

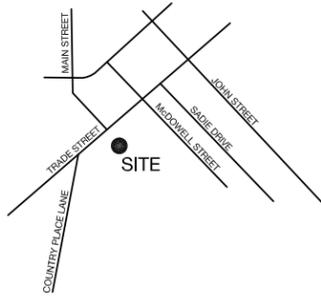
- TREES TO BE REMOVED:**
- 1) 30" PINE
 - 2) 18" PECAN
 - 3) 60" OAK
 - 4) 36" DOUBLE MAPLE
 - 5) 24" PECAN
 - 6) 40" OAK
 - 7) 30" OAK
 - 8) 18" CEDAR
 - 9) 12" DOGWOOD
 - 10) 10" CRAPE MYRTLE
 - 11) 60" OAK

Brookechase Properties, LLC
Mr. Garry D. Smith
PO Box 578
Matthews, NC 28106

Greenway Cottages
Existing Conditions Survey
Rezoning Petition # 2010-558
Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	10/11/10	CC	PROPERTY ADDED, SITE LAYOUT REVISED
2	12/21/10	CC	PER COMMENTS
3	01/28/11	CC	PER COMMENTS
4	04/14/11	CC	PER COMMENTS

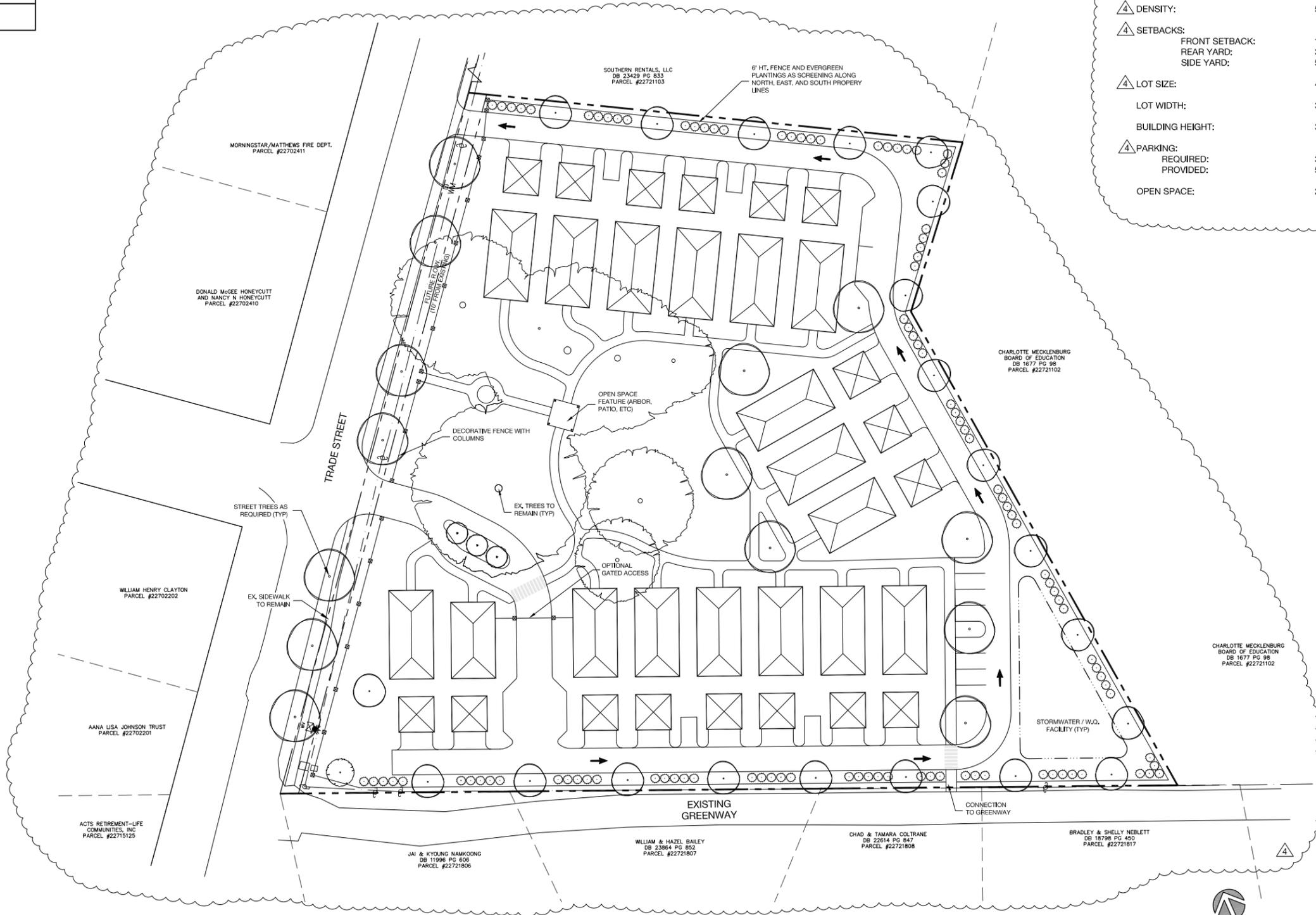
CURRENT 2010-558
4/13/2011



VICINITY MAP

DEVELOPMENT SUMMARY

REZONING SITE AREA:	3.16 AC
TAX PARCEL ID #:	227-211-04, 227-211-05 and 227-211-06
EXISTING ZONING:	R-20
PROPOSED ZONING:	R-VS Innovative
PROPOSED USE:	Residential (Single Family Detached)
UNIT TOTAL:	17
DENSITY:	5.38 Units per Acre
SETBACKS:	
FRONT SETBACK:	10' Min. (Innov. Std., See Notes)
REAR YARD:	30' Min.
SIDE YARD:	5' (Innov. Std., See Notes)
LOT SIZE:	4,000 SF Min. (Innov. Std., See Notes)
LOT WIDTH:	35' Min. (Innov. Std., See Notes)
BUILDING HEIGHT:	35' Maximum
PARKING:	
REQUIRED:	34 (2 Per Unit)
PROVIDED:	50 (2.9 Per Unit)
OPEN SPACE:	25% Min. per Lot



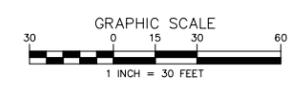
Brookchase Properties, LLC
Mr. Garry D. Smith
PO Box 578
Matthews, NC 28105

Greenway Cottages
Rezoning Site Plan
Rezoning Petition # 2010-558
Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
1	10/1/10	CC	PROPERTY ADDED, SITE LAYOUT REVISED
2	12/2/10	CC	PER COMMENTS
3	01/28/11	CC	PER COMMENTS
4	04/14/11	CC	PER COMMENTS

Project No: 10-027
Date: July 30, 2010
Designed by: CC
Drawn By: CC
Scale: 1" = 30'-0"
Sheet No:

RZ-2



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 R-VS 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

- 4.1 The Site may be devoted to a maximum of 17 for sale single family detached dwelling units and to any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the R-VS 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

- 4.1. Vehicular access into the Site from South Trade Street shall be as depicted on the Rezoning Site Plan and based upon a private internal street or drive system. 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 and/or the North Carolina Department of Transportation.
- 4.2. At the option of the Petitioner, access into the Site may be controlled through the use of gates to discourage the use of the private street or drive system by the general public. The gates shall be equipped with a "click to enter device" or a similar device approved by the Town of Matthews to ensure access for emergency vehicles. If access into the Site is not controlled through the use of gates, then the turn around area and the median located at the entrance into the Site from South Trade Street shall not be required.
- 4.3. As depicted on the Rezoning Site Plan, the internal street or drive shall accommodate one-way traffic only.
- 4.4. Cross parking and access easements shall be granted to and among the owners of the individual lots and dwelling units on the Site to accommodate any portions of the internal street or drive and any parking areas located within the individual lots.

Streetscape Treatment/Sidewalks

- 1. The streetscape treatment along South Trade 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. A pedestrian connection from the Site to the adjoining greenway path shall be provided as depicted on the Rezoning Site Plan.
- 4. To the extent that the sidewalk located along the Site's frontage on South Trade Street is not located within public right of way, the Petitioner shall grant an easement to the Town of Matthews for the use and maintenance of this sidewalk.

Common Open Space/Amenity Area

- 4.1. Common open space shall be provided on the Site as depicted on the Rezoning Site Plan. At its option, the Petitioner may install an arbor, a gazebo or a covered seating or gathering area within the common open space.
- 4.2. The Petitioner may install other improvements within the common open space such as an outdoor seating area, a fire pit, a recreational area and an area devoted to gardening.

Homeowners Association

A homeowners association shall be formed that will maintain the following:

- 4.1. All common open space areas, including any improvements thereto.
- 4.2. The internal street or drive, parking areas and internal sidewalks.
- 3. All landscaping, street trees and lighting.
- 4. The exterior elements of each dwelling unit located on the Site.
- 5. The yards associated with each individual lot and dwelling unit located on the Site.

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 35 feet.
- 2. Attached hereto are a series of pictures and elevations of the single family detached dwelling units proposed to be constructed on the Site, and these pictures and elevations are intended to depict the general conceptual architectural style and character of the single family detached dwelling units proposed to be constructed on the Site. Accordingly, the elevations of each single family detached dwelling unit constructed on the Site shall be designed and constructed so that they are substantially similar in appearance to one of the attached pictures and elevations. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

- 3. The interior floor plans set out on the attachments containing the pictures and elevations of the proposed single family detached dwelling units are illustrative only and shall not be binding on the Petitioner. Accordingly, the actual interior floor plans of the single family detached dwelling units may differ from the interior floor plans set out on the attachments.

- 4.4. Additional elevations of the single family detached dwelling units may subsequently be submitted to the Matthews Town Board of Commissioners for review and approval.

- 4.5. Vinyl siding shall not be a permitted exterior building material for the single family detached dwelling units. Notwithstanding the foregoing, vinyl may be utilized on the soffits of the single family detached dwelling units.

- 4.6. Each single family detached dwelling unit shall have a usable front porch. The two single family detached dwelling units that are closest and adjacent to South Trade Street shall have porches on the sides of the dwelling units that face South Trade Street.

- 4.7. Single family detached dwelling units that share a common property line shall not have the same front building elevation.

- 4.8. Each single family detached dwelling unit shall have a 2 car garage. Each 2 car garage shall be constructed of the same exterior building materials as the single family detached dwelling unit associated with the garage.

Payment of Fees in Lieu of Land Dedication for Open Space and Recreational Land

Pursuant to Section 152.41 of the Matthews Subdivision Regulations, the Petitioner shall pay to the Town of Matthews fees in lieu of land dedication for public park, greenway, pathway, recreation, and open space sites to serve the recreational needs of the residents of this residential community.

Parking

- 4.1. As noted above, each single family detached dwelling unit shall have a 2 car garage.
- 4.2. As provided in the Development Summary, a minimum of 50 off-street vehicular parking spaces shall be provided on the Site. The number of off street vehicular parking spaces includes the 2 parking spaces located in each 2 car garage.

Lighting

- 1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site along the internal drives. 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.

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

Screening and Landscaping

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

- 4.2. The Petitioner shall install a 6 foot high opaque, wooden privacy fence along the entire perimeter of the Site, excluding the Site's frontage on South Trade Street, as depicted on the Rezoning Site Plan.

- 4.3. The Petitioner shall install a non-opaque, decorative fence with columns along the Site's frontage on South Trade Street as depicted on the Rezoning Site Plan.

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

Tree Preservation

The Petitioner shall preserve those trees designated on the Rezoning Site Plan for preservation. The Petitioner shall engage a certified arborist to prepare and implement a tree protection and preservation plan for these trees prior to commencing any grading on the Site. The Petitioner shall submit a copy of the tree protection and preservation plan to the Town of Matthews Planning Department prior to commencing any grading on the Site.

Right of Way Dedication

Prior to the issuance of a building permit for any new structure to be constructed on the Site, the Petitioner shall dedicate and convey (by quitclaim deed and subject to any reservations for any necessary utility easements) those portions of the Site immediately adjacent to South Trade Street as required to provide a total of 70 feet of right of way for South Trade Street to the extent such right of way does not currently exist. It is estimated at this time that an additional 10 feet of right of way is required to be dedicated and conveyed by the Petitioner.

- 4. Internal Private Street or Drive
The internal street or drive to be constructed within the Site shall be private and shall be built to appropriate private standards. The internal street or drive shall be maintained by the homeowners association.

Storm Water

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

Innovative Development Standards

Pursuant to Section 153.207 of the Ordinance, this Petition seeks the approval and use of innovative development standards in order to create a pedestrian-friendly residential community in proximity to downtown Matthews.

- 4. The R-VS development standards requested for modification as innovative development standards are set out below:

Minimum Setback: 10 feet 4

Minimum Side Yard: 5 feet.

Minimum Lot Area: 4,000 square feet 4

Minimum Lot Width: 35 feet 4

- 4. Trash Removal

Each single family detached dwelling unit will have a roll-out trash can that shall be stored at the rear of the single family detached dwelling unit. The roll-out trash cans shall be emptied by a truck along the Internal street or drive.

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.



**URBAN
DESIGN
PARTNERS**

1318-e6 central ave, # 704,334,3303
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urbandesignpartners.com

Brookechase
Properties, LLC

Mr. Garry D. Smith
PO Box 578
Matthews, NC 28106

Greenway Cottages

**Development Standards
Rezoning Petition # 2010-558**
Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
1	10/1/10	CC	PROPERTY ADDED, SITE LAYOUT REVISED
2	12/2/10	CC	PER COMMENTS
3	01/28/11	CC	PER COMMENTS
4	04/14/11	CC	PER COMMENTS

Project No: 10-027
Date: July 30, 2010
Designed by: CC
Drawn by: CC
Scale: 1" = 30'-0"
Sheet No:

RZ-3

CURRENT

2010-558
4/13/2011



First Floor
 Kitchen/Dining 13'3" x 21'
 Bedroom 1 10'4" x 11'
 Bedroom 2 10'4" x 13'
 Bathroom full
Second Floor 10'3" x 10'
 Bedroom three-quarter
 Bath
Total Heated Area 1248 sq ft
Footprint 33' x 46'



First Floor **Second Floor**



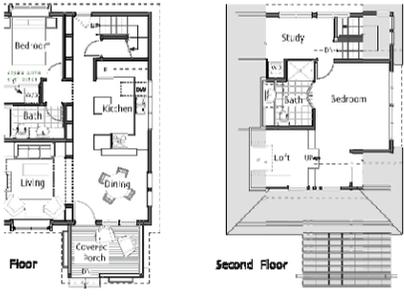
© Rick Thayer Architects • Sets are approximate / Plans are subject to change

GoodFit
Cottages and Small Houses
703-231-1434 • info@goodfit.com • www.goodfit.com

Coho C



1st Floor
 12' x 12'
 13' x 13'
 10'6" x 11'
 13' x 12'6"
 full
2nd Floor
 13' x 11'4"
 Suite 6' x 7'
 three-quarter
Heated Area 1292 sq ft
Footprint 34' x 40'



1st Floor **Second Floor**



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 urbandesignpartners.com

Brookchase Properties, LLC

Mr. Garry D. Smith
PO Box 578
Matthews, NC 28105

Greenway Cottages

Building Elevations
 Rezoning Petition # 2010-558
 Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	10/1/10	CC	PROPERTY ADDED, SITE LAYOUT REVISED
2	12/2/10	CC	PER COMMENTS
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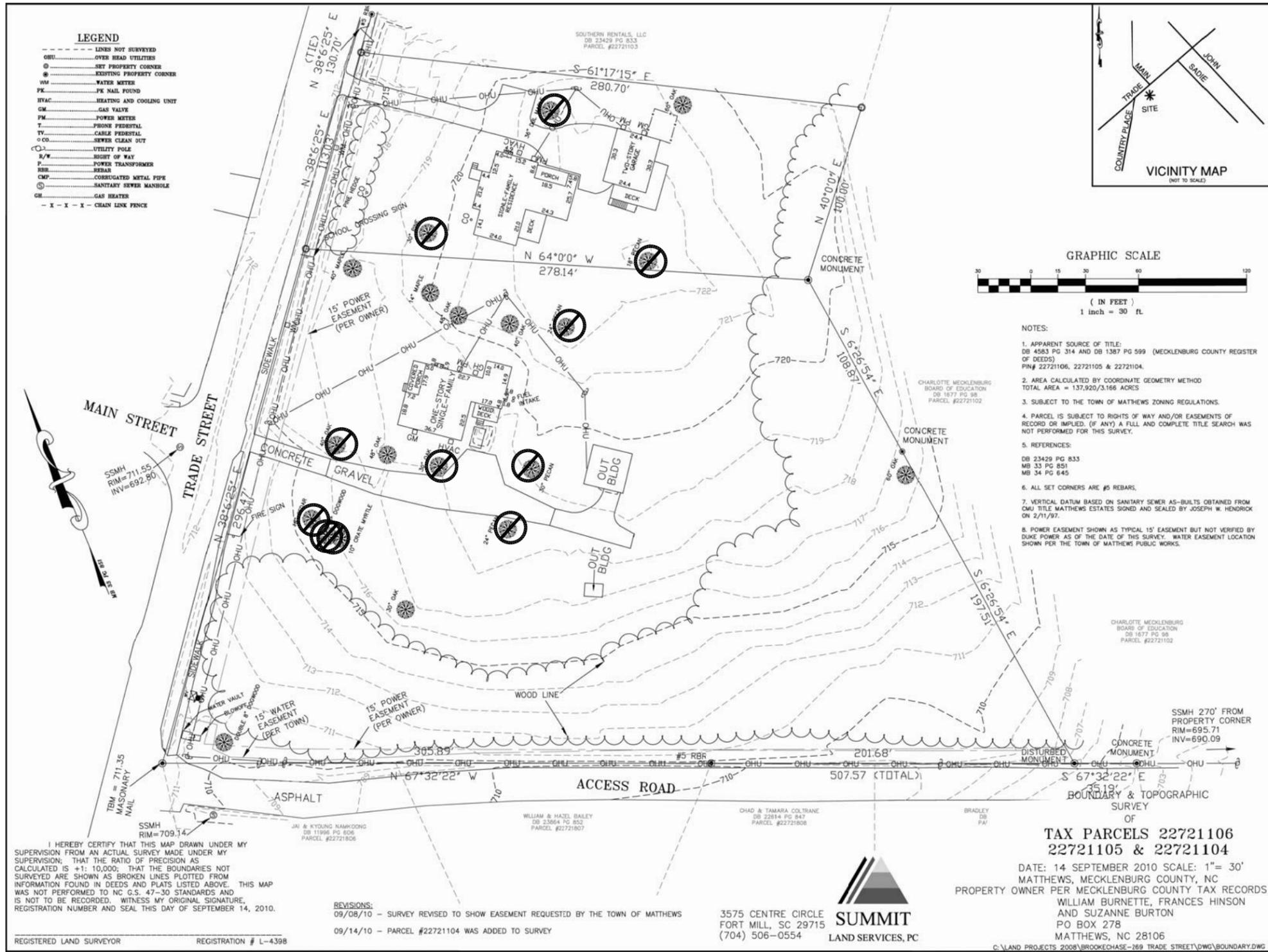
Project No: 10-027
 Date: July 30, 2010
 Designed by: CC
 Drawn By: CC
 Scale: As Noted
 Sheet No:

RZ-4

SUPERSEDED

2010-558
1/28/2011

URBAN DESIGN PARTNERS
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charlotte, nc 28205 # 704.334.3305
urbandesigndesignpartners.com



- TREES TO BE REMOVED:**
- 1) 30" PINE
 - 2) 18" PECAN
 - 3) 36" DOUBLE MAPLE
 - 4) 24" PECAN
 - 5) 40" OAK
 - 6) 30" OAK
 - 7) 30" PECAN
 - 8) 18" CEDAR
 - 9) 12" DOGWOOD
 - 10) 10" Crape MYRTLE
 - 11) 24" PECAN

Brookechase Properties, LLC

Mr. Garry D. Smith
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Matthews, NC 28106

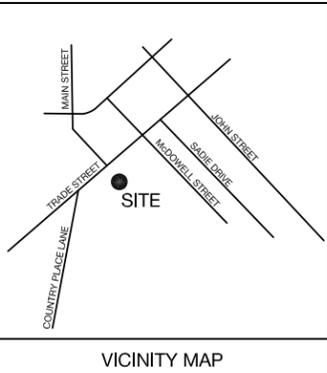
Greenway Cottages

Existing Conditions Survey Rezoning Petition # 2010-558 Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	10/11/10	CC	PROPERTY ADDED, SITE LAYOUT REVISED
2	12/23/10	CC	PER COMMENTS
3	01/28/11	CC	PER COMMENTS

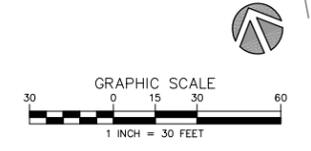
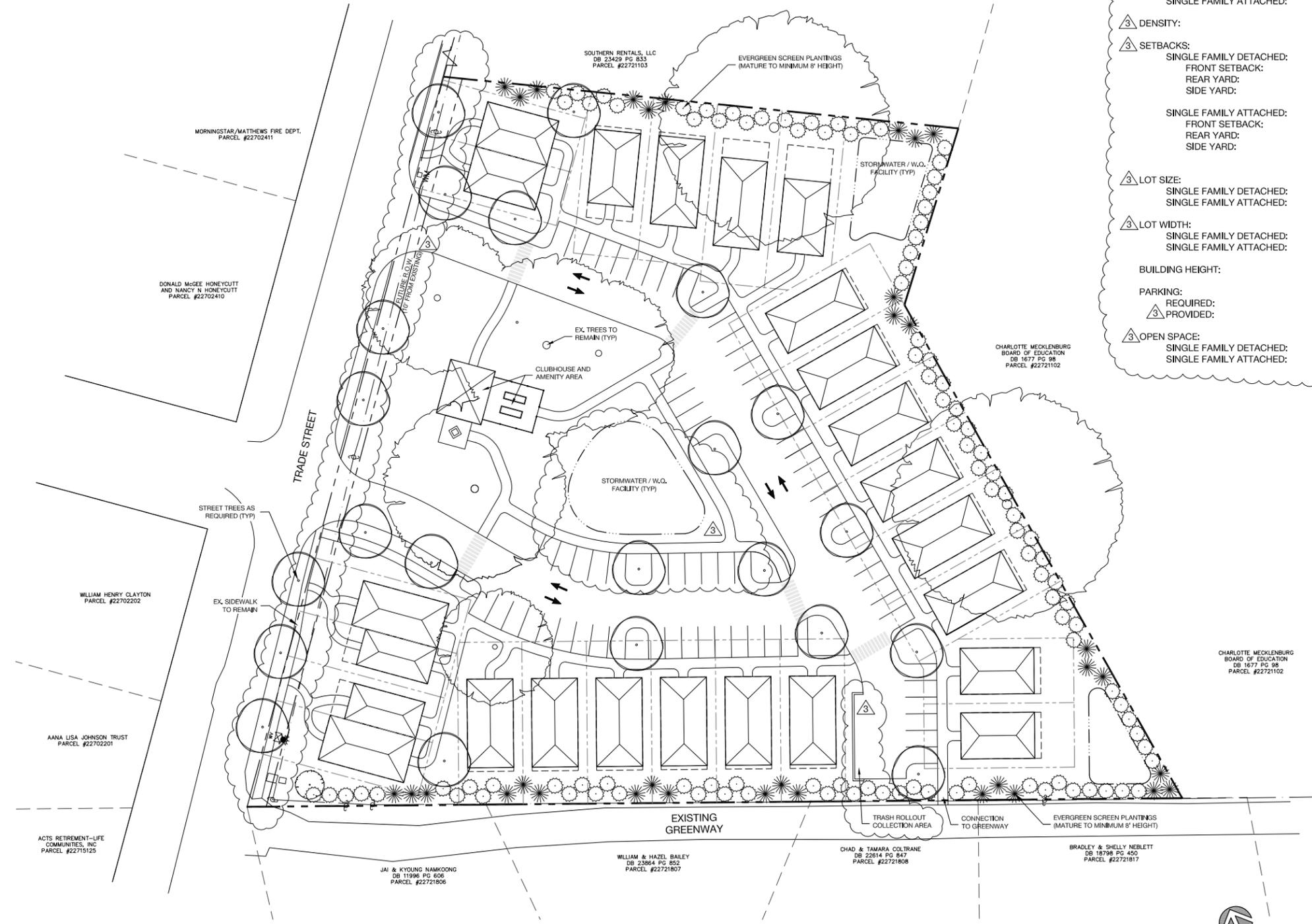
Project No: 10-027
Date: July 30, 2010
Designed by: CC
Drawn By: CC
Scale: As Noted
Sheet No:

RZ-1



DEVELOPMENT SUMMARY

REZONING SITE AREA:	3.16 AC
TAX PARCEL ID #:	227-211-04, 227-211-05 and 227-211-06
EXISTING ZONING:	R-20
PROPOSED ZONING:	R-VS Innovative
PROPOSED USE:	Residential (Single Family Detached and Single Family Attached)
③ UNIT TOTAL:	24
SINGLE FAMILY DETACHED:	18
SINGLE FAMILY ATTACHED:	6 (3 Bldgs @ 2 Units Each)
③ DENSITY:	7.59 Units per Acre
③ SETBACKS:	
SINGLE FAMILY DETACHED:	
FRONT SETBACK:	20' Min.
REAR YARD:	18' Min. (Innov. Std., See Notes)
SIDE YARD:	5' (Innov. Std., See Notes)
SINGLE FAMILY ATTACHED:	
FRONT SETBACK:	16' Min. (Innov. Std., See Notes)
REAR YARD:	9' Min. (Innov. Std., See Notes)
SIDE YARD:	5' (Innov. Std., See Notes)
③ LOT SIZE:	
SINGLE FAMILY DETACHED:	2,750 SF Min. (Innov. Std., See Notes)
SINGLE FAMILY ATTACHED:	1,950 SF Min. (Innov. Std., See Notes)
③ LOT WIDTH:	
SINGLE FAMILY DETACHED:	35' Min. (Innov. Std., See Notes)
SINGLE FAMILY ATTACHED:	25' Min. (Innov. Std., See Notes)
BUILDING HEIGHT:	35' Maximum
PARKING:	
REQUIRED:	48 (2 Per Unit)
③ PROVIDED:	69 (2.9 Per Unit)
③ OPEN SPACE:	
SINGLE FAMILY DETACHED:	25% Min. per Lot
SINGLE FAMILY ATTACHED:	20% Min. per Lot



Brookchase Properties, LLC
Mr. Garry D. Smith
PO Box 578
Matthews, NC 28105

Greenway Cottages
Rezoning Site Plan
Rezoning Petition # 2010-558
Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
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Project No: 10-027
Date: July 30, 2010
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Drawn By: CC
Scale: 1" = 30'-0"
Sheet No: **RZ-2**



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Brookchase
Properties, LLC

Mr. Garry D. Smith
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Matthews, NC 28106

Greenway Cottages

Development Standards Rezoning Petition # 2010-558

Matthews, North Carolina

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 R-VS 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

3 The Site may be devoted to a maximum of 24 for sale single family dwelling units and to any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the R-VS zoning district. A maximum of 6 of the 24 for sale single family dwelling units may be single family attached dwelling units, with the remainder of the for sale single family dwelling units being single family detached dwelling units.

Age Restricted Community

3 This residential community is intended to provide housing primarily for persons 55 years of age or older. As a result, this residential community shall be an age restricted community. No person under 19 years of age shall reside in any dwelling unit located on the Site for more than 90 days in any calendar year. Each dwelling unit, if occupied, shall be regularly occupied by at least one person 55 years of age or older.

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 South Trade Street 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 and/or the North Carolina Department of Transportation.
2. As depicted on the Rezoning Site Plan, the internal drive shall accommodate two way traffic.
3. Cross parking and access easements shall be granted to and among the owners of the individual lots and dwelling units on the Site to accommodate those portions of the internal drive and parking areas located within the individual lots.

Streetscape Treatment/Sidewalks

1. The streetscape treatment along South Trade 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. A pedestrian connection from the Site to the adjoining greenway path shall be provided as depicted on the Rezoning Site Plan.
4. To the extent that the sidewalk located along the Site's frontage on Trade Street is not located within public right of way, the Petitioner shall grant an easement to the Town of Matthews for the use and maintenance of this sidewalk.

Common Open Space/Amenity Area

1. The common open space shall be improved with a clubhouse as depicted on the Rezoning Site Plan. The minimum gross building area of the clubhouse shall be 750 square feet.
2. At a minimum, the clubhouse/amenity area shall contain a grade level outdoor patio and seating area, a fire pit, a recreational area and an area devoted to gardening.

Homeowners Association

A homeowners association shall be formed that will maintain the following:

1. All common open space areas, including the clubhouse and amenity area.
2. The internal drive, parking areas and internal sidewalks.
3. All landscaping, street trees and lighting.
4. The exterior elements of each dwelling unit located on the Site.
5. The yards associated with each individual lot and dwelling unit located on the Site.

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 35 feet.
2. Attached hereto are a series of pictures and elevations of the single family detached dwelling units proposed to be constructed on the Site, and these pictures and elevations are intended to depict the general conceptual architectural style and character of the single family detached dwelling units proposed to be constructed on the Site. Accordingly, the elevations of each single family detached dwelling unit constructed on the Site shall be designed and constructed so that they are substantially similar in appearance to one of the attached pictures and elevations. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

3. The interior floor plans set out on the attachments containing the pictures and elevations of the proposed single family detached dwelling units are illustrative only and shall not be binding on the Petitioner. Accordingly, the actual interior floor plans of the single family detached dwelling units may differ from the interior floor plans set out on the attachments.

3.4. Each single family attached duplex building proposed to be constructed on the Site shall be compatible in appearance and quality to the single family detached dwelling units through the use of similar exterior building materials, architectural features and styles.

3.5. The clubhouse proposed to be constructed on the Site shall be substantially similar in appearance to the clubhouse set out on the attached perspective of the clubhouse. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

3.6. Additional elevations of the single family detached dwelling units and the clubhouse may subsequently be submitted to the Matthews Town Board of Commissioners for review and approval.

3.7. Vinyl siding shall not be a permitted exterior building material. Notwithstanding the foregoing, vinyl may be utilized on the soffits of the dwelling units and the clubhouse located on the Site.

3.8. Each dwelling unit shall have a usable front porch.

3.9. Single family detached dwelling units that share a common property line shall not have the same front building elevation.

Payment of Fees in Lieu of Land Dedication for Open Space and Recreational Land

Pursuant to Section 152.41 of the Matthews Subdivision Regulations, the Petitioner shall pay to the Town of Matthews fees in lieu of land dedication for public park, greenway, pathway, recreation, and open space sites to serve the recreational needs of the residents of this residential community.

Parking

3.1. As provided in the Development Summary, a minimum of 69 off-street vehicular parking spaces shall be provided on the Site.

3.2. At least 1 off-street vehicular parking space shall be assigned to and designated for each dwelling unit located on the Site.

Lighting

1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site along the internal drives. 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 split-rail fence along the entire perimeter of the Site, excluding the Site's frontage on Trade Street.

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

Tree Preservation

The Petitioner shall preserve those trees designated on the Rezoning Site Plan for preservation. The Petitioner shall engage a certified arborist to prepare and implement a tree protection and preservation plan for these trees prior to commencing any grading on the Site. The Petitioner shall submit a copy of the tree protection and preservation plan to the Town of Matthews Planning Department prior to commencing any grading on the Site.

Right of Way Dedication

Prior to the issuance of a building permit for any new structure to be constructed on the Site, the Petitioner shall dedicate and convey (by quitclaim deed and subject to any reservations for any necessary utility easements) those portions of the Site immediately adjacent to South Trade Street as required to provide a total of 70 feet of right of way for South Trade Street to the extent such right of way does not currently exist. It is estimated at this time that an additional 10 feet of right of way is required to be dedicated and conveyed by the Petitioner.

Internal Private Streets and Drives

The internal streets and drives to be constructed within the Site shall be private and shall be built to appropriate private standards. The internal streets and drives shall be maintained by the homeowners association.

Storm Water

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

Innovative Development Standards

Pursuant to Section 153.207 of the Ordinance, this Petition seeks the approval and use of innovative development standards in order to create a pedestrian-friendly residential community in proximity to downtown Matthews.

The R-VS development standards requested for modification as innovative development standards are set out below:

3 Minimum Setback from future South Trade Street Right of Way for Single Family Attached Dwelling Units: 16 feet

Minimum Side Yard: 5 feet.

3 Minimum Rear Yard Single Family Detached Dwelling Units: 18 feet.

3 Minimum Rear Yard Single Family Attached Dwelling Units: 9 feet

3 Minimum Lot Area Single Family Detached Dwelling Units: 2,750 square feet

3 Minimum Lot Area Single Family Attached Dwelling Units: 1,950 square feet

3 Minimum Lot Width Single Family Detached Dwelling Units: 35 feet

3 Minimum Lot Width Single Family Attached Dwelling Units: 25 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.

NO.	DATE	BY	REVISIONS:
1	10/1/10	CC	PROPERTY ADDED, SITE LAYOUT REVISED
2	12/3/10	CC	PER COMMENTS
3	01/28/11	CC	PER COMMENTS

Project No: 10-027
 Date: July 30, 2010
 Designed by: CC
 Drawn By: CC
 Scale: 1" = 30'-0"
 Sheet No:

RZ-3



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PARTNERS**

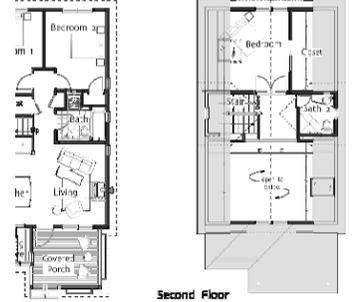
1318-46 central ave. # 704.334.2303
charlotte, nc 28205 # 704.334.3305
urbandesigpartners.com



13'3" x 31'
10'4" x 11'
10'4" x 13'
ft²

13'3" x 10'
three-quarter

1248 sq ft
33' x 46'



Second Floor



© Brook Chopin Architects • Some or all aspects of these plans are subject to change
Fit
Houses
3520 star@broochain.com www.broochain.com

Coho C

Brookchase
Properties, LLC

Mr. Garry D. Smith
PO Box 578
Matthews, NC 28106

Greenway Cottages

Building Elevations Rezoning Petition # 2010-558

Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	10/1/10	CC	PROPERTY ADDED, SITE LAYOUT REVISED
2	12/2/10	CC	PER COMMENTS
3	01/28/11	CC	PER COMMENTS

Project No: 10-027
Date: July 30, 2010
Designed by: CC
Drawn By: CC
Scale: As Noted
Sheet No:

RZ-4



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R.W.

○ AERIAL PERSPECTIVE



R.W.

○ GROUND-LEVEL PERSPECTIVE

Brookechase
Properties, LLC

Mr. Garry D. Smith
PO Box 578
Matthews, NC 28106

Greenway Cottages

Site Illustrations
Rezoning Petition # 2010-558
Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	10/1/10	CC	PROPERTY ADDED, SITE LAYOUT REVISED
2	12/3/10	CC	PER COMMENTS
3	01/28/11	CC	PER COMMENTS

Project No: 10-027
Date: July 30, 2010
Designed by: CC
Drawn By: CC
Scale: As Noted
Sheet No:

RZ-5

SUPERSEDED

2010-558

1/28/2011



RM

SUPERSEDED

2010-558

1/28/2011



Community House

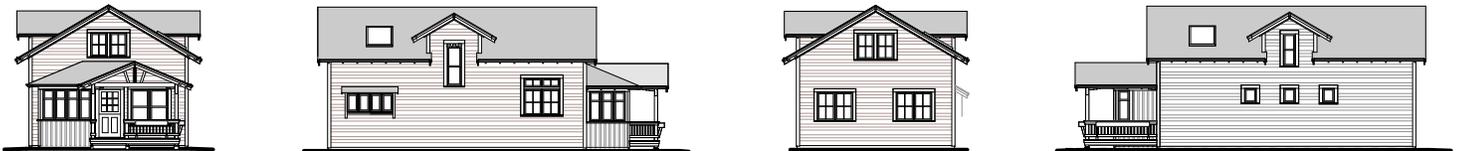
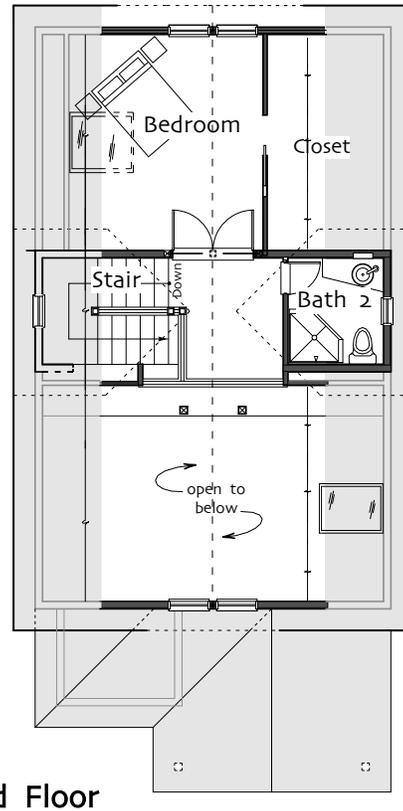
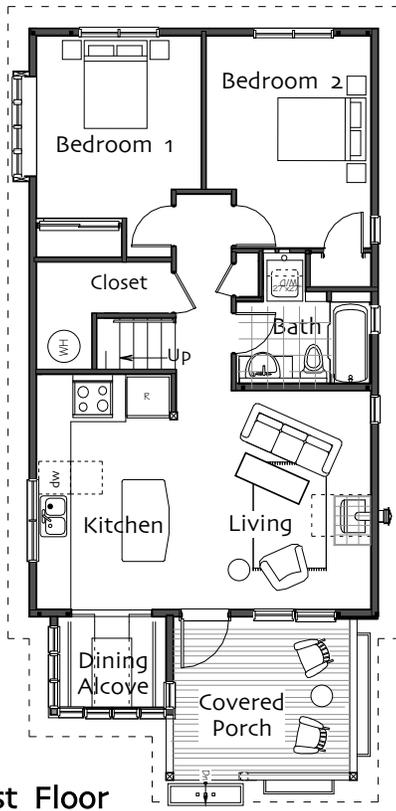
RW

First Floor
 Kitchen/Dining 13'-3" x 21'
 Bedroom 1 10'-4" x 11'
 Bedroom 2 10'-4" x 13'
 Bathroom full

Second Floor >5'
 Bedroom 13'-3" x 10'
 Bath three-quarter

Total Heated Area 1218 sq ft

Footprint 22' x 46'



First Floor

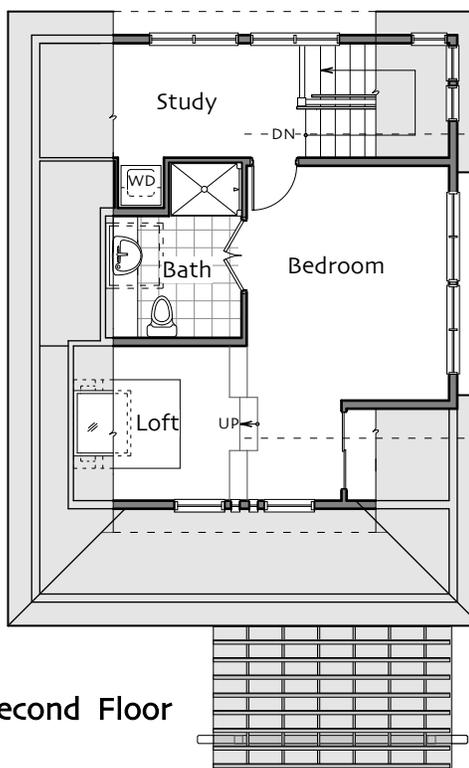
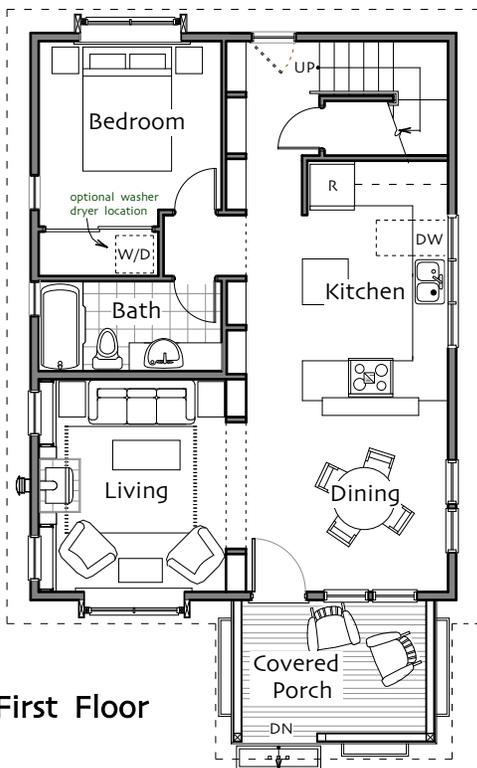
- Living Room 12' x 10'
- Kitchen 13' x 12'
- Dining Room 10'-6" x 11'
- Bedroom 13' x 12'-6"
- Bathroom full

Second Floor >5'

- Bedroom Suite 13' x 11'-6"
- Study 6' x 7'
- Bathroom three-quarter

Total Heated Area 1292 sq ft

Footprint 24' x 40'



© Ross Chapin Architects • Sizes are approximate / Plans are subject to change



First Floor

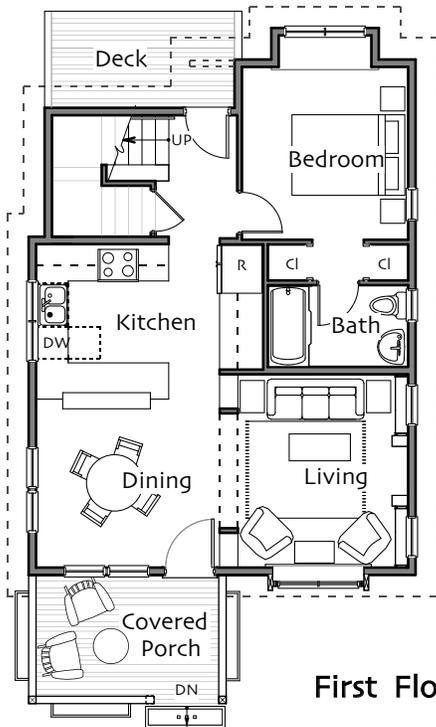
Living Room	12'-0" x 11'-8"
Kitchen	10'-5" x 11'-5"
Dining Room	9'-7" x 11'-5"
Bedroom	10'-8" x 10'-3"
Bathroom	full

Second Floor >5'

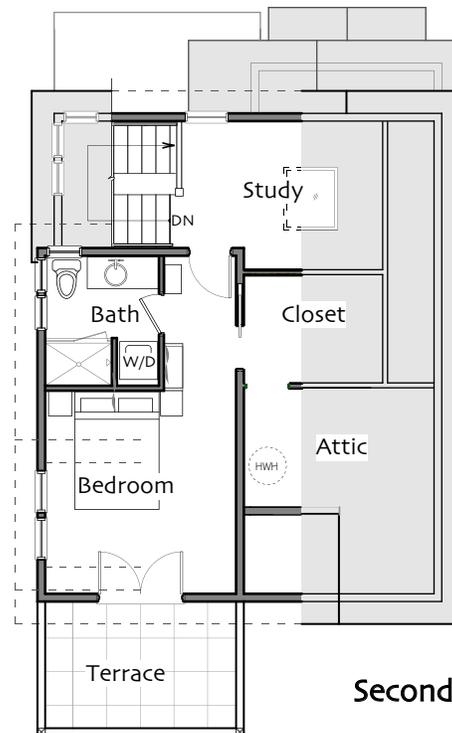
Bedroom	12'-0" x 11'-4"
Study	8'-10" x 7'-2"
Bath/Laundry	three-quarter

Total Heated Area 1150 sq ft

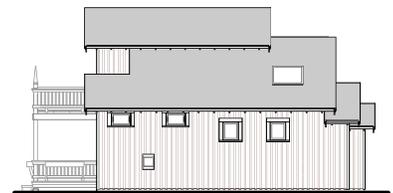
Footprint 24' x 43'



First Floor



Second Floor



© Ross Chapin Architects • Sizes are approximate / Plans are subject to change

First Floor

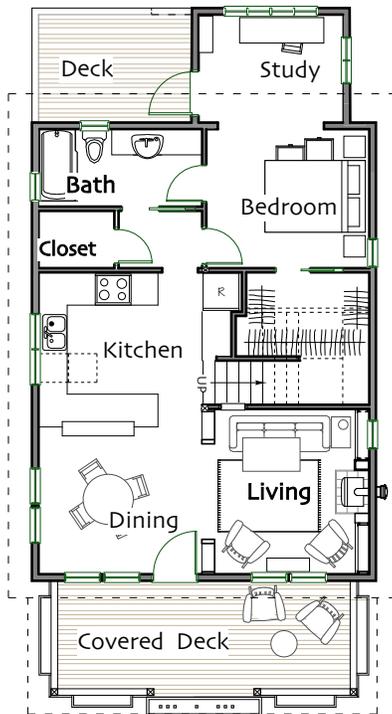
Living Room	12' x 11'-6"
Kitchen	11'-6" x 11'
Dining Room	11'-6" x 10'
Bedroom 1	11'-4 1/2" x 9'-9"
Study	8'-2" x 10'
Bathroom	full
Covered Porch	21'-6" x 8'

Second Floor >5'

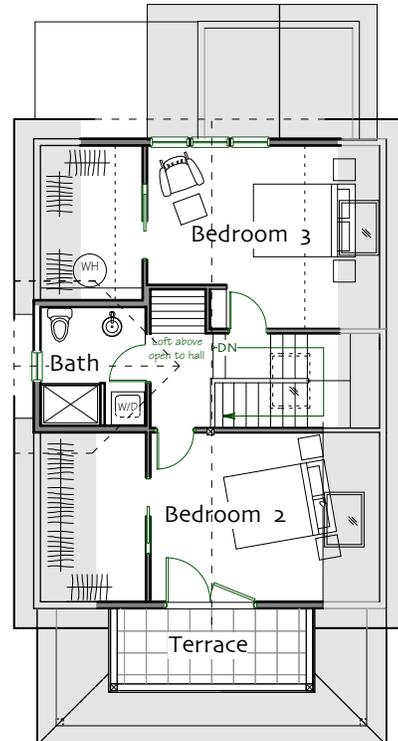
Bedroom 2	13' x 11'-6"
Bedroom 3	14' x 12'-6"
Bathroom	three quarter

Total Heated Area: 1431 sq ft

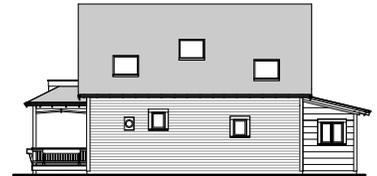
Footprint: 24' x 48'



First Floor



Second Floor



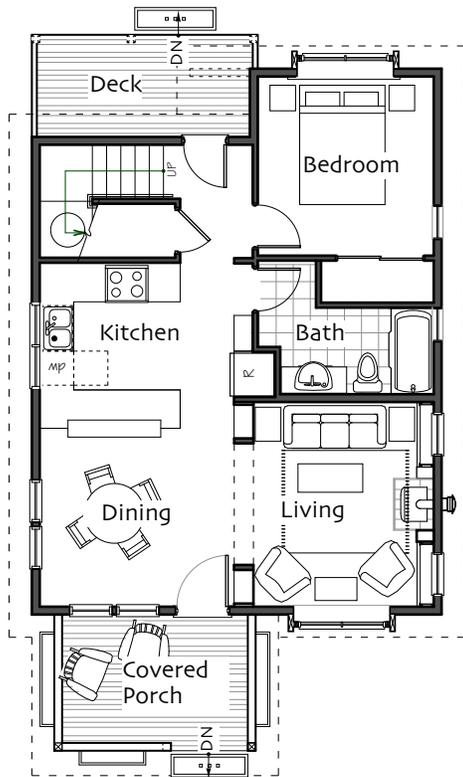


First Floor
 Living/Dining 12' x 23'
 Kitchen 10' x 11'
 Bedroom 10' x 10'
 Bathroom full

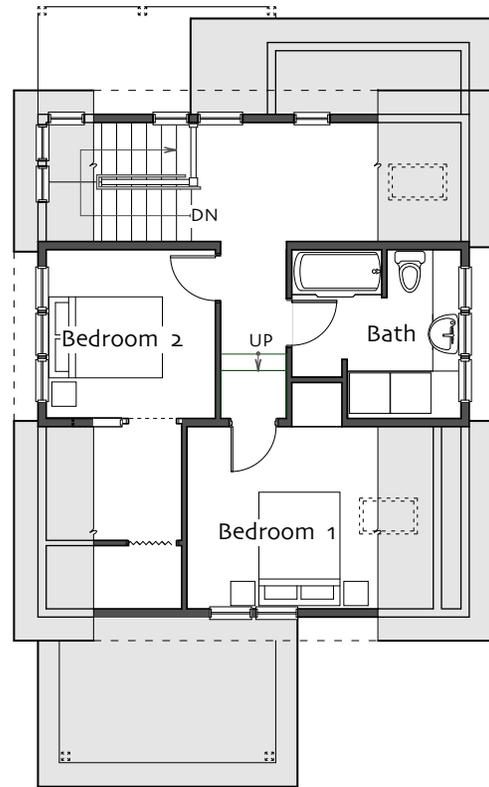
Second Floor >5'
 Bedroom 1 11' x 9'
 Bedroom 2 10' x 12'
 Study 6' x 8.5'
 Bathroom three-quarter

Total Heated Area 1302 sf

Footprint 24' x 42'



First Floor



Second Floor



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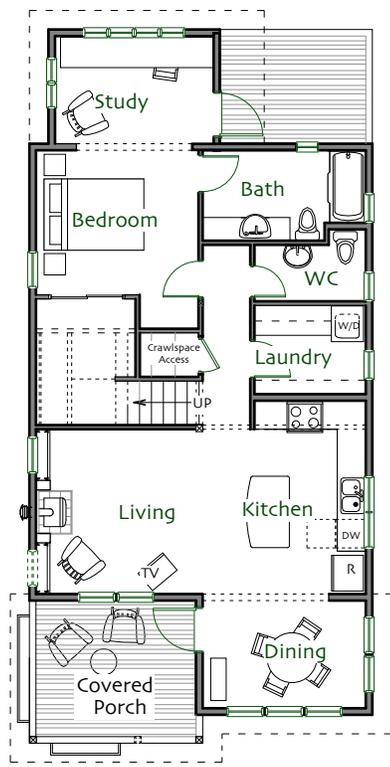
First Floor

Living Room	12' x 11'-6"
Kitchen	11'-6" x 11'-6"
Dining Room	11'-6" x 8'-6"
Bedroom	11'-6" x 10'-6"
Study	7'-6" x 11'
Laundry	6' x 7'-6"
Bath	full
WC	half

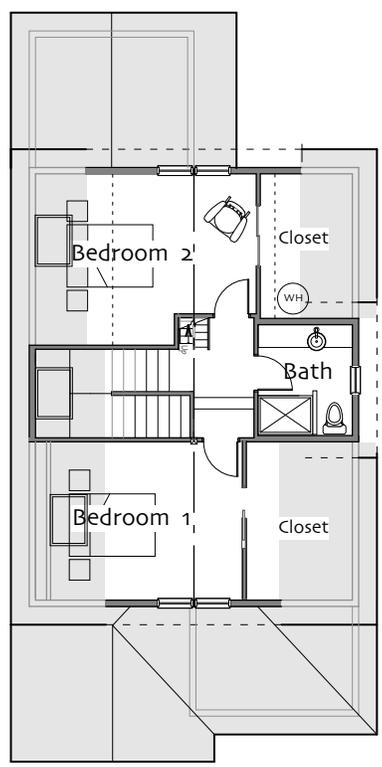
Second Floor >5'

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

Total Heated Area 1548 sf
Footprint 24' x 50'



First Floor



Second Floor

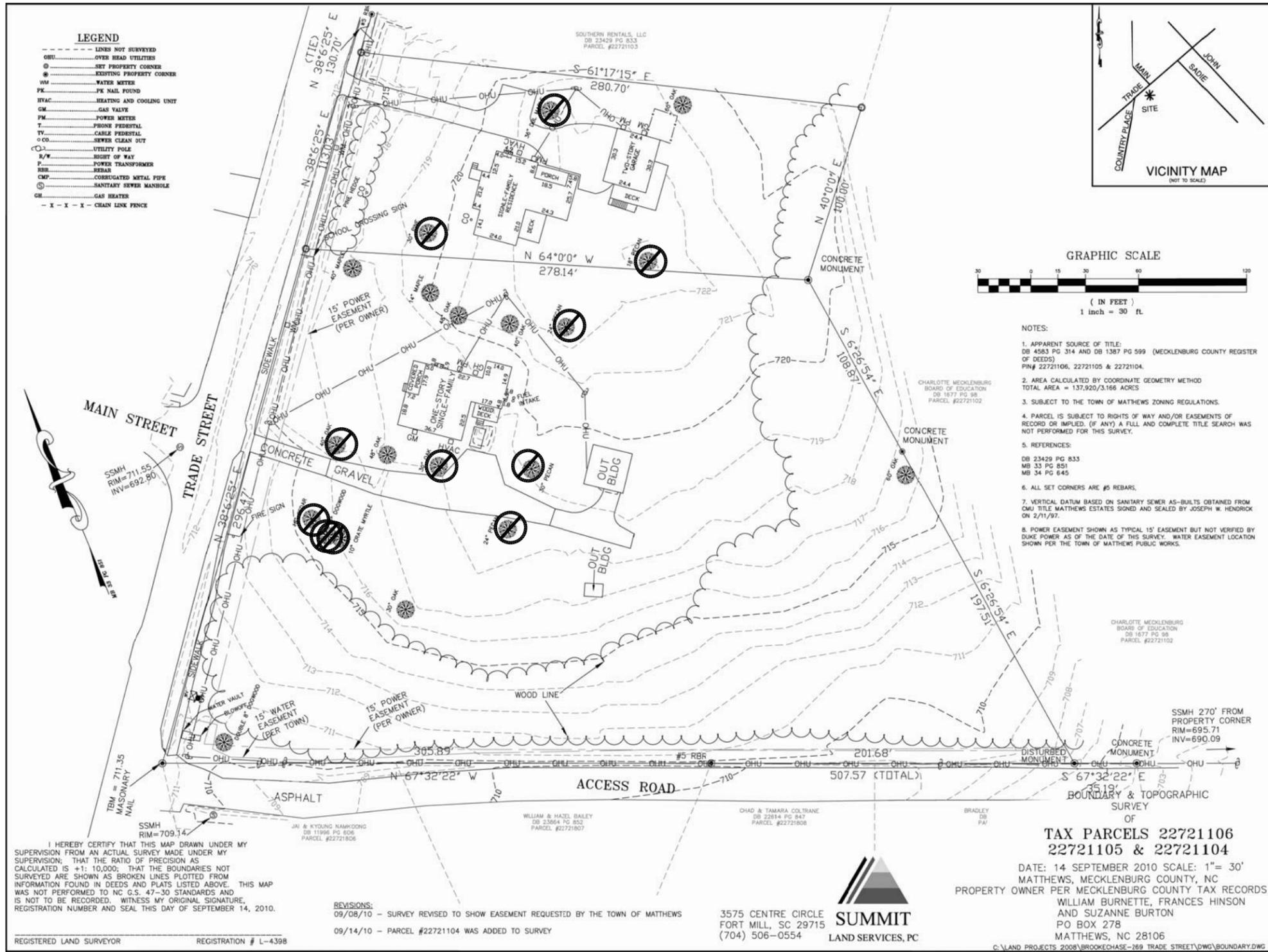


SUPERSEDED

2010-558
12/3/2010



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charlotte, nc 28205 # 704.334.3305
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- TREES TO BE REMOVED:**
- 1) 30" PINE
 - 2) 18" PECAN
 - 3) 36" DOUBLE MAPLE
 - 4) 24" PECAN
 - 5) 40" OAK (SEE NOTE BELOW)
 - 6) 30" OAK (SEE NOTE BELOW)
 - 7) 30" PECAN
 - 8) 18" CEDAR
 - 9) 12" DOGWOOD
 - 10) 10" CRAPE MYRTLE
 - 11) 24" PECAN

Brookechase Properties, LLC

Mr. Garry D. Smith
PO Box 578
Matthews, NC 28105

Greenway Cottages

Existing Conditions Survey Rezoning Petition # 2010-558 Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	10/1/10	CC	PROPERTY ADDED, SITE LAYOUT REWROTE
2	12/3/10	CC	PER COMMENTS

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 NC G.S. 47-30 STANDARDS AND IS NOT TO BE RECORDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF SEPTEMBER 14, 2010.

REGISTERED LAND SURVEYOR REGISTRATION # L-4398

REVISIONS:
09/08/10 - SURVEY REVISED TO SHOW EASEMENT REQUESTED BY THE TOWN OF MATTHEWS
09/14/10 - PARCEL #22721104 WAS ADDED TO SURVEY

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

**TAX PARCELS 22721106
22721105 & 22721104**
DATE: 14 SEPTEMBER 2010 SCALE: 1" = 30'
PROPERTY OWNER PER MECKLENBURG COUNTY TAX RECORDS
WILLIAM BURNETTE, FRANCES HINSON
AND SUZANNE BURTON
PO BOX 278
MATTHEWS, NC 28106

Project No: 10-027
Date: July 30, 2010
Designed by: CC
Drawn By: CC
Scale: As Noted
Sheet No:

RZ-1

SUPERSEDED

2010-558
12/3/2010

DEVELOPMENT SUMMARY

REZONING SITE AREA:	3.16 AC
TAX PARCEL ID #:	227-211-04, 227-211-05 and 227-211-06
EXISTING ZONING:	R-20
PROPOSED ZONING:	R-VS Innovative
PROPOSED USE:	Residential (Single Family Detached and Single Family Attached)
UNIT TOTALS:	
SINGLE FAMILY DETACHED:	18
SINGLE FAMILY ATTACHED:	9 (3 Bldgs @ 2 Units Each and 1 Bldg @ 3 Units)
TOTAL:	27 Units
DENSITY:	8.54 Units per Acre
SETBACKS:	
FRONT SETBACK:	20'
REAR YARD:	20' (Innovative Standard)
SIDE YARD:	5' (Innovative Standard)
LOT SIZE:	
SINGLE FAMILY ATTACHED:	2,000 SF Minimum
SINGLE FAMILY DETACHED:	3,000 SF Minimum
BUILDING HEIGHT:	35' Maximum
PARKING:	
REQUIRED:	54 (Two Per Unit)
PROVIDED:	63
OPEN SPACE:	
SINGLE FAMILY DETACHED:	20% Min. per Lot
SINGLE FAMILY ATTACHED:	15% Min. per Lot



Brookchase Properties, LLC

Mr. Garry D. Smith
PO Box 578
Matthews, NC 28105

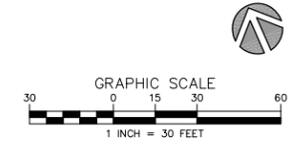
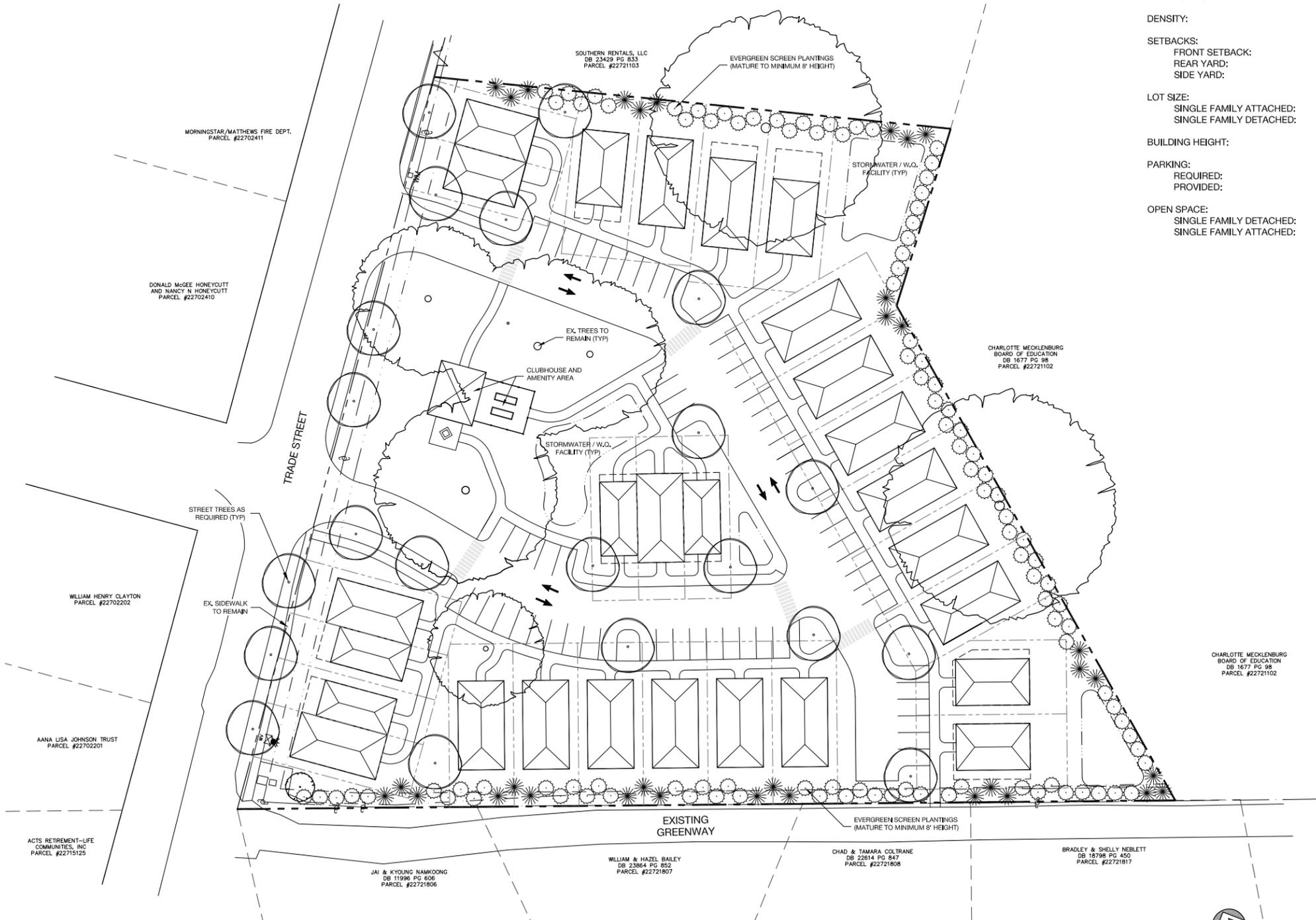
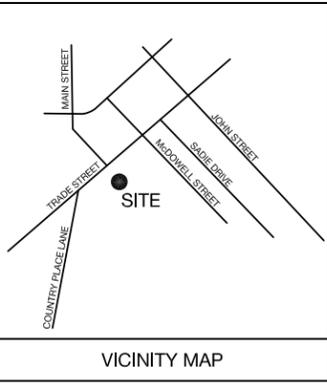
Greenway Cottages

Rezoning Site Plan Rezoning Petition # 2010-558 Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	10/1/10	CC	PROPERTY ADDED, SITE LAYOUT REVISED
2	12/3/10	CC	PER COMMENTS

Project No: 10-027
 Date: July 30, 2010
 Designed by: CC
 Drawn By: CC
 Scale: 1" = 30'-0"
 Sheet No:

RZ-2



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2010-558
12/3/2010



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Greenway Village Clubhouse Elevation



Greenway Village Elevation



Greenway Village Duplex Elevation

Brookechase
Properties, LLC

Mr. Garry D. Smith
PO Box 578
Matthews, NC 28106

Greenway Cottages

Building Elevations
Rezoning Petition # 2010-558
Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
1	10/1/10	CC	PROPERTY ADDED, SITE LAYOUT REVISED
2	12/3/10	CC	PER COMMENTS

Project No: 10-027
Date: July 30, 2010
Designed by: CC
Drawn By: CC
Scale: As Noted
Sheet No:

RZ-4

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2010-558
12/3/2010



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R.W.

AERIAL PERSPECTIVE



R.W.

GROUND-LEVEL PERSPECTIVE

Brookechase
Properties, LLC

Mr. Garry D. Smith
PO Box 578
Matthews, NC 28106

Greenway Cottages

Building Elevations Rezoning Petition # 2010-558

Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	10/1/10	CC	PROPERTY ADDED, SITE LAYOUT REVISED
2	12/3/10	CC	PER COMMENTS

Project No: 10-027
Date: July 30, 2010
Designed by: CC
Drawn By: CC
Scale: As Noted
Sheet No:

RZ-5







SUPERSEDED

2010-558
12/3/2010





October 27, 2010

John H. Carmichael
D 704.331.7509
F 704.353.3209
john.carmichael@klgates.com

VIA EMAIL

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

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

Dear Kathi and Bill:

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

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

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

K&L | GATES

minor thoroughfares and located in areas where services and utilities are available or projected to be within five years.”

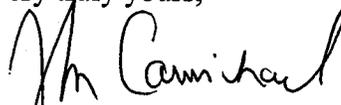
Another objective of the Plan is to provide for senior citizen housing as the demographics of the community indicate a need. The Planning, Aging and Matthews Report provides that the elderly population in Matthews will be 5,017 in 2010 and 9,546 in 2020. Clearly then, there will be an increasing need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

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

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

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

Very truly yours,



John H. Carmichael

cc: Garry Smith, BrookeChase Properties, LLC

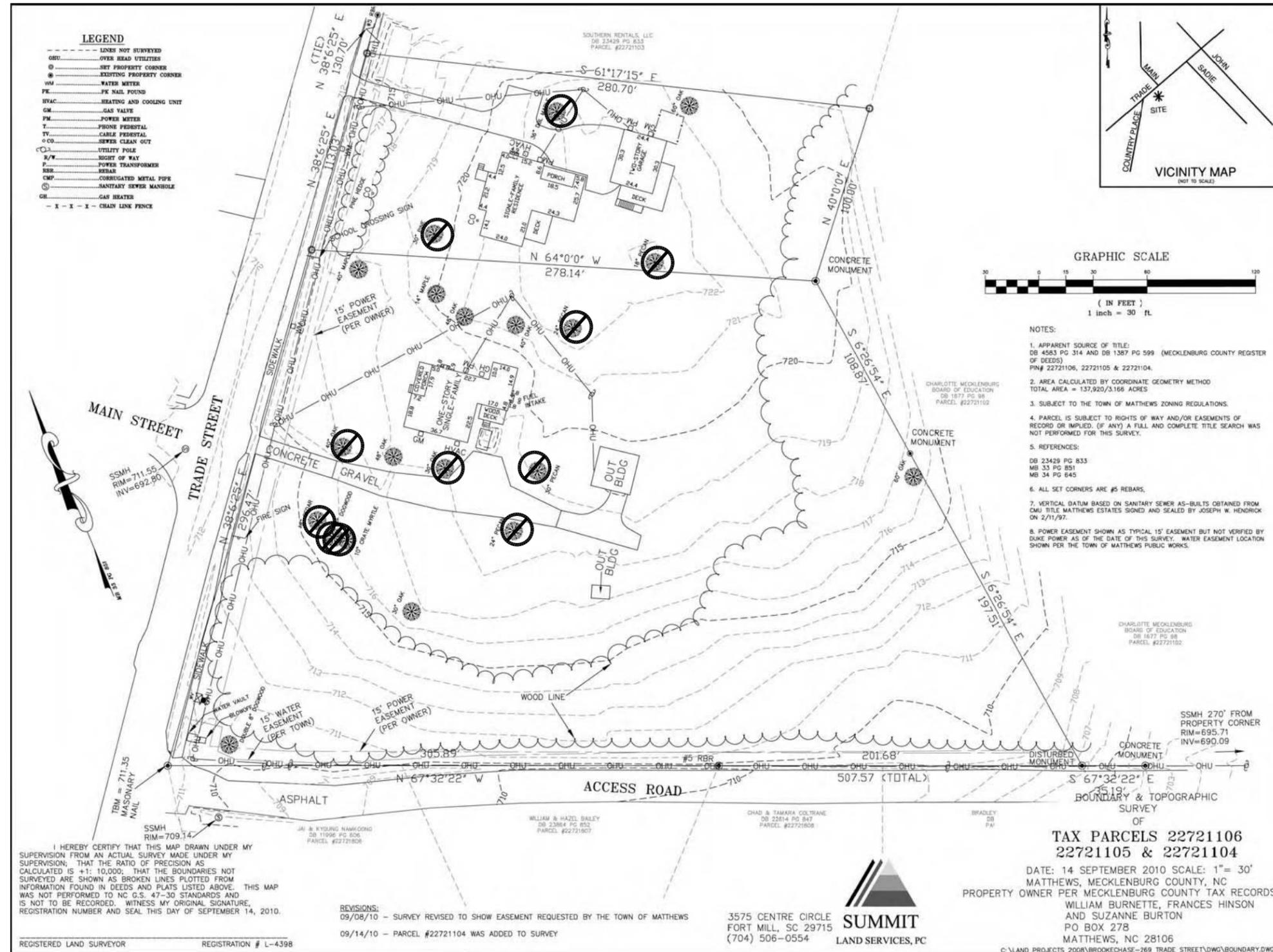
2010-558
10/1/2010

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PARTNERS**

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charlotte, nc 28205 f. 704.334.3305
urbandesignpartners.com



Brookechase
Properties, LLC

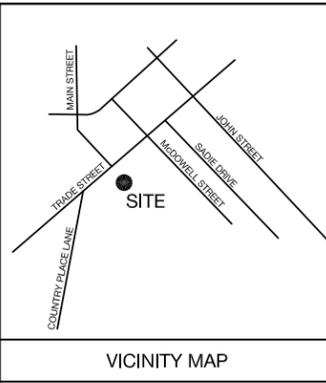
Mr. Garry D. Smith
PO Box 578
Matthews, NC 28106

Greenway Cottages

Existing Conditions Survey
Rezoning Petition # 2010-558
Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
1	10/1/10	CC	PROPERTY ADDED, SITE LAYOUT REVISED

Project No: 10-027
Date: July 30, 2010
Designed by: CC
Drawn by: CC
Scale: As Noted
Sheet No: **RZ-1**



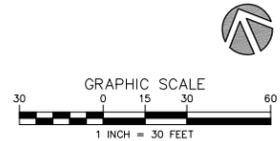
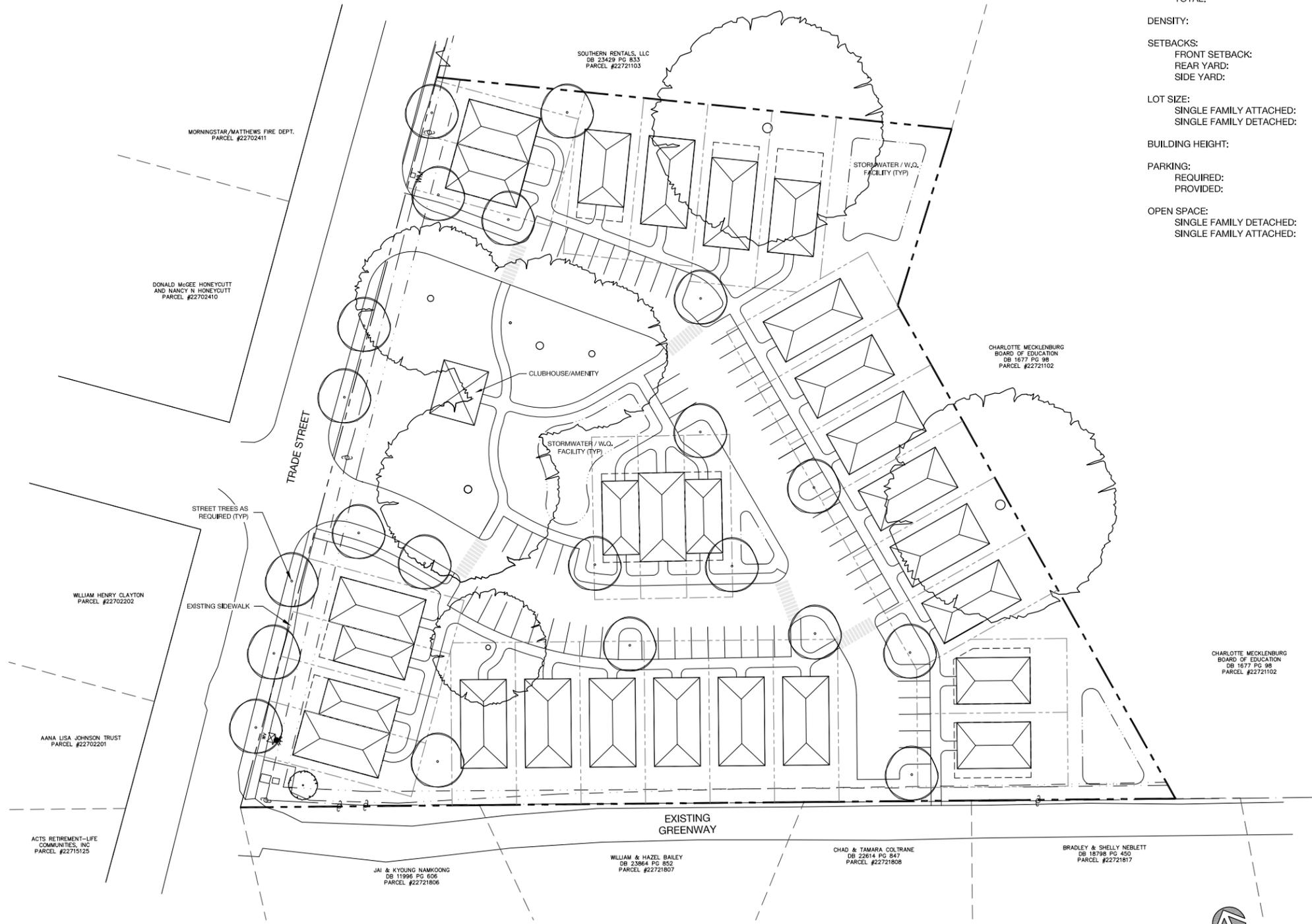
2010-558
10/1/2010 **SUPERSEDED**

DEVELOPMENT SUMMARY

REZONING SITE AREA:	3.16 AC
TAX PARCEL ID #:	227-211-04, 227-211-05 and 227-211-06
EXISTING ZONING:	R-20
PROPOSED ZONING:	R-VS Innovative
PROPOSED USE:	Residential (Single Family Detached and Single Family Attached)
UNIT TOTALS:	
SINGLE FAMILY DETACHED:	18
SINGLE FAMILY ATTACHED:	9 (3 Bldgs @ 2 Units Each and 1 Bldg @ 3 Units)
TOTAL:	27 Units
DENSITY:	8.54 Units per Acre
SETBACKS:	
FRONT SETBACK:	20'
REAR YARD:	20' (Innovative Standard)
SIDE YARD:	5' (Innovative Standard)
LOT SIZE:	
SINGLE FAMILY ATTACHED:	2,000 SF Minimum
SINGLE FAMILY DETACHED:	3,000 SF Minimum
BUILDING HEIGHT:	35' Maximum
PARKING:	
REQUIRED:	54 (Two Per Unit)
PROVIDED:	63
OPEN SPACE:	
SINGLE FAMILY DETACHED:	20% Min. per Lot
SINGLE FAMILY ATTACHED:	15% Min. per Lot



Brookechase Properties, LLC
Mr. Garry D. Smith
PO Box 578
Matthews, NC 28106



Greenway Cottages

Rezoning Site Plan
Rezoning Petition # 2010-558
Matthews, North Carolina

NO. DATE BY: REVISIONS:

1	10/1/10	CC	PROPERTY ADDED, SITE LAYOUT REVISED
---	---------	----	-------------------------------------

Project No: 10-027
Date: July 30, 2010
Designed by: CC
Drawn by: CC
Scale: 1" = 30'-0"
Sheet No: **RZ-2**

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 R-VS 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 27 single family dwelling units and to any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the R-VS zoning district. A maximum of 9 of the 27 single family dwelling units may be single family attached dwelling units, with the remainder of the single family dwelling units being single family detached dwelling units.

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

Vehicular access into the Site from South Trade Street 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 and/or the North Carolina Department of Transportation.

Streetscape Treatment/Sidewalks

1. The streetscape treatment along South Trade Street shall conform to the Ordinance.
2. Sidewalks shall be installed throughout the Site as depicted on the Rezoning Site Plan.
3. A pedestrian connection from the Site to the adjoining greenway path shall be provided as depicted on the Rezoning Site Plan.

Common Open Space

1. The common open space shall be improved with a clubhouse as depicted on the Rezoning Site Plan.
2. The minimum gross building area of the clubhouse shall be 750 square feet.

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 35 feet.
2. Attached hereto are schematic architectural renderings of the front elevations of the single family detached dwelling units, the single family attached duplex dwelling units and the clubhouse, and these schematic architectural renderings are intended to depict the general conceptual architectural style and character of the front elevations of the single family detached dwelling units, the single family attached duplex dwelling units and the clubhouse. Accordingly, the front elevations of the single family detached dwelling units, the single family attached duplex dwelling units and the clubhouse shall be designed and constructed so that they are substantially similar in appearance to the attached relevant schematic architectural renderings. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
3. Vinyl siding shall not be a permitted exterior building material. Notwithstanding the foregoing, vinyl may be utilized on the soffits of the buildings located on the Site.
4. The side and rear elevations of the single family detached dwelling units, the single family attached duplex dwelling units and the clubhouse shall be substantially similar in appearance to the relevant front elevations in terms of the exterior building materials.
5. The triplex building proposed to be located on the Site shall be compatible in appearance and quality to the single family detached dwelling units and the single family attached duplex units through the use of similar exterior building materials, colors, architectural features and styles.

Payment of Fees In Lieu of Land Dedication for Open Space and Recreational Land
Pursuant to Section 152.41 of the Matthews Subdivision Regulations, the Petitioner shall pay to the Town of Matthews fees in lieu of land dedication for public park, greenway, pathway, recreation, and open space sites to serve the recreational needs of the residents of this residential community.

Parking

As provided in the Development Summary, a minimum of 63 off-street vehicular parking spaces shall be provided on the Site.

Lighting

1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site along the internal drives. 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.
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

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

Storm Water

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

Innovative Development Standards

Pursuant to Section 153.207 of the Ordinance, this Petition seeks the approval and use of innovative development standards in order to create a pedestrian-friendly residential community in proximity to downtown Matthews.

The R-VS development standards requested for modification as innovative development standards are set out below:

- Minimum Side Yard: 5 feet.
- Minimum Rear Yard: 20 feet.

Amendments to Rezoning 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.

2010-558
10/1/2010 **SUPERSEDED**



**URBAN
DESIGN
PARTNERS**

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

Brookechase
Properties, LLC

Mr. Garry D. Smith
PO Box 578
Matthews, NC 28106

Greenway Cottages

**Development Standards
Rezoning Petition # 2010-558**
Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
1	10/1/10	CC	PROPERTY ADDED, SITE LAYOUT REVISED

Project No: 10-027
Date: July 30, 2010
Designed by: CC
Drawn By: CC
Scale: 1" = 30'-0"
Sheet No:

RZ-3

2010-558
10/1/2010

SUPERSEDED



Greenway Village Clubhouse Elevation



Greenway Village Elevation



Greenway Village Duplex Elevation



URBAN
DESIGN
PARTNERS

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

Brookechase
Properties, LLC

Mr. Garry D. Smith
PO Box 578
Matthews, NC 28106

Greenway Cottages

Building Elevations
Rezoning Petition # 2010-558
Matthews, North Carolina

NO.	DATE	BY	REVISIONS
1	10/1/10	CC	PROPERTY ADDED, SITE LAYOUT REVISED

Project No: 10-027
Date: July 30, 2010
Designed by: CC
Drawn By: CC
Scale: As Noted
Sheet No:

RZ-4



2010-558
10/1/2010 **SUPERSEDED**





September 8, 2010

John H. Carmichael
D 704.331.7509
F 704.353.3209
john.carmichael@klgates.com

VIA EMAIL

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

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

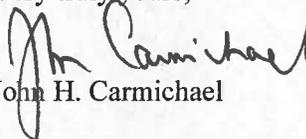
Dear Kathi and Bill:

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

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

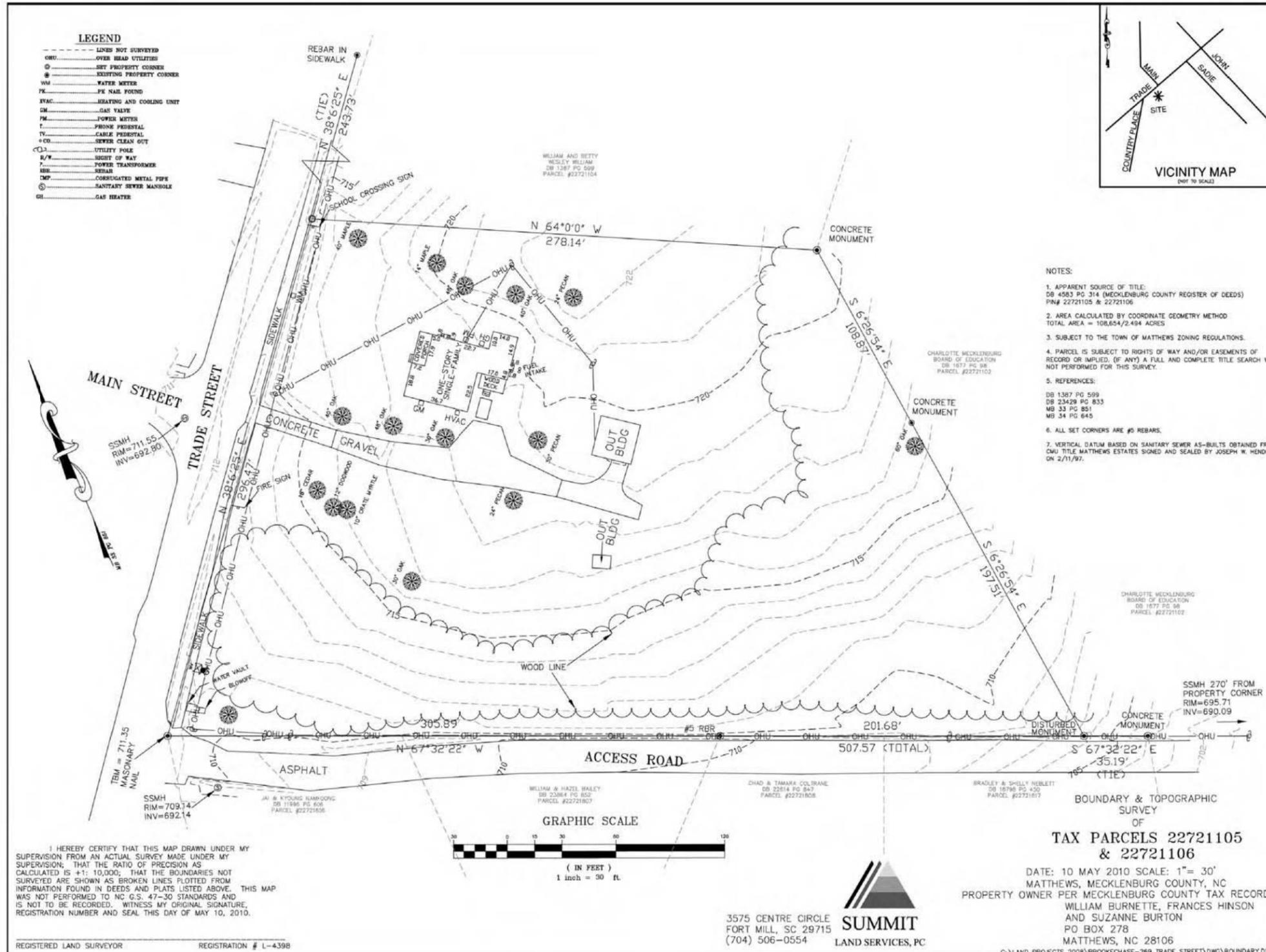
Thank you for your assistance, and please do not hesitate to call me with any questions or comments.

Very truly yours,


John H. Carmichael

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

SUPERSEDED 2010-558
7/30/2010



URBAN DESIGN PARTNERS

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

Brookechase Properties, LLC

Mr. Garry D. Smith
PO Box 578
Matthews, NC 28106

Greenway Cottages

Existing Conditions Survey
Rezoning Petition #
Matthews, North Carolina

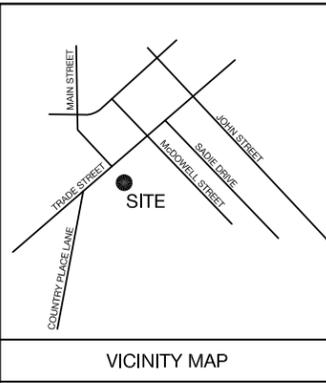
NO. DATE: BY: REVISIONS:

Project No: 10-027
Date: July 30, 2010
Designed by: CC
Drawn By: CC
Scale: As Noted
Sheet No:

RZ-1

C:\LAND PROJECTS\2008\BROOKECHASE-269 TRADE STREET\DWG\BOUNDARY.DWG

SUPERSEDED 2010-558
7/30/2010



DEVELOPMENT SUMMARY

REZONING SITE AREA:	2.49 AC
TAX PARCEL ID #:	227-211-05 and 227-211-06
EXISTING ZONING:	R-20
PROPOSED ZONING:	R-VS Innovative
PROPOSED USE:	Residential (Single Family Detached and Single Family Attached)
UNIT TOTALS:	
SINGLE FAMILY DETACHED:	13
SINGLE FAMILY ATTACHED:	8 (2 Bldgs, 4 Units Each)
TOTAL:	21 Units
DENSITY:	8.43 Units per Acre
SETBACKS:	
FRONT SETBACK:	20'
REAR YARD:	17' (Innovative Standard)
SIDE YARD:	5' (Innovative Standard)
LOT SIZE:	
SINGLE FAMILY ATTACHED:	2,000 SF Minimum
SINGLE FAMILY DETACHED:	3,000 SF Minimum
BUILDING HEIGHT:	35' Maximum
PARKING:	
REQUIRED:	42 (Two Per Unit)
PROVIDED:	46

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 R-VS 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 21 single family dwelling units and to any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the R-VS zoning district. A maximum of 8 of the 21 single family dwelling units may be single family attached dwelling units, with the remainder of the single family dwelling units being single family detached dwelling units.

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
1. Vehicular access to the Site from South Trade Street shall be as depicted on the Rezoning Site Plan and based on a private internal street system. 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 and/or the North Carolina Department of Transportation.
2. The placement and configuration of the private streets within the Site are subject to modifications required to accommodate final site and architectural construction plans and designs.
3. All private streets will be designed to the Town of Matthews standards to accommodate the circulation of service and emergency vehicles.

Streetscape Treatment/Sidewalks
1. The streetscape treatment along South Trade Street shall conform to the Ordinance.
2. Sidewalks shall be installed throughout the Site as depicted on the Rezoning Site Plan.

Common Open Space
The common open space shall be improved with a clubhouse/amenity as depicted on the Rezoning Site Plan.

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

Parking
Parking will be provided for each single family dwelling unit in accordance with the requirements of the Ordinance. As depicted on the Rezoning Site Plan, required parking shall be provided through on-street parking spaces and parking spaces located in parking lots/areas.

Lighting
1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site along the internal private streets. 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.
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.

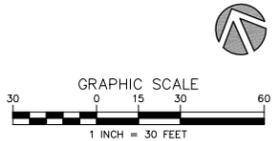
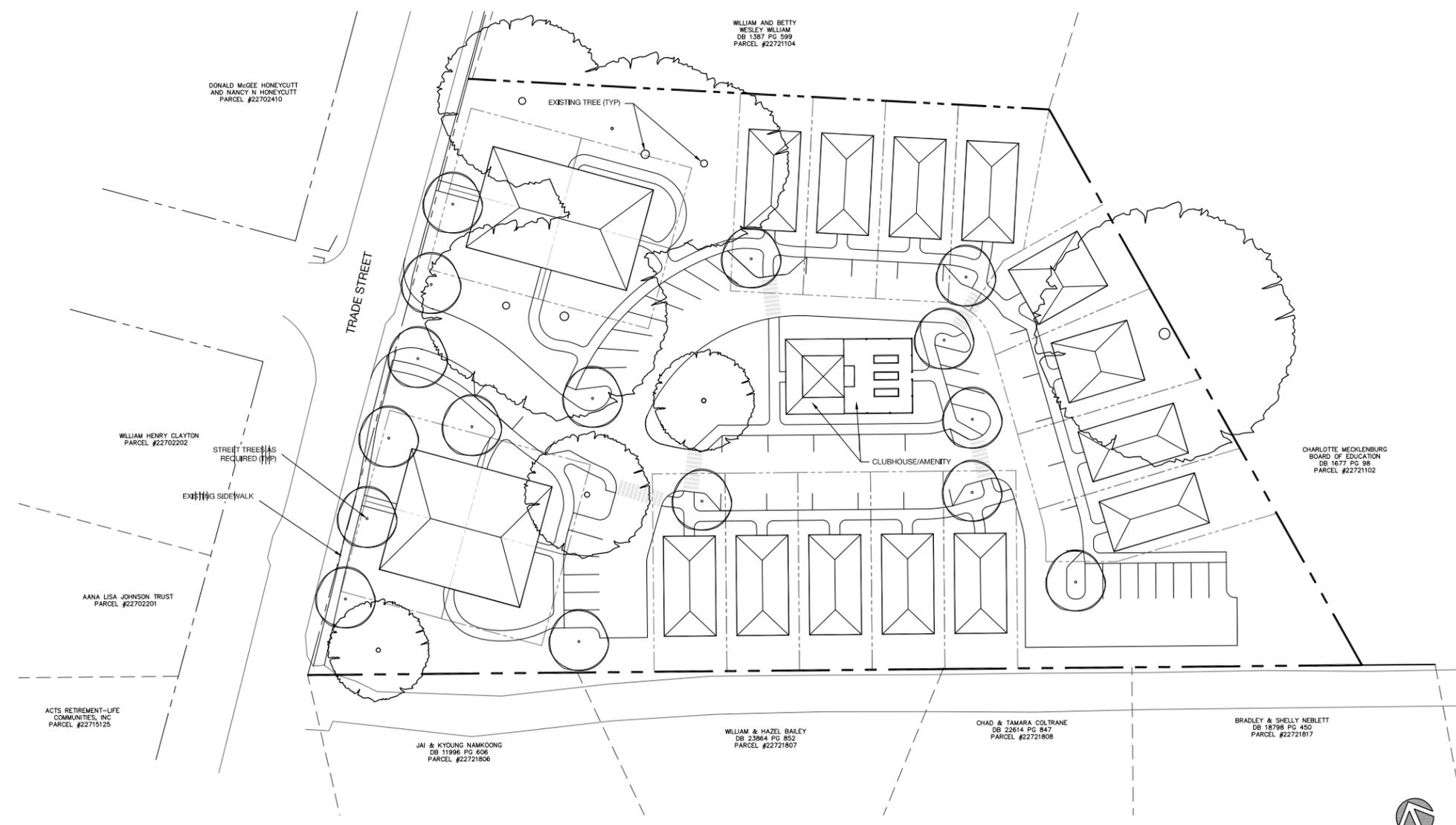
Screening and Landscaping
Screening and landscaping shall conform to the standards and treatments specified in the Ordinance.

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

Innovative Development Standards
Pursuant to Section 153.207 of the Ordinance, this Petition seeks the approval and use of innovative development standards in order to create a pedestrian-friendly residential community in proximity to downtown Matthews.
The R-VS development standards requested for modification as innovative development standards are set out below:
Minimum Side Yard: 5 feet.
Minimum Rear Yard: 17 feet.

Amendments to Rezoning 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
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Brookchase Properties, LLC
Mr. Garry D. Smith
PO Box 578
Matthews, NC 28106

Greenway Cottages
Rezoning Site Plan
Rezoning Petition #
Matthews, North Carolina

NO.	DATE	BY	REVISIONS

Project No: 10-027
Date: July 30, 2010
Designed by: CC
Drawn By: CC
Scale: 1" = 30'-0"
Sheet No:
RZ-2