visitors to utilize the shared and public outdoor spaces. Reduce required number of parking spaces where appropriate, and actively encourage or require comfortable pedestrian connections between parking lots and buildings/land uses.”

- Matthews Lofts #2 will provide higher density housing on a major corner within the North End area. It will complete the realization of Matthews Gateway and Park Center Drive, which provides a critical connection and multi-use corridor between Sam Newell Road and Matthews Township Parkway. The development of North End has been a catalyst for the townhomes to fill up and the desire for Charlotte Metro Credit Union to relocate here.

v. Multi Family section under Land Uses notes, “The town should shift towards higher-density, urban multi-family developments as they are more environmentally sensitive because the maximize space. Smaller buildings with higher densities are ideal; single structures per development are encouraged.”

- Matthews Lofts #2 hits all of those points...smaller building, higher density, single structure.
B. Matthews Downtown Plan
   i. Land Use Goal: “The addition of significant numbers of new housing units is key to creating a more vibrant, pedestrian friendly downtown.” And “Key Recommendation: (9) Encourage the continued development of additional housing units to enliven the Downtown area.”
   ii. Transportation: Provide sidewalk connection down Ames Street. (Shown graphically on plan)
   iii. North End District: “The district is composed of a mix of building types and uses, but has primarily grown with a focus on medical facilities and recently, apartment dwellings. The Matthews Gateway project provides much needed urban residential and retail to the area in a true mixed-use environment.”
      • ML#2 adds to the much needed urban residential uses.
Date: July 2, 2014

To: Kathi Ingrish, Planning Director  
Town of Matthews Planning Department  
Matthews Town Hall  
232 Matthews Station Street  
Matthews, NC 28105

Re: Matthews Lofts#2 Rezoning Petition

Dear Kathi,

I would like to thank you for the opportunity to submit this rezoning petition request for my Client’s property on North Ames Street in the Town of Matthews. The 0.534-acre site is located at the intersection of North Ames Street and Park Center Drive adjacent to Matthews Gateway (NorthEnd). The project program includes development of 24 multifamily units in a single building. These new residences will provide a much needed residential component to downtown Matthews, complementing the existing mix of retail, restaurant, and office uses.

Our petition request is reasonable and in conformance with the adopted development goals and policies of the Town of Matthews. The proposed development is consistent with the Town of Matthews Land Use Plan 2012-2022. It falls in line with the Land Use Plan goals and objectives and directly promotes the following policies of the Land Use Plan:

- Provides a range and variety of housing styles in Matthews by filling an underserved niche of small multifamily units in downtown Matthews.
- Encourages a mix of land uses by way of its location in downtown, close to retail, restaurant, civic, and other business uses.
- Encourages compact building design and urban style development by way of being an infill development located in downtown within a successful mixed-use corridor. The architecture is reminiscent of local buildings and urban in form, not the typical garden-style apartments so prevalent in and around Matthews.

Additionally, our petition also supports the Matthews Downtown Plan by providing “much needed urban residential to the area.” Though not specifically illustrated as a multifamily project within the Downtown Plan, it will fill a gap in the higher uses shaping the Park Center Drive corridor and provide a transition to the single family homes adjacent to the site.

We believe our petition request is very much in keeping with the goals, objectives, and desires of the Town of Matthews and its stated goals and policies, and in doing so, provides an asset to its citizens. Thank you for your consideration.

Best Regards,

James P. Cannon, PLA
Urban Design Partners
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:

☐ 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): 19327101 and a portion of 19327C98

Address of property: 344 Ames Street, Matthews, NC 28105

Location of property:
Property is located at the SW corner of Ames Street and Park Center Drive

Title to the property was acquired on ____________________________
and was recorded in the name of _____________________________
whose mailing address is ________________________________

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

Present zoning classification: R-12
Requested zoning classification: C-MF (Innovative)
List reason(s) why zoning should be changed (use separate sheet if necessary):

See attached sheet, Exhibit A

Signature of property owner (must be original)

Steven Knickerbocker
Print name of property owner
344 N Ames St
Property owner's mailing address
Matthews, NC 28105
Property owner’s mailing address, continued
Property owner’s mailing address, continued
704-301-0925, snickteach@gmail.com
Property owner’s phone number/email address

Signature of agent (if any)

Print name of agent
Agent’s mailing address
Agent’s mailing address, continued
Agent's mailing address, continued
Agent’s phone number/email address

Brookechase Properties, LLC
Petitioner other than owner (if any)

Garry Smith
Print name of petitioner
Petitioner’s mailing address
PO Box 578
Petitioner’s mailing address, continued
Matthews NC, 28106
Petitioner’s mailing address, continued
704-321-0371, Gsmith@brookechaseproperties
Petitioner’s phone number/email address
Matthews Lofts #2 – Rezoning Application Exhibit A

The petitioner is seeking a change in zoning to allow a 24-unit multifamily (apartment) building on a property currently zoned R-12 (Single Family Residential). The property is located at the intersection of Ames Street and Park Center Drive and is a key piece in the continued development of the North End/Matthews Gateway/Matthews Parkway Corporate Center area. The proposed project will complement the existing mix of multifamily residential, retail, office, and restaurant uses that have redefined this area of downtown Matthews.
### Matthews Lofts #2 – Rezoning Application Exhibit B

Additional information for parcels within 100' of subject property:

<table>
<thead>
<tr>
<th></th>
<th>Tax Parcel ID</th>
<th>Property Owner’s Name</th>
<th>Owner Mailing Address</th>
<th>Owner Mailing Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>19324307</td>
<td>Matthews Parkway Corporate Center, LLC</td>
<td>PO Box 12571</td>
<td>Charlotte, NC 28220</td>
</tr>
<tr>
<td>2.</td>
<td>19324306</td>
<td>Morningstar Office, LLC c/o Morningstar Properties, LLC</td>
<td>725 Park Center Drive</td>
<td>Matthews, NC 28105</td>
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<tr>
<td>3.</td>
<td>19327112</td>
<td>Amelia P. Lingle</td>
<td>3100 Valentine Lane</td>
<td>Charlotte, NC 28270</td>
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<tr>
<td>4.</td>
<td>19327113</td>
<td>Joel P. and Barbara M. Eaves</td>
<td>1227 Jules Court</td>
<td>Charlotte, NC 28226</td>
</tr>
<tr>
<td>5.</td>
<td>19327114</td>
<td>Jagger Beats, LLC</td>
<td>3201 Dan Hood Road</td>
<td>Matthews, NC 28105</td>
</tr>
<tr>
<td>6.</td>
<td>19327115</td>
<td>James M. and Linda C. Hood</td>
<td>PO Box 352</td>
<td>Matthews, NC 28106</td>
</tr>
<tr>
<td>7.</td>
<td>19327121</td>
<td>Morris Family Investments, LLC</td>
<td>301 Warehouse Drive</td>
<td>Matthews, NC 28104</td>
</tr>
<tr>
<td>8.</td>
<td>19327123</td>
<td>Matthews Lofts, LLC</td>
<td>PO Box 578</td>
<td>Charlotte, NC 28106</td>
</tr>
</tbody>
</table>
9. Tax Parcel ID: 19327131
   Property Owner’s Name: Robert J. Feury and Joanna K. Schmidt
   Owner Mailing Address: 334 N. Freemont Street
   Owner Mailing Address: Matthews, NC 28105

10. Tax Parcel ID: 19327132
    Property Owner’s Name: Scott A. and Stephanie N. Brotherton
    Owner Mailing Address: 330 N. Freemont Street
    Owner Mailing Address: Matthews, NC 28105

11. Tax Parcel ID: 19329104
    Property Owner’s Name: Goode Luck, LLC and Macthree Investments, LLC
    Owner Mailing Address: 1300 Baxter Street, Suite 270
    Owner Mailing Address: Charlotte, NC 28204

12. Tax Parcel ID: 19329105
    Property Owner’s Name: BrookeChase Properties, LLC
    Owner Mailing Address: PO Box 578
    Owner Mailing Address: Matthews, NC 28106

13. Tax Parcel ID: 19329106
    Property Owner’s Name: BrookeChase Properties, LLC
    Owner Mailing Address: PO Box 578
    Owner Mailing Address: Matthews, NC 28106

14. Tax Parcel ID: 19329107
    Property Owner’s Name: Matthews Medical Partners, LLC
    Owner Mailing Address: 4530 Park Road, Suite 300
    Owner Mailing Address: Charlotte, NC 28209

15. Tax Parcel ID: 19327206
    Property Owner’s Name: Scott W. and Jacqueline S. Morrison
    Owner Mailing Address: 1174 Dean Hall Lane
    Owner Mailing Address: Matthews, NC 28105

16. Tax Parcel ID: 19327207
    Property Owner’s Name: Arthur B. and Darcia Treadwell
    Owner Mailing Address: 1170 Dean Hall Lane
    Owner Mailing Address: Matthews, NC 28105

17. Tax Parcel ID: 19327208
    Property Owner’s Name: Gibraltar Commercial III, LLC
    Owner Mailing Address: 250 Gibraltar Road
    Owner Mailing Address: Horsham, PA 19044
18. Tax Parcel ID: 19327209
   Property Owner’s Name: Gibraltar Commercial III, LLC
   Owner Mailing Address: 250 Gibraltar Road
   Owner Mailing Address: Horsham, PA 19044

19. Tax Parcel ID: 19327210
   Property Owner’s Name: Gibraltar Commercial III, LLC
   Owner Mailing Address: 250 Gibraltar Road
   Owner Mailing Address: Horsham, PA 19044

20. Tax Parcel ID: 19327211
   Property Owner’s Name: Gibraltar Commercial III, LLC
   Owner Mailing Address: 250 Gibraltar Road
   Owner Mailing Address: Horsham, PA 19044

21. Tax Parcel ID: 19327212
   Property Owner’s Name: Gibraltar Commercial III, LLC
   Owner Mailing Address: 250 Gibraltar Road
   Owner Mailing Address: Horsham, PA 19044

22. Tax Parcel ID: 19327213
   Property Owner’s Name: Geoffrey L. and Fern Brown
   Owner Mailing Address: 1146 Dean Hall Lane
   Owner Mailing Address: Matthews, NC 28105

23. Tax Parcel ID: 19327214
   Property Owner’s Name: John P. Kryder
   Owner Mailing Address: 1142 Dean Hall Lane
   Owner Mailing Address: Matthews, NC 28105

24. Tax Parcel ID: 19327215
   Property Owner’s Name: Yee R. Peng and Krishna Bhat
   Owner Mailing Address: 1138 Dean Hall Lane
   Owner Mailing Address: Matthews, NC 28105

25. Tax Parcel ID: 19327216
   Property Owner’s Name: Gibraltar Commercial III, LLC
   Owner Mailing Address: 250 Gibraltar Road
   Owner Mailing Address: Horsham, PA 19044

26. Tax Parcel ID: 19327217
   Property Owner’s Name: Ajan Nihad
   Owner Mailing Address: 370 E. John Street
   Owner Mailing Address: Lindenhurst, NY 11757
27. Tax Parcel ID: 19327218  
   Property Owner’s Name: Edenbridge Place, LLC  
   Owner Mailing Address: 6907 Lourdes Court  
   Owner Mailing Address: Charlotte, NC 28277

28. Tax Parcel ID: 19327219  
   Property Owner’s Name: Gibraltar Commercial III, LLC  
   Owner Mailing Address: 250 Gibraltar Road  
   Owner Mailing Address: Horsham, PA 19044

29. Tax Parcel ID: 19327220  
   Property Owner’s Name: John B. Hall, Jr.  
   Owner Mailing Address: 1118 Dean Hall Lane  
   Owner Mailing Address: Matthews, NC 28105

30. Tax Parcel ID: 19327221  
   Property Owner’s Name: Gregory L. Maynor, Jr.  
   Owner Mailing Address: 1114 Dean Hall Lane  
   Owner Mailing Address: Matthews, NC 28105

31. Tax Parcel ID: 19327222  
   Property Owner’s Name: Molly A. McKenzie  
   Owner Mailing Address: 1110 Dean Hall Lane  
   Owner Mailing Address: Matthews, NC 28105

32. Tax Parcel ID: 19327223  
   Property Owner’s Name: Warren C. and Amanda F. Penzer, Jr.  
   Owner Mailing Address: 1106 Dean Hall Lane  
   Owner Mailing Address: Matthews, NC 28105

33. Tax Parcel ID: 19327224  
   Property Owner’s Name: Charles H. Smith IV  
   Owner Mailing Address: 9503 Westchire Court  
   Owner Mailing Address: Matthews, NC 28105
<table>
<thead>
<tr>
<th>Tax Parcel Number</th>
<th>Tax Parcel</th>
<th>Property Owner Name(s)</th>
<th>Property Owner Address</th>
<th>Owner Mailing Address</th>
<th>Owner Mailing Address, Continued</th>
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</thead>
<tbody>
<tr>
<td>19327102</td>
<td>19327103</td>
<td>Jack Reed Dailey, Jr.</td>
<td>338 North Ames Street</td>
<td>Matthews, NC 28105</td>
<td></td>
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<tr>
<td></td>
<td>19327109</td>
<td>Kathrin E. Rowan</td>
<td>PO Box 572</td>
<td>Matthews, NC 28106</td>
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<tr>
<td></td>
<td>193271126</td>
<td>Alvie C. and Elizabeth K. Sumners</td>
<td>317 N. Freemont Street</td>
<td>Matthews, NC 28105</td>
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<tr>
<td></td>
<td>19327128</td>
<td>Jason C. and Kara B. Jones</td>
<td>325 N. Freemont Street</td>
<td>Matthews, NC 28105</td>
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<tr>
<td></td>
<td>19327129</td>
<td>Lynne Takac</td>
<td>313 N. Freemont Street</td>
<td>Matthews, NC 28105</td>
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<tr>
<td></td>
<td>19327130</td>
<td>Kurtis R. and Taran B. Beshers</td>
<td>329 N. Freemont Street</td>
<td>Matthews, NC 28105</td>
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<tr>
<td></td>
<td>19324301</td>
<td>Eric Mularski</td>
<td>333 N. Freemont Street</td>
<td>Matthews, NC 28105</td>
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<tr>
<td></td>
<td></td>
<td>Mary C Hulse Family LC; Matthews Bldg, Supply</td>
<td>PO Box 607-28105</td>
<td>Matthews, NC 28106</td>
<td></td>
</tr>
</tbody>
</table>
SUMMARY OF THE REZONING PROCESS

PETITIONER: 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 mjgolnitz@matthewsnc.gov) for verification.

Application submitted to and accepted by the Town of Matthews July 2, 2014

Town Board of Commissioners formally accepts application and sets Public Hearing date July 14, 2014

Notices sent via mail to affected/adjacent property owners on or before August 25, 2014

Protest petition filed with Planning Department by 5:00 pm on September 3, 2014

Public hearing: petitioner may give explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning September 8, 2014

Town Planning Board reviews petition, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request September 23, 2014

Town Board of Commissioners approves or denies application October 13, 2014

GENERAL STATUTE 160A-385: CHANGES.

(a) Zoning ordinances may from time to time be amended, supplemented, changed, modified or repealed. In case, however, of a qualified protest against a zoning map amendment, that amendment shall not become effective except by favorable vote of three-fourths of all the members of the city council. For the purposes of this subsection, vacant positions on the council and members who are excused from voting shall not be considered “members of the council” for calculation of the requisite supermajority. To qualify as a protest under this section, the petition must be signed by the owners of either (i) twenty percent (20%) or more of the area included in the proposed change or (ii) five percent (5%) of a 100-foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right of way shall not be considered in computing the 100-foot buffer area as long as that street right of way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100-foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the “owners” of potentially qualifying areas. The foregoing provisions concerning protests shall not be applicable to any amendment which initially zones property added to the territorial coverage of the ordinance as a result of annexation or otherwise, to an amendment to an adopted (i) special use district, (ii) conditional use district, or (iii) conditional district if the amendment does not change the types of uses that are permitted within the district or increase the approved density for residential development, or increase the total approved size of nonresidential development, or reduce the size of any buffers or screening approved for the special use district, conditional use district, or conditional district.

(b) Amendments in zoning ordinances shall not be applicable or enforceable without consent of the owner with regard to buildings and uses for which either (i) building permits have been issues pursuant to GS 160A-417 prior to the enactment of the ordinance making the change or changes so long as the permits remain valid and unexpired pursuant to GS 160A-418 and unrevoked pursuant to GS 160A-422 or (ii) a vested right has been established pursuant to GS 160A-385.1 and such vested right remains valid and unexpired pursuant to GS 160A-385.1.