

Administrative Amendment Request – Bainbridge Apartments

TO: Matthews Planning Board Members
DATE: August 22, 2018
FROM: Jay Camp

The 350-unit Bainbridge Apartment project is currently under land development review by the Town and Mecklenburg County. The developer, The Bainbridge Companies, requests an Administrative Amendment to modify some of the building elevations that were included with the rezoning approval and to make slight modifications to the site plan to allow for the new building footprints. The most significant changes have occurred to the clubhouse and townhome buildings on the site. Less evident changes are indicated for several of the garden apartment building types as indicated on the attached elevation comparison pages.

The architectural notes that are included with the conditional notes on the rezoning plan state that minor variations are allowed to the illustrations provided at the time of the rezoning. Due to the major changes to some of the buildings, an Administrative Amendment request is required.

TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION. D.

5. ARCHITECTURAL STANDARDS:

- A. THE FACADES OF PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE THAT ARE ORIENTED TOWARDS NORTHEAST PARKWAY OR MATTHEWS-MINT HILL ROAD WILL BE SIMILAR IN APPEARANCE AND CHARACTER TO THE BUILDING ELEVATIONS GENERALLY DEPICTED ON SHEET RZ-3 OF THE REZONING PLAN. THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE. THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY ONLY HAVE MINOR VARIATIONS THAT ADHERE TO THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED. E.
- B. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, MANUFACTURED STONE, CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), STUCCO, AND/OR WOOD.
- C. THE FOLLOWING ARCHITECTURAL COMMITMENTS SHALL APPLY TO THE PERMANENT BUILDINGS, BUT NOT INCLUDING THE DETACHED GARAGES, LOCATED ON THE SITE: (I) AT LEAST 50% OF THE EXTERIOR BUILDING FACADES ORIENTED TOWARD MATTHEWS MINT-HILL ROAD AND NORTHEAST PARKWAY, EXCLUSIVE OF WINDOWS, DOORS, BALCONIES AND ROOFS, SHALL BE CONSTRUCTED OF BRICK, STONE, PRE-CAST STONE OR PRE-CAST CONCRETE; AND (II) AT LEAST 30% OF THE EXTERIOR BUILDING FACADES NOT ORIENTED TOWARD MATTHEWS MINT-HILL ROAD AND NORTHEAST PARKWAY, EXCLUSIVE OF WINDOWS, DOORS, BALCONIES AND ROOFS, SHALL BE CONSTRUCTED OF BRICK, STONE, PRE-CAST STONE OR PRE-CAST CONCRETE. 1
- D. BUILDINGS 1 AND 2 AS GENERALLY DEPICTED ON THE REZONING PLAN WILL BE CONSTRUCTED TO INCLUDE ELEVATOR SERVICE. F.
- E. BUILDINGS 1 AND 2 AS GENERALLY DEPICTED ON THE REZONING PLAN WILL BE CONSTRUCTED WITH INTERIOR CLIMATE CONTROLLED CORRIDORS.
- F. AS PART OF THE DEVELOPMENT OF THE SITE THE PETITIONER MAY CONSTRUCT DETACHED

The Administrative Amendment process allows Planning Board to either approve the request or refer it to the Board of Commissioners for a decision. Staff recommends that Planning Board review the architectural modifications and determine if that changes are significant enough to warrant further discussion by the Town Board.

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues**

ADMINISTRATIVE AMENDMENT _____ **Bainbridge Elevations** _____

Matthews Planning Board adopts the checked statement below:

A) The requested zoning action, as most currently amended, is **approved**, and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)) as follows:

The proposed new elevations for the townhomes and clubhouse deviate from the original design but do not detract from the overall design intent of the entire development.

OR

B) _____ The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)) as follows:

*(Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence).
Reasons given for a zoning request being "consistent" or "not consistent" are not subject to judicial review.)*

Date August 28, 2018