



URBAN DESIGN PARTNERS

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



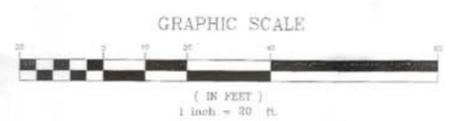
- LEGEND**
- LINES NOT SURVEYED
 - SET PROPERTY CORNER
 - EXISTING PROPERTY CORNER
 - PK --- PK NAIL POINT
 - UTILITY POLE
 - R/W --- RIGHT OF WAY
 - RR --- REBAR
 - SCP --- REINFORCED CONCRETE PIPE

- NOTES:**
1. APPARENT SOURCE OF TITLE:
DB 10424 PG 147 (MECKLENBURG COUNTY REGISTER OR DEEDS)
PN# 2100223
 2. AREA CALCULATED BY COORDINATE GEOMETRY METHOD
TOTAL AREA = 33,250 SQFT/0.536 ACRES
 3. SUBJECT TO THE TOWN OF MATTHEWS ZONING REGULATIONS
 4. PARCEL IS SUBJECT TO RIGHTS OF WAY AND/OR EASEMENTS OF RECORD OR IMPLIED. (IF ANY) A FULL AND COMPLETE TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY.
 5. REFERENCES:
DB 10279 PG 599
DB 19002 PG 522
DB 11857 PG 725
DB 19242 PG 988
MB 35 PG 493
 6. ALL SET CORNERS ARE PK NAILS
 7. NO RIGHT OF WAY FOUND FOR THIS SURVEY FOR MATTHEWS STATION THAT RUNS ALONG THE WEST PORTION OF THIS PARCEL.

REVISION: 12-24-10
CLIENT PROVIDED NEW RIGHT-OF-WAY INFORMATION FROM THEIR LAWYER. NEW DOCUMENTATION PROVIDED A DEED AND FILED MAP FOR THE RIGHT-OF-WAY OBTAINED OF MATTHEWS STATION STREET FROM HOBART SMITH CONSTRUCTION CO., INC. BY THE TOWN OF MATTHEWS.



I HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION THAT THE RATIO OF PRECISION AS CALCULATED IS +1: 10,000, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AND PLATS LISTED ABOVE. THIS MAP WAS NOT PERFORMED TO THE G.S. 47-30 STANDARDS AND IS NOT TO BE RECORDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF DECEMBER 10, 2010.



SUMMIT LAND SERVICES, PC
3575 CENTRE CIRCLE
FORT MILL, SC 29715
(704) 506-0554

BOUNDARY SURVEY OF
324 EAST MATTHEWS STREET
DATE: 10 DECEMBER 2010 SCALE: 1" = 20'
MATTHEWS, MECKLENBURG COUNTY, NC
PROPERTY OWNER PER MECKLENBURG COUNTY TAX RECORDS
HOBART SMITH CONSTRUCTION CO., INC
3703 LATROBE DRIVE #240
CHARLOTTE, NC 28211

R-20 to GMF

Board of Commissioners
APPROVED
11/10/2014
Lori Caspino, Town Clerk

BrookeChase Properties

PO Box 578
Matthews, NC 28106-0578

Town 316

Survey/Existing Conditions Plan
324 East Matthews Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	8/27/14	UDP	PER TOWN COMMENTS
2	9/22/14	UDP	PER TOWN COMMENTS
3	10/7/14	UDP	PER TOWN/PLANNING BD. COMMENTS
4	10/29/14	UDP	PER TOWN/TOWN BD. COMMENTS
5	12/10/14	UDP	PER FINAL COMMENTS

Project No: 14-035
Date: July 28, 2014
Designed by: udp
Drawn By: udp
Scale: 1"=20'
Sheet No:

RZ-1

REZONING PETITION #2014-616

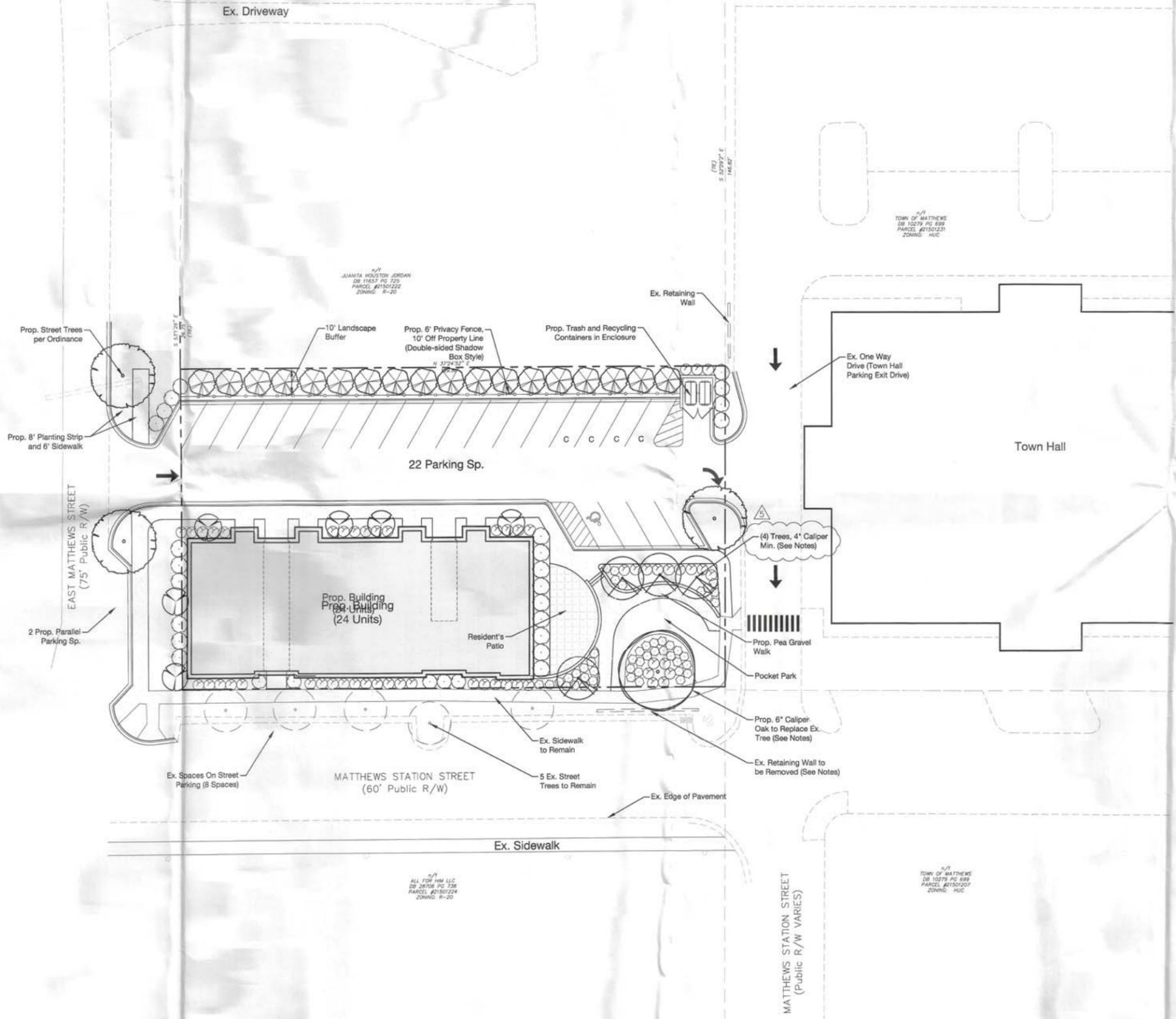


DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	21501223
TOTAL SITE AREA:	.536
EXISTING ZONING:	R-20
PROPOSED ZONING:	C-MF (INNOVATIVE)
PROPOSED USE:	MULTI-FAMILY (APARTMENT, 24 UNITS)
DENSITY:	44.8 UNITS/ACRE
VEHICULAR PARKING:	
REQUIRED:	31 SP.
PROPOSED:	22 ON-SITE, 8 EX. AND 2 PROP. ON-STREET
BICYCLE PARKING:	
REQUIRED:	4 SP. (1 SP. PER 6 UNITS)



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Town 316

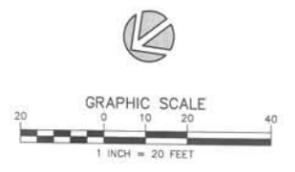
Rezoning Site Plan
324 East Matthews Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1.	8/27/14	UDP	PER TOWN COMMENTS
2.	9/12/14	UDP	PER TOWN COMMENTS
3.	10/1/14	UDP	PER TOWN/PLANNING BO. COMMENTS
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RZ-2

REZONING PETITION #2014-616



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 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.
3. The Petitioner will install two signs indicating where residents should park. Signage will direct residents to use offsite shared parking spaces in lieu of the public on-street spaces along Matthews Station Street.
4. (Note Removed)

Permitted Uses

- 1. 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.
2. The Petitioner reserves the right to reduce the total number of units from 24 by converting one-bedroom units to two-bedroom units. The number of bedrooms will not exceed the current total of 24 bedrooms for the project.

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

- 1. Vehicular access into the Site from East Matthews Street and the Town Hall exit driveway shall be as depicted on the Rezoning Site Plan. The placement and configuration of the access points 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.
2. As depicted on the Rezoning Site Plan, the internal drive shall accommodate one-way traffic only. Access into the site will be from East Matthews Street; egress from the site will be via Town Hall exit driveway shall be right-in/right-out only.
3. The Petitioner will request an access easement from the Town of Matthews for use of the existing one-way exit drive on the northeast side of Town Hall. Egress movements utilizing this access point shall be right-out only.

Streetscape Treatment/Sidewalks

- 1. The streetscape treatment with sidewalk and street trees along Matthews Station Street is an existing condition and shall remain. The streetscape treatment along 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.
3. If the existing oak tree is removed from the Site as further described in note #4 under Screening and Landscaping, the Petitioner will replace the existing sidewalks around the tree to a typical condition layout.

Common Open Space/Pocket Park

- 1. The Petitioner will provide common open space on the southern end of the Site as generally depicted on the Rezoning Plan. The open space will include a private patio with associated amenities and improvements for use by residents as well as a pocket park which will be available for use by the general public.
2. At a minimum, the open space area shall contain walks, benches and/or seat walls, and small lawn area. The open space area will contain landscaping to include trees and shrubs as generally depicted on the Rezoning Plan.

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. The building elevations shall include a minimum of 75% brick or stone.
3. 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

- 1. 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, eight (8) existing on-street spaces and two (2) proposed on-street spaces along the Site's frontage may also be used to meet the minimum required number of parking spaces.
2. The Petitioner will request to enter a shared parking agreement with the Town or an alternate property owner within close proximity of the site to provide additional parking spaces on a shared basis. This parking agreement will be required as a part of the permitting process with the Town.

- 3. The Petitioner will request a Right Of Way encroachment agreement to allow parking space(s) within the East Matthews Street Right Of Way.
4. Parking will comply with the Americans with Disability Act (ADA).

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 of the Site. This fence shall be 10' off the rear property line.
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 will remove the existing tree at the West corner of the site to allow for necessary grading of the site and to improve the existing conditions along the sidewalk and street frontage. When removed, the Petitioner agrees to replant a minimum 6" caliper tree of similar species in its place as well as four additional trees (4" caliper) in the proposed pocket park as more generally illustrated on the Rezoning Plan.
5. The Petitioner will request a Right Of Way Encroachment Agreement to allow planting of shrubs and trees within the E. Matthews Street Right Of Way as generally depicted on the Rezoning Plan.
6. Trash and recycling service will be provided by the Petitioner. Refuse containers will be stored within an enclosure as generally depicted on the Rezoning Plan. The Petitioner will evaluate the feasibility of providing a roof-type structure over the enclosure to screen the containers from view from Town Hall.

Storm Water

- 1. Development of the Site shall comply with the Town of Matthews Post Construction Storm Water Ordinance.
2. The Petitioner will provide stormwater volume storage within the project storm pipe system. The Petitioner will coordinate final design and amount of storage provided with the Town's Public Works department during the construction document and permitting phase 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: 2 feet.
Minimum Exterior Project Edge: 10 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.



BrookeChase Properties

PO Box 578 Matthews, NC 28106-0578

Town 316

Development Standards and Notes

324 East Matthews Street Matthews, North Carolina

Table with 5 columns: NO., DATE, BY, REVISIONS. Rows 1-5 detailing revisions.

Project No: 14-035 Date: July 29, 2014 Designed by: udp Drawn By: udp Scale: Sheet No:

REZONING PETITION #2014-616

RZ-3



URBAN
DESIGN
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Matthews, NC 28106-0578

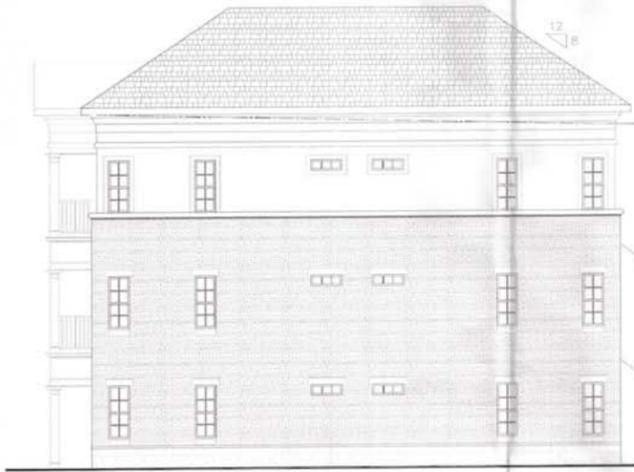
Town 316

Architectural Elevations
324 East Matthews Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
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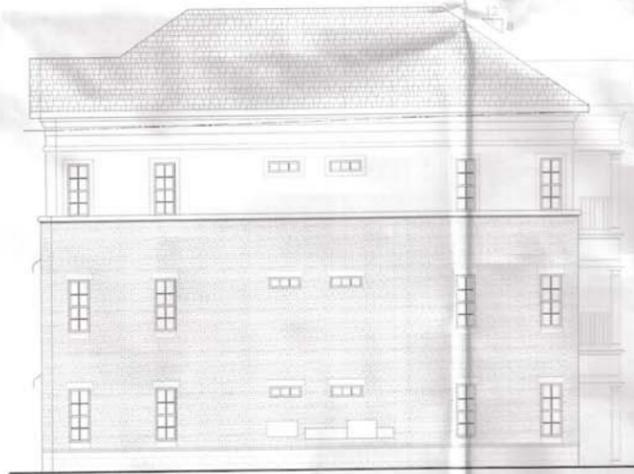
RZ-4



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 #2014-616



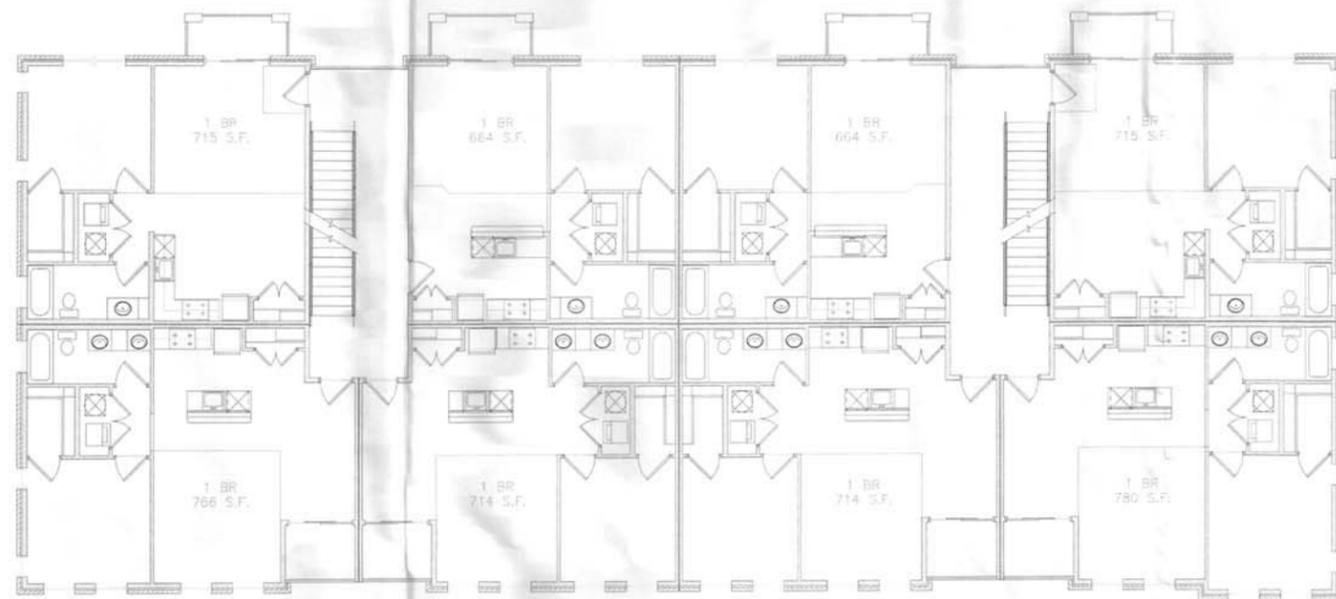


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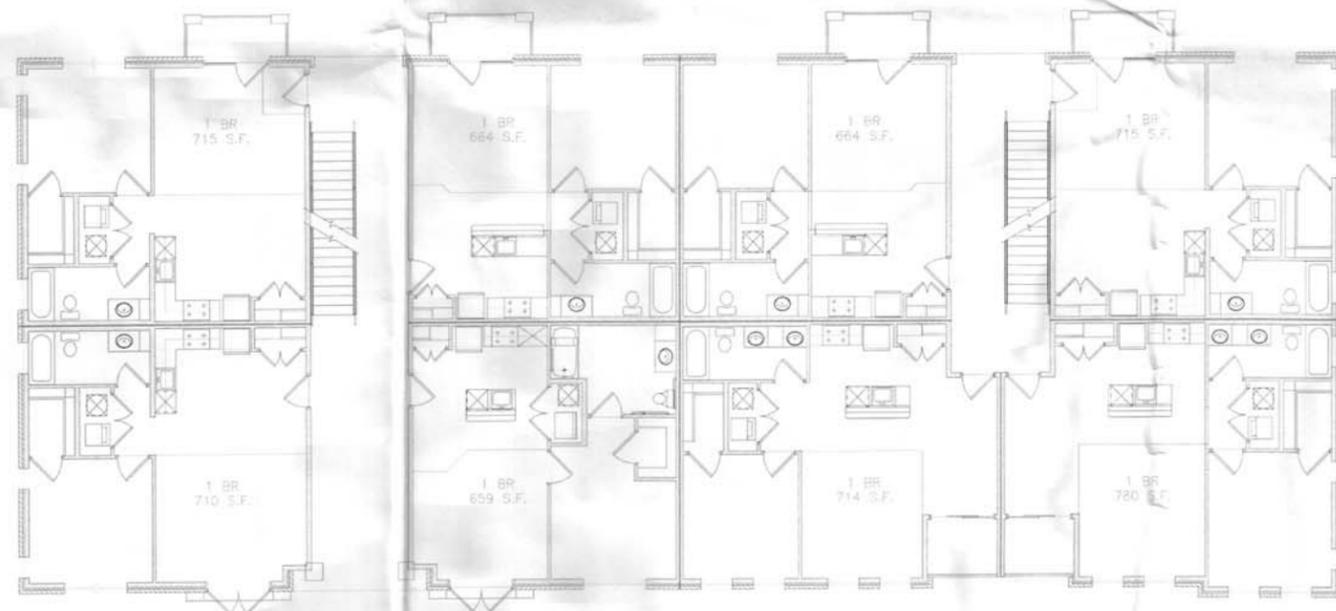
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02 FLOOR PLAN: Second-Third Floor
1/8" = 1'-0"



01 FLOOR PLAN: First Floor
1/8" = 1'-0"

(1/8" = 1'-0" also 11x17)

REZONING PETITION #2014-616



Town 316

Architectural Floor Plans
324 East Matthews Street, Matthews, North Carolina

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RZ-5



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PARTNERS

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charlotte, nc 28205 # 704.334.3305
urbandesignpartners.com



Conceptual Elevation / Town 316

BROOKECHASE PROPERTIES, LLC



BrookeChase
Properties

PO Box 578
Matthews, NC 28106-0578



01 STREETScape

Town 316

Architectural Illustrations
324 East Matthews Street Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
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Date: July 29, 2014
Designed by: udp
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Scale:
Sheet No:

RZ-6

REZONING PETITION #2014-616

