

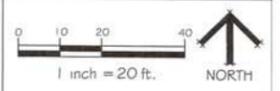
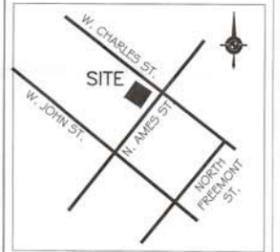
PREPARED FOR:  
**Matthews HELP Center**  
119 N. Ames Street  
Matthews, NC 28105

PROJECT:  
**Matthews HELP Center  
Rezone  
Application 2018-688**

PREPARED BY:  
**Wirth & Associates**  
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IN CONJUNCTION WITH:

SEAL:  
  
06.29.2018



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SCALE: 1" = 20' - 0"  
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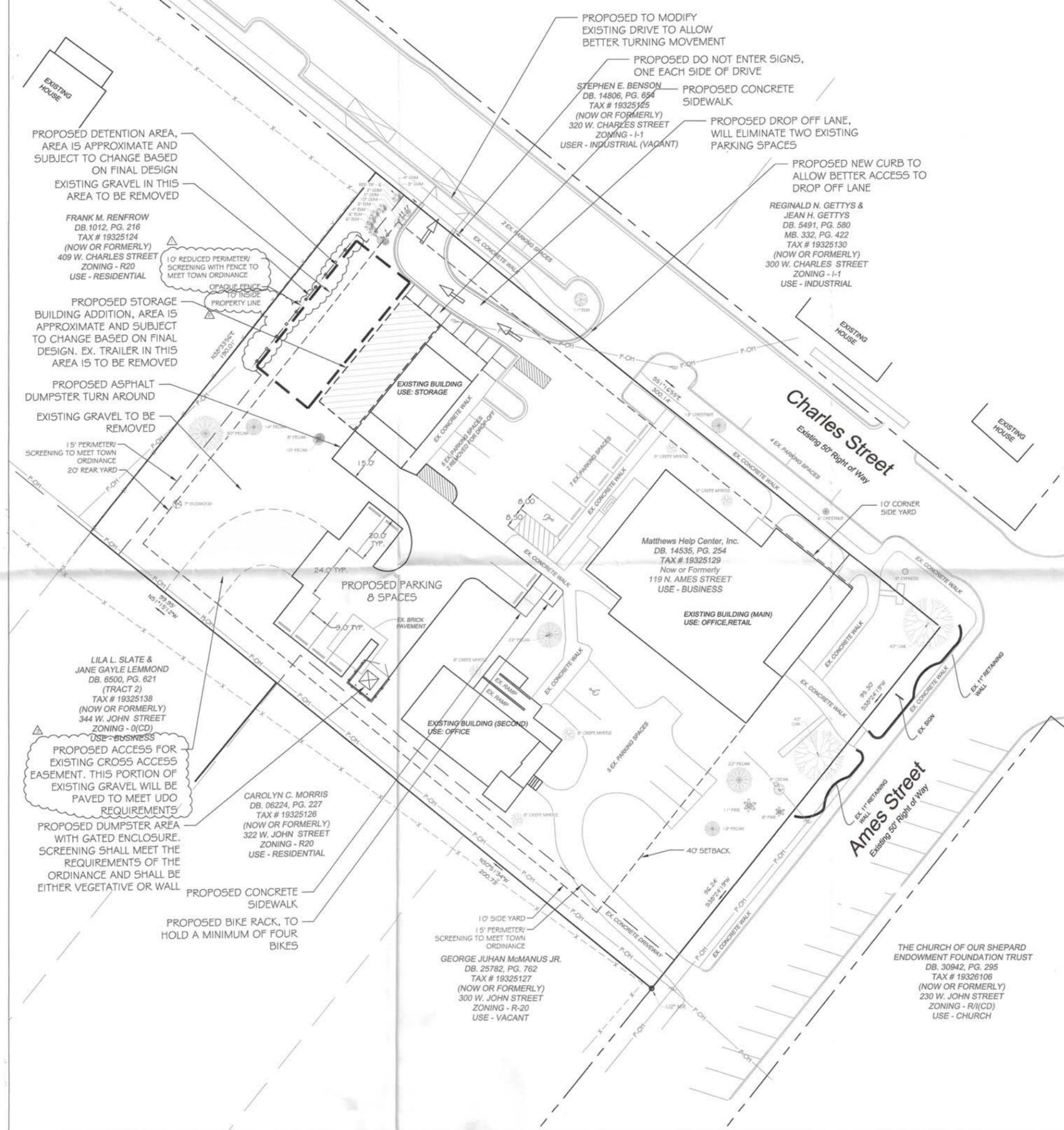
REVISIONS:  
NO. DATE DESCRIPTION BY:  
B-1(CD) ± 0(CD) ± B-1(CD)

Board of Commissioners  
**APPROVED**  
10/1/2018  
  
Lor Canapino, Town Clerk

SHEET TITLE:  
**EXISTING  
CONDITIONS PLAN**

SHEET NO.:  
**RZ 1.0**

2018-688  
9-26-18



**ZONING CODE SUMMARY:**  
 PROJECT NAME: MATTHEWS HELP CENTER REZONE  
 PROPERTY OWNERS: MATTHEWS HELP CENTER  
 PROJECT ADDRESS: 119 N. AMES STREET, MATTHEWS, NC 28105  
 TAX PARCEL NUMBERS: 193-251-29, 193-251-28, 193-251-37, 193-251-39  
 EX. ZONING: B-1 (CD), O (CD) PETITION #: 2017-012 JURISDICTION: TOWN OF MATTHEWS APPLICATION #: 2018-688  
 TOTAL SITE AREA: 1.314 ACRES

EXISTING BUILDINGS GROSS SF: MAIN BUILDING = 5602 SF (2420 SF OFFICE USE, 2925 SF RETAIL, 257 SF EXTERIOR STORAGE AREA)  
 SECOND BUILDING = 1464 GSF (OFFICE USE)  
 STORAGE BUILDING = 1405 GSF (INCLUDING ADDITIONS EACH END)

YARD REQUIREMENTS:  
 SETBACK: 40' FROM N. AMES STREET  
 SIDE YARD: 10 FT. SIDE YARD CORNER: 10 FT.  
 REAR YARD: 20 FT. TO RESIDENTIAL, 10' TO OTHER  
 PERIMETER PLANTING: 15' WIDTH, ACCORDANCE WITH THE TOWN ZONING ORDINANCE  
 SCREENING: 15' WIDTH, ACCORDANCE WITH THE TOWN ZONING ORDINANCE

PARKING REQUIREMENTS:  
 REQUIRED: OFFICE - MAIN BUILDING = 1 SPACE PER 300 SF, 2420 SF/300 = 8 SPACES  
 OFFICE - SECOND BUILDING = 1 SPACE PER 300 SF, 1464 SF/300 = 5 SPACES  
 RETAIL - MAIN BLDG. = 1 SPACE PER 200 SF, 2925 SF/200 = 15 SPACES  
 RETAIL - MAIN BLDG. = 1 SPACE PER 2 EMPLOYEES, 2 EMPLOYEES/2 = 1 SPACES  
 TOTAL REQUIRED = 23 SPACES, REQUIREMENT REDUCED BY 25% (30 X .25 = 7.5)  
 PROVIDED: MAIN BLDG. = 12 ONSITE SURFACE PLUS A ONSITE PROPOSED  
 SECOND BLDG. = 5 SPACES EXISTING  
 TOTAL PROVIDED = 25 SPACES

ACCESSIBLE PARKING REQUIRED: 1 ACCESSIBLE SPACES/MIN. 1 VAN  
 ACCESSIBLE PARKING PROVIDED: 2 SPACES, INCLUDING 1 VAN (EXISTING)  
 BICYCLE PARKING: 4  
 TOWN STORM WATER REQUIREMENTS:  
 THERE HAS BEEN 22,451 SF OF IMPERVIOUS AREA ADDED TO THE SITE POST 2000 AND THE PROPOSED DEVELOPMENT WILL ADD AN ADDITIONAL 44,627 SF OF IMPERVIOUS. THIS SITE WILL PROVIDE STORM WATER MEASURES IN ACCORDANCE WITH SECTION 155.704, DESIGN STANDARDS FOR STORM WATER COLLECTION AND DRAINAGE. PROPOSED DETENTION LOCATION HAS BEEN IDENTIFIED ON THE PLAN. ACTUAL SIZE AND FINAL LOCATION WILL BE DETERMINED WHEN DESIGN CALCULATIONS HAVE BEEN COMPLETED. THE DETENTION FACILITY IS INTENDED TO BE ABOVE GROUND. UNDERGROUND STRUCTURES ARE NOT ANTICIPATED BUT MAY BE CONSIDERED.

POST CONSTRUCTION ORDINANCE REQUIREMENTS:  
 EXISTING PRE-2006 IMPERVIOUS AREA IS 19,449 SF. THERE HAS BEEN 3,002 SF OF IMPERVIOUS AREA ADDED TO THE SITE POST 2006 AND THE PROPOSED DEVELOPMENT WILL ADD AN ADDITIONAL 44,627 SF OF IMPERVIOUS. THIS SITE WILL PROVIDE STORM WATER MEASURES IN ACCORDANCE WITH SECTION 155.704, DESIGN STANDARDS FOR STORM WATER COLLECTION AND DRAINAGE. PROPOSED DETENTION LOCATION HAS BEEN IDENTIFIED ON THE PLAN. ACTUAL SIZE AND FINAL LOCATION WILL BE DETERMINED WHEN DESIGN CALCULATIONS HAVE BEEN COMPLETED. THE DETENTION FACILITY IS INTENDED TO BE ABOVE GROUND. UNDERGROUND STRUCTURES ARE NOT ANTICIPATED BUT MAY BE CONSIDERED.

TREE CANOPY CALCULATIONS:  
 EXISTING TREE CANOPY ON THE SITE HAS BEEN CALCULATED USING THE SQUARE FOOT AMOUNTS IDENTIFIED IN THE ORDINANCE. THERE ARE 1,200 SF FOR LARGE MATURING TREES AND 400 SF FOR SMALL MATURING TREES. ALL TREES HAVE BEEN SURVIVED AND ARE IDENTIFIED ON THE PLAN BY TREE TYPE AND CALIPER INCH CALCULATION.  
 EXISTING TREES: TOTAL SF 42,400 (LARGE MATURING TREES - 31,200 SF, SMALL MATURING 11,600 SF) = 75% OF SITE  
 EXISTING TREES PROPOSED TO BE REMOVED: 26,400 (LARGE MATURING TREES - 19,200 SF, SMALL MATURING TREES - 7,200 SF)  
 EXISTING TREES TO REMAIN: 16,400 SF (42,400 - 26,400) = 28% OF EXISTING CANOPY TO REMAIN (16,400 / 56,282)

**DEVELOPMENT STANDARDS**  
 September 28, 2018

**1. GENERAL PROVISIONS**  
 A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Mathews Help Center ("Applicant") for an approximately 1.314 acre site located on the southwest corner of the intersection of North Ames Street and West Charles Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").  
 B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Mathews Unified Development Ordinance (the "Ordinance"). The regulations established under the Ordinance for the B-1 zoning district and the Downtown Overlay District shall govern the use and development of the Site.  
 C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and perimeter landscaping requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.  
 D. The primary purposes of this rezoning are to (i) combine the lots that currently comprise the Site into one lot; (ii) bring the site into compliance with the requirements of the Ordinance; (iii) memorialize the commitment to remove the existing storage trailer located on the Site; (iv) accommodate the modification of an existing driveway serving the Site and (v) accommodate the expansion of the existing storage building located on the Site.

**2. PERMITTED USES**  
 A. The Site may be devoted only to the following uses and to any incidental and accessory uses associated therewith that are allowed in the B-1 zoning district:  
 B. General and professional offices.  
 C. Medical offices.  
 D. Retail sales and general merchandise.  
 E. Outdoor sales in conjunction with a permanent business, subject to Section 155.506.36 of the Ordinance.  
 F. Secondhand goods, retail sales without outside storage.  
 G. Donation drop-off facility as an accessory use.

**3. DEVELOPMENT LIMITATIONS**  
 A. The approximate gross floor area of each existing building located on the Site is set out in the Zoning Code Summary. Except as provided in paragraph D with respect to the existing storage building, the existing buildings on the Site may not be enlarged.  
 B. Retail sales and general merchandise uses and secondhand goods, retail sales without outside storage uses may only be located in that building designated on the Rezoning Plan as "Existing Building (Main)".  
 C. A maximum of 2,925 square feet of gross floor area may be devoted to retail sales and general merchandise uses and to second hand goods, retail sales without outside storage uses.  
 D. The existing storage building located on the Site may be enlarged to a maximum of 1,200 square feet of gross floor area. The general location of any existing addition is depicted on the Rezoning Plan. Minor modifications to the location of this building addition shall be allowed.  
 E. The addition to the existing storage building shall be compatible in and complementary and consistent with the existing storage building in terms of architectural style and character and types and colors of exterior building materials.  
 F. The storage of construction equipment and the parking of commercial vehicles with more than two axes on the Site shall be prohibited.

**4. DIMENSIONAL STANDARDS**  
 A. Development of the Site shall comply with the dimensional standards of the B-1 zoning district and the Downtown Overlay District.  
 B. Notwithstanding the foregoing, any existing building or structure on the Site that does not meet the setback, side yard and/or rear yard requirements of the Ordinance or any other requirements of the Ordinance shall be considered to be a legal, non-conforming building or structure.

**5. TRANSPORTATION AND PARKING**  
 A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Mathews.  
 B. Vehicular parking shall be provided in accordance with the requirements of the Ordinance.

**6. ARCHITECTURAL STANDARDS**  
 A. The building designated on the rezoning plan as "existing building (main)" will remain residential in appearance.  
 B. The building designated on the Rezoning Plan as "Existing Building (Second)" will remain residential in appearance.

**7. STREETScape TREATMENT AND SIDEWALKS**  
 A. The existing planting strips, sidewalks and street trees located along the Site's frontages on North Ames Street and West Charles Street shall remain in place.

**8. TREE PRESERVATION**  
 A. Tree preservation areas will meet the intent of the Ordinance and may occur in areas generally depicted on the Rezoning Plan. Notwithstanding the foregoing, Applicant reserves the right to plant trees on the Site in lieu of retaining trees as permitted under the Ordinance.

**9. SIGNS**  
 A. All new signs installed on the Site shall comply with the requirements of the Ordinance.

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

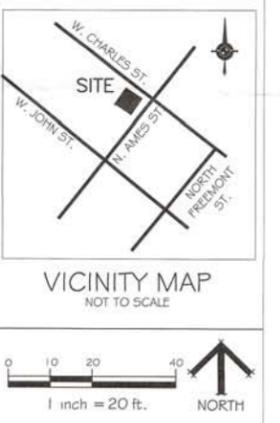
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 10.12.2018



DRAWN BY: ECM  
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 DATE: 06.27.2018

REVISIONS:  
 NO. DATE: DESCRIPTION: BY:  
 1. 08.29.18 PER TOWN COMMENTS ECM  
 2. 09.28.18 PER TOWN COMMENTS ECM  
 3. 10.12.18 PER TOWN COMMENTS ECM

SHEET TITLE:  
**SITE PLAN**  
 &  
**TECHNICAL NOTES**  
 SHEET NO.:  
**RZ 2.0**  
 2018 688  
 10/12/18