<table>
<thead>
<tr>
<th><strong>Location</strong></th>
<th>300 West John Street</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site Size</strong></td>
<td>About 0.50 acres</td>
</tr>
<tr>
<td><strong>Ownership/Applicant</strong></td>
<td>Linda Brown/Chelsea Building Group</td>
</tr>
<tr>
<td><strong>Project Size</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
<td>Existing: R-20/Proposed: O (CD)</td>
</tr>
<tr>
<td><strong>Existing Use</strong></td>
<td>Vacant Lot</td>
</tr>
<tr>
<td><strong>Traffic Generation</strong></td>
<td>No TIA Required</td>
</tr>
<tr>
<td><strong>Proposed Setbacks</strong></td>
<td></td>
</tr>
<tr>
<td>Front: 33'</td>
<td>(Downtown Streetscape range of 23’ – 33’)</td>
</tr>
<tr>
<td>Side: 15’ (Corner)</td>
<td>&amp; 10’</td>
</tr>
<tr>
<td>Rear: 20’</td>
<td></td>
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</tbody>
</table>

The applicant proposes to construct an office building on a vacant lot at the corner of West John and North Ames.
Site Summary

The property consists of approximately 0.488 acres of land and is located within the Downtown Overlay District. A single family home was located on the site until 2015.

Previous Zoning Actions

None
PROPOSED BUILDING DESIGN

View From John Street

View from Corner of Ames and John
Ames Street/Rear View Facing Parking Area
SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Maximum of 7,700 square feet of space.

2. Permitted uses restricted to general offices, contractors offices, office with display of sample merchandise, museum and art galleries. Medical office is not a permitted use.

3. The sidewalk along Ames Street will be reconstructed with a planting strip.

4. Access to the site is restricted to Ames Street with no driveway allowed along West John Street.
Land Use Plan

Both the Matthews Land Use Plan and the Downtown Plan specify office use for either former residential structures or new development along the West John Corridor. The Downtown Plan specifically states “Develop residential style office cottages on infill vacant parcels.”

Consistency

The proposed development is consistent with the vision for West John Street from both a use and architectural perspective. Although the building is larger than other structures in the area, the design of the building mostly mitigates the visual impact the new building will have.
EXAMPLES OF INFILL BUILDINGS IN DOWNTOWN MATTHEWS
1. Although the site plan depicts the reconstructed sidewalk and planting strip along Ames Street, the conditional notes should also state that this work is a part of the project. Notes should also clarify that the former curb cut closest to John Street will be removed.

2. The applicant should state what the square footage of the building is as currently depicted.

**Planning Department**

- No concerns

**Police**

- No concerns

**Fire**

- No concerns

**Public Works**

- No concerns

**Parks and Rec**

- No concerns.