ZONING APPLICATION FOR UNIFIED DEVELOPMENT ORDINANCE TEXT CHANGE AS PROVIDED IN THE UDO AT 155.401.3

APPLICATION NUMBER 2019-695 DATE FILED 2/14/2019

APPLICANT'S NAME Viking Partners c/o Stephen Horner

APPLICANT'S MAILING ADDRESS 4901 Hunt Rd, Ste 102, Cincinnati, OH 45242

APPLICANT'S PHONE NUMBER/EMAIL ADDRESS 513.985.1110; shorner@vikingprt.com

AGENT: Keith MacVean; 704.331.3531; keithmacvean@mvalaw.com

I request consideration of the following change in text of the Matthews Unified Development Ordinance:

Requested text change is:

☑ a change in wording to existing Section(s)

☐ an addition to Section(s)

☐ a deletion of wording at existing Section(s)

Below is the text requested to be changed, added or deleted:

Existing Section 155.604.3 - table of dimensional standards

Proposed Section ________________

Amend section 155.604.3 Table of Dimensional Standards to add a new foot note #18. As follows:
- Side yards are not required along the interior lot lines of parcels or lots created as part of a shopping center.

SEE TABLE 155.604.3 ATTACHED

(continue on additional page(s) as necessary)
<table>
<thead>
<tr>
<th>155.604.3</th>
<th>TABLE OF DIMENSIONAL STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CONDONAL-ONLY ZONING DISTRICTS</strong></td>
<td><strong>R-20</strong></td>
</tr>
<tr>
<td>Minimum lot area (ft² or ac)</td>
<td><strong>(2)</strong></td>
</tr>
<tr>
<td>Minimum overall development area (ft² or ac)</td>
<td><strong>1/2 AC</strong></td>
</tr>
<tr>
<td>Maximum overall development area (ft² or ac)</td>
<td><strong>15 AC</strong></td>
</tr>
<tr>
<td>Minimum lot width (ft)</td>
<td><strong>(3)</strong></td>
</tr>
<tr>
<td>Minimum width when a street lot (ft)</td>
<td><strong>(3)</strong></td>
</tr>
<tr>
<td>Minimum front setback (ft)</td>
<td><strong>(3)</strong></td>
</tr>
<tr>
<td>Maximum build-line (ft)</td>
<td>NA</td>
</tr>
<tr>
<td>Minimum side setback (ft)</td>
<td><strong>(3)</strong></td>
</tr>
<tr>
<td>Minimum corner side setback (ft)</td>
<td><strong>(3)</strong></td>
</tr>
<tr>
<td>Maximum building height/maximum height with increased setbacks (ft)</td>
<td>**35</td>
</tr>
<tr>
<td>Minimum building height (ft)</td>
<td>NA</td>
</tr>
<tr>
<td>Minimum set back along existing business highway</td>
<td>NA</td>
</tr>
<tr>
<td>Minimum side yard along existing business highway</td>
<td>NA</td>
</tr>
</tbody>
</table>

* Any parcels within the downtown overlay or highway 51 Overlay shall also meet build-line, minimum lot sides, and minimum setbacks/yard requirements for other lots or within a street/lot, see also § 155.601.11

For lots adjacent to existing or proposed thoroughfares, see also § 155.401.18

(9) Dimensions for single parcels of development sites under 5 acres not being developed as a SF detached subdivision, see other dimensional standards at § 155.603.3

(10) Minimum side yard setback for residential districts, underdeveloped/undeveloped

(11) Minimum dimensions varying depending on the overall tract area and style of housing provided. See § 155.604.4

(12) Single-family attached single-family, detached, all styles, must meet 25 foot dimensional standards. See § 155.604.4 or Cottage Cluster provisions at § 155.604.22

(13) A C-MF designation within one-half (1/2) mile of the intersection of Trade and John Streets shall be less than one and one-half (1 1/2) acres, with no required minimum size. (see § 155.604.4.C3)

(14) See § 155.603.4.C3 and 4 for further qualifications. (Ord. 2025A, passed 6-9-14)

(15) See § 155.604.11 for further standards when a lot adjacent to a railroad, waterfront, or thoroughfare. (Am. Ord. 2233, passed 4-10-17)

(16) Side yards are not required along the interior lots lines of parcels or lots created as part of a shopping center.

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What is the intended effect of this request?

To allow shopping centers to create parcels (subdivide) within the development without having to provide the minimum side yards along the new interior boundaries of the property.

APPLICANT SIGNATURE

(continue on additional page(s) as necessary)

www.matthewsnc.gov
FILING INSTRUCTIONS

An application for text amendment of the Matthews Unified Development Ordinance must be completed on the application form provided for such purpose and submitted with the appropriate fee to the Town Hall. The application shall be reviewed by the Town Planning and Development Department for completeness and then submitted to the Town Board of Commissioners for acceptance. The Town Board of Commissioners shall set a public hearing date according to their policy. The application shall be considered at a public hearing held jointly by the Town Commissioners and the Planning Board.

After the public hearing the application shall be reviewed by the Planning Board at their next regular meeting. At that meeting, the Planning Board may recommend approval, denial, or approval with conditions. This recommendation is then passed on to the Board of Commissioners at their next regular meeting in which zoning issues are discussed, according to Town Board policy. The Town Board of Commissioners may then approve, amend and approve, deny, or table action on the application. Any decision of the Town Board is final and subsequent revisions shall be handled in the same process as a new application.

The application for text amendment may be withdrawn by the Applicant at any time up to and including fifteen (15) days prior to the hearing date. Any subsequent withdrawal shall only be allowed by action of the Town Board of Commissioners.

ZONING APPLICATION FOR ORDINANCE TEXT CHANGE FEE:

Add a permitted use: $100
Any other reason, fewer than three (3) paragraphs affected: $250
Any other reason, three (3) or more paragraphs affected: $400