Location
North Freemont Street Opposite 313 and 317

Ownership/Applicant
Morris Family Investments, LLC

Zoning
Existing: O  Proposed: R-VS

Use
Existing: Vacant
Proposed: Single family residential

Request Summary
The applicant proposes to change the zoning of the property from Office to R-VS for the purpose of constructing three single family homes.
PROJECT AREA
**SITE INFORMATION AND BACKGROUND**

**Site Summary**

The property is currently undeveloped. The site is .343 acres. There are two large maturing trees on site which will remain.

The site is located within the Downtown Overlay.

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**Previous Zoning Actions**

None
PROPOSED SITE PLAN

LINE LEGEND
- PROPERTY BOUNDARY
- ADJACENT BOUNDARY (NOT SURVEYED)
- PROPERTY BOUNDARY TO BE LINE ONLY
- SETBACK LINE
- CURB AND GUTTER
- OVERHEAD UTILITY LINE
- GAS MARKOUT
- ELECTRICAL MARKOUT
- TELECOMMUNICATIONS MARKOUT
- SANITARY SEWER (RPE)
- STORM DRAIN (RPE)

HATCH LEGEND
- CONCRETE
- FAVENタイト

SYMBOL LEGEND
- Z. IRON ROD FOUND (BP)
- F. WATER METER
- H. WATER VALVE
- R. UTILITY POLE
- X. POP BOX
- $C. CABLE TV BOX
- O. SANITARY MANHOLE
- S. SANITARY CLEANOUT
- T. TELEPHONE BOX

LOCATION MAP

TRaverse #601
NAV 299777.39
E 154420.09

TRAVERSE #601
NAV 299777.39
E 154420.09

Site Development Data
- Tax Parcel No.: 14-14-34-00
- Parcel Address: 1234 Elm St
- Zoning: Z-1 Mixed Use
- Proposed Zoning Classification: Commercial
- Total Lot Size: 2.5 acres
- Building Area: 18000 sq ft
- Proposed Land Use: Commercial
- Proposed Elevation: 100 ft
- Tree Preservation:
  - 4 Large Mature Trees
  - 2 Large Mature Trees
  - 3 Small Trees

Property Owner:
- Woodward Investment LLC
- 1234 Elm St
- Matthews, NC 28105
- Contact: T. Woodward
- 1234 Elm St
- WoodwardInvestment LLC

1544157.07

North Freemont Street
Town of Matthews

LAND ACRES (4.54157)
VACANT
18000 S.F.
1860.75 S.F.

Acre
1.03
1.90
1.09

Area
1460 CF
240 ACRE

5.39" 12" 19 W
5.64"
1. The regulations established under the Ordinance for the R-VS zoning district shall govern the use and development of the Site.

2. The Site may only be devoted to a residential community containing a maximum of 3 one-family detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-VS zoning district.

3. Development of the Site shall comply with the dimensional standards of the R-VS zoning district set out in Table 155.604.1 of the Ordinance and the dimensional standards set out in the Site Data table on the Rezoning Plan.

4. The streetscape treatment along the Site's frontage on extended N. Freemont St. shall meet the requirements of the Ordinance.

5. The maximum height of any one-family detached dwelling unit constructed on the Site shall be 35 feet as measured under the Ordinance.

6. Attached to the Rezoning Plan are a series of conceptual, schematic images of the front elevations of the one-family detached dwelling units to be constructed on the Site that are intended to depict the general conceptual architectural style, design treatment and character of the front elevations of the one-family detached dwelling units to be constructed on the Site.

7. Applicant may subsequently propose additional conceptual, schematic images of the front elevations of the one-family detached dwelling units to be constructed on the Site, and such additional conceptual, schematic images must be approved by the Matthews Board of Commissioners.
Land Use Plan

The Town encourages a variety of alternative residential housing and mixed use developments in Downtown.

Such uses support the economy of Downtown and create demand for a wider array of land uses. The Town should continue to identify specific uses desired here.

New construction that adds a diversity of land uses is essential to the vitality of Downtown.

Consistency

The proposed change in zoning from O to R-VS is consistent with the Land Use Plan.

DOWNTOWN ACTION ITEMS

1. Encourage a variety of land uses.
2. Expand alternative style housing and mixed use developments.
3. Create a unique, aesthetic appeal through site plan approvals that include quality architectural design and building materials, minimal setbacks, and rear parking.
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