



232 Matthews Station Street  
Matthews, NC 28105  
704.847.4411

### ZONING APPLICATION FOR ORDINANCE TEXT CHANGE

APPLICATION NUMBER \_\_\_\_\_

DATE FILED September 2, 2015

PETITIONER'S NAME John Carmichael

PETITIONER'S MAILING ADDRESS 101 North Tryon Street, Suite 1900, Charlotte, NC 28246

PETITIONER'S PHONE NUMBER/EMAIL ADDRESS 704-377-8341/jcarmichael@rbh.com

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

Requested text change is:

- a change in wording to existing Section(s)
- an addition to Section 155.504.1.C.3.b BUILDING BULK AND MASSING
- a deletion of wording at existing Section(s)

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

Existing Section See Exhibit A attached hereto

Proposed Section See Exhibit A attached hereto

*(continue on additional page(s) as necessary)*



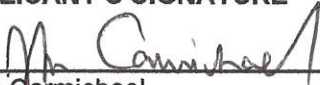
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What is the intended effect of this request?

To amend Section 155.504.1.C.3.b BUILDING BULK AND MASSING by adding a provision that allows required landscape areas, and up to 25 feet of driveway width, to be excluded from the lot frontage calculation in the Downtown Overlay District.

**APPLICANT'S SIGNATURE**

  
\_\_\_\_\_  
John Carmichael

*(continue on additional page(s) as necessary)*

**EXHIBIT A**

**TEXT AMENDMENT APPLICATION FILED BY JOHN CARMICHAEL**

Existing Section 155.504.1.C.3.b

- b. **BUILDING BULK AND MASSING.** Building bulk is categorized in width-to-height or height-to-width ratio and by a percentage of lot width coverage. All new buildings or additions to existing structures shall fall within a width-to-height or height-to width ratio between 1:1.5 to 1:1. New nonresidential or mixed use construction located within the DO District shall utilize a design in which the building coverage of the lot facing the street at the street entrance level shall be at least seventy five percent (75%) of the total frontage of the lot. Where several new buildings are proposed to be developed adjacent to each other along the same side of a street front, the percentage for drive openings may be combined and averaged within that block face, in order to allow one (1) or two (2) driveways or loading areas for all the adjacent buildings.

Proposed Section 155.504.1.C.3.b

- b. **BUILDING BULK AND MASSING.** Building bulk is categorized in width-to-height or height-to-width ratio and by a percentage of lot width coverage. All new buildings or additions to existing structures shall fall within a width-to-height or height-to width ratio between 1:1.5 to 1:1. New nonresidential or mixed use construction located within the DO District shall utilize a design in which the building coverage of the lot facing the street at the street entrance level shall be at least seventy five percent (75%) of the total frontage of the lot. **Required landscape areas, and up to 25 feet of driveway width, may be excluded from the lot frontage calculation.** Where several new buildings are proposed to be developed adjacent to each other along the same side of a street front, the percentage for drive openings may be combined and averaged within that block face, in order to allow one (1) or two (2) driveways or loading areas for all the adjacent buildings.

*(continue on additional page(s) as necessary)*