CURRENT 2015-626
05-29-2015

LOCATION MAP
NOT TO SCALE

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE RATE MAP, COMMUNITY NUMBER 370158-0249-E, DATED FEBRUARY 04, 2004.

NOTES:

- NO COMPLETE TITLE SEARCH DONE BY OR SUPPLIED TO THE ISAACS GROUP, PC.
- SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
- NO NCGS GRID MONUMENTS LOCATED WITHIN 2000 FEET OF SITE.
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- AREAS CALCULATED BY COORDINATE GEOMETRY.
- SUBJECT PARCEL TAX PIN #21323101
- FIELDWORK COMPLETED: 03-26-2015
- CURRENT ZONING: R-20
- SUBJECT PARCEL DEED REFERENCES:
  DEED BK-2208 PG-241
  DEED BK-3116 PG-194
  MAP BK-4 PG-15
  DOT PLANS 8.2670102 & 8.2670105

SURVEY BENCHMARK
CITY OF CHARLOTTE R/W MONUMENT
EL=699.07'

SARDIS FOREST PATIO HOMES
MAP BK-20 PG-533
PIN #21322299

SARDIS FOREST PATIO HOMES
MAP BK-20 PG-943
PIN #21322299

N/F TROTTER PROPERTIES, LLC.
DEED BK-19840 PG-586
MAP BK-69 PG-35 & 37
PIN #21322203

SARDIS FOREST
SECTION V MAP 1
MAP BK-19 PG-97

SARDIS FOREST
SECTION V MAP 2
MAP BK-19 PG-332

JAMES M. RENFROW
(ESTATE)
DEED BK-2208 PG-241
MAP BK-4 PG-15
PIN #21323101
943,878 S.F.
21.668 ACRES

THERE ARE NO TREES 36" OR GREATER IN DIAMETER WITHIN HATCHED AREA

CEMETERY LIMITS
AS FIELD DELINEATED
OFFSET FROM EXISTING GRAVES
PER LIMITS OF R.B. PHARR MAP
2,738 SQ. FT.
0.063 ACRES

MONROE ROAD
90' PUBLIC R/W
(STATE HWY PROJ. NO. 8.2670102 & 8.2670105)

CURB CUT

CONC. SIDEWALK

R/W MONUMENT FOUND
L=74.30' R=2909.79'
CHORD=S17°23'43"E 74.30'

MONUMENT FOUND
NCDOT U-2910-2
NAD 83 (2001 EPOCH) COORDINATES
N=507319.053'
E=1481208.760'
S.F.=0.999844935449

MONUMENT FOUND
NCGS M 094
NAD 83 (2001 EPOCH) COORDINATES
N=504079.615'
E=1480821.212'
S.F.=0.999844935449

N/F
LEGACY MATTHEWS, LLC
& PETER NINTCHOFF
DEED BK-21726 PG-704
MAP BK-4 PG-15
PIN #21323102

LEGEND:

R/W	RIGHT OF WAY
IP(F)	EXISTING IRON PIN
IP(N)	NEW IRON PIN
P.C.	POINT COMPUTED
SS	SANITARY SEWER LINE
OE	OVERHEAD UTILITY LINE
T	TELEPHONE MANHOLE
UT	TELEPHONE LINE

TREE DESCRIPTIONS:

CDR – CEDAR TREE
POP – POPLAR
PRSMN – PERSIMMON
DBL – DOUBLE(TRUNK)
TRP – TRIPLE(TRUNK)

GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FEET

NO.	BY	DATE	REVISION

TREE LOCATION EXHIBIT

JAMES M. RENFROW PROPERTY

CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

File #:	14157-TREE	Date: 03-31-2015	Project P.L.S.: SSD
			Surveyed By: TIC
			Drawn By: MWJ
			Scale: 1"=60'

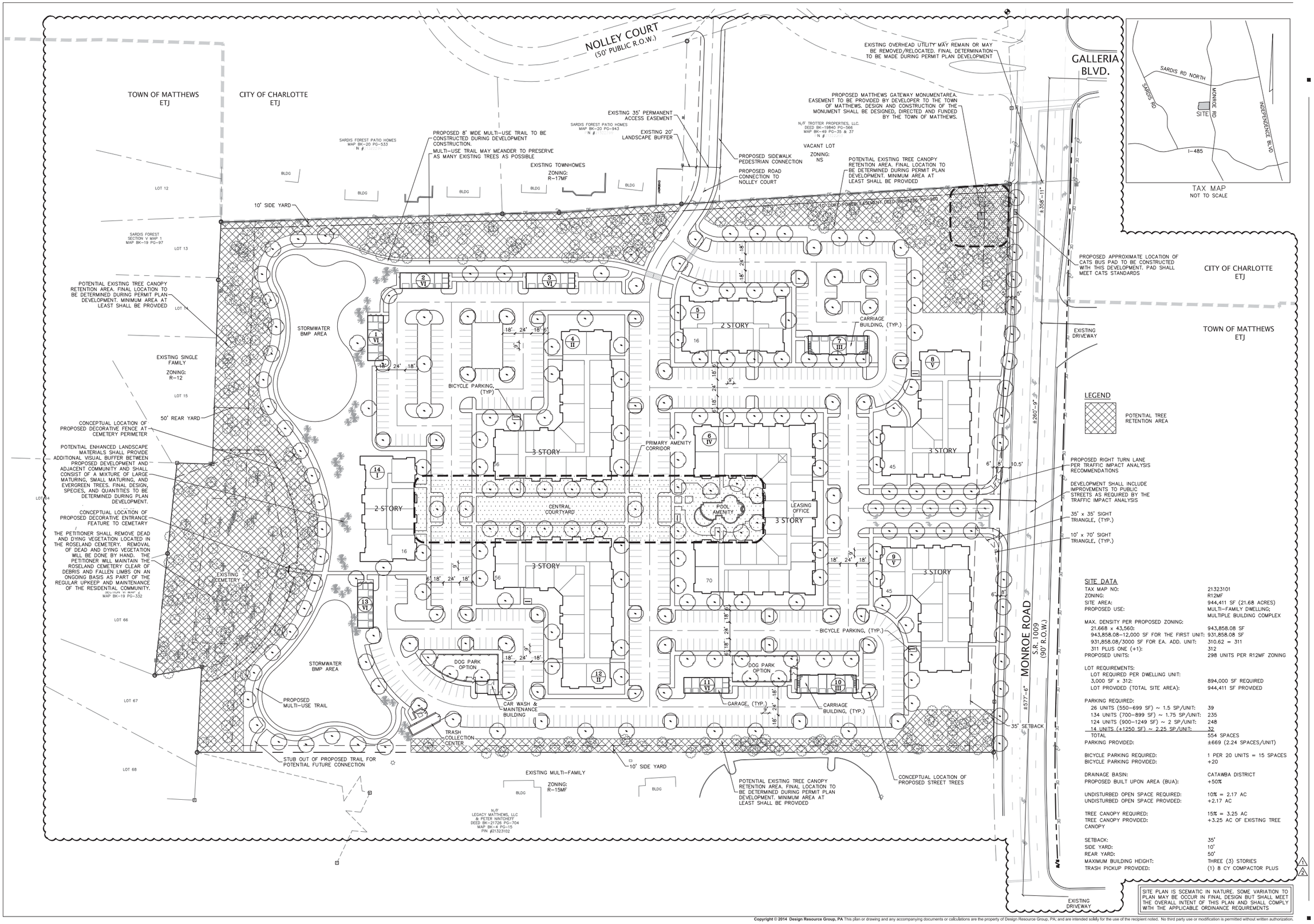
THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BLVD. SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

CURRENT

2015-626

05-29-2015



TAX MAP
NOT TO SCALE

SITE DATA

TAX MAP NO:	21323101
ZONING:	R12MF
SITE AREA:	944,411 SF (21.68 ACRES)
PROPOSED USE:	MULTI-FAMILY DWELLING; MULTIPLE BUILDING COMPLEX
MAX. DENSITY PER PROPOSED ZONING:	
21,668 x 43,560:	943,858.08 SF
943,858.08-12,000 SF FOR THE FIRST UNIT:	931,858.08 SF
931,858.08/3000 SF FOR EA. ADD. UNIT:	310.62 = 311
311 PLUS ONE (+1):	312
PROPOSED UNITS:	298 UNITS PER R12MF ZONING
LOT REQUIREMENTS:	
LOT REQUIRED PER DWELLING UNIT:	
3,000 SF x 312:	894,000 SF REQUIRED
LOT PROVIDED (TOTAL SITE AREA):	944,411 SF PROVIDED
PARKING REQUIRED:	
26 UNITS (550-699 SF) ~ 1.5 SP/UNIT:	39
134 UNITS (700-899 SF) ~ 1.75 SP/UNIT:	235
124 UNITS (900-1249 SF) ~ 2 SP/UNIT:	248
14 UNITS (+1250 SF) ~ 2.25 SP/UNIT:	32
TOTAL	554 SPACES
PARKING PROVIDED:	±669 (2.24 SPACES/UNIT)
BICYCLE PARKING REQUIRED:	1 PER 20 UNITS = 15 SPACES
BICYCLE PARKING PROVIDED:	+20
DRAINAGE BASIN:	CATAWBA DISTRICT
PROPOSED BUILT UPON AREA (BUA):	+50%
UNDISTURBED OPEN SPACE REQUIRED:	10% = 2.17 AC
UNDISTURBED OPEN SPACE PROVIDED:	+2.17 AC
TREE CANOPY REQUIRED:	15% = 3.25 AC
TREE CANOPY PROVIDED:	+3.25 AC OF EXISTING TREE CANOPY
SETBACK:	35'
SIDE YARD:	10'
REAR YARD:	50'
MAXIMUM BUILDING HEIGHT:	THREE (3) STORIES
TRASH PICKUP PROVIDED:	(1) 8 CY COMPACTOR PLUS

SITE PLAN IS SCEMATIC IN NATURE. SOME VARIATION TO PLAN MAY BE OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS

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NORTH CAROLINA CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP P.A.

MATTHEWS MULTI-FAMILY

MATTHEWS, NORTH CAROLINA

EVERLANE DEVELOPMENT
401 HAWTHORN LANE
SUITE 110-230
CHARLOTTE, NC 28204

REZONING PETITION

REZONING PETITION
FOR PUBLIC HEARING
2015-626

SCALE: 1" = 50'

PROJECT #: 508-002
DRAWN BY: DK
CHECKED BY: TH

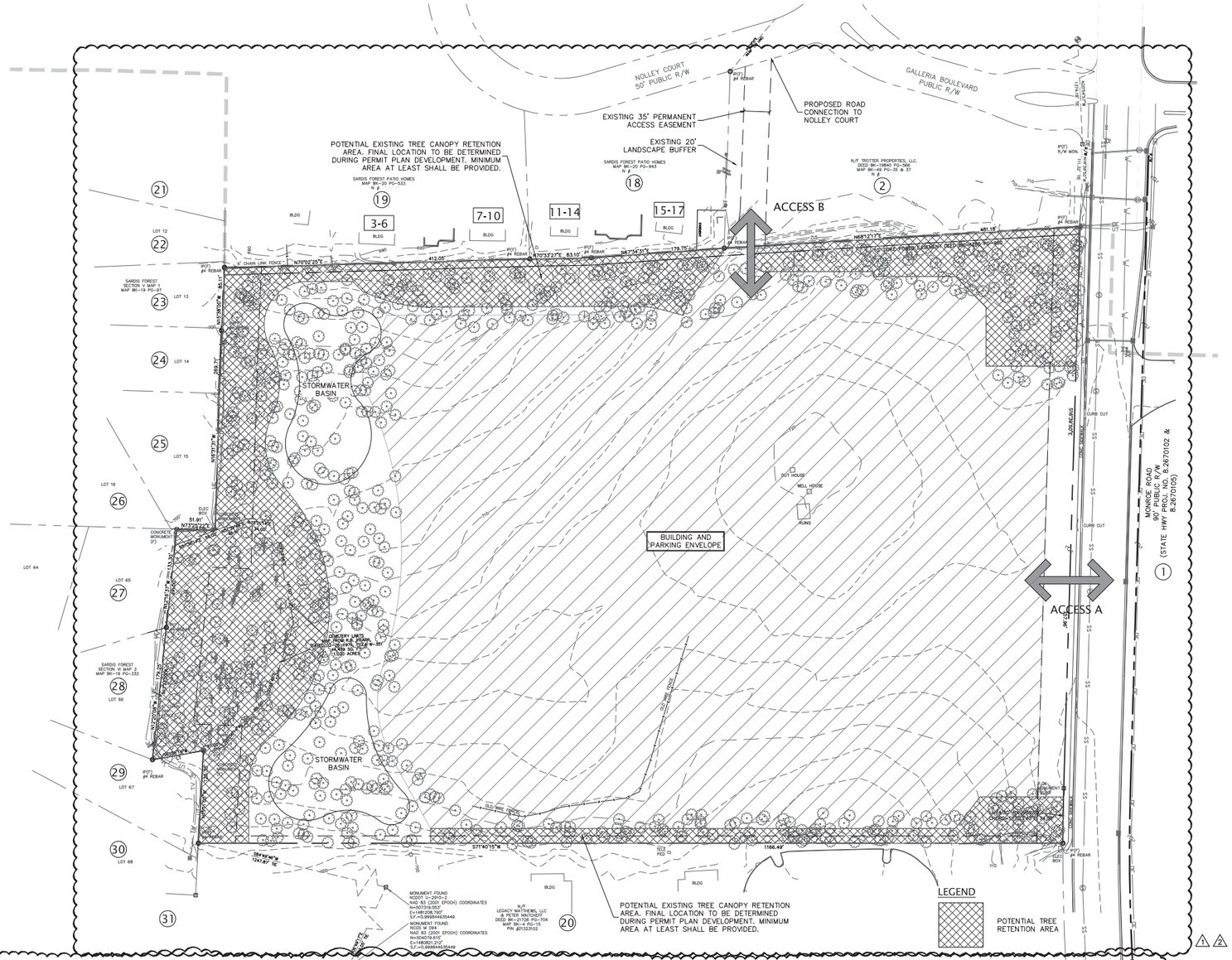
SCHEMATIC SITE PLAN

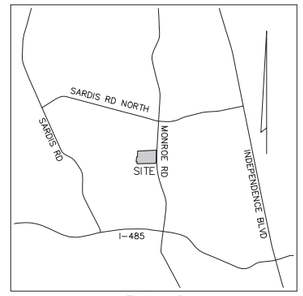
JANUARY 20, 2015

REVISIONS:
1 04.29.15 PER REZONING COMMENTS
2 05.29.15 PER REZONING COMMENTS

RZ1.0

CURRENT 2015-626
05-29-2015





TAX MAP
NOT TO SCALE

KEY TO ADJACENT PROPERTY OWNERS

1. PARCEL ID: 19355101
ATTN: GEORGE R MAHONEY JR FAMILY
DOLLAR STORES INC
PO BOX 1017
CHARLOTTE NC 28201

2. PARCEL ID: 21322203
TROTTER PROPERTIES LLC
1515 MOCKINGBIRD LN STE 900
CHARLOTTE NC 28209-3292

3. PARCEL ID: 21322258
DENICE VALENTINE-BOONE
3514 WYLIE MEADOW LN
CHARLOTTE NC 28269

4. PARCEL ID: 21322259
SANDRA KAREN LUTZ
9108 NOLLEY CT APT D
CHARLOTTE NC 28270-2422

5. PARCEL ID: 21322260
TRACEY P HUDSON
9108 NOLLEY CT APT E
CHARLOTTE NC 28270-2422

6. PARCEL ID: 21322261
W WILSON GOOLSBY
AVONELLE STEPHENS C
9108 NOLLEY CT APT F
CHARLOTTE NC 28270-2422

7. PARCEL ID: 21322262
GARY D PORTER
BRENDA C PORTER
126 NORCROSS LN
MOORESVILLE NC 28117

8. PARCEL ID: 21322263
CHARLOTTE W PETTIT
9112 NOLLEY CT APT F
CHARLOTTE NC 28270-2423

9. PARCEL ID: 21322264
KATHERINE J WINDLEY
9112 NOLLEY CT APT E
CHARLOTTE NC 28270-2423

10. PARCEL ID: 21322265
KARL STEINEK
12 PRIEST RD.
WATERTOWN MA 02472

11. PARCEL ID: 21322271
CRAIG A CARR
9120 NOLLEY CT APT C
CHARLOTTE NC 28270-1461

12. PARCEL ID: 21322272
A CHARLENE BUSH
9120 NOLLEY CT APT D
CHARLOTTE NC 28270-1461

13. PARCEL ID: 21322273
LINDA C HALL
9120 NOLLEY CT APT E
CHARLOTTE NC 28270-1461

14. PARCEL ID: 21322274
MARYBETH GREZIAK
MICHAEL JAMES CALLAHAN
9120 NOLLEY CT APT F
CHARLOTTE NC 28270-1461

15. PARCEL ID: 21322275
PATRICIA L GIGNILLIAT
9128 NOLLEY CT #G
CHARLOTTE NC 28270

16. PARCEL ID: 21322276
WILLIAM EDWARD JR MCCLELLAN
9128 NOLLEY CT APT F
CHARLOTTE NC 28270-2124

17. PARCEL ID: 21322277
MICHAEL JAMES WHITTINGTON
9128 NOLLEY CT APT E
CHARLOTTE NC 28270-2424

18. PARCEL ID: 21322298
ASSOC. SARDIS FOREST PATIO HOMES
PO BOX 10503
CHARLOTTE NC 28212

19. PARCEL ID: 21322299
ASSOC. SARDIS FOREST PATIO HOMES
PO BOX 10503
CHARLOTTE NC 28212

20. PARCEL ID: 21323102
LEGACY MATTHEWS LLC
PETER NINTCHEFF
25101 CHARGRIN BV STE 300
BEACHWOOD OH 44122

21. PARCEL ID: 21324111
KENNETH R KISSIAH
1437 RENFROW LN
CHARLOTTE NC 28270

22. PARCEL ID: 21324112
NORBERT A (F/T) KIEKLAK
MARY GAIL (F/T) KIEKLAK
1443 RENFROW LN
CHARLOTTE NC 28270-1469

23. PARCEL ID: 21324113
BEMIE W STOGNER
CAROLYN W STOGNER
9114 NEW TOWNE DR
MATTHEWS NC 28105

24. PARCEL ID: 21324114
JASMINE C MARCHANT
DAVID M MARCHANT
9108 NEW TOWNE DR
MATTHEWS NC 28105

25. PARCEL ID: 21324115
JEREMY J DREYER
SANDRA R DREYER
9100 NEW TOWNE DR
MATTHEWS NC 28105

26. PARCEL ID: 21324116
BOBBY RALPH HUDSO
BRENDA L HUDSO
9101 NEW TOWNE DR
MATTHEWS NC 28105

27. PARCEL ID: 21324165
PENELOPE A PEZDIRTZ
1024 BLACK OAK DR
MATTHEWS NC 28105

28. PARCEL ID: 21324166
ADAM WOODCOCK
AMANDA WOODCOCK
1016 BLACK OAK DR
MATTHEWS NC 28105

29. PARCEL ID: 21324167
NORMAN LARRY CROSS
HAZEL ELIZABETH
1010 BLACK OAK DR
MATTHEWS NC 28105

30. PARCEL ID: 21324168
JOERG KUEHNI
LYNDA D KUEHNI
1008 BLACK OAK DR
MATTHEWS NC 28105

31. PARCEL ID: 21324182
JUSTIN D RIDGE
SHARON M RIDGE
811 OLD PINE LN
MATTHEWS NC 28105

SITE DEVELOPMENT DATA:
--ACREAGE: ± 21.68 ACRES
--TAX PARCEL #: 213-231-01
--EXISTING ZONING: R-VS
--PROPOSED ZONING: R-12MF(CD)
--EXISTING USES: VACANT.
--PROPOSED USES: UP TO 298 MULTI-FAMILY DWELLING UNITS (MULTIPLE BUILDING COMPLEX) TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE R-12MF ZONING DISTRICT AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2.
--MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE BUT NOT TO EXCEED THREE (3) STORIES.
--PARKING: THE SITE WILL COMPLY WITH THE MINIMUM PARKING REQUIREMENTS OF THE ORDINANCE.

1. GENERAL PROVISIONS:
a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING SITE PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY EVERLANE DEVELOPMENT TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY COMMUNITY ON AN APPROXIMATELY 21.68 ACRE SITE LOCATED ON THE WEST SIDE OF MONROE ROAD BETWEEN GALLERIA BOULEVARD AND GANDER COVE LANE (THE "SITE").
b. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF MATTHEWS ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-12MF ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
c. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN AS WELL AS ANY SCHEMATIC BUILDING ELEVATIONS ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS; PROVIDED, HOWEVER, ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 155.401.5 OF THE ORDINANCE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:
a. THE SITE MAY BE DEVELOPED WITH UP TO 298 MULTI-FAMILY DWELLING UNITS (MULTIPLE BUILDING COMPLEX), TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-12MF ZONING DISTRICT.
b. THE ROSELAND CEMETERY LOCATED AT THE REAR OF SITE WILL BE PRESERVED AND MAINTAINED AS A PASSIVE OPEN SPACE AREA.

3. ACCESS NOTES:
a. VEHICULAR ACCESS TO THE SITE WILL BE FROM MONROE ROAD AND A FUTURE ACCESS TO NOLLEY COURT VIA A PRIVATE ACCESS DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
b. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD) AND/OR NCDOT, REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY MPWD AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
c. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE MPWD AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

4. TRANSPORTATION IMPROVEMENTS:
I. PROPOSED IMPROVEMENTS:
THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:
a. IMPROVE MONROE ROAD (SR 1009) & SARDIS ROAD N. (SIGNALIZED) AS FOLLOWS:
I. CONSTRUCT AN EASTBOUND RIGHT TURN LANE ON SARDIS ROAD NORTH WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.
b. IMPROVE MONROE ROAD (SR 1009) & PROPOSED ACCESS 'A' (UNSIGNALIZED) AS FOLLOWS:
I. RE-MARK THE EXISTING TWO-WAY LEFT TURN LANE ON MONROE ROAD FOR A NORTHBOUND LEFT TURN LANE WITH 100 FEET OF STORAGE.
II. CONSTRUCT A SOUTHBOUND RIGHT TURN LANE ON MONROE ROAD WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER; AND
III. CONSTRUCT THE EASTBOUND APPROACH (PROPOSED ACCESS 'A') FOR ONE INGRESS AND TWO EGRESS LANES (A LANE THAT TERMINATES AS A LEFT TURN LANE AND A RIGHT TURN LANE WITH 175 FEET OF STORAGE).
c. NOLLEY COURT & PROPOSED ACCESS 'B' (UNSIGNALIZED):
I. CONSTRUCT THE NORTHBOUND APPROACH (PROPOSED ACCESS 'B') FOR ONE INGRESS LANE AND ONE EGRESS LANE; AND
II. EXTEND BANKS WEST TO NOLLEY COURT.
d. GALLERIA BOULEVARD AT MONROE ROAD (SIGNALIZED):
I. IF PERMITTED BY CDOT AND NCDOT THE PETITIONER WILL:
II. RE-STRIPE THE EXISTING EASTBOUND THROUGH LANE ON GALLERIA BOULEVARD TO BE A SECOND LEFT TURN LANE FROM GALLERIA TO NORTH BOUND MONROE ROAD WITH 180 FEET OF STORAGE;
III. RE-STRIPE THE EXISTING EAST BOUND RIGHT TURN LANE FROM GALLERIA BOULEVARD TO SOUTHBOUND MONROE ROAD TO BE A SHARED THROUGH/RIGHT TURN LANE; AND
IV. MODIFY THE EXISTING TRAFFIC SIGNAL TO ACCOMMODATE THE LANEAGE CHANGES.

II. STANDARDS AND COMPLETION:
a. MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD)/NCDOT STANDARDS: ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF MPWD AND NCDOT.
b. COMPLETION. THE IMPROVEMENTS DESCRIBED ABOVE MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR ANY BUILDING CONSTRUCTED ON THE SITE.

5. ARCHITECTURAL STANDARDS:
a. THE FACADES OF PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE THAT ARE ORIENTED TOWARD THE PROPOSED PARKING AREAS AND MONROE ROAD WILL BE SIMILAR IN APPEARANCE AND CHARACTER TO THE BUILDINGS ELEVATIONS GENERALLY DEPICTED ON SHEET RZ- 3.0 OF THE REZONING PLAN. THESE BUILDING ELEVATIONS ILLUSTRATE THE GENERAL STYLE, QUALITY AND DESIGN TREATMENT FOR THE BUILDINGS THAT WILL BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY SLIGHTLY FROM THESE ILLUSTRATIONS AS LONG AS THE DESIGN CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).
b. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PERCENTAGES 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 LOCATED ON THE SITE: (I) AT LEAST 50% OF THE CUMULATIVE PRIMARY EXTERIOR BUILDING FACADES, EXCLUSIVE OF WINDOWS, DOORS, BALCONIES AND ROOFS, SHALL BE CONSTRUCTED OF BRICK, STONE, NATIVE STONE (OR SYNTHETIC EQUIVALENT), PRE-CAST STONE OR PRE-CAST CONCRETE, OTHER MASONRY; AND (II) ADDITIONALLY THE BASE ONE-THIRD (⅓) PORTION OF THE EXTERIOR BUILDING FACADES, EXCLUSIVE OF WINDOWS, DOORS, AND BALCONIES/PATIOS, OF ALL THE BUILDINGS ON THE SITE SHALL BE CONSTRUCTED OF BRICK, STONE, NATIVE STONE (OR SYNTHETIC EQUIVALENT), PRECAST STONE OR PRE-CAST CONCRETE, OTHER MASONRY; PROVIDED, HOWEVER, TO HELP ADD VARIETY AND VISUAL INTEREST TO THE BUILDING ARCHITECTURE, THE LOCATION OF THE BRICK, STONE, NATIVE STONE (OR SYNTHETIC EQUIVALENT), PRE-CAST STONE OR PRE-CAST CONCRETE, OTHER MASONRY, ALONG THE BASE ONE-THIRD (⅓) OF SUCH BUILDINGS MAY BE LOCATED UP TO SIX (6) FEET ABOVE OR BELOW THE LINE THAT DEFINES THE BUILDING'S ONE-THIRD (⅓) BASE SO LONG AS A BRICK, STONE, NATIVE STONE (OR SYNTHETIC EQUIVALENT), PRE-CAST STONE OR PRE-CAST CONCRETE, OTHER MASONRY, WATER TABLE OF EIGHT (8) FEET IS MAINTAINED.
d. A MINIMUM OF TWO (2) "CARRIAGE" STYLE RESIDENTIAL BUILDINGS WILL BE CONSTRUCTED ON THE SITE. A CARRIAGE STYLE BUILDING IS A TWO STORY BUILDING DESIGNED WITH GARAGES ON THE GROUND FLOOR LEVEL AND RESIDENTIAL UNITS ABOVE. A MINIMUM OF TWO (2) RESIDENTIAL UNITS AND NO MORE THAN FOUR (4) RESIDENTIAL UNITS WILL BE LOCATED ABOVE THE GARAGES IN A CARRIAGE STYLE BUILDING.
e. BUILDING NUMBER 14 AS DEPICTED ON THE REZONING PLAN WILL BE DESIGNED TO HAVE THE APPEARANCE OF A TOWNHOME STYLE/TYPE BUILDING THROUGH THE USE OF ARCHITECTURAL ELEMENTS, TREATMENTS AND DETAILS AS REFLECTED ON THE ATTACHED BUILDING ELEVATION.
f. BUILDING NUMBER SIX (6) AS DEPICTED ON REZONING PLAN WILL BE DESIGNED TO INCLUDE AN ELEVATOR.
g. METER BANKS WILL BE SCREENED.
h. DUMPSTER, COMPACTOR AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL USED TO ENCLOSE COMPACTOR, DUMPSTER AND RECYCLING AREAS WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE BUILDINGS. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.
i. THE ON-SITE COMPACTOR, DUMPSTER AND RECYCLING AREAS MUST BE PICKED UP BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM.

6. STREETSCAPE, BUFFERS, OPEN SPACE AND LANDSCAPING:
a. SETBACKS AND YARDS AS REQUIRED BY THE ORDINANCE AND AS GENERALLY DEPICTED ON THE REZONING PLAN SHALL BE PROVIDED.
b. THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON MONROE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
c. ALONG THE INTERNAL PARKING AREAS, THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS THE BUILDINGS ON THE SITE WITH ONE ANOTHER AND LINKS THE BUILDINGS TO THE SIDEWALKS ALONG THE ABUTTING PUBLIC STREETS. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET. NATURAL TRAILS CONSTRUCTED WITHIN THE OPEN SPACE AREA OR THE PROJECT EDGE WILL BE CONSTRUCTED OF PERVIOUS MATERIALS SUCH AS BUT NOT LIMITED TO GRANITE FINES, MULCH, PINE STRAW OR OTHER SUITABLE PERVIOUS MATERIAL THAT IS IN KEEPING WITH THE CHARACTER THE AREA.
d. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
e. AN OPEN SPACE AREA/TREE SAVE AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN WILL BE PROVIDED. THE OPEN SPACE/TREE SAVE AREA LOCATED ALONG THE WESTERN AND NORTHERN PROPERTY BOUNDARY WILL BE IMPROVED WITH AN EIGHT (8) FOOT MULTI-USE TRAIL (THE MULTI-USE TRAIL WILL BE CONSTRUCTED OF PERVIOUS MATERIALS SUCH AS BUT NOT LIMITED TO GRANITE FINES, MULCH, PINE STRAW OR OTHER SUITABLE PERVIOUS MATERIAL THAT IS IN KEEPING WITH THE CHARACTER THE AREA). THE HISTORIC ROSELAND CEMETERY WILL BE PART OF THE OPEN SPACE REQUIRED FOR THE SITE. THE PROPOSED MULTI-USE TRAIL WILL BE MAINTAINED BY THE PETITIONER.
f. THE PETITIONER SHALL INSTALL A FENCE AROUND THE FRONT AND SIDES OF THE ROSELAND CEMETERY, THE DESIGN OF THE FENCE WILL ALSO INCLUDE A DECORATIVE ENTRY FEATURE. THE DESIGN OF THE FENCE TO BE APPROVED BY THE CHARLOTTE-MECKLENBURG HISTORIC LANDMARKS COMMISSION. THE DESIGN WILL BE ALSO BE SUBMITTED TO THE MATTHEWS HISTORICAL FOUNDATION FOR REVIEW AND COMMENT.
g. THE PETITIONER SHALL REMOVE DEAD AND DYING VEGETATION LOCATED IN THE ROSELAND CEMETERY. REMOVAL OF DEAD AND DYING VEGETATION WILL BE DONE BY HAND. THE PETITIONER WILL MAINTAIN THE ROSELAND CEMETERY CLEAR OF SYNTHETIC EQUIVALENT, PRECAST STONE OR PRE-CAST CONCRETE, OTHER MASONRY, PROVIDED, HOWEVER, TO HELP ADD VARIETY AND VISUAL INTEREST TO THE BUILDING ARCHITECTURE, THE LOCATION OF THE BRICK, STONE, NATIVE STONE (OR SYNTHETIC EQUIVALENT), PRE-CAST STONE OR PRE-CAST CONCRETE, OTHER MASONRY, ALONG THE BASE ONE-THIRD (⅓) OF SUCH BUILDINGS MAY BE LOCATED UP TO SIX (6) FEET ABOVE OR BELOW THE LINE THAT DEFINES THE BUILDING'S ONE-THIRD (⅓) BASE SO LONG AS A BRICK, STONE, NATIVE STONE (OR SYNTHETIC EQUIVALENT), PRE-CAST STONE OR PRE-CAST CONCRETE, OTHER MASONRY, WATER TABLE OF EIGHT (8) FEET IS MAINTAINED.
h. THE PETITIONER WILL ALLOW VISITORS TO THE ROSELAND CEMETERY TO PARK ON THE SITE WHEN VISITING THE CEMETERY. THE PETITIONER MAY REQUIRE VISITORS TO THE CEMETERY TO CHECK IN WITH THE LEASING OFFICE BEFORE ENTERING THE SITE.
i. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

7. ENVIRONMENTAL FEATURES:
a. THE PROJECT WILL PROVIDE FOR STORM WATER BEST MANAGEMENT PRACTICES (BMPS) DESIGNED TO MEET REGULATORY REQUIREMENTS FOR STORM WATER CAPTURE, TREATMENT, VOLUME ATTENUATION AND DETENTION AS APPLICABLE AS GENERALLY ILLUSTRATED ON THE REZONING PLAN.
b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
c. THE SITE WILL COMPLY WITH THE TOWN OF MATTHEWS TREE ORDINANCE.

8. SIGNAGE:
a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.
b. THE SITE WILL COMPLY WITH THE SIGNAGE REQUIREMENTS OF THE ORDINANCE.
c. THE PETITIONER WILL PROVIDE THE TOWN OF MATTHEWS AN EASEMENT TO CONSTRUCT AND MAINTAIN A WELCOME TO MATTHEWS SIGN ALONG MONROE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE TOWN OF MATTHEWS WILL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE SIGN.

9. LIGHTING:
a. ALL NEW SITE LIGHTING WILL MEET THE STANDARDS OF THE MATTHEWS OUTDOOR LIGHTING ORDINANCE.

10. CATS CONCRETE WAITING PAD ON MONROE ROAD:
a. THE PETITIONER WILL PROVIDE A CONCRETE WAITING PAD, PER CHARLOTTE LAND DEVELOPMENT STANDARDS, FOR CATS PASSENGERS TO ACCESS BUS SERVICE ALONG MONROE ROAD. THE CONCRETE PAD WILL BE LOCATED NEAR THE NORTHERN PROPERTY BOUNDARY AS GENERALLY DEPICTED ON THE REZONING PLAN.

11. AMENDMENTS TO THE REZONING PLAN:
a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 155.401 AMENDMENTS OF THE ORDINANCE.

12. BINDING EFFECT OF THE REZONING APPLICATION:
a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

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REZONING PETITION

REZONING PETITION
FOR PUBLIC HEARING
2015-626

40 0 40 80
SCALE: 1" = 80'

PROJECT #: 508-002
DRAWN BY: DK
CHECKED BY: TH

TECHNICAL DATA SHEET

JANUARY 20, 2015

REVISIONS:
1. 04.29.15 PER REZONING COMMENTS
2. 05.29.15 PER REZONING COMMENTS

RZ2.0

CURRENT 2015-626
05-29-2015

MONROE ROAD STREET ELEVATION

TYPICAL ELEVATION

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EVERLANE DEVELOPMENT

HOUSING STUDIO

GALLERIA APARTMENTS

MATTHEWS, NORTH CAROLINA