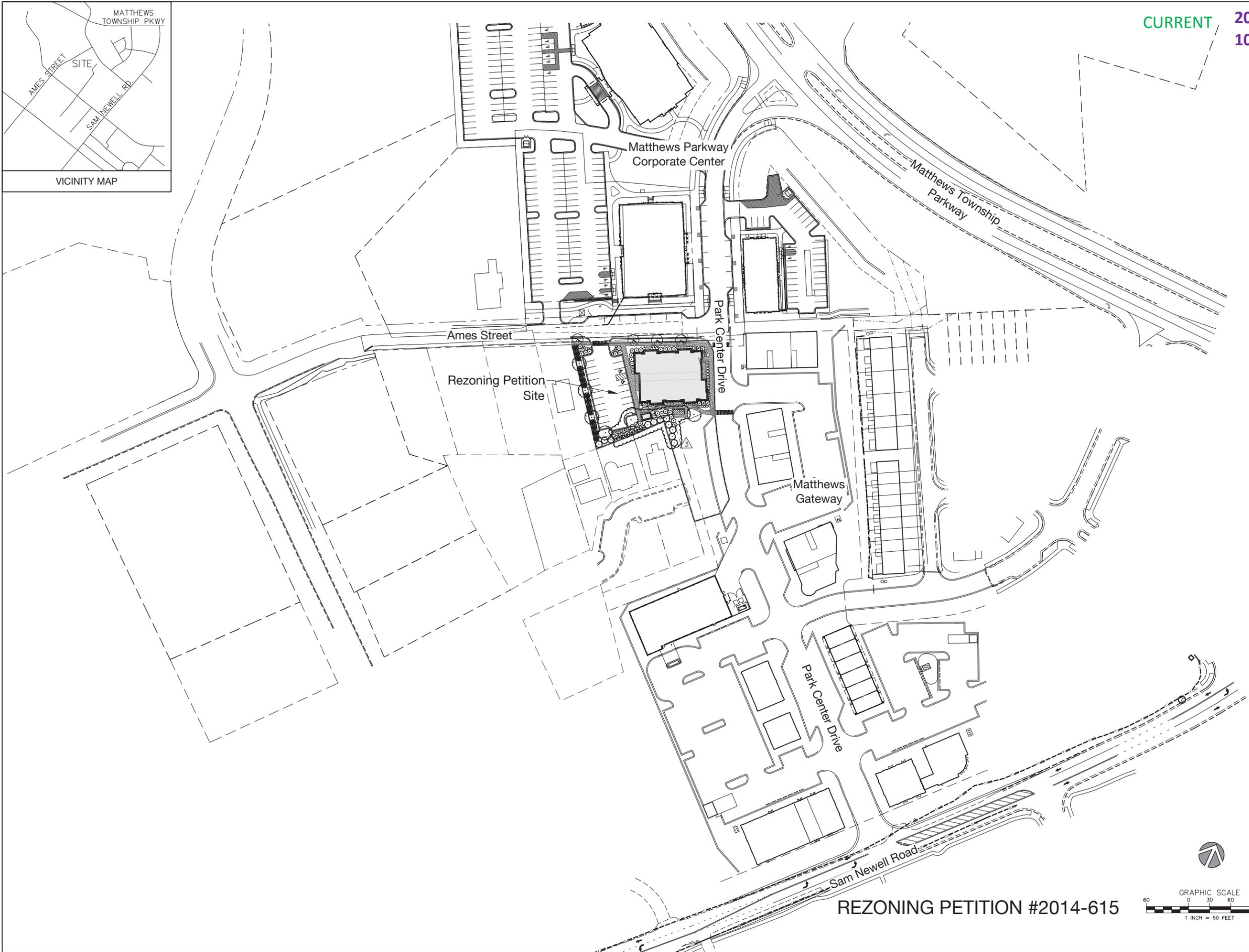


CURRENT 2014-615
10-1-2014

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1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
ncbeis license no: P-0418



BrookeChase Properties

PO Box 578
Matthews, NC 28106-0578

Matthews Lofts #2

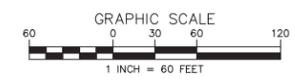
Context Plan
344 North Ames Street Matthews, North Carolina

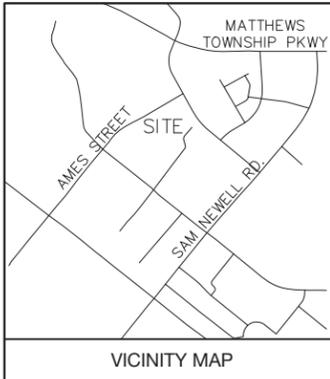
NO.	DATE	BY:	REVISIONS:
1	08/27/14	UDP	PER TOWN COMMENTS
2	9/22/14	UDP	PER TOWN COMMENTS
3	10/1/14	UDP	PER TOWN/PLANNING BD. COMMENTS

Project No: 14-016
Date: July 31, 2014
Designed by: udp
Drawn By: udp
Scale: 1"=60'
Sheet No:

RZ-2

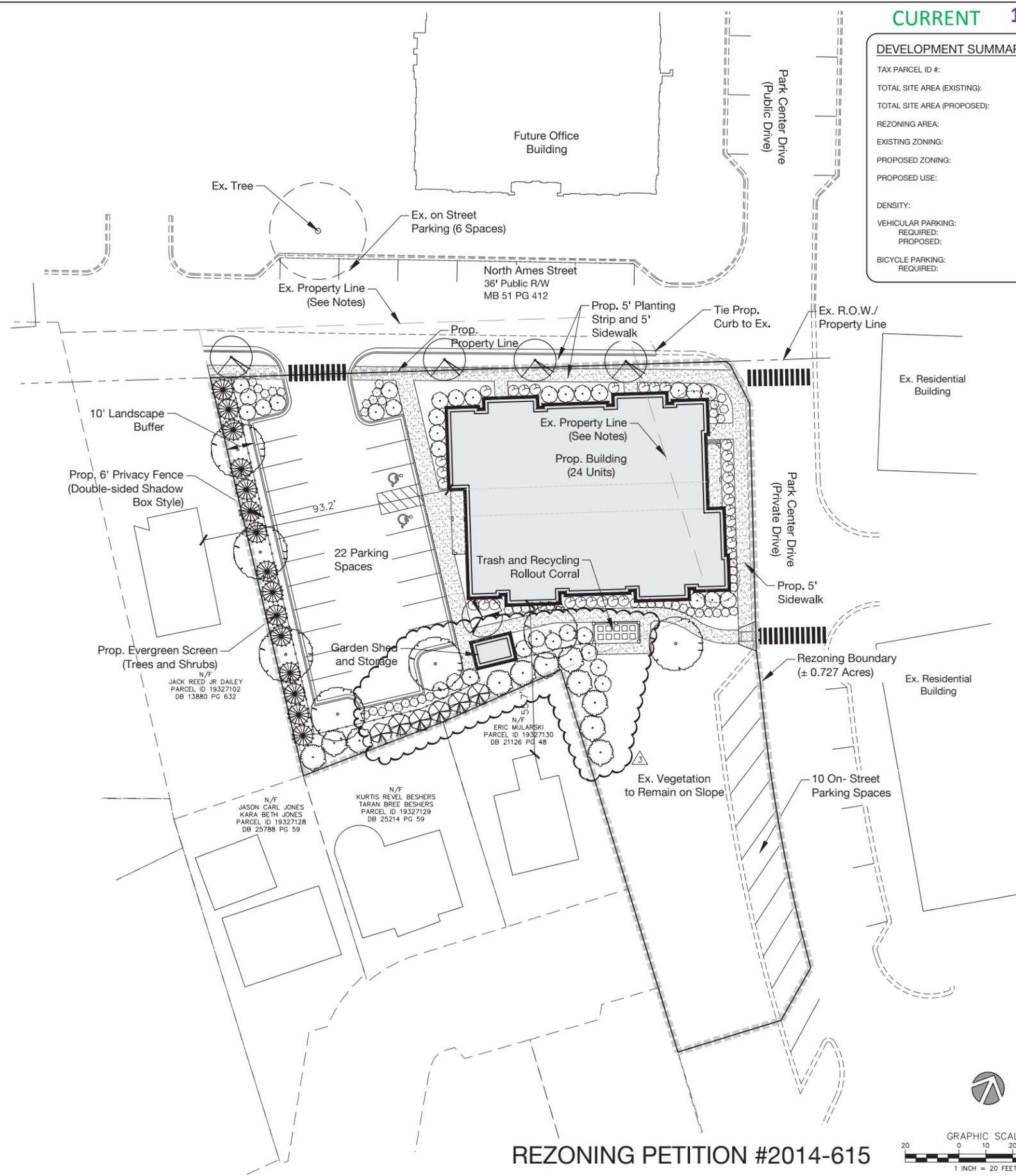
REZONING PETITION #2014-615





DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	19327101
TOTAL SITE AREA (EXISTING):	.534 AC
TOTAL SITE AREA (PROPOSED):	± 0.727 AC
REZONING AREA:	± 0.727 AC
EXISTING ZONING:	R-12
PROPOSED ZONING:	C-MF (INNOVATIVE)
PROPOSED USE:	MULTI-FAMILY (APARTMENT, 24 UNITS)
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)

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 1318-e6 central ave. P 704.334.3303
 charlotte, nc 28205 F 704.334.3305
 urbandesignpartners.com
 ncbeis license no: P-0418



BrookeChase Properties
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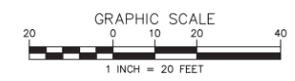
Matthews Lofts #2

Rezoning Site Plan
 344 North Ames Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	08/27/14	udp	PER TOWN COMMENTS
2	9/22/14	udp	PER TOWN COMMENTS
3	10/1/14	udp	PER TOWN/PLANNING BD. COMMENTS

Project No: 14-016
 Date: July 31, 2014
 Designed by: udp
 Drawn By: udp
 Scale: 1"=20'
 Sheet No:

REZONING PETITION #2014-615



RZ-3



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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 connection with the development taking place on the Site.
2. The Petitioner shall recombine the subject property with a portion of parcel #19327098 as generally shown on the plans; the resulting property will be approximately 0.727 acres.
3. The Petitioner agrees to dedicate property (+/-2,844 SF) along Ames Street totaling a width of approximately eighteen (18) feet for addition to the existing Ames Street right of way. The exact dimensions and acreage will be coordinated with Town of Matthews staff. It is understood there may be differences between the Petitioner and Town's survey data; this difference will be coordinated and resolved during the construction document phase and permitting process.
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.
3. The Petitioner will evaluate the feasibility of installing an electric car charging station. If not installed as a part of the development of this Project, the Petitioner will install underground conduit for a future electric car charging station.

Permitted Uses

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

Setbacks and Yards

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

Access/Cross Easements

Vehicular access into the Site from North Ames Street shall be full movement and generally as 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.

Streetscape Treatment/Sidewalks

1. The Petitioner shall install a 5' wide planting strip with street trees and a 5' wide 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 located outside the final established Right Of Way.
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 final site and 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 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.

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.

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, ten (10) existing on-street spaces within the Site may also be used to meet the minimum required number of parking spaces. Parking will comply with the requirements of the Americans with Disability Act.

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 will 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 installed on the Site, including its base, shall not exceed 15 feet.
3. Wall-pak type light fixtures may not be installed on the Site, however, wall-mounted decorative light fixtures such as sconces are permitted.
4. All lighting will meet the standards of the outdoor lighting section of the Ordinance.

Screening and Landscaping

1. Screening and landscaping shall conform to the standards and treatments specified in the Ordinance.
2. The Petitioner shall install a wood double-sided shadowbox screen fence along the rear property line 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.

Storm Water

1. Development of the Site shall comply with the Town of Matthews Post Construction Storm Water Ordinance.
3. The Petitioner will assess the feasibility of installing pervious paving (open cell pavers, pervious asphalt, pervious concrete, etc.) within a portion of the parking lot to aid in stormwater management. Installation of this feature is not a requirement of the project.

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%
- Planting Strip Minimum Width: 5'

Amendments to Rezoning Site Plan

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

Binding Effect of the Rezoning Application

1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Site Plan and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and its successors in interest and assigns.
2. Throughout these Development Standards, the terms "Petitioner", "Owner" and "Owners" are deemed to include the successors in interest and assigns of the Petitioner and the Owners who, from time to time, may be involved in development of any portion of the Site.

BrookeChase
Properties

PO Box 578
Matthews, NC 28106-0578

Matthews Lofts #2

Development Standards and Notes
344 North Ames Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	08/27/14	UDP	PER TOWN COMMENTS
2	9/22/14	UDP	PER TOWN COMMENTS
3	10/1/14	UDP	PER TOWN/PLANNING BD. COMMENTS

Project No: 14-016
Date: July 31, 2014
Designed by: udp
Drawn By: udp
Scale:
Sheet No:

RZ-4

CURRENT 2014-615
10-1-2014



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BrookeChase
Properties

PO Box 578
Matthews, NC 28106-0578

Matthews Lofts #2

Architectural Elevations
344 North Ames Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	08/27/14	UDP	PER TOWN COMMENTS
2	9/22/14	UDP	PER TOWN COMMENTS
3	10/1/14	UDP	PER TOWN/PLANNING BD. COMMENTS

Project No: 14-016
Date: July 31, 2014
Designed by: udp
Drawn By: udp
Scale:
Sheet No:

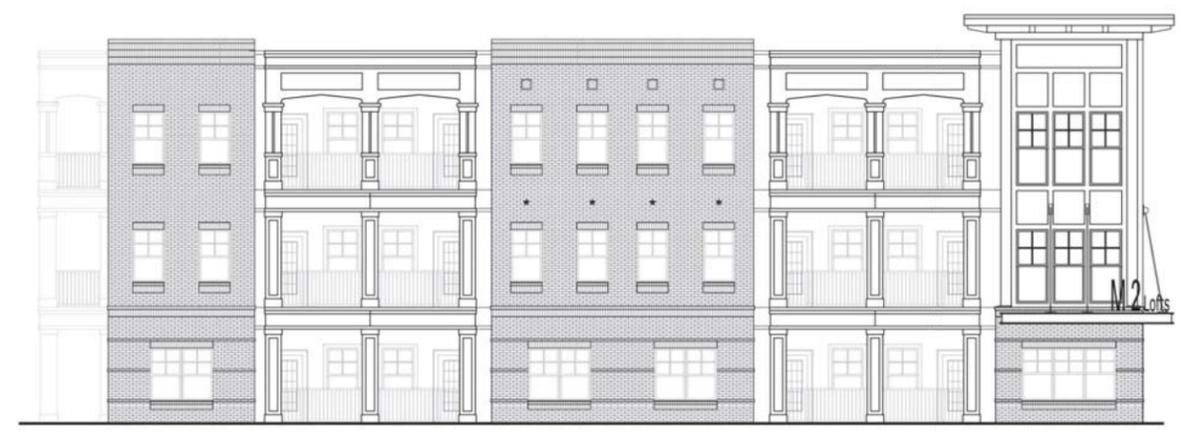
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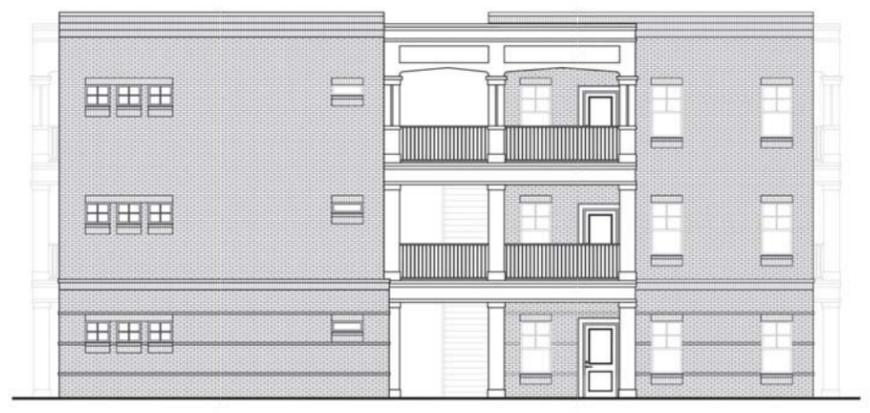
REZONING PETITION #2014-615



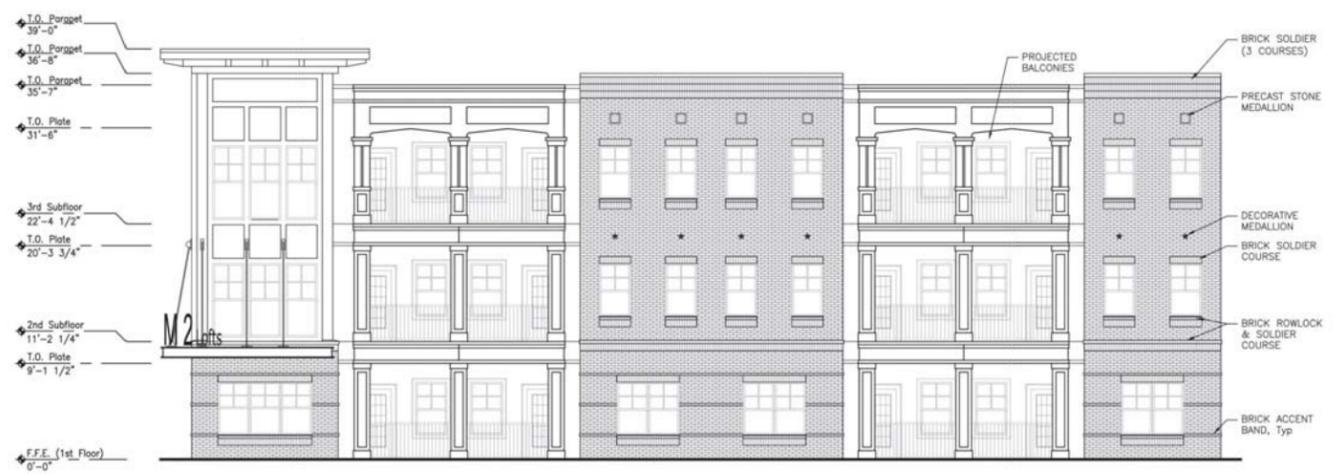
04 ELEVATION: Left Side
1/8" = 1'-0"



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



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



01 ELEVATION: Front
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

CURRENT

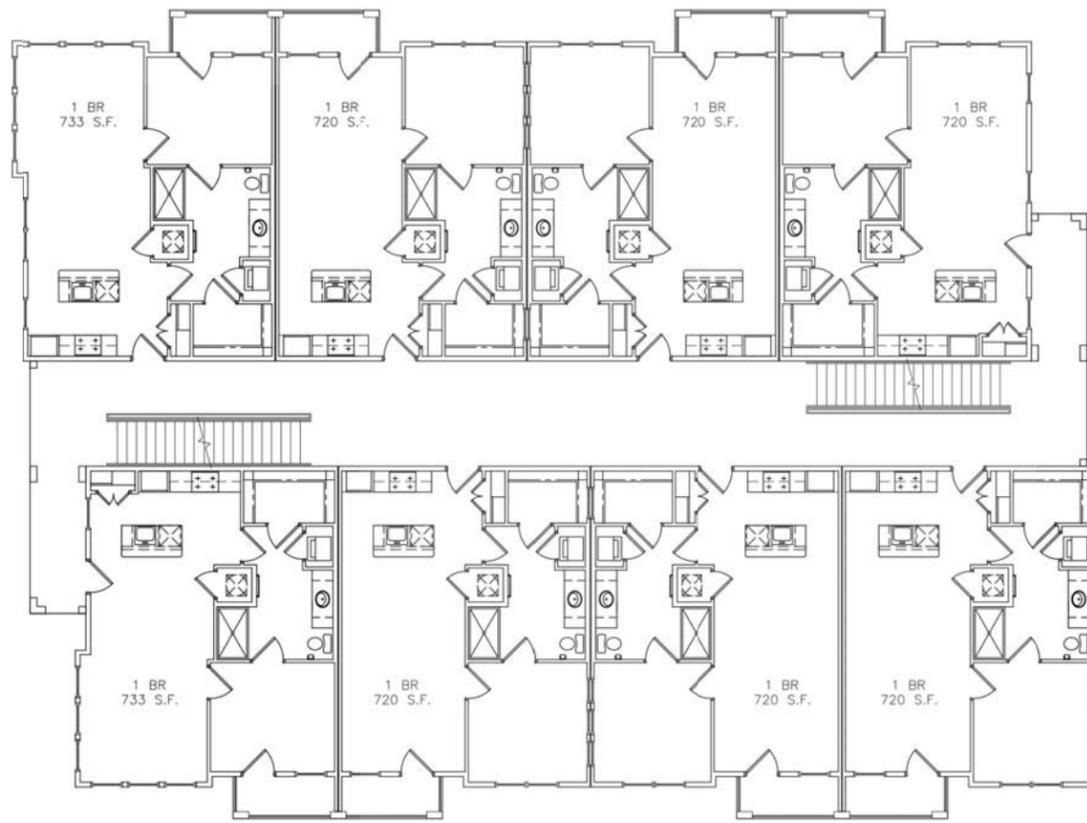
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10-1-2014

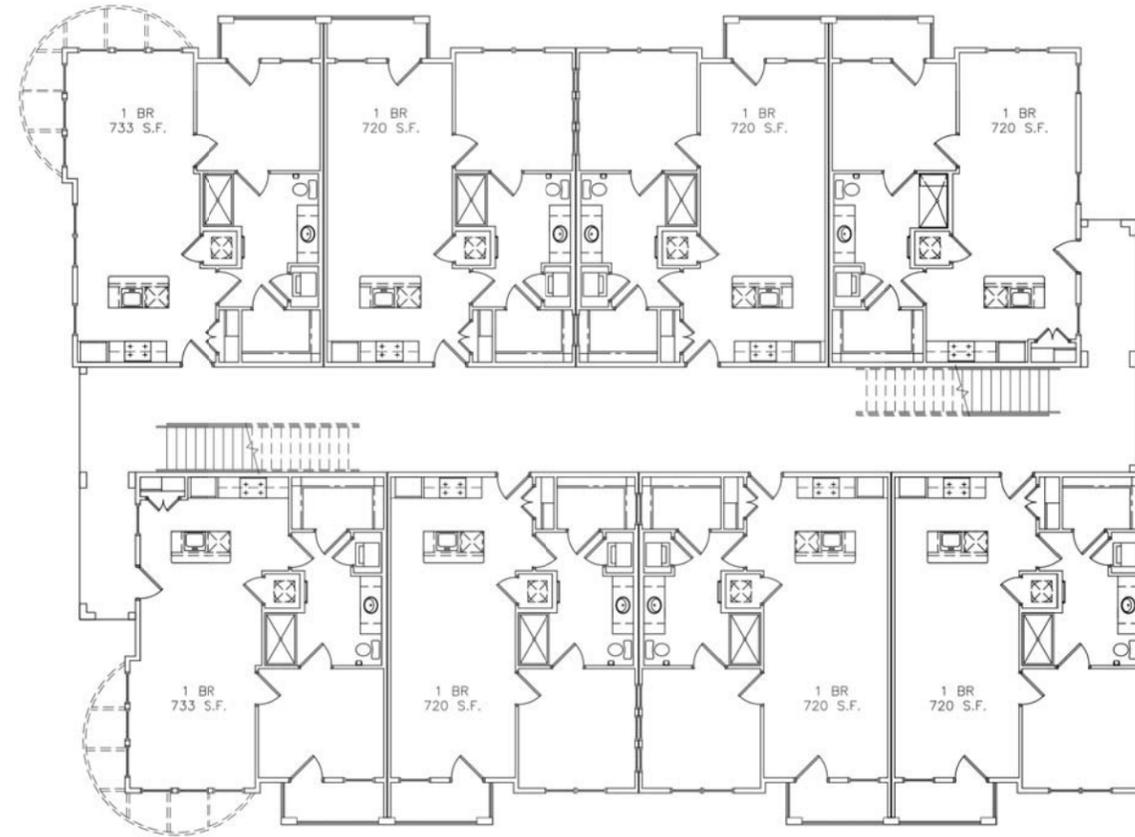


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charlotte, nc 28205 # 704.334.3305
urbandesignpartners.com
ncbeis license no: P-0418



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



01 FLOOR PLAN: First Floor
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

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Properties

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Matthews, NC 28106-0578

Matthews Lofts #2

Architectural Floor Plans
344 North Ames Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	08/27/14	UDP	PER TOWN COMMENTS
2	9/22/14	UDP	PER TOWN COMMENTS
3	10/1/14	UDP	PER TOWN/PLANNING BD. COMMENTS

Project No: 14-016
Date: July 31, 2014
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Drawn By: udp
Scale:
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ARCHITECTURAL GROUP PA

REZONING PETITION #2014-615

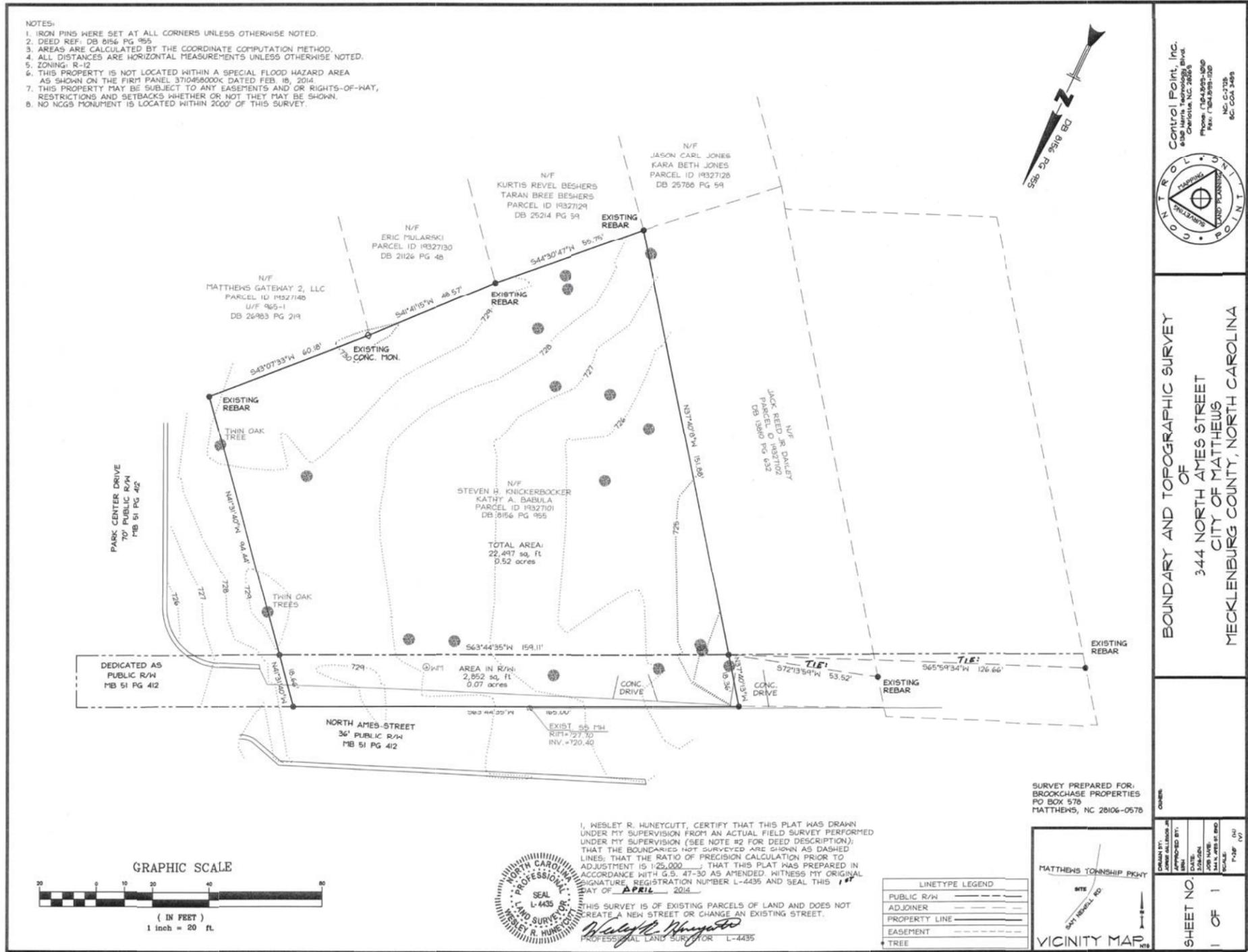
RZ-6

SUPERSEDED

2014-615
9-12-2014



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charlotte, nc 28205 F 704.334.3305
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Properties

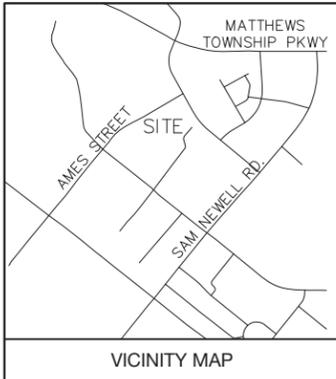
PO Box 578
Matthews, NC 28106-0578

Matthews Lofts #2

Survey/Existing Conditions Plan

344 North Ames Street Matthews, North Carolina

REZONING PETITION #2014-615



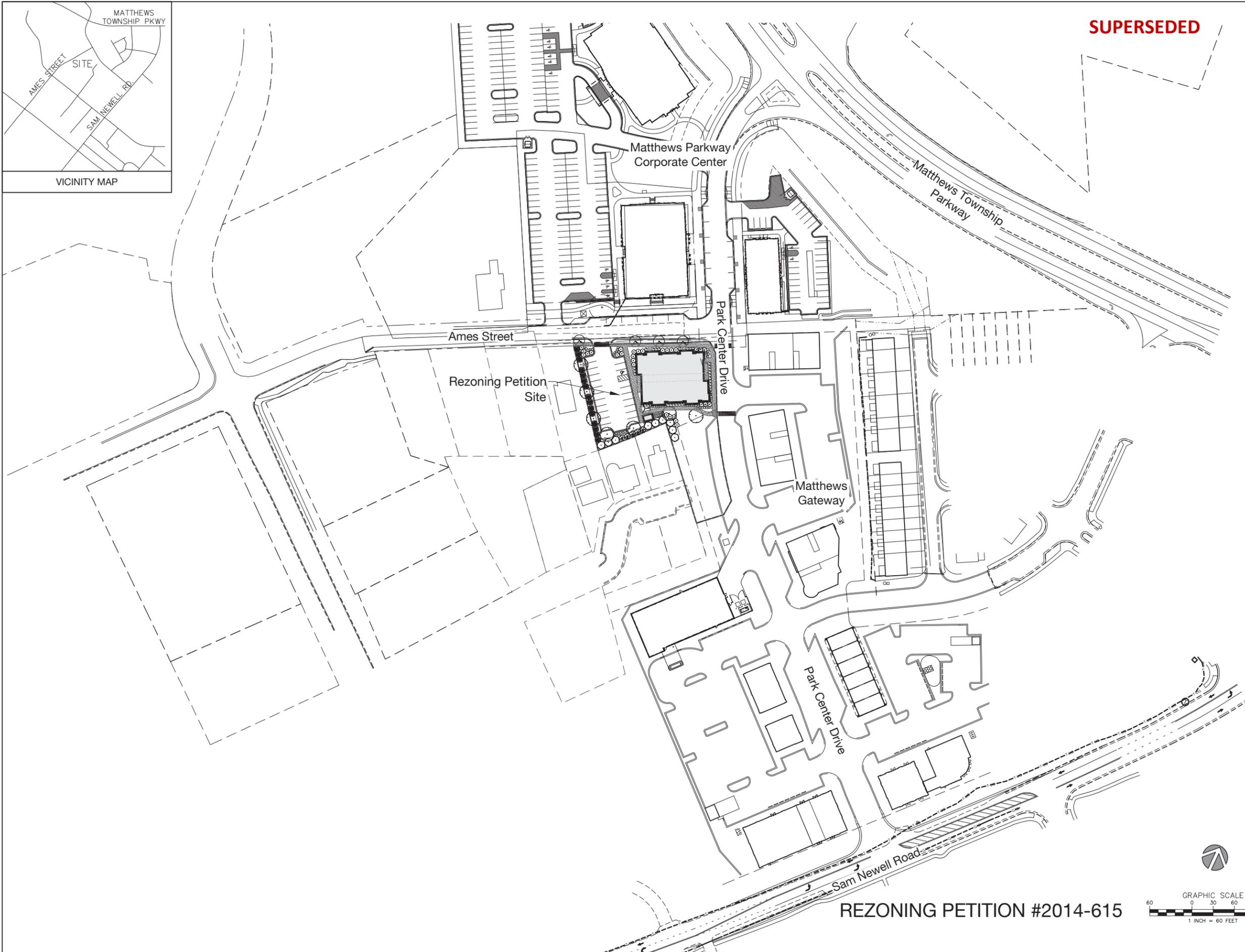
SUPERSEDED

2014-615
9-12-2014



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Matthews, NC 28106-0578

Matthews Lofts #2

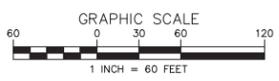
Context Plan
344 North Ames Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
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2	9/12/14	udp	PER TOWN COMMENTS

Project No: 14-016
Date: July 31, 2014
Designed by: udp
Drawn By: udp
Scale: 1"=60'
Sheet No:

RZ-2

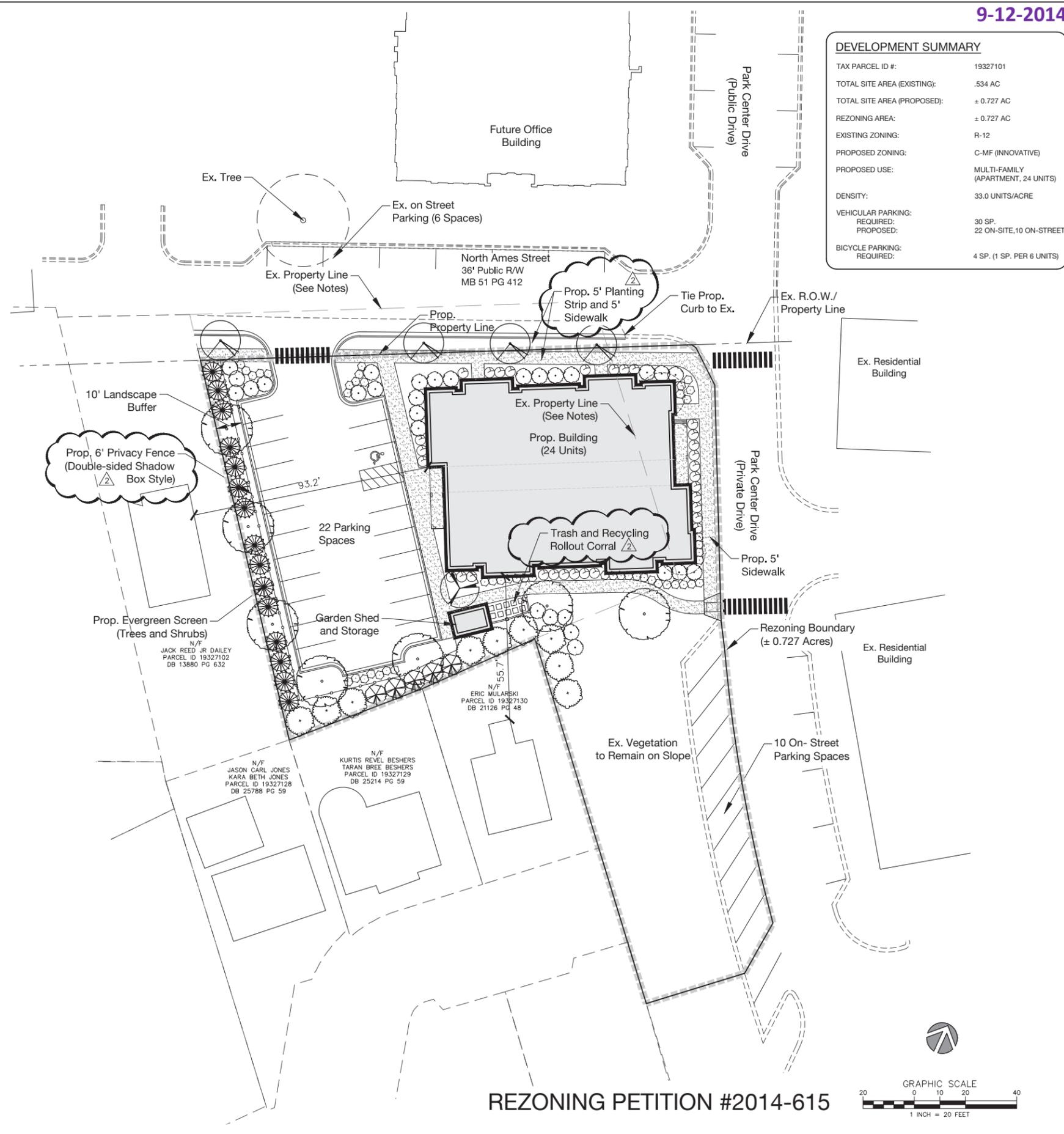
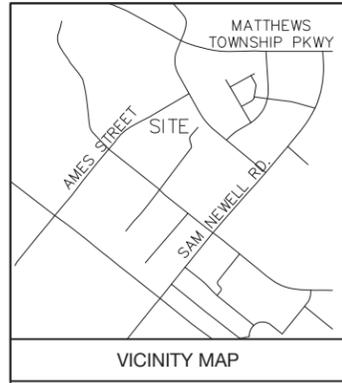
REZONING PETITION #2014-615





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charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
ncbeis license no: P-0418

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	19327101
TOTAL SITE AREA (EXISTING):	.534 AC
TOTAL SITE AREA (PROPOSED):	± 0.727 AC
REZONING AREA:	± 0.727 AC
EXISTING ZONING:	R-12
PROPOSED ZONING:	C-MF (INNOVATIVE)
PROPOSED USE:	MULTI-FAMILY (APARTMENT, 24 UNITS)
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)



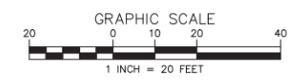
BrookeChase Properties
PO Box 578
Matthews, NC 28106-0578

Matthews Lofts #2
Rezoning Site Plan
344 North Ames Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	08/27/14	udp	PER TOWN COMMENTS
2	9/12/14	udp	PER TOWN COMMENTS

Project No: 14-016
Date: July 31, 2014
Designed by: udp
Drawn By: udp
Scale: 1"=20'
Sheet No:

REZONING PETITION #2014-615



RZ-3

DEVELOPMENT STANDARDS

General Provisions

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Signs

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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.

Parking

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Lighting

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

1. Screening and landscaping shall conform to the standards and treatments specified in the Ordinance.
2. The Petitioner shall install a wood double-sided shadowbox screen fence along the rear property line 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.

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Development of 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 are set out below:

- Minimum Corner Side Yard: 5 feet.
- Minimum Exterior Project Edge: 10 feet.
- Minimum Exterior Wall Masonry Coverage: 60%

Planting Strip Minimum Width: 5'

Amendments to Rezoning Site Plan

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

Binding Effect of the Rezoning Application

1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Site Plan and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and its successors in interest and assigns.
2. Throughout these Development Standards, the terms "Petitioner", "Owner" and "Owners" are deemed to include the successors in interest and assigns of the Petitioner and the Owners who, from time to time, may be involved in development of any portion of the Site.

SUPERSEDED

**2014-615
9-12-2014**



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BrookeChase
Properties

PO Box 578
Matthews, NC 28105-0578

Matthews Lofts #2

Development Standards and Notes
344 North Ames Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	08/27/14	udp	PER TOWN COMMENTS
2	9/12/14	udp	PER TOWN COMMENTS

Project No: 14-016
 Date: July 31, 2014
 Designed by: udp
 Drawn By: udp
 Scale:
 Sheet No:

RZ-4



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BrookeChase
Properties

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Matthews Lofts #2

Architectural Elevations
344 North Ames Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
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2	9/12/14	udp	PER TOWN COMMENTS

Project No: 14-016
Date: July 31, 2014
Designed by: udp
Drawn By: udp
Scale:
Sheet No:

RZ-5



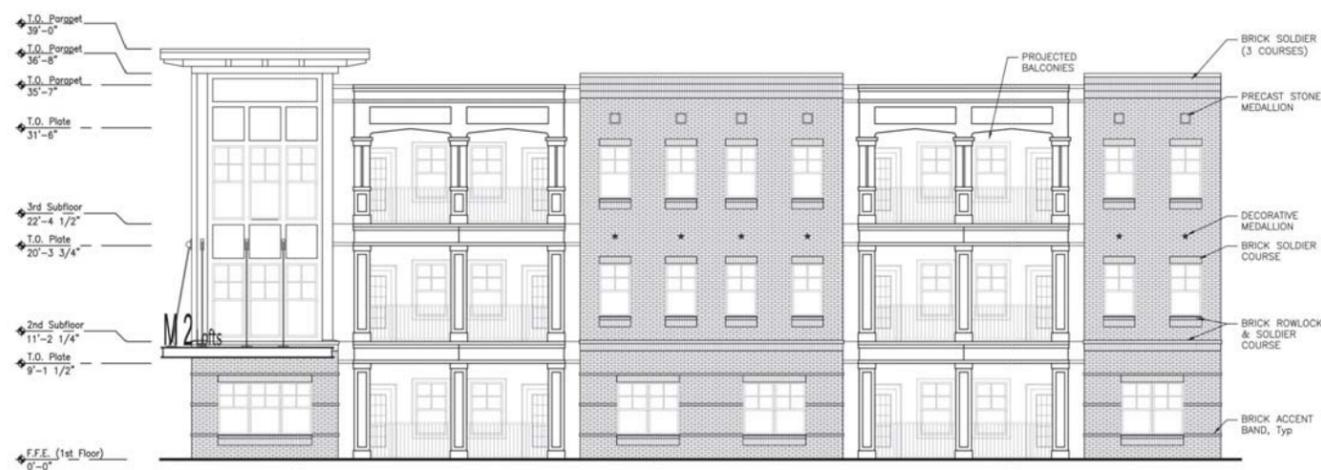
04 ELEVATION: Left Side
1/8" = 1'-0"



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



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



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

(1/16" = 1'-0" when 11x17)

REZONING PETITION #2014-615



ARCHITECTURAL GROUP PA

SUPERSEDED



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DESIGN
PARTNERS**

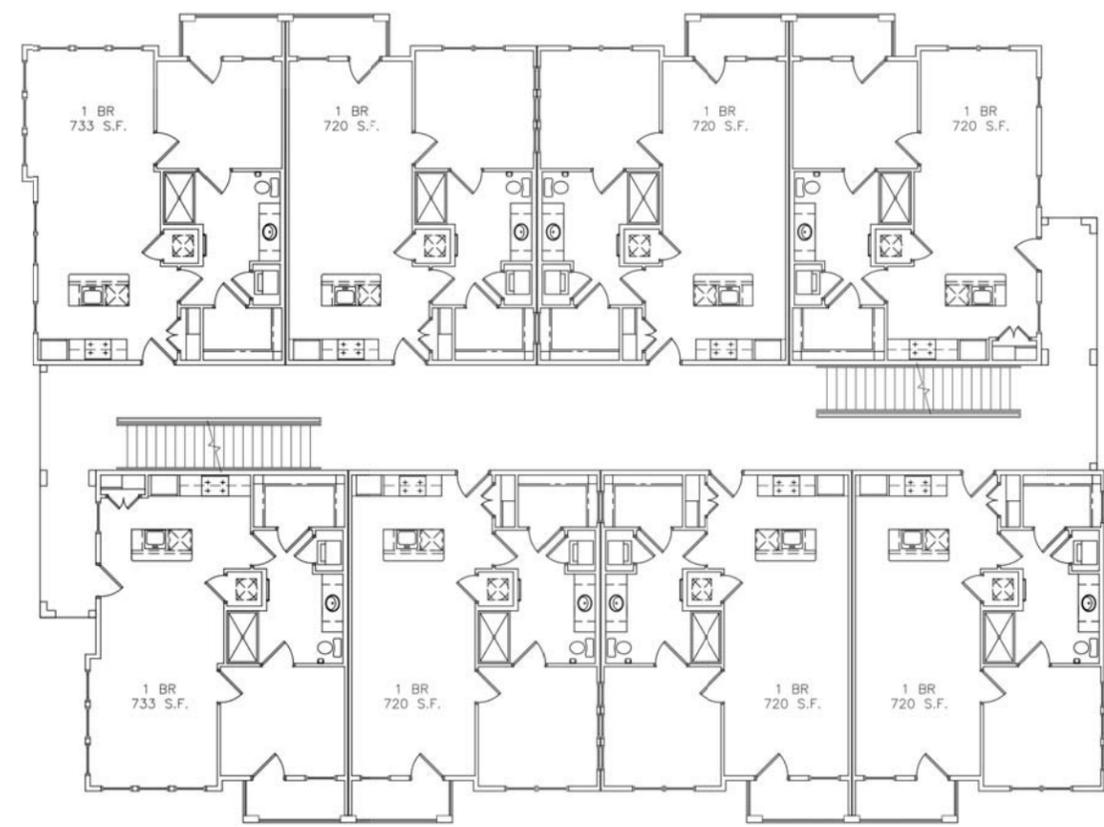
1318-e6 central ave. p 704.334.3303
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urbandesignpartners.com
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BrookeChase
Properties

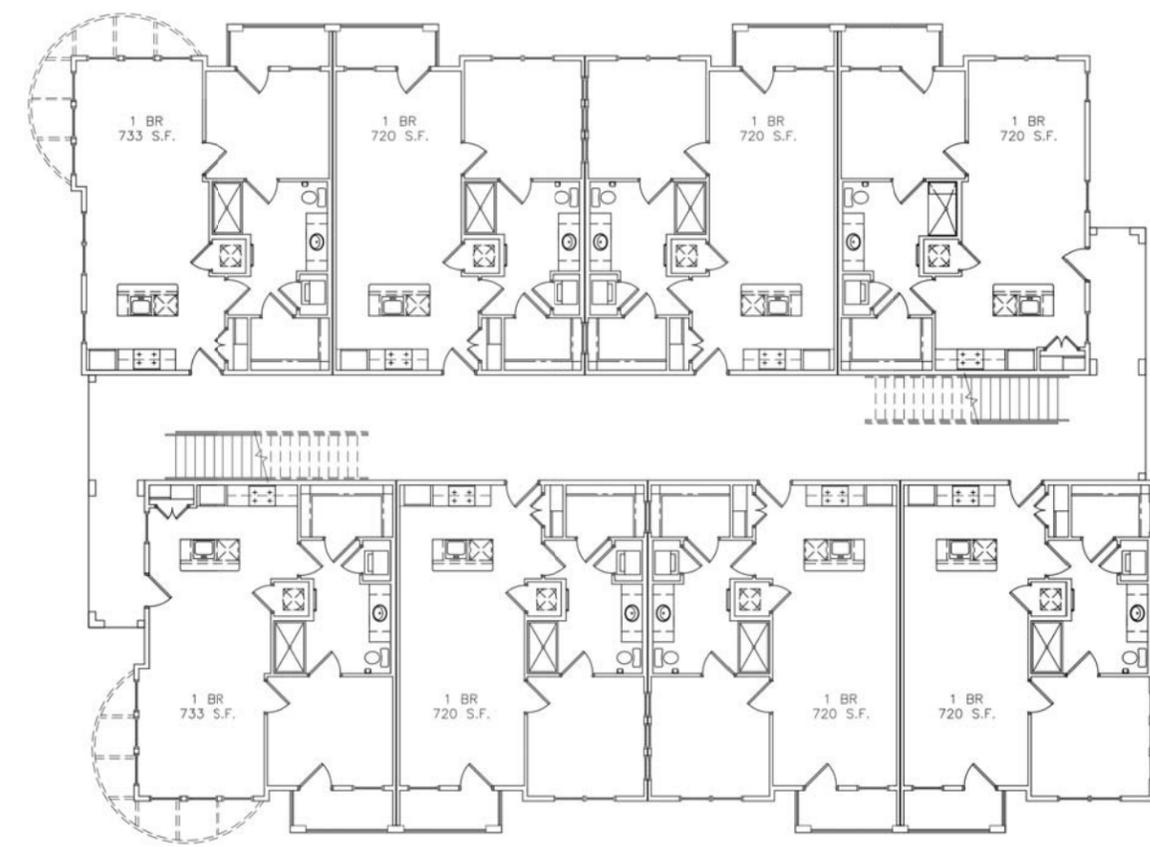
PO Box 578
Matthews, NC 28106-0578

Matthews Lofts #2

Architectural Floor Plans
344 North Ames Street Matthews, North Carolina



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



01 FLOOR PLAN: First Floor
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

NO.	DATE	BY:	REVISIONS:
1	08/27/14	udp	PER TOWN COMMENTS
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Project No: 14-016
Date: July 31, 2014
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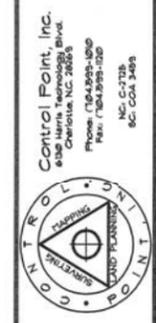
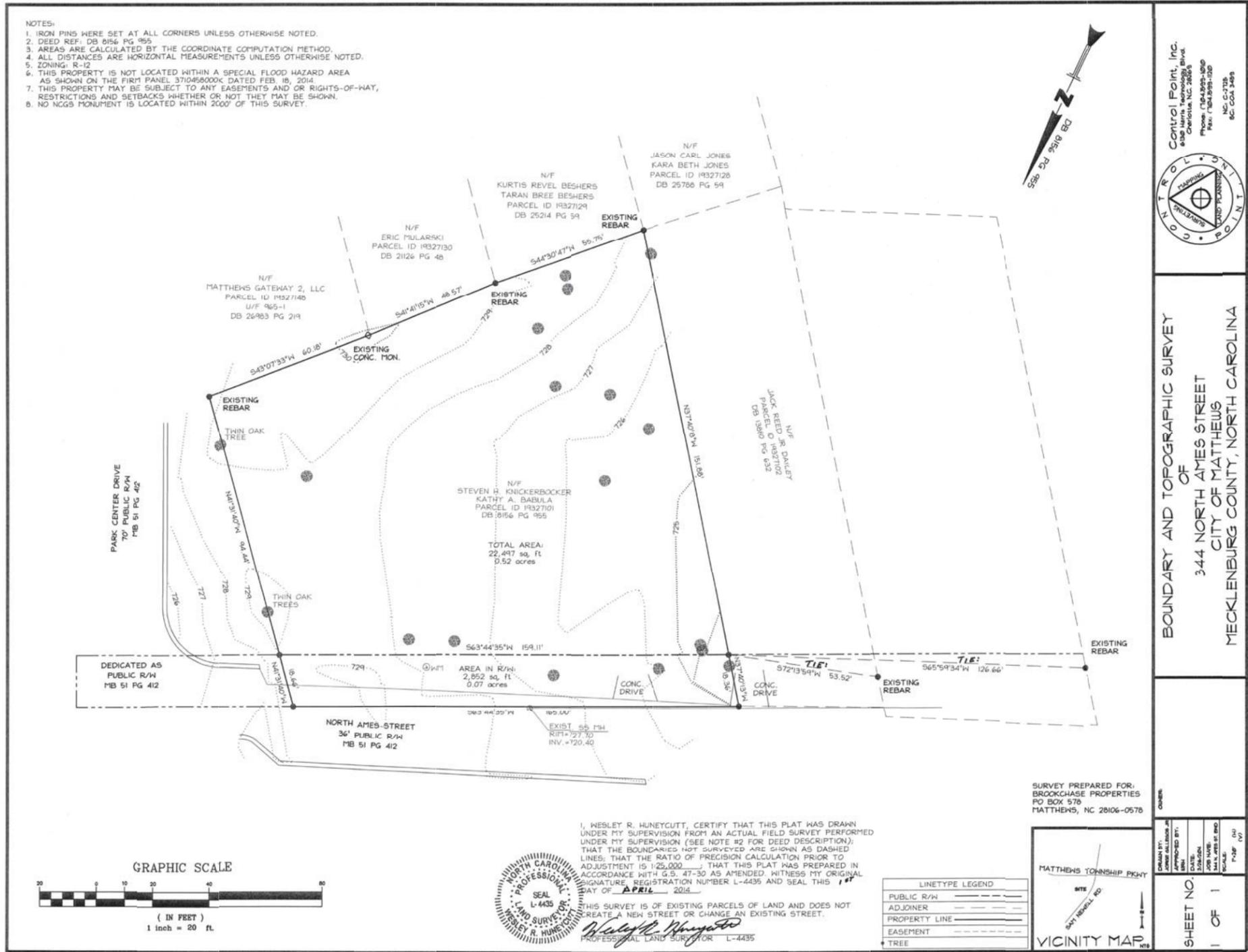
RZ-6

REZONING PETITION #2014-615





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charlotte, nc 28205 F 704.334.3305
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BOUNDARY AND TOPOGRAPHIC SURVEY
OF
344 NORTH AMES STREET
CITY OF MATTHEWS
MECKLENBURG COUNTY, NORTH CAROLINA

BrookeChase
Properties

PO Box 578
Matthews, NC 28106-0578

Matthews Lofts #2

Survey/Existing Conditions Plan
344 North Ames Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	08/27/14	udp	PER TOWN COMMENTS

Project No: 14-016
Date: July 31, 2014
Designed by: udp
Drawn By: udp
Scale: 1"=20'
Sheet No:

RZ-1

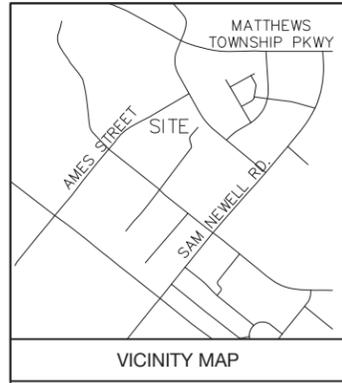
SUPERSEDED

**2014-615
8-27-2014**

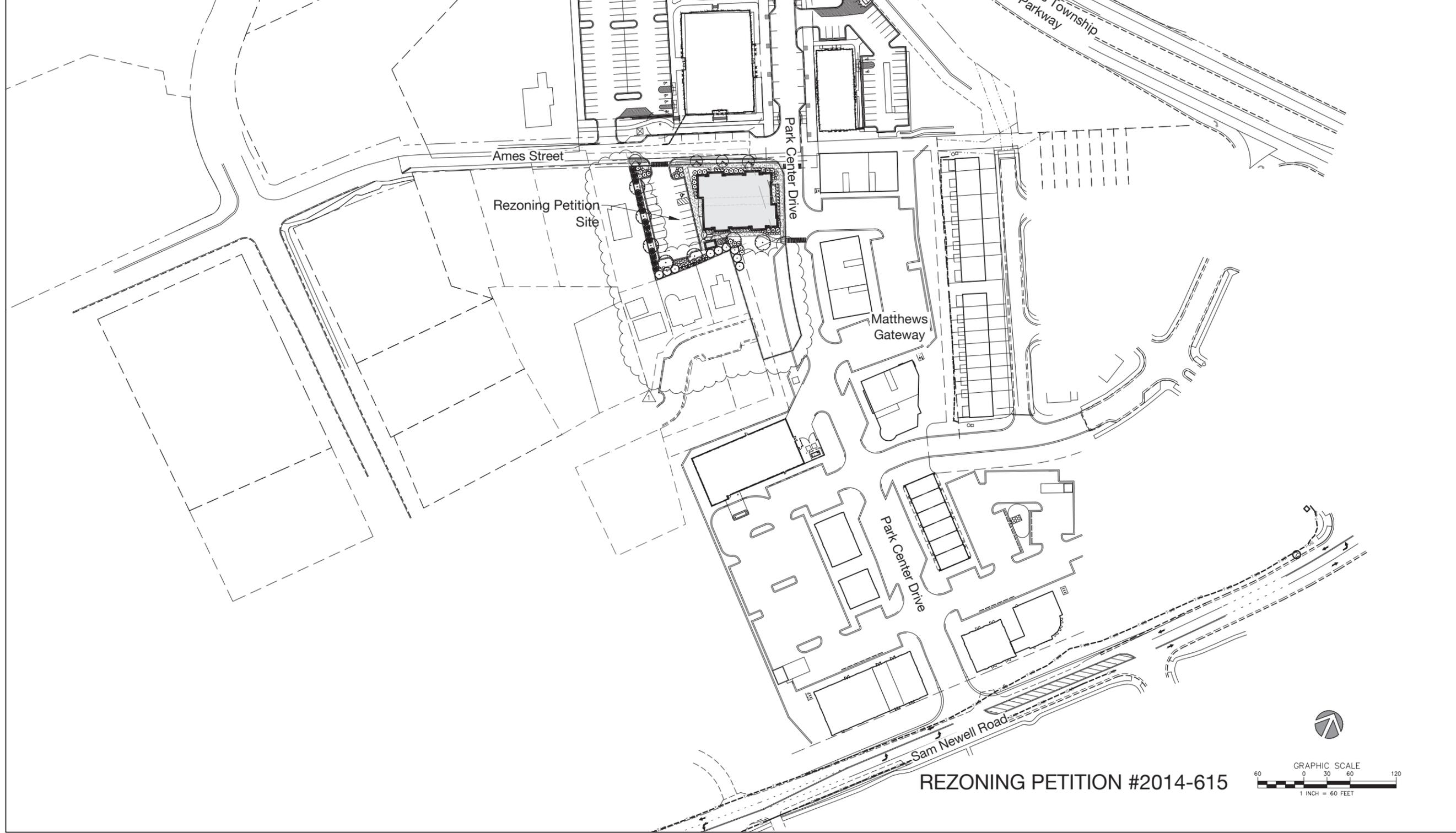


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ncbeis license no: P-0418



VICINITY MAP



BrookeChase
Properties

PO Box 578
Matthews, NC 28106-0578

Matthews Lofts #2

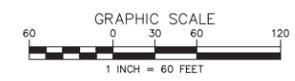
Context Plan
344 North Ames Street Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
1.	08/27/14	udp	PER TOWN COMMENTS

Project No: 14-016
Date: July 31, 2014
Designed by: udp
Drawn By: udp
Scale: 1"=60'
Sheet No:

RZ-2

REZONING PETITION #2014-615

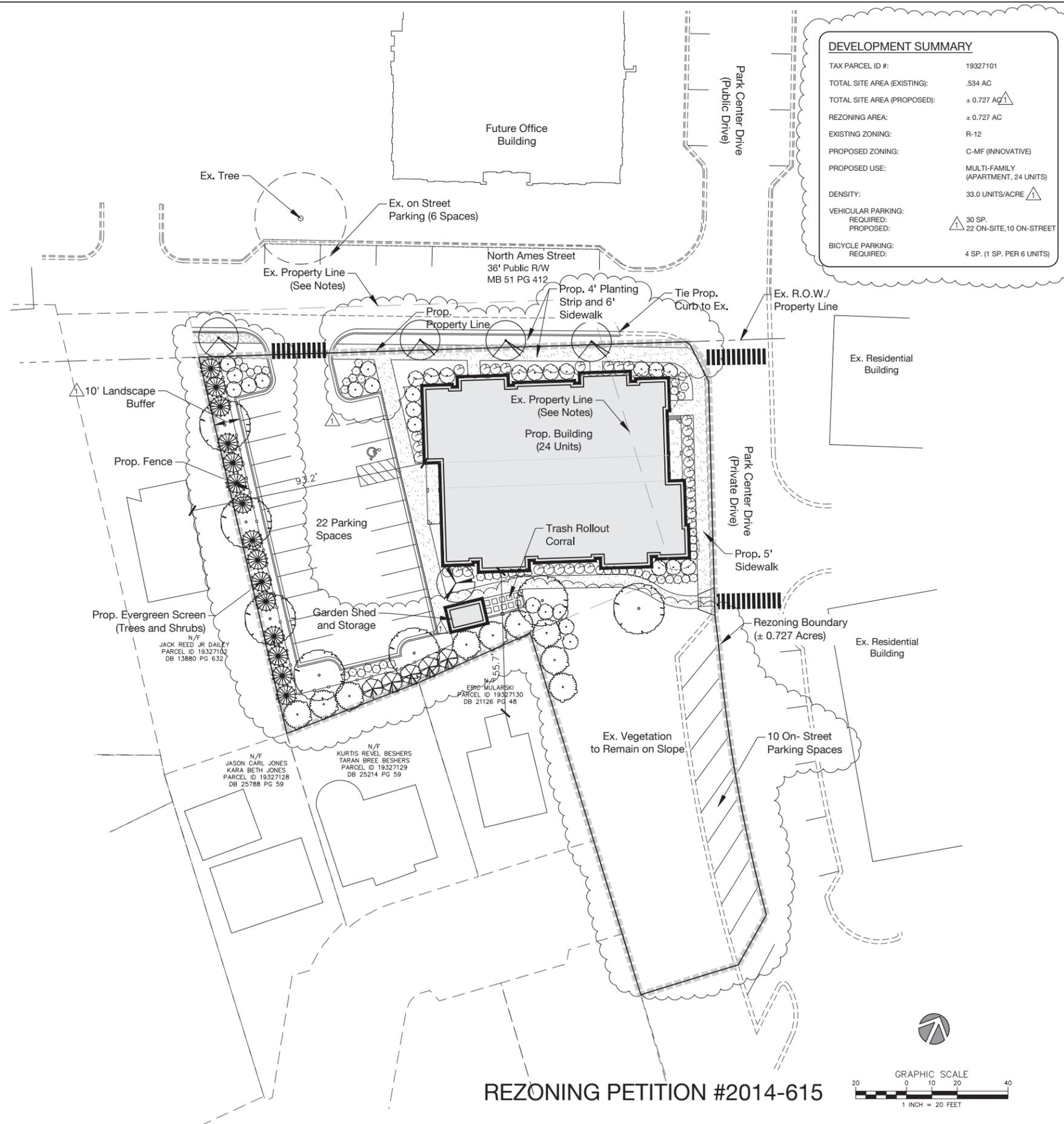
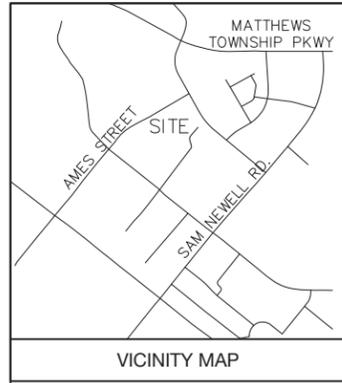




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 charlotte, nc 28205 F 704.334.3305
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 ncbeis license no: P-0418

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	19327101
TOTAL SITE AREA (EXISTING):	.534 AC
TOTAL SITE AREA (PROPOSED):	± 0.727 AC
REZONING AREA:	± 0.727 AC
EXISTING ZONING:	R-12
PROPOSED ZONING:	C-MF (INNOVATIVE)
PROPOSED USE:	MULTI-FAMILY (APARTMENT, 24 UNITS)
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)



BrookeChase
 Properties

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 Matthews, NC 28106-0578

Matthews Lofts #2

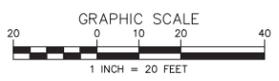
Rezoning Site Plan
 344 North Ames Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1.	08/27/14	udp	PER TOWN COMMENTS

Project No: 14-016
 Date: July 31, 2014
 Designed by: udp
 Drawn By: udp
 Scale: 1"=20'
 Sheet No:

RZ-3

REZONING PETITION #2014-615



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 connection with the development taking place on the Site.
2. The Petitioner shall recombine 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. The Petitioner agrees to dedicate property (+/-2,844 SF) along Ames Street totaling a width of approximately eighteen (18) feet for addition to the existing Ames Street right of way. The exact dimensions and acreage will be coordinated with Town of Matthews staff.

Permitted Uses

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

Setbacks and Yards

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

Access/Cross Easements

Vehicular access into the Site from North Ames Street shall be full movement and generally as 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.

Streetscape Treatment/Sidewalks

1. The Petitioner shall install a 4' wide planting strip with street trees and a 6' sidewalk along Ames Street frontage and a 5' wide sidewalk along Park Center Drive as more generally depicted on the Rezoning Plan.
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 final site and 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 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.

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.

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, ten (10) existing on-street spaces within the Site may also be used to meet the minimum required number of parking spaces.

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 will 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 installed on the Site, including its base, shall not exceed 15 feet.
3. Wall-pak type light fixtures may not be installed on the Site, however, wall-mounted decorative light fixtures such as sconces are permitted.
4. All lighting will meet the standards of the outdoor lighting section of the Ordinance.

Screening and Landscaping

1. Screening and landscaping shall conform to the standards and treatments specified in the Ordinance.
2. The Petitioner shall install a wood double-sided shadowbox screen fence along the rear property line 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.

Storm Water

Development of 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 are set out below:

Minimum Corner Side Yard: 5 feet.

Minimum Exterior Project Edge: 10 feet.

Minimum Exterior Wall Masonry Coverage: 60%

Amendments to Rezoning Site Plan

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

Binding Effect of the Rezoning Application

1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Site Plan and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and its successors in interest and assigns.
2. Throughout these Development Standards, the terms "Petitioner", "Owner" and "Owners" are deemed to include the successors in interest and assigns of the Petitioner and the Owners who, from time to time, may be involved in development of any portion of the Site.

SUPERSEDED

2014-615
8-27-2014



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charlotte, nc 28205 # 704,334,3305
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ncbels license no: P-0418

BrookeChase
Properties

PO Box 578
Matthews, NC 28106-0578

Matthews Lofts #2
Development Standards and Notes
344 North Ames Street Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
1.	08/27/14	UDP	PER TOWN COMMENTS

Project No: 14-016
Date: July 31, 2014
Designed by: udp
Drawn By: udp
Scale:
Sheet No:

RZ-4

REZONING PETITION #2014-615



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BrookeChase
Properties

PO Box 578
Matthews, NC 28106-0578

Matthews Lofts #2

Architectural Elevations
344 North Ames Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	08/27/14	udp	PER TOWN COMMENTS

Project No: 14-016
Date: July 31, 2014
Designed by: udp
Drawn By: udp
Scale:
Sheet No:

RZ-5

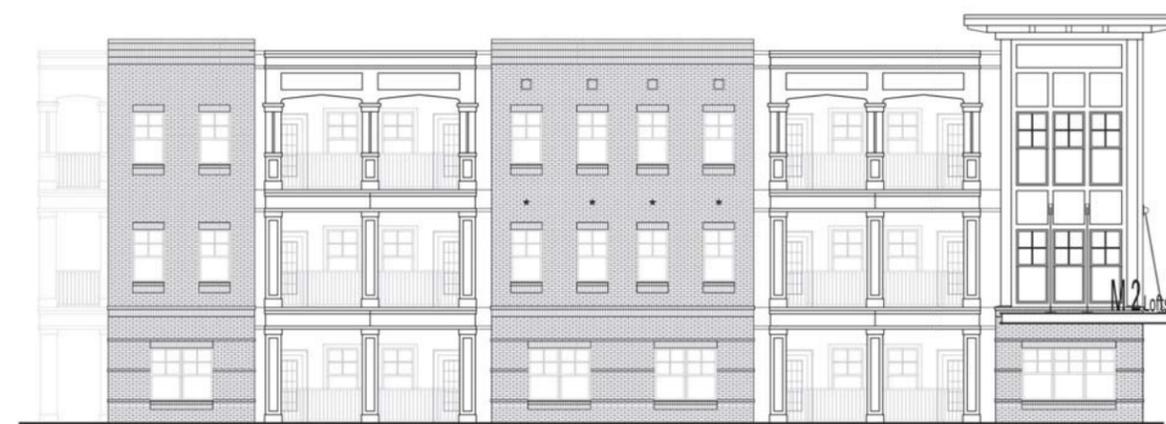


ARCHITECTURAL GROUP PA

REZONING PETITION #2014-615



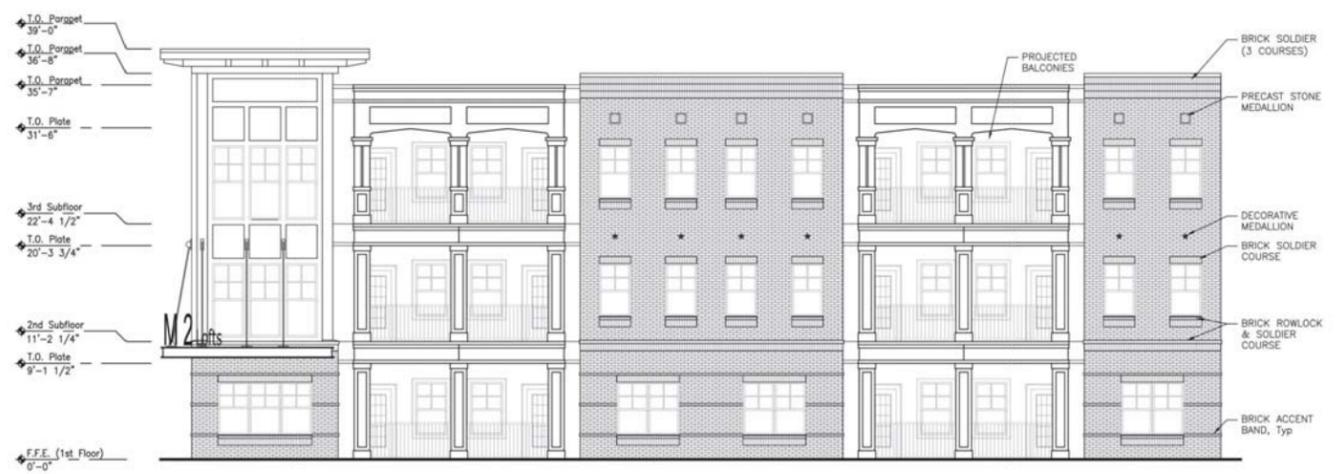
04 ELEVATION: Left Side
1/8" = 1'-0"



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



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



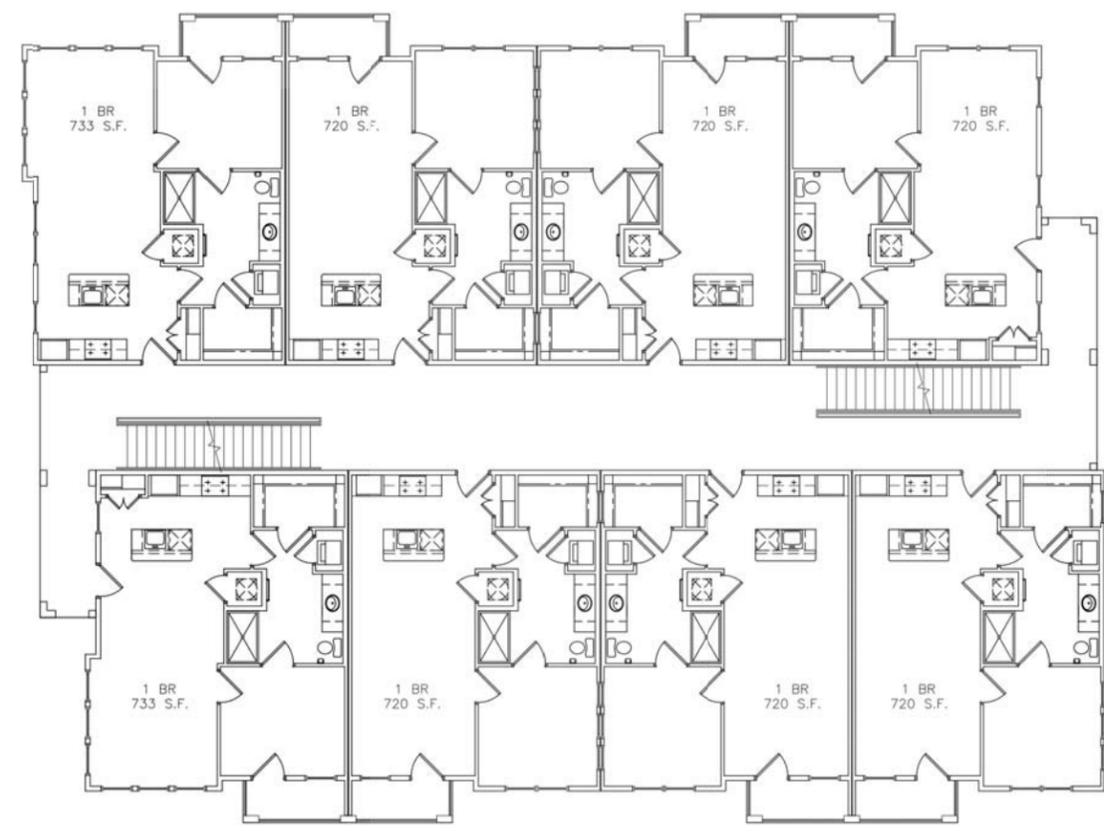
01 ELEVATION: Front
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

SUPERSEDED 2014-615
8-27-2014

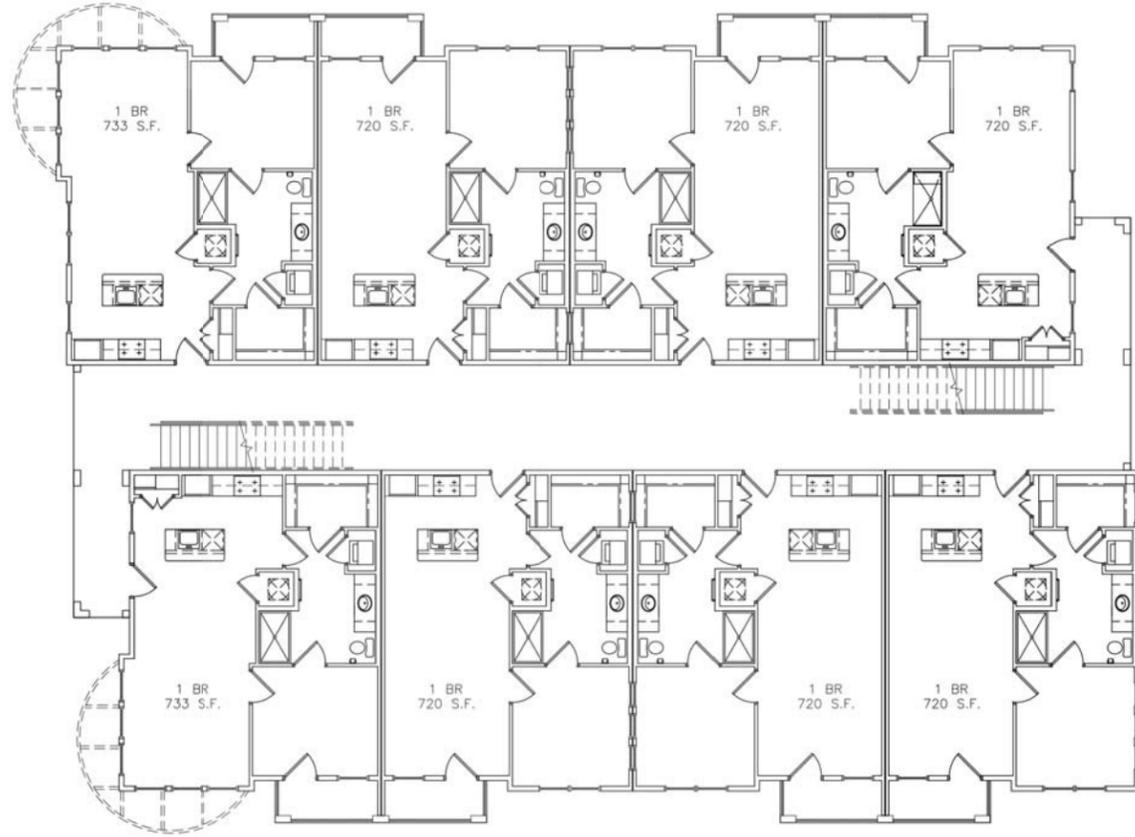


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charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
ncbeis license no: P-0418



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



01 FLOOR PLAN: First Floor
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

BrookeChase
Properties

PO Box 578
Matthews, NC 28106-0578

Matthews Lofts #2

Architectural Floor Plans
344 North Ames Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1.	08/27/14	udp	PER. TOWN COMMENTS

Project No: 14-016
Date: July 31, 2014
Designed by: udp
Drawn By: udp
Scale:
Sheet No:

RZ-6

REZONING PETITION #2014-615



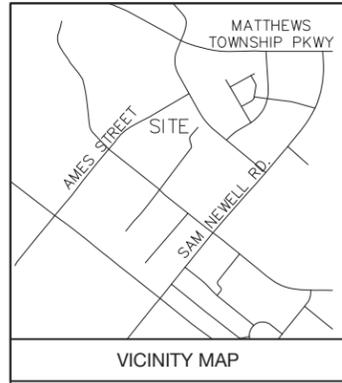
SUPERSEDED

2014-615
7-3-2014

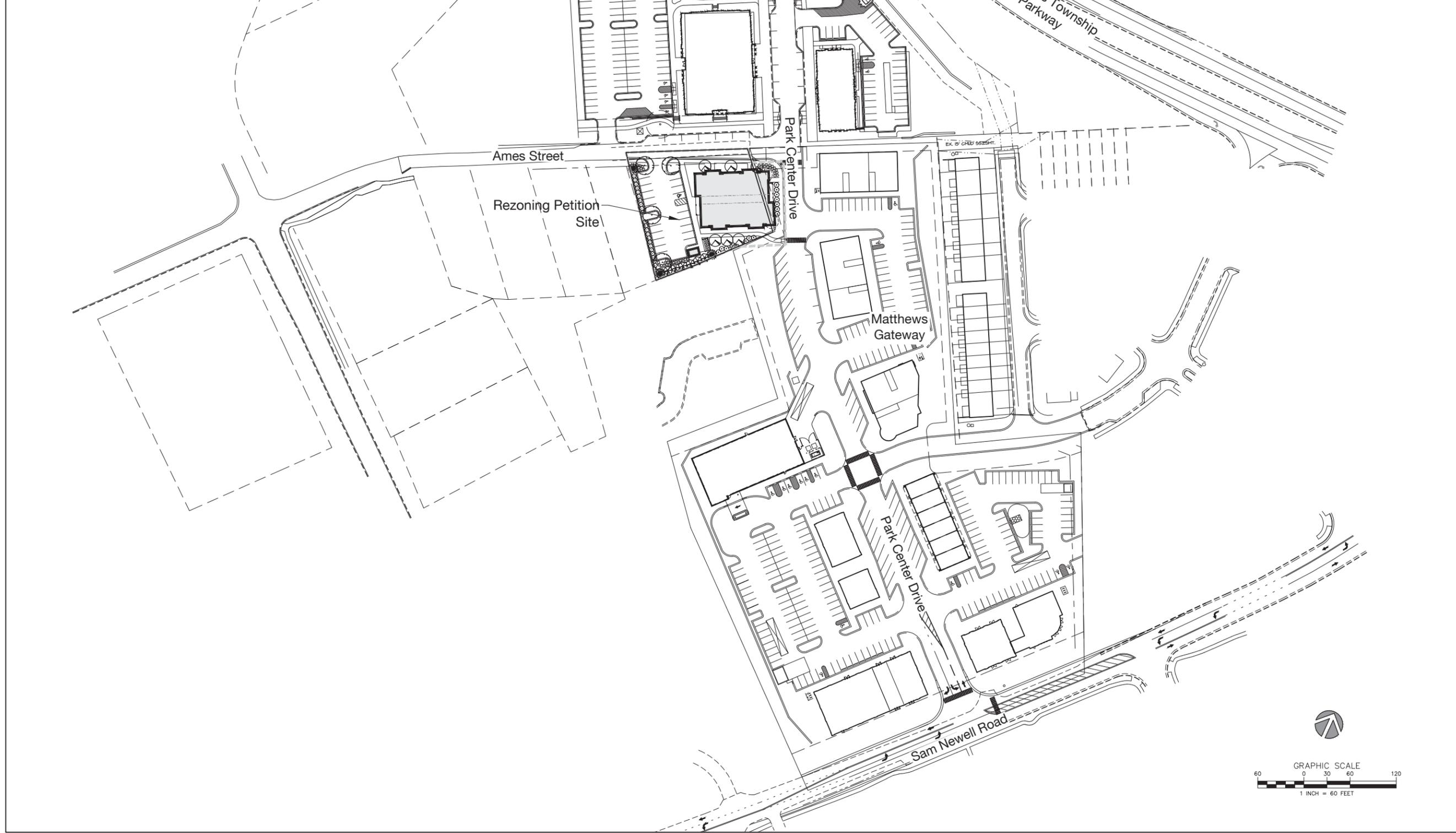


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charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
ncbeis license no: P-0418



VICINITY MAP



Brookchase
Properties

PO Box 578
Matthews, NC 28106-0578

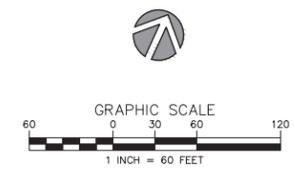
Matthews Lofts #2

Context Plan
344 North Ames Street Matthews, North Carolina

NO. DATE BY: REVISIONS:

Project No: 14-016
Date: July 2, 2014
Designed by: udp
Drawn By: udp
Scale: 1"=60'
Sheet No:

RZ-2





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ncbeis license no: P-0418

DEVELOPMENT STANDARDS

General Provisions

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 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 prescribed conditions in the C-MF zoning district.

Setbacks and Yards

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

Access/Cross Easements

Vehicular access into the Site from North Ames Street shall be full movement and generally as 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.

Streetscape Treatment/Sidewalks

1. The streetscape treatment with sidewalk and street trees along Matthews Station Street and East Matthews Street shall conform to the Ordinance.
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 final site and 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 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.

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.

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, freestanding lighting fixtures will be installed throughout the Site as required for a safe nighttime environment. The pedestrian scale, freestanding lighting fixtures will 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 installed on the Site, including its base, shall not exceed 15 feet.
3. Wall-pak type light fixtures may not be installed on the Site, however, wall-mounted decorative light fixtures such as sconces are permitted.

Screening and Landscaping

1. Screening and landscaping shall conform to the standards and treatments specified in the Ordinance.
2. The Petitioner shall install a wood double-sided shadowbox screen fence along the rear property line 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.

Storm Water

Development of 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 are set out below:

- Minimum Corner Side Yard: 5 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 then Owner or Owners of the Site in accordance with the requirements of the Ordinance.

Binding Effect of the Rezoning Application

1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Site Plan and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and its successors in interest and assigns.
2. Throughout these Development Standards, the terms "Petitioner", "Owner" and "Owners" are deemed to include the successors in interest and assigns of the Petitioner and the Owners who, from time to time, may be involved in development of any portion of the Site.

Brookchase
Properties

PO Box 578
Matthews, NC 28105-0578

Matthews Lofts #2

Development Standards and Notes
344 North Ames Street Matthews, North Carolina

NO. DATE BY: REVISIONS:

Project No: 14-016
Date: July 2, 2014
Designed by: udp
Drawn By: udp
Scale:
Sheet No:

RZ-4



Conceptual Elevation / Matthews Lofts II



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ncbeis license no: P-0418



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



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

Brookchase
Properties

PO Box 578
Matthews, NC 28106-0578

Matthews Lofts #2

Architectural Elevations
344 North Ames Street Matthews, North Carolina



01 ELEVATION: Front
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)



01 ELEVATION: Rear
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

NO. DATE BY: REVISIONS:

Project No: 14-016
Date: July 2, 2014
Designed by: udp
Drawn By: udp
Scale:
Sheet No:

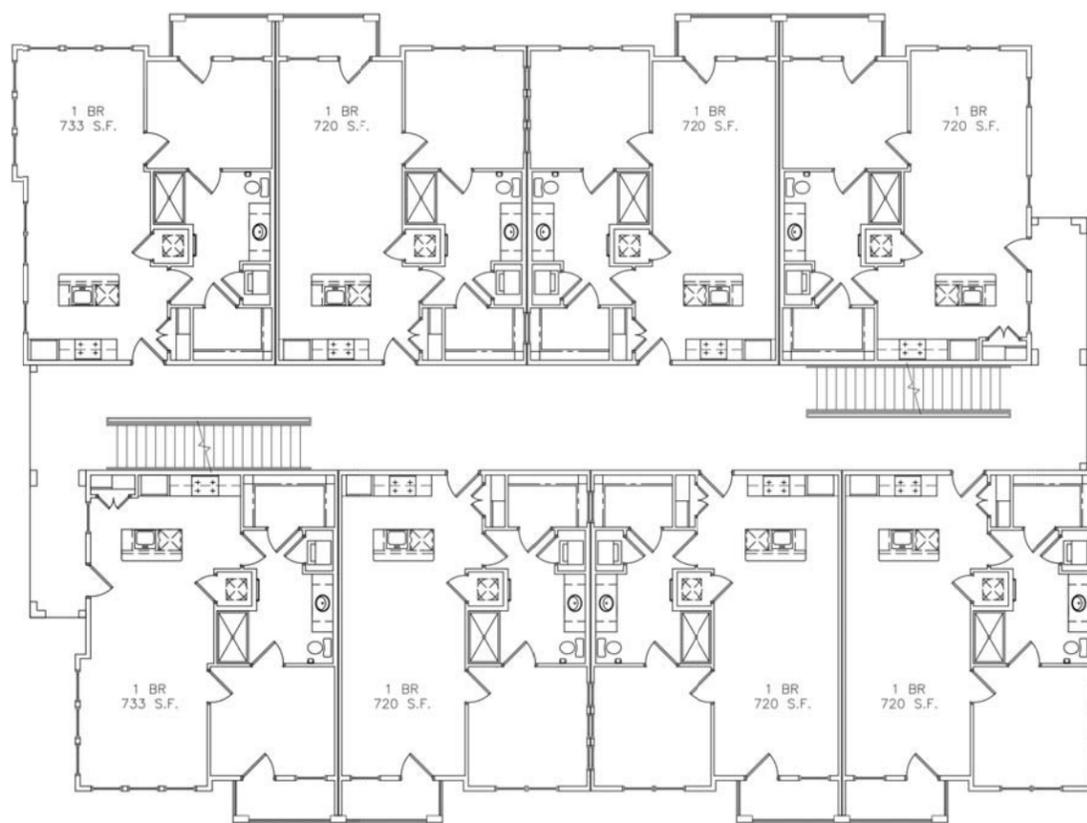


RZ-5

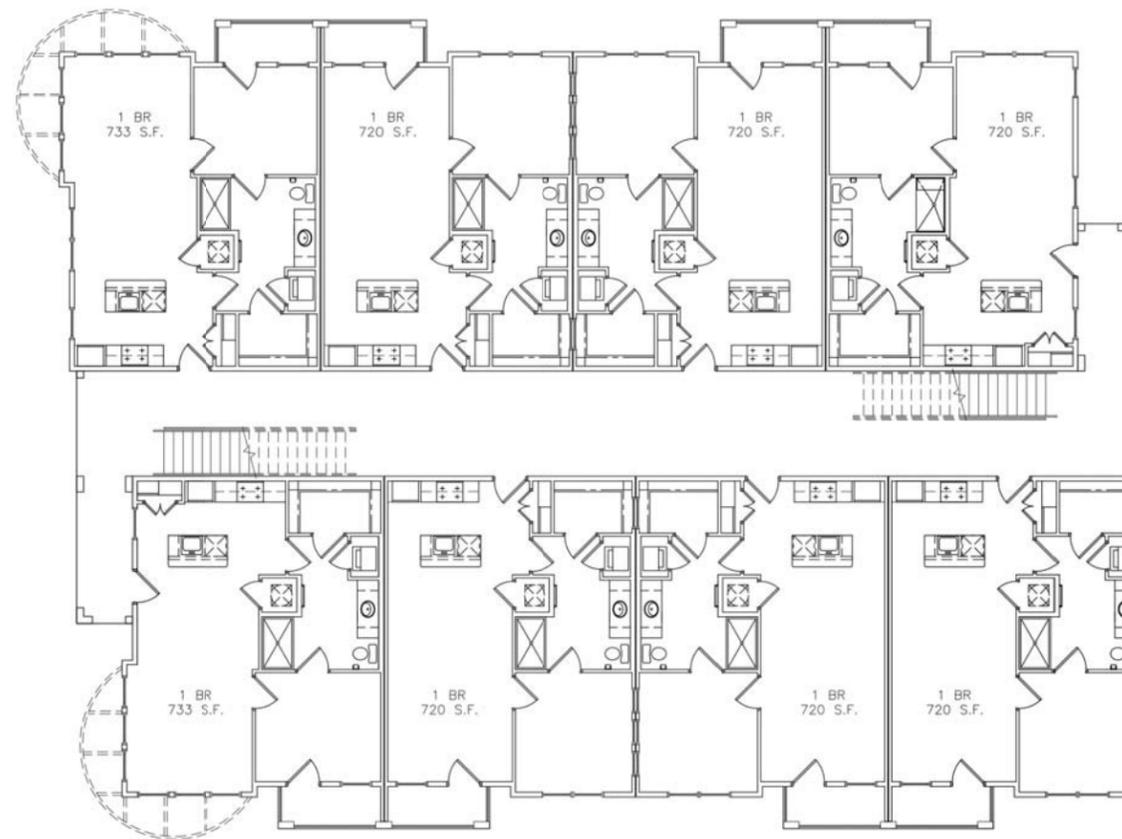


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charlotte, nc 28205 # 704.334.3305
urbandesignpartners.com
ncbeis license no: P-0418



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



01 FLOOR PLAN: First Floor
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

Brookchase
Properties

PO Box 578
Matthews, NC 28106-0578

Matthews Lofts #2

Architectural Plans
344 North Ames Street Matthews, North Carolina

NO. DATE BY: REVISIONS:

Project No: 14-016
Date: July 2, 2014
Designed by: udp
Drawn By: udp
Scale:
Sheet No:



RZ-6

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 they 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.

2014-615

7-3-2014

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



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,

A handwritten signature in blue ink, appearing to read "James P. Cannon", is written over a white background.

James P. Cannon, PLA
Urban Design Partners



DATE FILED	<u>7-2-14</u>	2014-615
APPLICATION NUMBER	<u>2014-615</u>	7-3-2014
<i>For office use only</i>		

**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)

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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

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner'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:

1. Tax Parcel ID: 19324307
Property Owner's Name: Matthews Parkway Corporate Center, LLC
Owner Mailing Address: PO Box 12571
Owner Mailing Address: Charlotte, NC 28220

2. Tax Parcel ID: 19324306
Property Owner's Name: Morningstar Office, LLC c/o Morningstar Properties, LLC
Owner Mailing Address: 725 Park Center Drive
Owner Mailing Address: Matthews, NC 28105

3. Tax Parcel ID: 19327112
Property Owner's Name: Amelia P. Lingle
Owner Mailing Address: 3100 Valentine Lane
Owner Mailing Address: Charlotte, NC 28270

4. Tax Parcel ID: 19327113
Property Owner's Name: Joel P. and Barbara M. Eaves
Owner Mailing Address: 1227 Jules Court
Owner Mailing Address: Charlotte, NC 28226

5. Tax Parcel ID: 19327114
Property Owner's Name: Jagger Beats, LLC
Owner Mailing Address: 3201 Dan Hood Road
Owner Mailing Address: Matthews, NC 28105

6. Tax Parcel ID: 19327115
Property Owner's Name: James M. and Linda C. Hood
Owner Mailing Address: PO Box 352
Owner Mailing Address: Matthews, NC 28106

7. Tax Parcel ID: 19327121
Property Owner's Name: Morris Family Investments, LLC
Owner Mailing Address: 301 Warehouse Drive
Owner Mailing Address: Matthews, NC 28104

8. Tax Parcel ID: 19327123
Property Owner's Name: Matthews Lofts, LLC
Owner Mailing Address: PO Box 578
Owner Mailing Address: Charlotte, NC 28106

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 Invesetments, 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

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

2014-615

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19327102

TAX PARCEL

Jack Reed Dailey, Jr.

PROPERTY OWNER NAME(S)

338 North Ames Street

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

19327109

TAX PARCEL

Alvie C. and Elizabeth K. Sumners

PROPERTY OWNER NAME(S)

317 N. Freemont Street

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

19327126

TAX PARCEL

Lynne Takac

PROPERTY OWNER NAME(S)

313 N. Freemont Street

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

19327130

TAX PARCEL

Eric Mularski

PROPERTY OWNER NAME(S)

333 N. Freemont Street

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

19327103

TAX PARCEL

Kathrin E. Rowan

PROPERTY OWNER NAME(S)

PO Box 572

OWNER MAILING ADDRESS

Matthews, NC 28106

OWNER MAILING ADDRESS, CONTINUED

19327128

TAX PARCEL

Jason C. and Kara B. Jones

PROPERTY OWNER NAME(S)

325 N. Freemont Street

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

19327129

TAX PARCEL

Kurtis R. and Taran B. Beshers

PROPERTY OWNER NAME(S)

329 N. Freemont Street

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

19324301

TAX PARCEL

Mary C Hulsey Family LC; Matthews Bldg. Supply

PROPERTY OWNER NAME(S)

PO Box 607-28105

OWNER MAILING ADDRESS

Matthews, NC 28106

OWNER MAILING ADDRESS, CONTINUED

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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 mjgollnitz@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, or 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 issued 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