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

TO: Board of Commissioners
DATE: December 8, 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.

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

Financial Impact
None.

Related Town Goal
Economic Development and Land Use Planning.

Recommended Action/Motion
Approve the submitted building elevations as per the conditions of rezoning 2020-722.
INDEPENDENCE BLVD & NORTHEAST PKWY - MATTHEWS, NC
SITE CONCEPT PACKAGE
FEBRUARY 16, 2021

PREPARED FOR:
TWO CAPITAL PARTNERS

NILES BOLTON ASSOCIATES
SITE DATA:
SITE AREA: +/- 10.5 ACRES
MULTIFAMILY HOUSING: 165 UNITS
FLATS: 95 UNITS
Bldg A1 (3 Stories): 33 units, 2,500 SF Retail
Bldg A2 (3 Stories): 38 units, 2,500 SF Retail
Bldg D1 (3 Stories): 12 Units
Bldg D2 (3 Stories): 12 Units
TOWNHOMES: 28 UNITS
Bldg B1 (2 Spaces/Unit): 14 Units
Bldg B2 (2 Spaces/Unit): 4 Units
Bldg B3 (2 Spaces/Unit): 6 Units
Bldg B4 (2 Spaces/Unit): 6 Units
Bldg C1 (W/O Internal Garages): 4 Units
Bldg C2 (W/O Internal Garages): 4 Units
CLUB, LEASING & AMENITIES: +/- 7,000 SF (1.5 STORIES)
SINGLE FAMILY RENTAL COTTAGES: 42 UNITS
PARKING: 2 SPACES PER UNIT
SURFACE PARKING SPACES: 157 SPACES TOTAL
(PROject, Retail, B1/B2 Townhomes)

EXISTING ZONING: R-12
FUTURE HOTEL PARCEL

VEHICULAR CONNECTION TO ADJ. PARCEL

25' PROJECT EDGE

A1 - FLATS

10' SIDE YARD

FUTURE EXTENSION OF NORTHEAST PKWY

20' MAX. BUILD TO LINE

-80' R/W (ALIGNMENT TBD)
SECONDARY ENTRANCE (POTENTIAL RIGHT-IN/RIGHT-OUT ONLY)

EXISTING ZONING: B-SCD

10' REAR YARD

15' THOROUGHFARE SCREEN YARD

25' PROJECT EDGE

20' MAX. BUILD TO LINE

10' SIDE YARD

VEHICULAR CONNECTION TO ADJ. PARCEL

EXISTING ZONING: B-1SCD

FUTURE EXTENSION OF NORTHEAST PKWY

20' MAX. BUILD TO LINE

-80' R/W (ALIGNMENT TBD)
SECONDARY ENTRANCE (POTENTIAL RIGHT-IN/RIGHT-OUT ONLY)
Milltown Commercial District - Inspirational Character
Independence Blvd & Northeast Pkwy - Matthews, NC
View 2 - 3-Story Flat from Overcash Drive

View 3 - Retail Plaza

View 4 - Clubhouse from Retail Plaza

Model View Key - Not to Scale
Building Elevations - Commercial District
Independence Blvd & Northeast Pkwy - Matthews, NC

Clubhouse Elevation (NOT TO SCALE)

3-Story Flat Elevation @ Overcash Drive (NOT TO SCALE)

Materials Palette

SINGLE HUNG BLACK VINYL WINDOW
MONTICELLO - BRICK SELECTION
ARCHITECTURAL SHINGLES - HEARTHSTONE GRAY
STANDING SEAM METAL ROOF
SMOOTH PLANK - EXTERIOR SIDING
CLASSIC FRENCH GRAY SIDING COLOR SELECTION
CAPITAL INDEPENDENCE
MATTHEWS, NORTH CAROLINA
EVELVATION REVIEW
DEVELOPMENT AREA A
DECEMBER 13, 2021

RESIDENTIAL COMMUNITY DEVELOPED BY
TWO CAPITAL PARTNERS

NILES BOLTON ASSOCIATES
**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 Elevations

Capital Independence - Matthews, NC

Two Capital Partners  |  12/02/2021

1" = 20'-0" A3-002

1 PRESENTATION-ELEVATION-NORTH EAST

2 PRESENTATION-ELEVATION-NORTH WEST

3 PRESENTATION-ELEVATION-EAST

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"

LEVEL U1
33' - 11"

LEVEL U1
741' - 3"

LEVEL U1
741' - 3"
CAPITAL INDEPENDENCE
MATTHEWS, NORTH CAROLINA
DEVELOPMENT AREA B
ELEVATION SUBMISSION
DECEMBER 13, 2021

RESIDENTIAL COMMUNITY DEVELOPED BY
TWO CAPITAL PARTNERS

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

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BLDG B1 (20’ UNIT): 7 UNITS
BLDG B2 (20’ UNIT): 7 UNITS
BLDG B3 (24’ UNIT): 6 UNITS
BLDG B4 (24’ UNIT): 6 UNITS
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CLUBHOUSE
LEASING & AMENITIES: +/- 9,000 SF (1 STORY W/ MEZZANINE)
SINGLE FAMILY (SF) RENTAL COTTAGES: 37 UNITS
SF 1 - 28’ x 40’ (3 BEDROOM)
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PARKING: 2 SPACES PER HOME

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

LEVEL 1
0''

LEVEL 2
12'-0''

LEVEL 2
12'-0''

LEVEL 1
0''

Example Color Palette

EAST ELEVATION

STANDING SEAM METAL ROOF, TYP.
FIBER CEMENT ARCHITECTURAL SIDING, TYP.
FIBER CEMENT PANEL, TYP.
BRICK VENEER, TYP.

FIBER CEMENT PANEL, TYP.
STANDING SEAM METAL ROOF, TYP.

EXAMPLE COLOR PALETTE
Single Family Elevation - SF 1
Capital Independence - Matthews, NC

LEVEL 1
0"
LEVEL 2
10'-6"
ROOF
19'-7 1/8"

LEVEL 1
0"
LEVEL 2
10'-6"
ROOF
19'-7 1/8"

LEVEL 1
0"
LEVEL 2
10'-6"
ROOF
19'-7 1/8"

LEVEL 1
0"
LEVEL 2
10'-6"
ROOF
19'-7 1/8"

LEVEL 1
0"
LEVEL 2
10'-6"
ROOF
19'-7 1/8"

LEVEL 1
0"
LEVEL 2
10'-6"
ROOF
19'-7 1/8"

LEVEL 1
0"
LEVEL 2
10'-6"
ROOF
19'-7 1/8"

LEVEL 1
0"
LEVEL 2
10'-6"
ROOF
19'-7 1/8"

NOTE: EACH HOME WILL DIFFER BASED ON COLORS AND ARCHITECTURAL DETAILS/ ELEMENTS; HOMES ADJACENT TO ONE ANOTHER WILL DIFFER IN COLOR AND ARCHITECTURAL ELEMENTS.
Single Family Elevation - SF 2
Capital Independence - Matthews, NC

NOTE: EACH HOME WILL DIFFER BASED ON COLORS AND ARCHITECTURAL DETAILS/ELEMENTS; HOMES ADJACENT TO ONE ANOTHER WILL DIFFER IN COLOR AND ARCHITECTURAL ELEMENTS.

EXAMPLE COLOR PALETTE

- FIBER CEMENT SIDING, TYP.
- STANDING SEAM METAL ROOF, TYP.
- WOOD ACCENT COLUMN WITH STONE OR BRICK VENEER, TYP.
- SHINGLE ROOF, TYP.
- STANDING SEAM METAL ROOF, TYP.
- WOOD ACCENT COLUMN WITH STONE OR BRICK VENEER, TYP.
- FIBER CEMENT BOARD & BATTEN.
- SHINGLE ROOF, TYP.
- FIBER CEMENT BOARD & BATTEN.
- WOOD ACCENT COLUMN WITH STONE OR BRICK VENEER, TYP.

FRONT ELEVATION
LEFT ELEVATION
REAR ELEVATION
RIGHT ELEVATION
Single Family Elevation - SF 3
Capital Independence - Matthews, NC

NOTE: EACH HOME WILL DIFFER BASED ON COLORS AND ARCHITECTURAL DETAILS/ELEMENTS; HOMES ADJACENT TO ONE ANOTHER WILL DIFFER IN COLOR AND ARCHITECTURAL ELEMENTS.