Agenda Item: Building Elevation Approval – Two Capital Partners Project on Overcash and Northeast Pkwy

TO: Board of Commissioners
DATE: January 5, 2021
FROM: Robert Will, Senior Planner

Background/Issue
As a part of their conditional rezoning (2020-722 approved on March 8, 2021) the applicant, Two Capital Partners, is required to come back before the Board of Commissioners for approval of building elevations for development area “B” of their site plan (townhomes and single-family units).

Additionally, development area “A” (apartments and retail) building elevations were included as a part of the conditional rezoning approval in March. However, the applicant has decided to make changes to the previously approved building elevations for development area “A” that are substantial enough that staff and the applicant agree that they should be brought before the Board for consideration.

At their last meeting the Board of Commissioners voted to approve the building elevations for development area “B” but requested revisions to the development area “A” because they were substantially different then was previously approved.

Staff thinks that the attached, revised elevations capture the look and feel of the original elevations of the ‘mill town’ and recommends approval of the development area “A”.

Proposal/Solution
Included with this memo are both the approved elevations and the revised elevations for development area “A”.

Financial Impact
None.

Related Town Goal
Economic Development and Land Use Planning.

Recommended Action/Motion
Approve the submitted building elevations for development area “A” as per the conditions of rezoning 2020-722.
CAPITAL INDEPENDENCE
MATTHEWS, NORTH CAROLINA
ELEVATION REVIEW
DEVELOPMENT AREA A
JANUARY 10, 2022

RESIDENTIAL COMMUNITY DEVELOPED BY
TWO CAPITAL PARTNERS

NILES BOLTON ASSOCIATES
Overall Site Plan
Capital Independence - Matthews, NC

SITE DATA:
SITE AREA: +/- 10.5 ACRES
MULTIFAMILY HOUSING: 163 UNITS
FLATS: 100 UNITS
BLDG A1 (3 STORIES): 50 UNITS, 2,500 SF RETAIL
BLDG A2 (3 STORIES): 50 UNITS, 2,500 SF RETAIL
TOWNHOMES: 26 UNITS
BLDG B1 (20’ UNIT): 7 UNITS
BLDG B2 (20’ UNIT): 7 UNITS
BLDG B3 (24’ UNIT): 6 UNITS
BLDG B4 (24’ UNIT): 6 UNITS
PARKING: 2 SPACES PER UNIT
CLUBHOUSE
LEASING & AMENITIES: +/- 9,000 SF (1 STORY W/ MEZZANINE)
SINGLE FAMILY (SF) RENTAL COTTAGES: 37 UNITS
SF 1 - 28’ x 40’ (3 BEDROOM)
SF 2 - 24’ x 51’ (3 BEDROOM)
SF 3 - 34’ x 51’ (4 BEDROOM)
PARKING: 2 SPACES PER HOME

*DRIVEWAYS FOR TOWNHOMES AND SINGLE FAMILY HOMES MUST BE 5’ OR 20’ IN LENGTH
Building Perspective
Capital Independence - Matthews, NC
Building Elevations
Capital Independence - Matthews, NC

1 PRESENTATION-ELEVATION-NORTH EAST

2 PRESENTATION-ELEVATION-NORTH

3 PRESENTATION-ELEVATION-EAST
Building Perspectives
Capital Independence - Matthews, NC
Building Material Examples
Capital Independence - Matthews, NC

- SW 7014 EIDER WHITE
  RGB: 226-222-216
- SW 7068 GRIZZLE GRAY
  RGB: 99-101-98
- FIBER CEMENT SIDING - COLOR 1:
  STONE VENEER - THIN ROCK 'HONEY SUCKLE'
  BRICK VENEER - 'OLD MACON'
- FIBER CEMENT SIDING - COLOR 2:
- ASPHALT SHINGLES
  - 'PEWTER'
- STANDING SEAM METAL ROOF
  'GALVALUME'

- ORANGE/RED BRICK
- STANDING SEAM METAL ROOF
- FIBER CEMENT SIDING - WHITE
- FIBER CEMENT SIDING - GRAY
LEVEL 1
745' - 4"
LEVEL 2
757' - 4"
LEVEL 3
768' - 1 1/8"
ROOF BEARING
777' - 2 1/4"
TOP OF ROOF
792' - 1"
LEVEL U1
741' - 3"
ROOF PLATFORM
33' - 11"