



DATE FILED 11-30-2016  
APPLICATION NUMBER 2016-654  
*For office use only*

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION  
OR CHANGE IN CONDITIONS  
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners  
Town of Matthews Planning Board  
232 Matthews Station Street  
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- A change in zoning classification of the property hereinafter described; or
- A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 193-294-02; 193-294-04; 193-294-05

Address of property: 10835 Independence Point Pkwy; 1021 Matthews-Mint Hill Road; 1031  
Matthews-Mint Hill Road, Matthews, NC 28105

Location of property: The North side of Matthews-Mint Hill Road at the intersection of  
Independence Pointe Parkway.

Title to the property was acquired on various dates  
and was recorded in the name of Ridge Ministries, Inc.; M&G Duarte, LLC  
whose mailing address is 10835 Independence Pointe Parkway, Matthews, NC 28105;  
1721 Turtlewood Dr, Waxhaw, NC 28173

The deed is recorded in Book           \* and Page           \* in the office of the Register of  
Deeds for Mecklenburg County.

Present zoning classification: B-H (CD); B-1 Requested zoning classification: B-1(CD)

List reason(s) why zoning should be changed (use separate sheet if necessary):

Application number  
**2016-654**  
For office use only

SEE ATTACHED

*Christopher Z Brown, President*

Signature of property owner (must be original)

Ridge Ministries, Inc.

Print name of property owner  
10835 Independence Pointe Parkway

Property owner's mailing address  
Matthews, NC 28105

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

*W. Ann Pilkington*

Signature of agent (if any)

W. Ann Pilkington

Print name of agent  
624 Matthews-Mint Hill Rd

Agent's mailing address  
Suite 134

Agent's mailing address, continued  
Matthews, NC 28105

Agent's mailing address, continued

7048460683 ann@pilkingtonlawnc.com

Agent's phone number/email address

Signature of property owner (must be original)

M&G Duarte, LLC

Print name of property owner  
1721 Turtlewood Dr

Property owner's mailing address  
Waxhaw, NC 28173

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

List reason(s) why zoning should be changed (use separate sheet if necessary):

Application number  
**2016-654**  
For office use only

~~Signature of property owner (must be original)~~

~~ANP Properties, LLC~~

~~Print name of property owner  
259 Old Mill Road~~

~~Property owner's mailing address  
Waxhaw, NC 28173~~

~~Property owner's mailing address, continued~~

~~Property owner's mailing address, continued~~

~~Property owner's phone number/email address~~

Signature of agent (if any)

W. Ann Pilkington

Print name of agent  
624 Matthews-Mint Hill Rd

Agent's mailing address  
Suite 134

Agent's mailing address, continued  
Matthews, NC 28105

Agent's mailing address, continued

7048460683 ann@pilkingtonlawnc.com

Agent's phone number/email address

*Muhel J Duarte* President  
Signature of property owner (must be original)

M&G Duarte, LLC

Print name of property owner  
1721 Turtlewood Dr

Property owner's mailing address  
Waxhaw, NC 28173

Property owner's mailing address, continued

Property owner's mailing address, continued

704-506-5704 redradishcharlotte@gmail.com  
Property owner's phone number/email address

Petitioner other than owner (if any)

Ridge Ministries, Inc.

Print name of petitioner  
P.O. Box 1292

Petitioner's mailing address  
Matthews, NC 28106

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

**List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.**

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

2016-654

For office use only

19329156

TAX PARCEL

Sell Ethics Management Group, LLC

PROPERTY OWNER NAME(S)

941 Matthews-Mint Hill Rd

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

21508112

TAX PARCEL

The Leon Levine Foundation

PROPERTY OWNER NAME(S)

6000 Fairview Rd, Ste. 1525

OWNER MAILING ADDRESS

Charlotte, NC 28210

OWNER MAILING ADDRESS, CONTINUED

19329401

TAX PARCEL

Independence Point Investments, LLC

PROPERTY OWNER NAME(S)

2925 Carnegie Blvd, Ste. 200

OWNER MAILING ADDRESS

Charlotte, NC 28209

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19329137

TAX PARCEL

Silver Independence, LLC

PROPERTY OWNER NAME(S)

1805 Sardis Rd. N, Ste. 120

OWNER MAILING ADDRESS

Charlotte, NC 28270

OWNER MAILING ADDRESS, CONTINUED

19328218

TAX PARCEL

Communications Alltel Mobile

PROPERTY OWNER NAME(S)

P.O. Box 2177

OWNER MAILING ADDRESS

Little Rock, Arkansas 72203

OWNER MAILING ADDRESS, CONTINUED

19329139

TAX PARCEL

Second Chance Financial LP c/o Pamela

PROPERTY OWNER NAME(S)

8422 Prince Valiant Dr

OWNER MAILING ADDRESS

Waxhaw, NC 28173

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

**SUMMARY OF THE REZONING PROCESS**

*APPLICANT:* Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

*PROPERTY OWNERS:* These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office November 30, 2016

Town Board of Commissioners formally accepts application and sets Public Hearing date December 12, 2016

Notices sent via mail to affected/adjacent property owners on or before January 30, 2017

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning February 13, 2017

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request February 28, 2017

Town Board of Commissioners approves or denies application March 13, 2017

## DEVELOPMENT STANDARDS

November 30, 2016

### **1. GENERAL PROVISIONS**

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Ridge Ministries, Inc., (“Applicant”) for an approximately 4.2 acre site located on the north side of Matthews-Mint Hill Road at the intersection of Independence Pointe Parkway, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the “Site”). The Site is comprised of three parcels: Tax Parcel Nos. 193-294-02, 193-294-04, and 193-294-05.
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the “Ordinance”). The regulations established under the Ordinance for the B-1 zoning district shall govern the use and development of the Site.
- C. The Petitioner shall recombine the three existing parcels of the Site into two Parcels as generally depicted on the Rezoning Plan; this recombination will be performed upon the successful rezoning of the property. The exact configuration and sizes of the resulting parcels are schematic in nature and may be altered or modified during design development, subdivision, and construction document phases.
- D. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and the improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and perimeter landscaping requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- E. The Petitioner reserves the right to construct the project in multiple phases. For the purposes of this Rezoning, all parking standards shall be met based on the full buildout of the program.

### **2. PERMITTED USES**

- A. Parcel One of the Site may be devoted to a religious institution of no more than four hundred seats in the largest assembly space, any associated incidental and accessory uses allowed in the B-1 district, and a café. Incidental and accessory uses may include but not be limited to an office for the day-to-day operations of the facility and outdoor amenities such as a playground, pocket park, and similar facilities.

- B. In the event that the religious institution ceases to operate at the Site, the facility may be devoted to uses allowed in the B-1 district except those as outlined in Item 2.C. below.
- C. Parcel Two of the Site may be devoted to uses allowed in the B-1 district except the following:
- Dormitory for senior high and post-secondary school
  - Dwellings
  - Adult Care Home
  - Adult Day Care Facility
  - Assisted Living Facility
  - College and University
  - Skilled Nursing Facility
  - Contractor's Office, with or without accessory storage
  - Animal Grooming Facility
  - Auction House
  - Bed and Breakfast Establishment
  - Brewpub
  - Building material storage and wholesale and retail sales without outside storage
  - Coin operated laundry
  - Communications tower and antenna
  - Crematorium
  - Greenhouse, commercial, without retail sales
  - Kennel, animal day care
  - Live work unit
  - Microbrewery
  - Mini-storage Facility

- Motel and hotel
- Motor vehicle service facility
- Nursery, commercial, with or without greenhouse
- Selling from a semitruck without a cab
- Athletic sports fields, ballfields, in a concentration of three or more, and similar outdoor physical recreation facility intended for use by teams of participants
- Swimming pool, indoor or outdoor
- Tennis and racket club, commercial, indoor or outdoor
- Tennis and racket sports courts, indoor or outdoor
- Electric and gas substation, sewage treatment plant and control house, pump and lift station, water storage tank, well lot and similar use
- On-site demolition disposal site
- On-site demolition disposal site, accepting off-site material

#### **4. DIMENSIONAL STANDARDS**

- A. Development of the Site shall comply with the dimensional standards of the B-1 zoning district set out in the Ordinance.

#### **5. TRANSPORTATION AND PARKING**

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation and/or the Town of Matthews.
- B. Vehicular parking shall be provided in accordance with the requirements of the Ordinance. Parking will be constructed as a part of Phase One based on full build-out of the program.
- C. Cross-access easement and shared parking agreements will be entered by the Owners of the resulting Parcels on the Site to allow for full and unencumbered circulation across the site by each party.

#### **6. STREETScape TREATMENT AND SIDEWALKS**

- A. The streetscape treatment along the Site's frontages on Matthews-Mint Hill Road and Independence Pointe Parkway shall comply with the requirements of the Ordinance.
- B. A minimum 8 foot wide sidewalk shall be installed along the Site's frontage on Matthews-Mint Hill Road as generally depicted on the Rezoning Plan. The sidewalk may meander to save existing trees. The existing sidewalk along the Site's frontage on Independence Pointe Parkway shall remain in place.
- C. A sidewalk easement shall be conveyed to the Town of Matthews for any portion of the minimum 8 foot wide sidewalk to be installed along the Site's frontages on Matthews-Mint Hill Road that is located outside of the public right of way.
- D. Internal sidewalks and pedestrian connections shall be installed within the Site as generally depicted on the Rezoning Plan.

#### **7. TREE PROTECTION AND LANDSCAPING**

- A. The development of the Site shall comply with the Tree Protection and Landscaping requirements of the Ordinance.

#### **8. ARCHITECTURAL STANDARDS**

- A. The maximum height in stories of any building constructed on the Site shall be 3 stories.
- B. The maximum height in feet of any building constructed on the Site shall be 45 feet.
- C. Exterior building materials for all buildings on the Site may include brick, decorative split-face CMU, glass/glazing, metal clad wall paneling, and architectural wood, or a combination thereof.

#### **9. SIGNS**

- A. All signs installed on the Site shall comply with the requirements of the Ordinance.

#### **10. BINDING EFFECT OF THE REZONING APPLICATION**

- A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.



# Polaris 3G Map – Mecklenburg County, North Carolina

## Water Tower Property

Date Printed: 11/23/2016 6:08:01 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

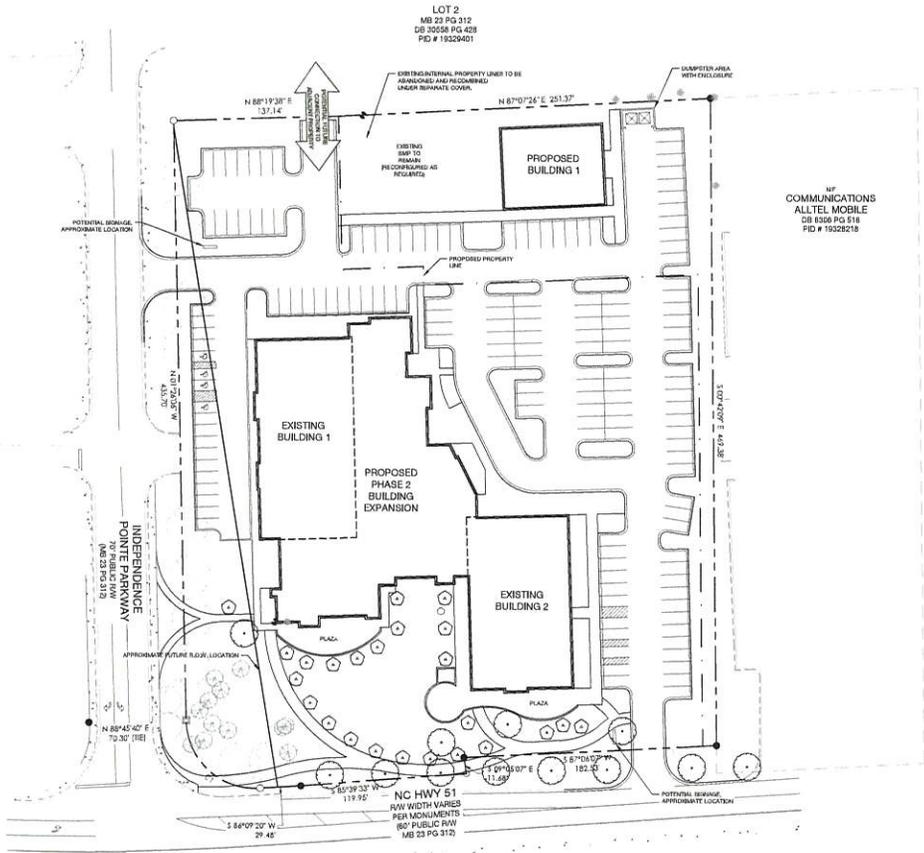
2016-05-14



2016-0654



DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	193-28-002, 404, 405
TOTAL SITE AREA:	± 4.2 ACRES
EXISTING ZONING:	B-1, B-H, B-1
PROPOSED ZONING:	B-1(CD)
PROPOSED USE:	SEE DEVELOPMENT STANDARDS
VEHICULAR PARKING REQUIRED/PROVIDED:	PER ORDINANCE PER ORDINANCE



DEVELOPMENT STANDARDS

- GENERAL PROVISIONS
  - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Ridge Ministries, Inc. ("Applicant") for an approximately 4.2 acre site located on the north side of Matthews-Mint Hill Road at the intersection of Independence Pointe Parkway, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The site is comprised of three parcels. Tax Parcel No. 193-28-002, 193-28-004, and 193-28-005.
  - The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the Ordinance for the B-1 zoning district shall govern the use and development of the Site.
  - The Applicant shall rezone the three existing parcels of the Site into two Parcels as generally depicted on the Rezoning Plan. The rezoning will be performed upon the successful rezoning of the property. The exact configuration and sizes of the resulting parcels are schematic in nature and may be altered or modified during design development, subdivision, and construction document phases.
  - The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and the improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and perimeter landscaping requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
  - The Applicant reserves the right to construct the project in multiple phases. For the purposes of this Rezoning, all parking standards shall be met based on the full build-out of the program.
- PERMITTED USES
  - Parcel One of the Site may be devoted to a religious institution of no more than four hundred seats in the largest assembly space, any associated incidental and accessory uses allowed in the B-1 district, and a cafe, incidental and accessory uses may include but not be limited to an office for the day-to-day operations of the facility and outdoor amenities such as a playground, picnic park, and similar facilities.
  - In the event that the religious institution ceases to operate at the Site, the facility may be devoted to uses allowed in the B-1 district except those as outlined in Item 2.C. below.
  - Parcel Two of the Site may be devoted to uses allowed in the B-1 district except the following:
    - Dwelling
    - Adult Care Home
    - Adult Day Care Facility
    - Assisted Living Facility
    - College and University
    - Skilled Nursing Facility
    - Contractor's Office, with or without accessory storage
    - Medical Diagnostic Facility
    - Auction House
    - Food and Breakfast Establishment
    - Brewpub
    - Building material storage and wholesale and retail sales without outside storage
    - Gun operated range
    - Communications tower and antenna
    - Genset/station
    - Greenhouse, commercial, without retail sales
    - Kennel, animal day care
    - Live work unit
    - Microbrewery
    - Mini-storage Facility
    - Motel and hotel
    - Motor vehicle service facility
    - Nursery, commercial, with or without greenhouse
    - Salting from a semi-trailer without a sub
    - Swimming pool, bathtub, in a concentration of three or more, and similar outdoor physical recreation facility intended for use by teams of participants
    - Swimming pool, indoor or outdoor
    - Tennis and racket club, commercial, indoor or outdoor
    - Tennis and racket sports courts, indoor or outdoor
    - Electric and gas substation, sewage treatment plant and control house, pump and lift station, water storage tank, well lot and similar use
    - On-site demolition disposal site
    - On-site demolition disposal site, accepting off-site material
- TRANSFORMATION AND PARKING
  - Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation and/or the Town of Matthews.
  - Vehicular parking shall be provided in accordance with the requirements of the Ordinance. Parking will be constructed as a part of Phase One based on full build-out of the program.
  - Cross-access assessment and shared parking agreements will be entered by the Owners of the resulting Parcels on the Site to allow for full and unencumbered circulation across the site by each party.
- STREETSCAPE TREATMENT AND SIDEWALKS
  - The streetscape treatment along the Site's frontages on Matthews-Mint Hill Road and Independence Pointe Parkway shall comply with the requirements of the Ordinance.
  - A minimum 8 foot wide sidewalk shall be installed along the Site's frontage on Matthews-Mint Hill Road as generally depicted on the Rezoning Plan. The sidewalk may merge to lane existing trees. The existing sidewalk along the Site's frontage on Independence Pointe Parkway shall remain in place.
  - A sidewalk assessment shall be conveyed to the Town of Matthews for any section of the minimum 8 foot wide sidewalk to be installed along the Site's frontages on Matthews-Mint Hill Road that is located outside of the public right of way.
  - Internal sidewalks and pedestrian connections shall be installed within the Site as generally depicted on the Rezoning Plan.
- TREE PROTECTION AND LANDSCAPING
  - The development of the Site shall comply with the Tree Protection and Landscaping requirements of the Ordinance.
- ARCHITECTURAL STANDARDS
  - The maximum height in stories of any building constructed on the Site shall be 3 stories.
  - The maximum height in feet of any building constructed on the Site shall be 45 feet.
  - Exterior building materials for all buildings on the Site may include brick, decorative split-face CMU, glass-tinting, metal clad wall paneling and architectural wood, or a combination thereof.
- SIGNS
  - All signs installed on the Site shall comply with the requirements of the Ordinance.
- BINDING EFFECT OF THE REZONING APPLICATION
  - If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.



Ridge Ministries, Inc.  
Tim Cool  
Cool Solutions Group  
704.507.6872

RIDGE CHURCH  
Rezoning Site Plan  
Matthews, North Carolina

PROJECT NO: 16087  
DATE: 08/20/16  
DESIGNED BY: [Signature]  
DRAWN BY: [Signature]  
SCALE: 1"=40'  
SHEET NO: RZ-1.0

2016-654



#	TRUNK TYPE
#1	14 OAK
#2	13 OAK
#3	18 OAK
#4	18 OAK
#5	52 OAK
#6	20 PINE
#7	12 PINE
#8	12 PINE
#9	12 PINE
#10	12 PINE
#11	16 OAK
#12	12 PINE
#13	22 PINE
#14	18 PINE
#15	16 DECIDUOUS
#16	16 DECIDUOUS
#17	16 DECIDUOUS
#18	20 DECIDUOUS
#19	15 PINE
#20	15 PINE
#21	18 PINE
#22	16 PINE
#23	17 PINE
#24	16 PINE
#25	14 PINE
#26	14 PINE
#27	15 PINE
#28	15 PINE
#29	15 PINE
#30	20 PINE
#31	12 PINE
#32	12 PINE
#33	12 PINE
#34	13 PINE
#35	12 PINE
#36	14 PINE
#37	14 PINE
#38	14 PINE
#39	12 DECIDUOUS CLUSTER
#40	12 DECIDUOUS CLUSTER
#41	12 MAHOG
#42	9 MAHOG
#43	9 MAHOG
#44	5 MAHOG
#45	18 DECIDUOUS
#46	18 DECIDUOUS
#47	18 DECIDUOUS
#48	12 DECIDUOUS
#49	9 DECIDUOUS
#50	9 DECIDUOUS
#51	12 DECIDUOUS CLUSTER
#52	12 PINE
#53	13 PINE
#54	13 PINE
#55	17 PINE
#56	13 PINE
#57	15 PINE
#58	13 PINE
#59	13 PINE
#60	12 PINE
#61	12 PINE
#62	12 PINE
#63	12 PINE
#64	12 PINE
#65	13 PINE
#66	12 DECIDUOUS
#67	17 PINE
#68	12 PINE

**NOTES**

- 1) Examine the location and size of buildings on the subject property. A licensed landscape architect will then be able to confirm and update the information and layout shown on this site plan.
- 2) The proposed site plan has been created with the intent to show a variety of the existing trees and vegetation that are currently on the subject property. The site plan is not intended to show the exact location of any trees or vegetation on the subject property.
- 3) A color-coded site plan will be prepared for landscape, grading, and irrigation as part of the landscape design plan.

Project No: 16-067  
 Date: 11.20.2016  
 Designed by: udp  
 Drawn by: udp  
 Scale: 1" = 30'  
 Sheet No:  
**VS-1**

**RIDGE CHURCH**  
 Vegetation Survey  
 Matthews, North Carolina

Ridge Ministries, Inc.  
 Tim Cool  
 Cool Solutions Group  
 704.507.6672



Map Book 23 Page 312

CURV	BEARING	LENGTH	ANGLE	CHECK	BEARING	LENGTH	ANGLE	BEARING	LENGTH	ANGLE
C1	S 89°15'37" E	30.35	118.57	118.57	S 89°15'37" E	30.35	118.57	S 89°15'37" E	30.35	118.57
C2	S 19°06'22" E	34.07	173.41	173.41	S 19°06'22" E	34.07	173.41	S 19°06'22" E	34.07	173.41
C3	N 01°09'32" W	18.88	173.41	173.41	N 01°09'32" W	18.88	173.41	N 01°09'32" W	18.88	173.41
C4	S 89°15'37" E	30.35	118.57	118.57	S 89°15'37" E	30.35	118.57	S 89°15'37" E	30.35	118.57
C5	S 89°15'37" E	30.35	118.57	118.57	S 89°15'37" E	30.35	118.57	S 89°15'37" E	30.35	118.57
C6	S 89°15'37" E	30.35	118.57	118.57	S 89°15'37" E	30.35	118.57	S 89°15'37" E	30.35	118.57
C7	S 89°15'37" E	30.35	118.57	118.57	S 89°15'37" E	30.35	118.57	S 89°15'37" E	30.35	118.57
C8	S 89°15'37" E	30.35	118.57	118.57	S 89°15'37" E	30.35	118.57	S 89°15'37" E	30.35	118.57
C9	S 89°15'37" E	30.35	118.57	118.57	S 89°15'37" E	30.35	118.57	S 89°15'37" E	30.35	118.57
C10	S 89°15'37" E	30.35	118.57	118.57	S 89°15'37" E	30.35	118.57	S 89°15'37" E	30.35	118.57

LINE	DESCRIPTION	DISTANCE
L1	S 89°15'37" E	173.41
L2	S 19°06'22" E	173.41
L3	S 01°09'32" W	18.88
L4	S 89°15'37" E	173.41
L5	S 89°15'37" E	173.41
L6	S 89°15'37" E	173.41

STATE OF NORTH CAROLINA, MECKLENBURG COUNTY, I, Samuel P. Malone, Jr. certify that this map was drawn under my supervision from an actual survey made under my supervision, DEED DESCRIPTION RECORDED IN BOOK 5740, AT PAGE 2992, THAT THE BOUNDS OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:40000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 117, PAGE 112. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY HAND AND SEAL THIS 22 DAY OF July AD 1993.



I, A NOTARY PUBLIC OF THE COUNTY AFORESAID, CERTIFY THAT Samuel P. Malone, Jr. A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL OF SEAL THIS 22 DAY OF July 1993. MY COMMISSION EXPIRES SEP 19, 1993. Russell A. Courtney, Jr. NOTARY PUBLIC

OWNERS CERTIFICATE: THESE ARE IN DEED BURIAL SITES OF THIS PROPERTY TO THE BEST OF MY KNOWLEDGE. Carol Malambin

CAROL MALAMBIN, PRESIDENT OF PRESIDENT OF MANATION DEVELOPMENT CORP. MANAGING GENERAL PARTNER. ALL BURIAL SITES ARE SUBJECT TO EASEMENT BEGINS THE ONLY SHOWN AND BRANCHES AND MAY BE SUBJECT TO RELOCATION AT THE SITE DEVELOPMENT COMMENCES. ALL BURIAL SITES OWNED BY INDEPENDENCE POINTE JOINT VENTURE IS HEREBY DEDICATED TO PUBLIC USE.

STATE OF NORTH CAROLINA, COUNTY OF MECKLENBURG, I, Carol Malambin PRESIDENT OF MANATION DEVELOPMENT CORP. MANAGING GENERAL PARTNER. ALL BURIAL SITES ARE SUBJECT TO EASEMENT BEGINS THE ONLY SHOWN AND BRANCHES AND MAY BE SUBJECT TO RELOCATION AT THE SITE DEVELOPMENT COMMENCES. ALL BURIAL SITES OWNED BY INDEPENDENCE POINTE JOINT VENTURE IS HEREBY DEDICATED TO PUBLIC USE.

NOTES: IRON PINS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. P.D.E. = PUBLIC DRAINAGE EASEMENT. DEED REF: 5440,700/187. ALL LANDOWNERS ARE NOW OR FORMERLY TOTAL ACREAGE THIS MAP = 32.80 ACRES. ACPAGE IN R/W = 2.37 ACRES. ACRAGE IN LOTS = 28.83 ACRES.

SURVEYED BY: SAM MALONE & ASSOCIATES LAND SURVEYING - ENGINEERING RESIDENTIAL & COMMERCIAL

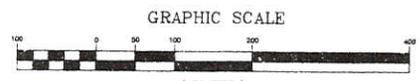
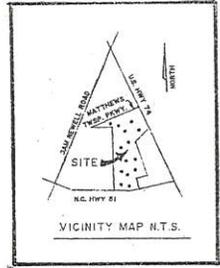
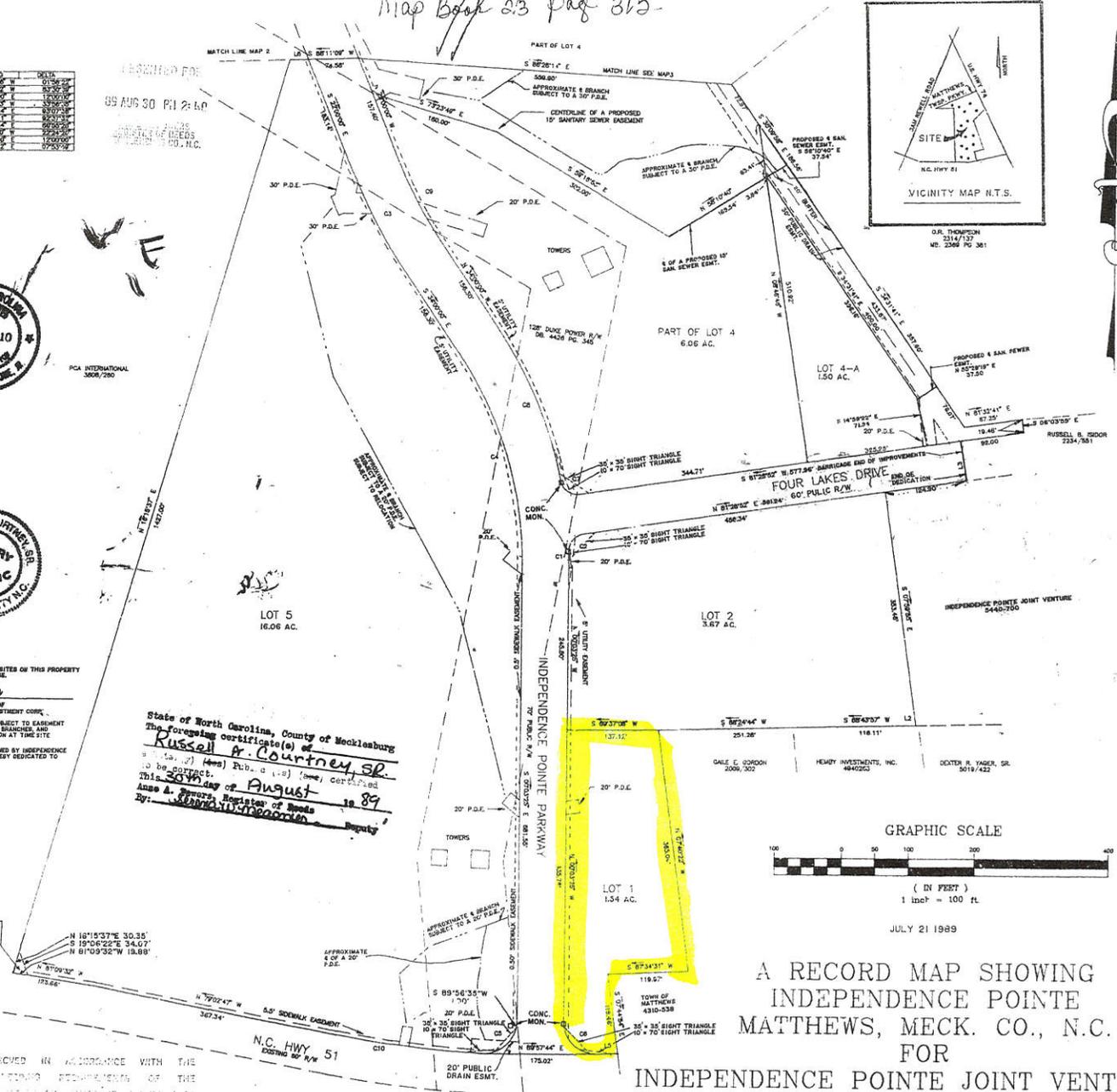


SAM MALONE 1188 WEST JOHN STREET P.O. BOX 1189 MATTHEWS, NORTH CAROLINA 28106 OFFICE (704) 847-9028

19-214

APPROVED IN ACCORDANCE WITH THE... APPROVED BY: Samuel P. Malone, Jr.

State of North Carolina, County of Mecklenburg. The foregoing certificate(s) of Russell A. Courtney, Jr. is/are correct. This 22 day of August 1993. Anna A. Powers, Register of Deeds Deputy



JULY 21 1993

A RECORD MAP SHOWING INDEPENDENCE POINTE MATTHEWS, MECK. CO., N.C. FOR INDEPENDENCE POINTE JOINT VENTURE

APPROVED TOWN OF MATTHEWS Date: 8/2/93 [Signature]

APPROVED TOWN OF MATTHEWS Date: 8/2/93 [Signature]

MAGNETIC MAP REF: MAPBOOK 23, PAGE 2 JUNE 26, 1993

2016-651



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Ridge Ministries, Inc.

Tim Cool

Cool Solutions Group  
704-507-8672

Ridge Church

Rezoning Site Plan  
Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	01.19.17	udp	per city comments & arch. changes
2	01.31.17	udp	per city comments & arch. changes
3	03.17.17	udp	per city comments & arch. changes
4	03.31.17	udp	per petitioner

Project No: 16-067

Date: 11.30.2016

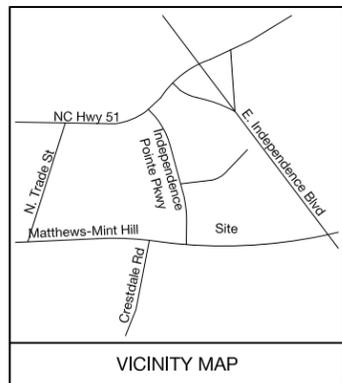
Designed by: udp

Drawn By: udp

Scale: 1"=40'

Sheet No:

RZ-1.0



DEVELOPMENT SUMMARY

TAX PARCEL ID #:	193-29-402, 404, 405	REQUIRED YARD / SETBACKS
TOTAL SITE AREA:	± 4.2 ACRES	FRONT: 40'
EXISTING ZONING:	I-1, B-H, B-1	SIDE: 10'
PROPOSED ZONING:	B-1(CD)	REAR: 10'
PROPOSED USE:	SEE DEVELOPMENT STANDARDS	
VEHICULAR PARKING:	REQUIRED PROVIDED	
CHURCH*	96 SPACES ±106 SPACES	
CATERING**	14 SPACES 28 SPACES	
TOTAL REQUIRED:	110 SPACES ±134 SPACES**	

\*BASED ON ONE SPACE PER 40 SF OF FLOOR AREA IN LARGEST ASSEMBLY AREA (3,750 SF).

\*\*BASED ON ONE SPACE PER 400 SF (±4,500 SF) PLUS ONE PER 2 NON-KITCHEN EMPLOYEES.

\*\*\*TOTAL NUMBER OF PARKING SPACES PROVIDED WILL BE DETERMINED DURING FINAL DESIGN AND PERMITTING, BUT WILL EXCEED THE MINIMUM NUMBER REQUIRED BY ORDINANCE.

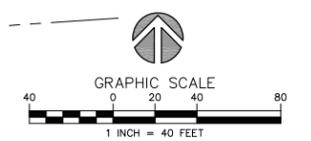
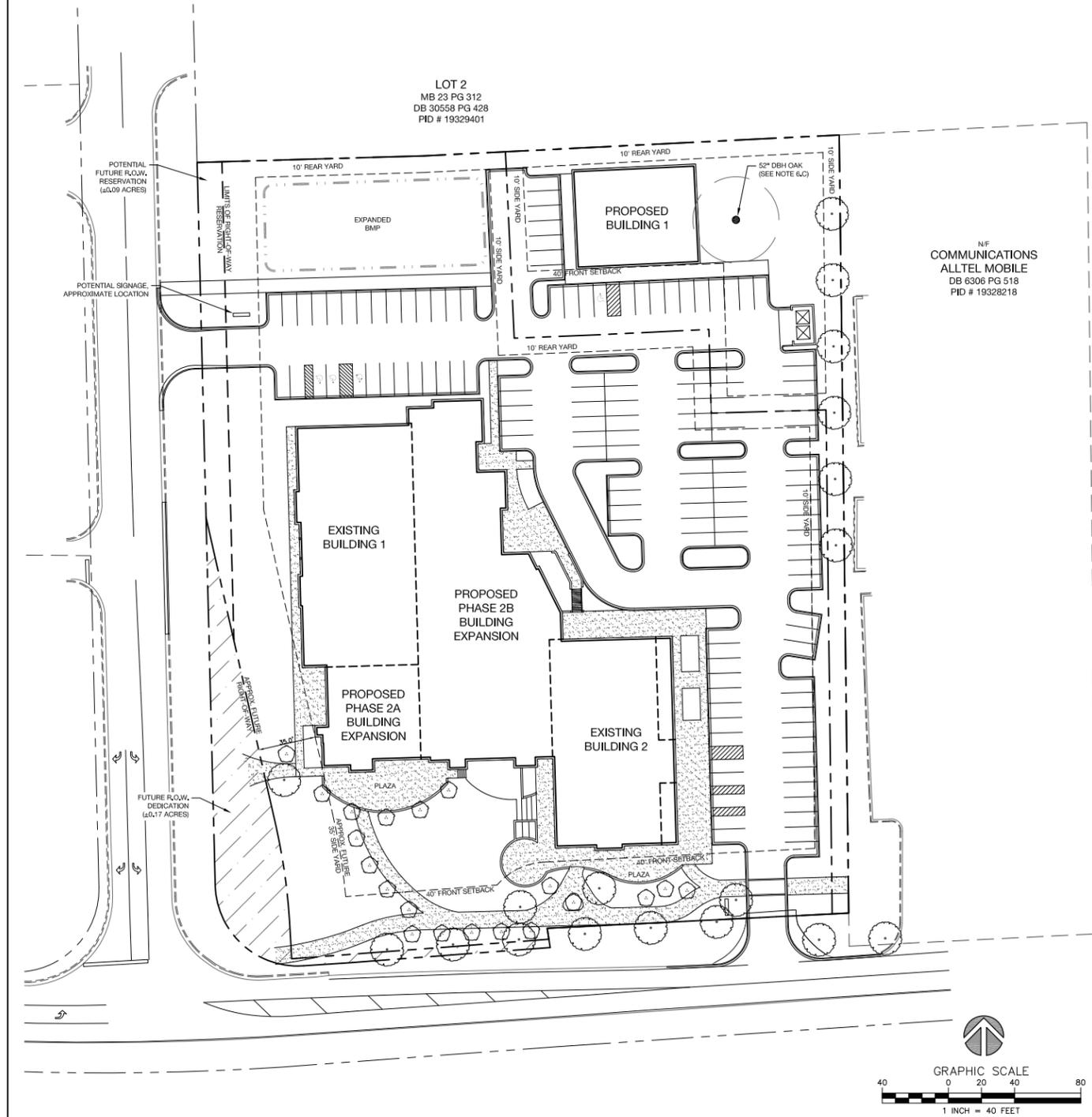
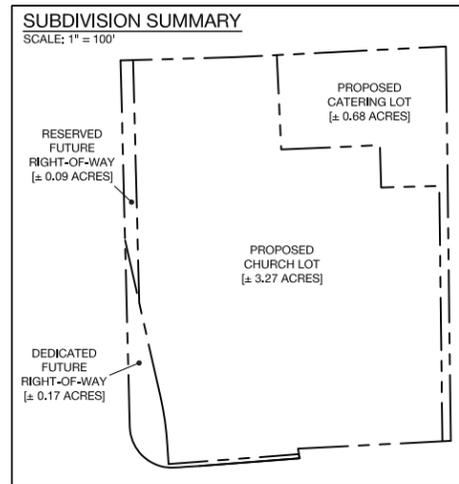
DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Ridge Ministries, Inc. ("Applicant") for an approximately 4.2 acre site located on the north side of Matthews-Mint Hill Road at the intersection of Independence Pointe Parkway, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of three parcels: Tax Parcel Nos. 193-294-02, 193-294-04, and 193-294-05.
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the Ordinance for the B-1 zoning district shall govern the use and development of the Site.
- C. The Petitioner shall recombine the three existing parcels of the Site into two Parcels as generally depicted on the Rezoning Plan; this recombination will be performed upon the successful rezoning of the property. The exact configuration and sizes of the resulting parcels are schematic in nature and may be altered or modified during design development, subdivision, and construction document phases.
- D. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and the Improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and perimeter landscaping requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- E. The Petitioner reserves the right to construct the project in multiple phases. For the purposes of this Rezoning, all parking standards shall be met based on the full buildout of the program and as more particularly described below. Phasing is currently intended to occur as follows, however, the Petitioner reserves the right to adjust this based on financing and other conditions:
  - I. Phase 1a - Within the next 6-12 months and may include the following: Internal building improvements and interior design components
  - II. Phase 1b - 6-12 months upon completion of Phase 1a and may include the following: site work to accommodate catering building, reconfiguration and improvements to parking lots, relocation of driveway on Independence Pointe Parkway, reconfiguration of stormwater features, and installation of portions of landscape and other miscellaneous site improvements. This phase may also include cosmetic improvements to the two existing structures in order to visually unify the campus.
  - III. Phase 2a - 12-24 months upon completion of Phase 1b and contingent upon financing and may include the following: new addition to the south end of the existing church facility and a portion of the site amenities
  - IV. Phase 2b - 12-24 months upon completion of Phase 2a and contingent upon financing and may include the following: new auditorium, new lobby, additional completion space, and completion of the site amenities

2. PERMITTED USES

- A. Parcel One of the Site may be devoted to a religious institution of no more than four hundred seats in the largest assembly space, any associated incidental and accessory uses allowed in the B-1 district, and a café. Incidental and accessory uses may include but not be limited to an office for the day-to-day operations of the facility, amenity/fitness room, meeting/multipurpose rooms, and outdoor amenities such as a playground, pocket park, and similar facilities. The facility shall total no greater than 40,000 SF of Gross Floor Area.
- B. In the event that the religious institution ceases to operate at the Site, the facility may be devoted to uses allowed in the B-1 district except those as outlined in Item 2.C, below.
- C. Parcel Two of the Site may be devoted to uses allowed in the B-1 district except the following:
  - Dormitory for senior high and post-secondary school
  - Dwellings
  - Adult Care Home
  - Adult Day Care Facility
  - Assisted Living Facility
  - College and University
  - Skilled Nursing Facility
  - Contractor's Office, with or without accessory storage
  - Animal Grooming Facility
  - Auction House
  - Bed and Breakfast Establishment
  - Brewpub
  - Building material storage and wholesale and retail sales without outside storage
  - Coin operated laundry
  - Communications tower and antenna
  - Crematorium
  - Greenhouse, commercial, without retail sales
  - Kennel, animal day care
  - Live work unit
  - Microbrewery
  - Mini-storage Facility
  - Motel and hotel
  - Motor vehicle service facility
  - Nursery, commercial, with or without greenhouse
  - Selling from a semi-truck without a cab
  - Athletic sports fields, ballfields, in a concentration of three or more, and similar outdoor physical recreation facility intended for use by teams of participants
  - Swimming pool, indoor or outdoor
  - Tennis and racket club, commercial, indoor or outdoor
  - Tennis and racket sports courts, indoor or outdoor
  - Electric and gas substation, sewage treatment plant and control house, pump and lift station, water storage tank, well lot and similar use
  - On-site demolition disposal site
  - On-site demolition disposal site, accepting off-site material
- D. The maximum square footage of the building on Parcel 2 shall be no greater than 4,5800 SF.





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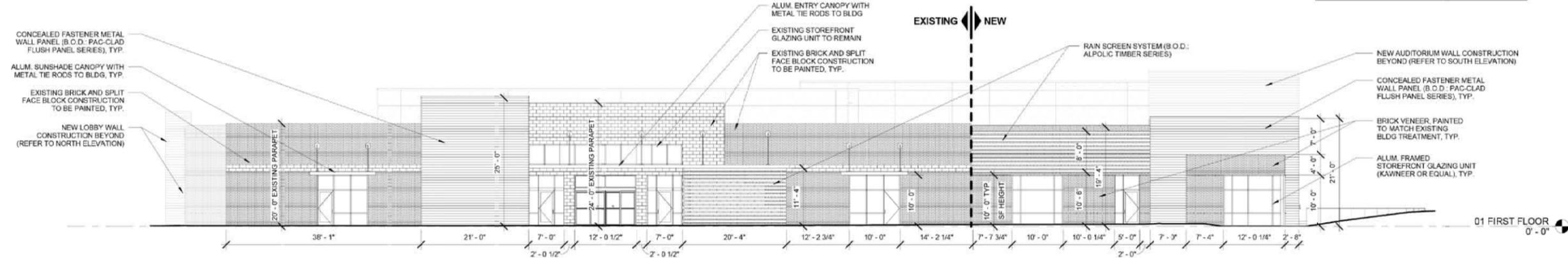
Ridge Ministries, Inc.  
Tim Cool

Cool Solutions Group  
704.507.8672

RIDGE CHURCH

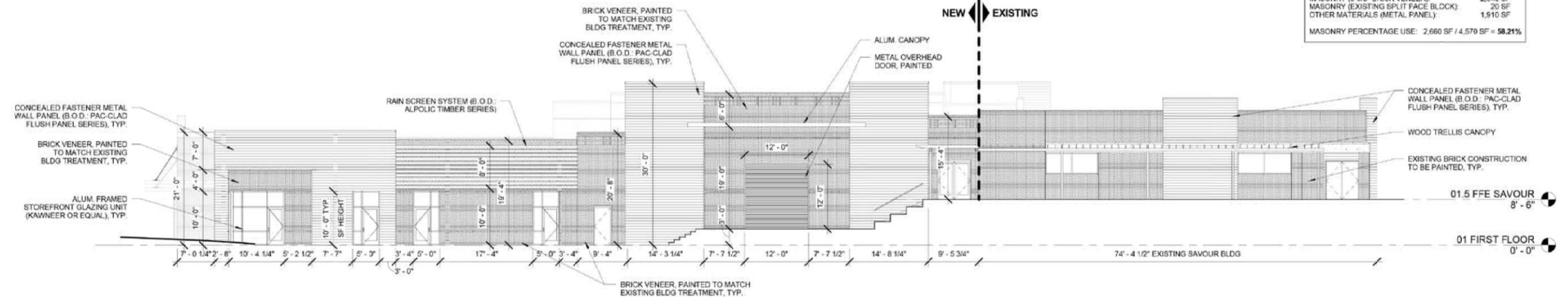
Building Elevations  
Matthews, North Carolina

EXTERIOR MATERIALS	
MASONRY (3-5/8" BRICK VENEER)	3,020 SF
MASONRY (EXISTING SPLIT FACE BLOCK)	745 SF
OTHER MATERIALS (METAL PANEL)	1,475 SF
MASONRY PERCENTAGE USE: 3,765 SF / 5,240 SF = 71.86%	



B1 WEST ELEVATION  
3/32" = 1'-0"

EXTERIOR MATERIALS	
MASONRY (3-5/8" BRICK VENEER)	2,640 SF
MASONRY (EXISTING SPLIT FACE BLOCK)	20 SF
OTHER MATERIALS (METAL PANEL)	1,510 SF
MASONRY PERCENTAGE USE: 2,660 SF / 4,570 SF = 58.21%	



D1 SOUTH ELEVATION  
3/32" = 1'-0"

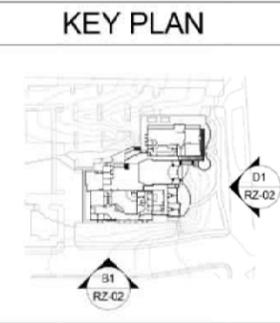
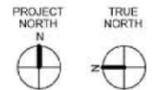
**EQUIP STUDIO**

245 NORTH MAIN STREET  
SUITE 201  
GREENVILLE, SC 29601

102 WEST EVANS STREET  
7.0 BLDG 2206  
FLORENCE, SC 29502

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Date: 11.30.2016  
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Ridge Ministries, Inc.  
Tim Cool

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704.507.8672

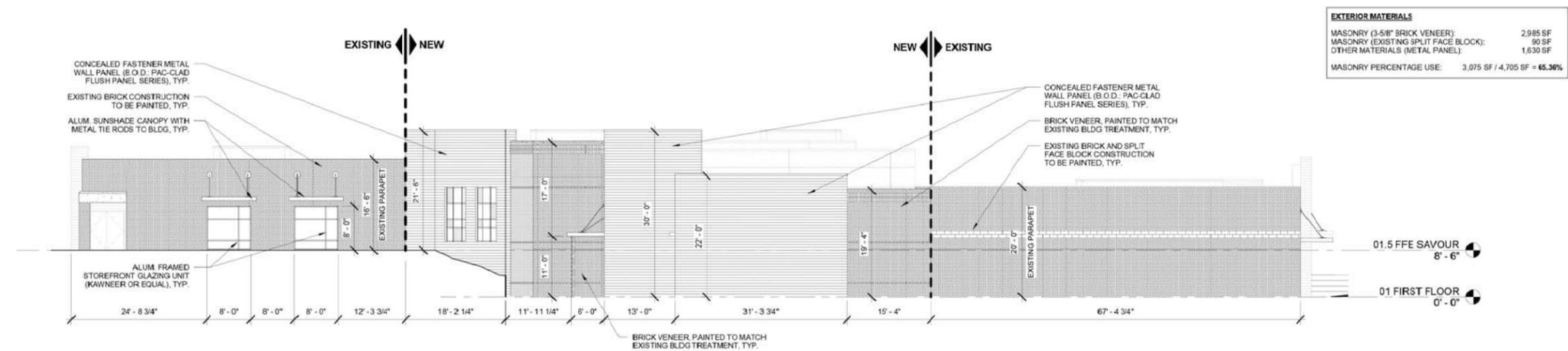
RIDGE CHURCH

Building Elevations  
Matthews, North Carolina

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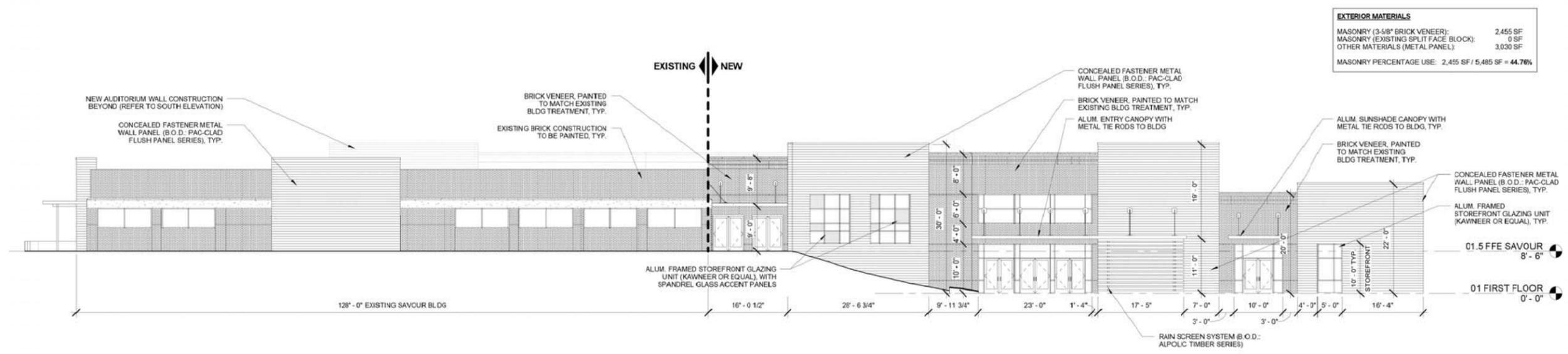
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Sheet No:

RZ-2.1



EXTERIOR MATERIALS	
MASONRY (3-5/8" BRICK VENEER)	2,985 SF
MASONRY (EXISTING SPLIT FACE BLOCK)	80 SF
OTHER MATERIALS (METAL PANEL)	1,630 SF
<b>MASONRY PERCENTAGE USE:</b>	<b>3,075 SF / 4,705 SF = 65.36%</b>

B1 NORTH ELEVATION  
3/32" = 1'-0"

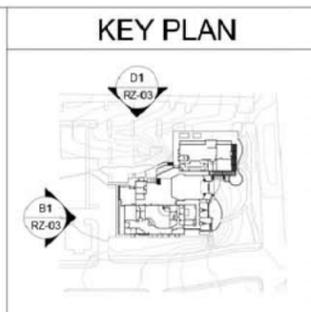


EXTERIOR MATERIALS	
MASONRY (3-5/8" BRICK VENEER)	2,455 SF
MASONRY (EXISTING SPLIT FACE BLOCK)	0 SF
OTHER MATERIALS (METAL PANEL)	3,030 SF
<b>MASONRY PERCENTAGE USE:</b>	<b>2,455 SF / 5,485 SF = 44.76%</b>

D1 EAST ELEVATION  
3/32" = 1'-0"



245 NORTH MAIN STREET GREENVILLE, SC 29601  
102 WEST EVANS STREET FLORENCE, SC 29503





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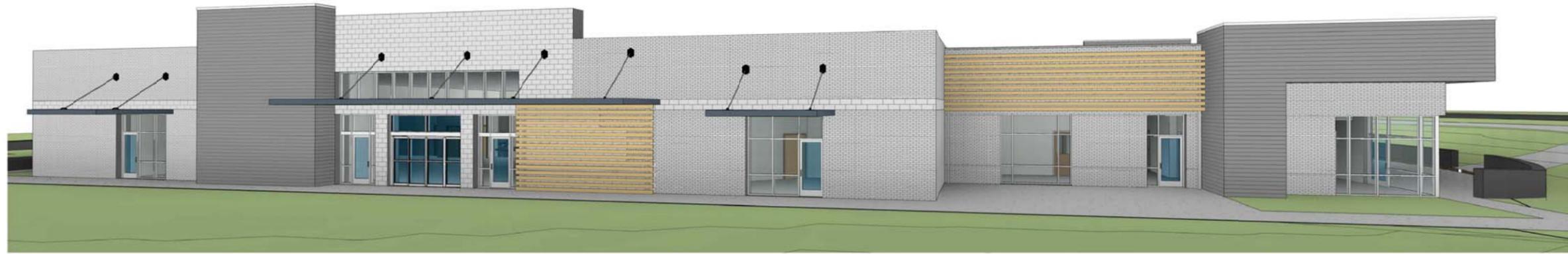
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Tim Cool

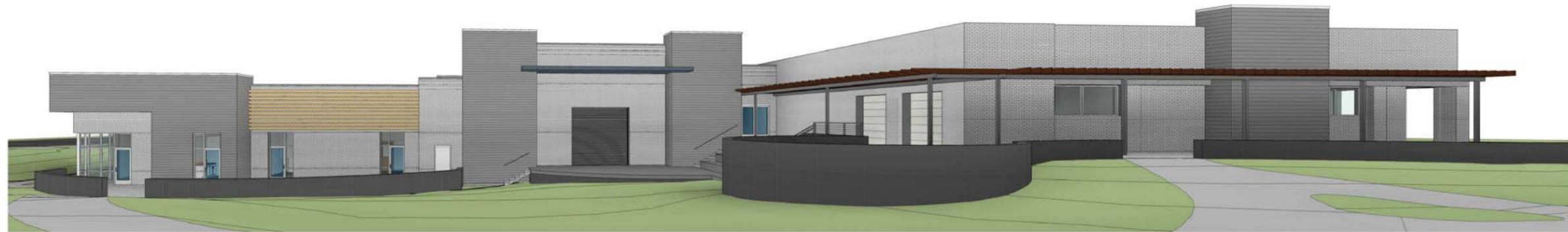
Cool Solutions Group  
704.507.8672

# RIDGE CHURCH

Perspective Elevations  
Matthews, North Carolina



C1 SOUTH ELEVATION



E1 EAST ELEVATION

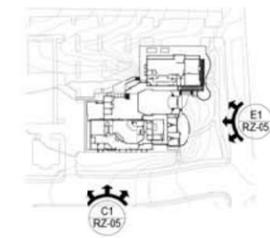
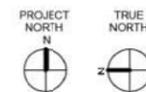
**NOTE: PERSPECTIVE RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND NOT INTENDED FOR REFERENCE DURING CONSTRUCTION.**

KEY PLAN

**E**  
**EQUIP**  
**STUDIO**

245 NORTHMAN STREET SUITE 200 GREENVILLE, SC 29601  
102 WEST EVANS STREET P.O. BOX 2206 FLORENCE, SC 29503

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C1 NORTH ELEVATION



E1 WEST ELEVATION

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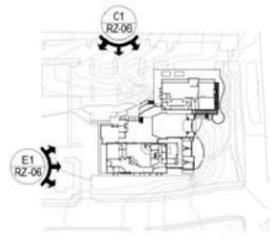
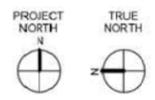
# RIDGE CHURCH

Perspective Elevations  
Matthews, North Carolina

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245 NORTH MAIN STREET SUITE 200 GREENVILLE, SC 29601  
102 WEST EVANS STREET SUITE 200 FLORENCE, SC 29503



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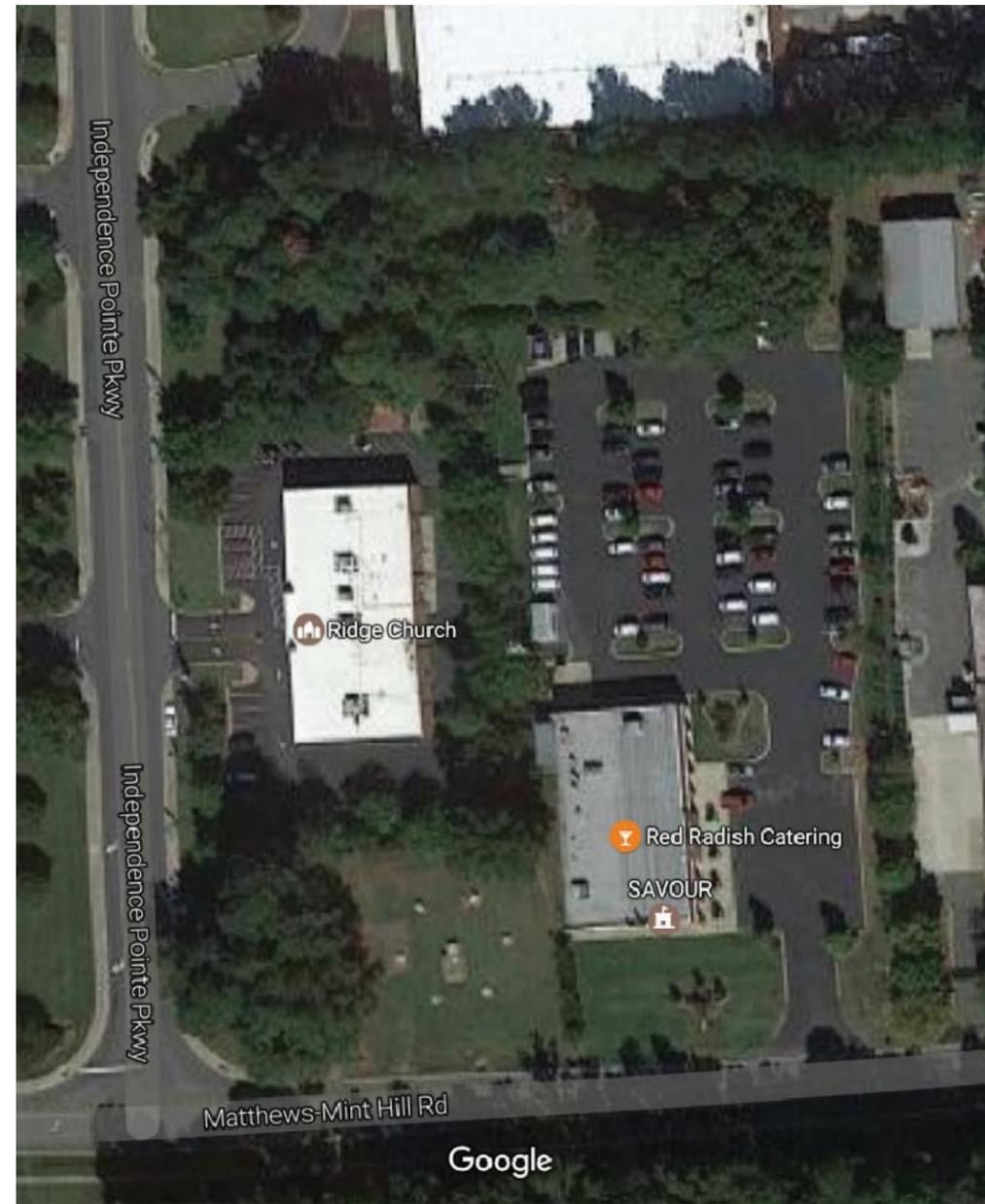
VIEW of RIDGE CHURCH from INDEPENDENCE POINTE PARKWAY



VIEW of WATER TOWER SITE and RIDGE CHURCH FROM MATTHEWS-MINT HILL ROAD



VIEW of WATER TOWER SITE and RIDGE CHURCH FROM MATTHEWS-MINT HILL ROAD



AERIAL of EXISTING SITE



VIEW of WATER TOWER SITE and SAVOUR FROM MATTHEWS-MINT HILL ROAD



OBLIQUE AERIAL of EXISTING SITE



VIEW of SAVOUR FROM MATTHEWS-MINT HILL ROAD



VIEW of SAVOUR FROM MATTHEWS-MINT HILL ROAD

Ridge Ministries, Inc.  
Tim Cool

Cool Solutions Group  
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# RIDGE CHURCH

Existing Building Sightlines  
Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
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**B1 REALIGNMENT PERSPECTIVE**



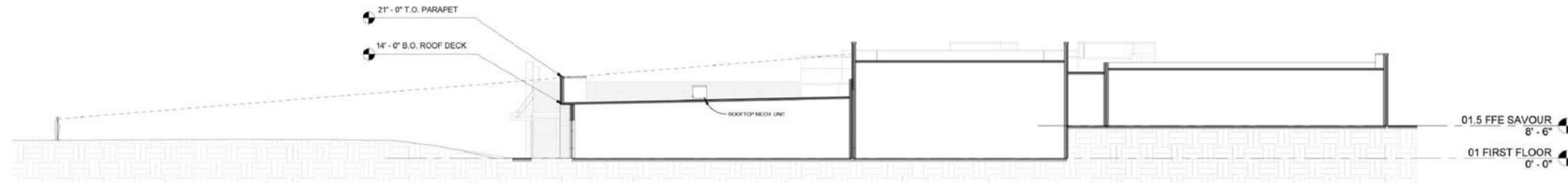
**B6 REALIGNMENT AERIAL VIEW**



**C1 SIGHTLINE PERSPECTIVE**



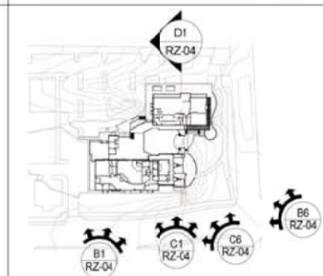
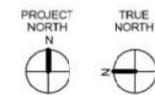
**C6 SIGHTLINE PERSPECTIVE - INTERSECTION**



**D1 SCHEMATIC SITE SECTION**  
1/16" = 1'-0"

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**KEY PLAN**



Ridge Ministries, Inc.  
Tim Cool

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**RIDGE CHURCH**

Proposed Building Sightlines  
Matthews, North Carolina

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RIDGE CHURCH

3D Perspective Rendering  
Matthews, North Carolina



OBLIQUE AERIAL VIEW from the SOUTHWEST CORNER

RENDERING PROVIDED BY EQUIP STUDIO



245 NORTH MAIN STREET SUITE 200 GREENVILLE, SC 29601  
102 WEST EVANS STREET #203, BOX 2296 FLORENCE, SC 29503

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Ridge Ministries, Inc.  
Tim Cool

Cool Solutions Group  
704.507.8672



TREE-TOP VIEW from the SOUTHWEST CORNER

RENDERING PROVIDED BY EQUIP STUDIO

# RIDGE CHURCH

3D Perspective Rendering  
Matthews, North Carolina



**EQUIP  
STUDIO**

245 NORTH MAIN STREET SUITE 200 GREENVILLE, NC 29601  
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# RIDGE CHURCH

3D Perspective Rendering  
Matthews, North Carolina



VIEW from SOUTHWEST CORNER by INDEPENDENCE POINTE PARKWAY

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Date: 11.30.2016  
Designed by: udp  
Drawn By: udp  
Scale: N/A  
Sheet No:

# RZ-4.2



**EQUIP  
STUDIO**

245 NORTH MAIN STREET  
SUITE 200  
GREENVILLE, NC 29601

102 WEST EVANS STREET  
#203, BOX 2296  
FLORENCE, NC 29503

NOTE: THIS RENDERING IS CONCEPTUAL IN NATURE AND FOR ILLUSTRATION PURPOSES ONLY.  
IT IS NOT INTENDED AS AN EXACT REPRESENTATION OR A CONSTRUCTION DOCUMENT OF ANY SORT.



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DESIGN  
PARTNERS

1318-e6 central ave. # 704.334.3303  
charlotte, nc 28205 # 704.334.3305  
urbandesignpartners.com

Ridge Ministries, Inc.

Tim Cool

Cool Solutions Group  
704.507.8672

# RIDGE CHURCH

3D Perspective Rendering  
Matthews, North Carolina



VIEW from SOUTHWEST CORNER by MATTHEWS-MINT HILL ROAD

RENDERING PROVIDED BY EQUIP STUDIO



**EQUIP  
STUDIO**

245 NORTH MAIN STREET SUITE 200 GREENVILLE, NC 29601  
102 WEST EVANS STREET #202A, BOX 2296 FLORENCE, SC 29503

NO.	DATE	BY:	REVISIONS:
1	01.19.17	udp	per dly comments & arch. changes
2	01.31.17	udp	per dly comments & arch. changes
3	03.17.17	udp	per dly comments & arch. changes

Project No: 16-067  
Date: 11.30.2016  
Designed by: udp  
Drawn By: udp  
Scale: N/A  
Sheet No:

# RZ-4.3

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charlotte, nc 28205 # 704.334.3305  
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Ridge Ministries, Inc.  
Tim Cool

Cool Solutions Group  
704.507.8672

# RIDGE CHURCH

3D Perspective Rendering  
Matthews, North Carolina



VIEW of SOUTHERN FACADE from MATTHEWS-MINT HILL ROAD

RENDERING PROVIDED BY EQUIP STUDIO



245 NORTH MAIN STREET SUITE 200 GREENVILLE, NC 29601

102 WEST EVANS STREET #212, BOX 2296 FLORENCE, SC 29503

NO.	DATE	BY:	REVISIONS:
1	01.19.17	udp	per dly comments & arch. changes
2	01.31.17	udp	per dly comments & arch. changes
3	03.17.17	udp	per dly comments & arch. changes

Project No: 16-067

Date: 11.30.2016

Designed by: udp

Drawn By: udp

Scale: N/A

Sheet No:

# RZ-4.4

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Tim Cool

Cool Solutions Group  
704.507.8672



VIEW of SOUTHEASTERN CORNER from MATTHEWS-MINT HILL ROAD

RENDERING PROVIDED BY EQUIP STUDIO

RIDGE CHURCH

3D Perspective Rendering  
Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	01.19.17	udp	per dly comments & arch. changes
2	01.31.17	udp	per dly comments & arch. changes
3	03.17.17	udp	per dly comments & arch. changes

Project No: 16-067  
Date: 11.30.2016  
Designed by: udp  
Drawn By: udp  
Scale: N/A  
Sheet No:

RZ-4.5



245 NORTH MAIN STREET  
SUITE 200  
GREENVILLE, NC 29601

102 WEST EVANS STREET  
SUITE 2206  
FLORENCE, SC 29503

NOTE: THIS RENDERING IS CONCEPTUAL IN NATURE AND FOR ILLUSTRATION PURPOSES ONLY.  
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URBAN  
DESIGN  
PARTNERS

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charlotte, nc 28205 # 704.334.3305  
urbandesignpartners.com

Ridge Ministries, Inc.

Tim Cool

Cool Solutions Group  
704.507.8672

# RIDGE CHURCH

3D Perspective Rendering  
Matthews, North Carolina



VIEW of NEW ENTRANCE and LOBBY from PARKING LOT to NORTHEAST

RENDERING PROVIDED BY EQUIP STUDIO



245 NORTH MAIN STREET SUITE 200 GREENVILLE, NC 29601  
102 WEST EVANS STREET SUITE 200 FLORENCE, NC 29503

NO.	DATE	BY:	REVISIONS:
1	01.19.17	udp	per dly comments & arch. changes
2	01.31.17	udp	per dly comments & arch. changes
3	03.17.17	udp	per dly comments & arch. changes

Project No: 16-067  
Date: 11.30.2016  
Designed by: udp  
Drawn By: udp  
Scale: N/A  
Sheet No:

# RZ-4.6

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charlotte, nc 28205 # 704.334.3305  
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Ridge Ministries, Inc.  
Tim Cool

Cool Solutions Group  
704.507.8672



VIEW of WESTERN FACADE from INDEPENDENCE POINTE PARKWAY

RENDERING PROVIDED BY EQUIP STUDIO

RIDGE CHURCH

3D Perspective Rendering  
Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	01.19.17	udp	per dly comments & arch. changes
2	01.31.17	udp	per dly comments & arch. changes
3	03.17.17	udp	per dly comments & arch. changes

Project No: 16-067  
Date: 11.30.2016  
Designed by: udp  
Drawn By: udp  
Scale: N/A  
Sheet No:

RZ-4.7



**EQUIP  
STUDIO**

245 NORTH MAIN STREET SUITE 200 GREENVILLE, NC 29601  
102 WEST EVANS STREET SUITE 2206 FLORENCE, NC 29503

NOTE: THIS RENDERING IS CONCEPTUAL IN NATURE AND FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED AS AN EXACT REPRESENTATION OR A CONSTRUCTION DOCUMENT OF ANY SORT.



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NOTES

- 1) Surveyed tree locations and sizes are illustrated on this vegetation survey. A licensed Landscape Architect will visit the site to confirm and evaluate this information and inspect the trees for health and overall appearance.
- 2) The proposed site plan has been created with the intent to leave a majority of the existing trees along the edges and at the least corner of the property. Additionally, areas that will be left as open space that do not currently have existing trees may be planted with native species to increase the site's canopy.
- 3) A more defined tree save area will be determined after preliminary grading studies are performed as a part of the Stormwater Concept Plan.

TREE CANOPY PRESERVATION

FOR COMBINED SITE

REQUIRED CANOPY:  
(SA-U) x 0.2 = RTC  
183,264 SF x 0.2 = CANOPY REQUIRED = 36,657 SF

PROVIDED CANOPY:

32 LARGE MATURING TREES (REMAINING) @ 2,000 SF per TREE = 64,000 SF  
[Tag #'s 4, 14-20, 30-48, 50-52, 57, & 58 from Vegetative Survey]  
CANOPY PROVIDED = 64,000 SF  
(PLUS PLANTED TREES)

FOR SUBDIVIDED SITES

PROPOSED CHURCH LOT

REQUIRED CANOPY:  
(SA-U) x 0.2 = RTC  
130,935 SF x 0.2 = CANOPY REQUIRED = 26,187 SF

PROVIDED CANOPY:

8 LARGE MATURING TREES (REMAINING) @ 2,000 SF per TREE = 16,000 SF  
[Tag #'s 4, 18, 19, 20, 39, 51, 57, & 58 from Vegetative Survey]  
To be Planted:  
6 LARGE MATURING TREES @ 2,000 SF per TREE = 12,000 SF  
19 SMALL MATURING TREES @ 400 SF per TREE = 7,600 SF  
CANOPY PROVIDED = 35,600 SF

PROPOSED CATERING LOT

REQUIRED CANOPY:  
(SA-U) x 0.2 = RTC  
36,543 SF x 0.2 = CANOPY REQUIRED = 7,309 SF

PROVIDED CANOPY:

Remaining  
1 LARGE or SMALL MATURING TREES (REMAINING) = 2,000 SF  
To be Planted:  
6 LARGE MATURING TREES @ 2,000 SF per TREE = 12,000 SF  
CANOPY PROVIDED = 14,000 SF

PROPOSED RESERVED RIGHT-OF-WAY

REQUIRED CANOPY:  
(SA-U) x 0.2 = RTC  
15,805 SF x 0.2 = CANOPY REQUIRED = 3,161 SF

PROVIDED CANOPY:

Remaining  
21 LARGE MATURING TREES (REMAINING) @ 2,000 SF per TREE = 16,000 SF  
[Tag #'s 14-17, 30-33, 40-46, & 50 from Vegetative Survey]  
To be Planted:  
1 LARGE MATURING TREES @ 2,000 SF per TREE = 2,000 SF  
1 SMALL MATURING TREES @ 400 SF per TREE = 400 SF  
CANOPY PROVIDED = 18,400 SF

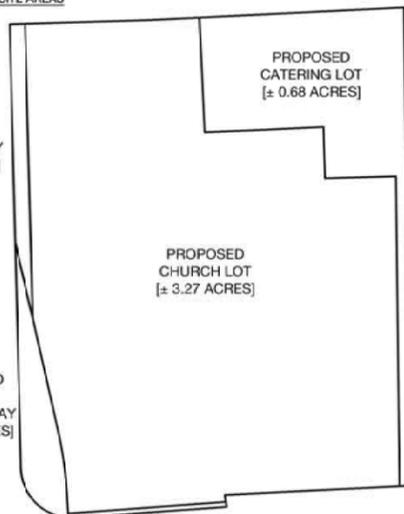
\*SEE REZONING PLAN FOR PROPOSED PRELIMINARY PLANTING PLAN

SUBDIVIDED SITE AREAS

Not to Scale

RESERVED FUTURE RIGHT-OF-WAY [± 0.09 ACRES]

DEDICATED FUTURE RIGHT-OF-WAY [± 0.17 ACRES]



Ridge Ministries, Inc.  
Tim Cool

Cool Solutions Group  
704.507.8672

RIDGE CHURCH

Vegetation Survey  
Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	01.19.17	udp	per town comments & arch. changes
2	02.01.17	udp	per town comments & arch. changes
3	03.22.17	udp	per town comments

Project No: 16-067  
Date: 11.30.2016  
Designed by: udp  
Drawn by: udp  
Scale: 1" = 30'  
Sheet No:

VS-1.0

LOT 2  
MB 23 PG 312  
DB 30558 PG 428  
PID # 19329401

COORDINATE WITH NEIGHBORING PROPERTIES TO PRESERVE EXISTING VEGETATION

EXISTING VEGETATION TO REMAIN (WHERE POSSIBLE)

EXISTING VEGETATION TO REMAIN (WHERE POSSIBLE)

EXISTING 52" OAK TO REMAIN

EXISTING VEGETATION TO REMAIN (WHERE POSSIBLE)

EXISTING VEGETATION TO REMAIN (WHERE POSSIBLE)

EXISTING VEGETATION TO REMAIN (WHERE POSSIBLE)

EXISTING BUILDING 1

PROPOSED PHASE 2B BUILDING EXPANSION

PROPOSED PHASE 2A BUILDING EXPANSION

EXISTING BUILDING 2

NC HWY 51  
RW WIDTH VARIES PER MONUMENTS  
(60' PUBLIC RAW  
MB 23 PG 312)

TAG	TRUNK	TYPE
#1	14"	OAK
#2	13"	OAK
#3	48"	OAK
#4	14"	PINE
#5	52"	OAK
#6	20"	PINE
#7	12"	PINE
#8	12"	PINE
#9	13"	PINE
#10	12"	PINE
#11	15"	OAK
#12	12"	PINE
#13	24"	PINE
#14	18"	DECIDUOUS
#15	15"	DECIDUOUS
#16	15"	DECIDUOUS
#17	10"	DECIDUOUS
#18	20"	PINE
#19	15"	PINE
#20	19"	PINE
#21	18"	PINE
#22	15"	PINE
#23	17"	PINE
#24	16"	PINE
#25	14"	PINE
#26	14"	PINE
#27	13"	PINE
#28	16"	PINE
#29	13"	PINE
#30	20"	PINE
#31	12"	PINE
#32	12"	PINE
#33	12"	PINE
#34	13"	PINE
#35	12"	PINE
#36	12"	PINE
#37	14"	PINE
#38	14"	PINE
#39	12"	DECIDUOUS CLUSTER
#40	13"	MAPLE
#41	12"	MAPLE
#42	9"	MAPLE
#43	9"	MAPLE
#44	5"	MAPLE
#45	5"	MAPLE
#46	13"	DECIDUOUS
#47	15"	DECIDUOUS
#48	12"	DECIDUOUS
#49	16"	PINE
#50	9"	DECIDUOUS
#51	14"	DECIDUOUS CLUSTER
#52	12"	PINE
#53	13"	PINE
#54	14"	PINE
#55	17"	PINE
#56	13"	PINE
#57	15"	PINE
#58	13"	PINE
#59	13"	PINE
#60	15"	PINE
#61	12"	PINE
#62	12"	PINE
#63	13"	PINE
#64	12"	PINE
#65	13"	PINE
#66	12"	DECIDUOUS
#67	17"	DECIDUOUS
#68	12"	PINE

INDEPENDENCE  
POINTE PARKWAY  
70' PUBLIC RAW  
(MB 23 PG 312)



URBAN  
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Ridge Ministries, Inc.

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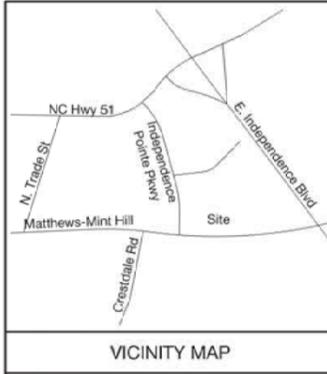
**RIDGE CHURCH**

Rezoning Site Plan  
 Matthews, North Carolina

NO.	DATE	BY	REVISIONS
1	01.19.17	udp	per city comments & arch. changes
2	01.31.17	udp	per city comments & arch. changes
3	03.17.17	udp	per city comments & arch. changes

Project No: 16-007  
 Date: 11.30.2016  
 Designed by: udp  
 Drawn by: udp  
 Scale: 1"=40'  
 Sheet No:

**RZ-1.0**



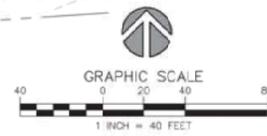
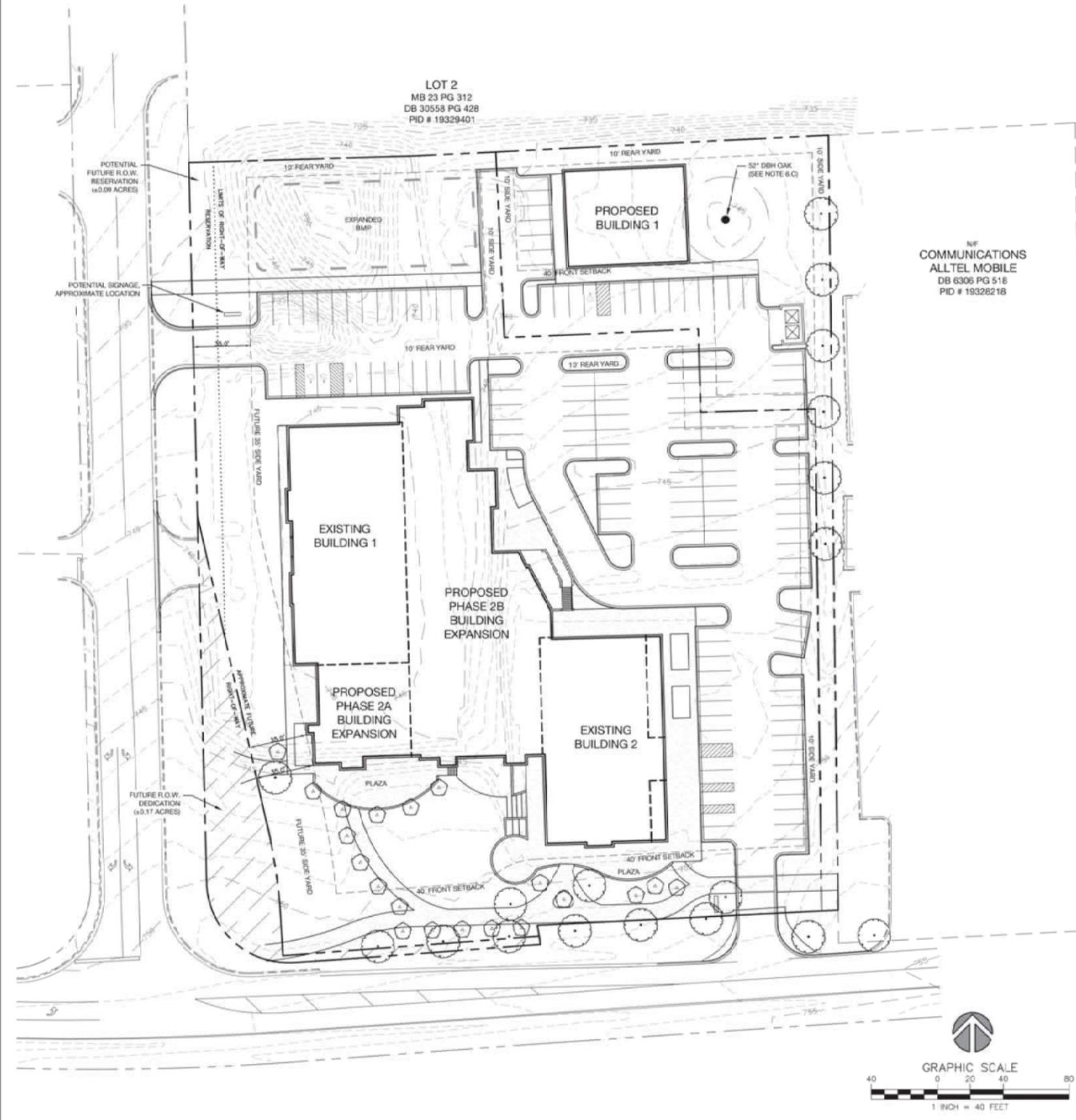
**DEVELOPMENT SUMMARY**

TAX PARCEL ID #:	193-29-402, 404, 405	REQUIRED YARD / SETBACKS
TOTAL SITE AREA:	± 4.2 ACRES	FRONT: 40'
EXISTING ZONING:	I-1, B-H, B-1	SIDE: 10'
PROPOSED ZONING:	B-1(CD)	REAR: 10'
PROPOSED USE:	SEE DEVELOPMENT STANDARDS	
VEHICULAR PARKING:	REQUIRED PROVIDED	
CHURCH*	96 SPACES ±106 SPACES	
CATERING**	14 SPACES ±28 SPACES	
TOTAL REQUIRED:	110 SPACES ±134 SPACES***	

\*BASED ON ONE SPACE PER 40 SF OF FLOOR AREA IN LARGEST ASSEMBLY AREA (3,750 SF).

\*\*BASED ON ONE SPACE PER 400 SF (±4,500 SF) PLUS ONE PER 2 NON-KITCHEN EMPLOYEES.

\*\*\*TOTAL NUMBER OF PARKING SPACES PROVIDED WILL BE DETERMINED DURING FINAL DESIGN AND PERMITTING, BUT WILL EXCEED THE MINIMUM NUMBER REQUIRED BY ORDINANCE.



**DEVELOPMENT STANDARDS**

**1. GENERAL PROVISIONS**

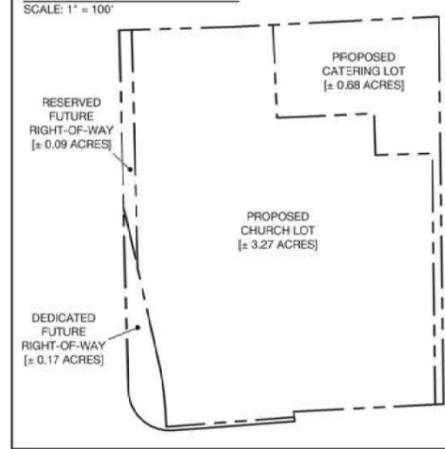
- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Ridge Ministries, Inc. ("Applicant") for an approximately 4.2 acre site located on the north side of Matthews-Mint Hill Road at the intersection of Independence Pointe Parkway, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is composed of three parcels: Tax Parcel Nos. 193-294-02, 193-294-04, and 193-294-05.
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance ("Ordinance"). The regulations established under the Ordinance for the B-1 zoning district shall govern the use and development of the Site.
- C. The Petitioner shall recombine the three existing parcels of the Site into two Parcels as generally depicted on the Rezoning Plan; this recombination will be performed upon the successful rezoning of the property. The exact configuration and sizes of the resulting parcels are schematic in nature and may be altered or modified during design development, subdivision, and construction document phases.
- D. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and the improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development, and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and perimeter landscaping requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- E. The Petitioner reserves the right to construct the project in multiple phases. For the purposes of this Rezoning, all parking standards shall be met based on the full bulkout of the program and as more particularly described below. Phasing is currently intended to occur as follows, however, the Petitioner reserves the right to adjust this based on financing and other conditions:

- i. Phase 1a - Within the next 6-12 months and may include the following: internal building improvements and interior design components
- ii. Phase 1b - 6-12 months upon completion of Phase 1a and may include the following: site work to accommodate catering building, reconfiguration and improvements to parking lots, relocation of driveway on Independence Pointe Parkway, reconfiguration of stormwater features, and installation of portions of landscape and other miscellaneous site improvements. This phase may also include cosmetic improvements to the two existing structures in order to visually unify the campus.
- iii. Phase 2a - 12-24 months upon completion of Phase 1b and contingent upon financing and may include the following: new addition to the south end of the existing church facility and a portion of the site amenities.
- iv. Phase 2b - 12-24 months upon completion of Phase 2a and contingent upon financing and may include the following: new auditorium, new lobby, additional education space, and completion of the site amenities.

**2. PERMITTED USES**

- A. Parcel One of the Site may be devoted to a religious institution of no more than four hundred seats in the largest assembly space, any associated incidental and accessory uses allowed in the B-1 district, and a café. Incidental and accessory uses may include but not be limited to an office for the day-to-day operations within the facility, amenity/fitness room, meeting/multipurpose rooms, and outdoor amenities such as a playground, pocket park, and similar facilities. The facility shall total no greater than 40,000 SF of Gross Floor Area.
- B. In the event that the religious institution ceases to operate at the Site, the facility may be devoted to uses allowed in the B-1 district except those as outlined in item 2.C. below.
- C. Parcel Two of the Site may be devoted to uses allowed in the B-1 district except the following:
  - Dormitory for senior high and post-secondary school
  - Dwellings
  - Adult Care Home
  - Adult Day Care Facility
  - Assisted Living Facility
  - College and University
  - Skilled Nursing Facility
  - Contractor's Office, with or without accessory storage
  - Animal Grooming Facility
  - Auction House
  - Bed and Breakfast Establishment
  - Brewpub
  - Building material storage and wholesale and retail sales without outside storage
  - Coin operated laundry
  - Communications tower and antennas
  - Crematorium
  - Greenhouse, commercial, without retail sales
  - Kennel, animal day care
  - Live work unit
  - Microbrewery
  - Mini-storage Facility
  - Motel and hotel
  - Motor vehicle service facility
  - Nursery, commercial, with or without greenhouse
  - Selling from a semi-truck without a cab
  - Athletic sports fields, ballfields, in a concentration of three or more, and similar outdoor physical recreation facility intended for use by teams of participants
  - Swimming pool, indoor or outdoor
  - Tennis and racket club, commercial, indoor or outdoor
  - Tennis and racket sports courts, indoor or outdoor
  - Electric and gas substation, sewage treatment plant and control house, pump and lift station, water storage tank, well lot and similar use
  - On-site demolition disposal site
  - On-site demolition disposal site, accepting off-site material
- D. The maximum square footage of the building on Parcel 2 shall be no greater than 4,5800 SF.

**SUBDIVISION SUMMARY**



**DEVELOPMENT STANDARDS (Continued)**

**3. DIMENSIONAL STANDARDS**

- A. Development of the Site shall comply with the dimensional standards of the B-1 zoning district set out in the Ordinance.

**4. TRANSPORTATION AND PARKING**

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation and/or the Town of Matthews.
- B. Vehicular parking shall be provided in accordance with the requirements of the Ordinance. Parking and access points will be constructed and/or reconfigured as outlined in Item 1.E.ii. above.
- C. The existing parking lot to the West of the existing church facility ("Existing Building 1") may remain in place for use until such time that land it occupies is dedicated or otherwise transferred to the Town or State for the purposes of the proposed realignment of Independence Pointe Parkway as further described below.
- D. Cross-access easement and shared parking agreements will be entered by the Owners of the resulting Parcels on the Site to allow for full and unencumbered circulation across the site by each party.
- E. The Approximate Future Right-of-Way identified on the western portion of the property illustrates a proposed alignment of the Future Right-of-Way/property line to account for realignment of Independence Pointe Parkway. The determination of this alignment is approximate and is based upon proposed design of the adjacent future CATS rail line, the alignment of existing overhead electrical transmission lines and their towers, and proposed, approved, and existing developments on the southern side of Matthews-Mint Hill Road as currently known. The actual and exact determination of that alignment by the preceding municipalities, NCDOT, and CATS has not been determined at this time. However, the Petitioner has met with NCDOT to coordinate the location of this Approximate Future Right-of-Way which is illustrated more generally on the Rezoning Plan. It is understood NCDOT will be addressing the realignment and coordinating public input in conjunction with the Highway 74 widening and the exact alignment may change based on this public input.

- F. The Petitioner agrees to dedicate and convey to the Town of Matthews or NCDOT any portion of land within the Approximate Future Right of Way area (illustrated as a hatched area on the Rezoning Plan) as required by the Town or NCDOT for the widening and realignment of Independence Pointe Parkway. This dedication will occur only after NCDOT determines the exact final Future Right of Way alignment. The Site has been planned taking this realignment into consideration and includes no new site improvements within this Future Right-of-Way. Until such time that the Town or State acquires the property, the Petitioner may use it in accordance with the Ordinance to include but not be limited to parking, drives, open space, and other site-related features that currently exist. The Petitioner agrees to not build any additional structures or building expansions within the Future Right-of-Way except as shown on the Rezoning Plan.

- G. The Petitioner agrees to reserve an area measuring 15 feet in width as measured from the existing Right of Way located immediately adjacent to Independence Pointe Parkway as more particularly illustrated on the Rezoning Plan as the Limits of Reservation. Until such time that the Town or State acquires the property, the Petitioner may use it in accordance with the Ordinance to include but not be limited to parking, drives, open space, and other site-related features that currently exist. The Petitioner agrees to not build any additional structures or building expansions within the Limits of Reservation except as shown on the Rezoning Plan.
- H. The Petitioner acknowledges the Memorandum of Understanding between the Town of Matthews and Ridge Ministries, Inc., dated November 14th, 2015, setting forth conditions of the sale of the Water Tower Property (Tax Parcel 193-294-04) if the Department of Transportation or the Town of Matthews determines that it needs to purchase portions of the property for the intersection realignment and widening of Matthews-Mint Hill Road and Independence Pointe Parkway.

- I. The Petitioner agrees to dedicate and convey to the Town of Matthews or NCDOT any portion of land within the Approximate Future Right of Way area (illustrated as a hatched area on the Rezoning Plan) as required by the Town or NCDOT for the widening and realignment of Independence Pointe Parkway. This dedication will occur only after NCDOT determines the exact final Future Right of Way alignment. The Site has been planned taking this realignment into consideration and includes no new site improvements within this Future Right-of-Way. Until such time that the Town or State acquires the property, the Petitioner may use it in accordance with the Ordinance to include but not be limited to parking, drives, open space, and other site-related features that currently exist. The Petitioner agrees to not build any additional structures or building expansions within the Future Right-of-Way except as shown on the Rezoning Plan.

**5. STREETSCAPE TREATMENT AND SIDEWALKS**

- A. The streetscape treatment along the Site's frontages on Matthews-Mint Hill Road will comply with the requirements of the Ordinance. The required street trees and sidewalk will be installed as a part of Phase One construction.
- B. The existing sidewalk and planting strip along the Site's frontage on Independence Pointe Parkway shall remain in place. New sidewalks will be installed by NCDOT as a part of the Independence Pointe Parkway realignment.
- C. A minimum 10 foot wide sidewalk shall be installed along the Site's frontage on Matthews-Mint Hill Road as generally depicted on the Rezoning Plan. The sidewalk may meander to save existing trees.
- D. A sidewalk easement shall be conveyed to the Town of Matthews for any portion of the minimum 10 foot wide sidewalk to be installed along the Site's frontages on Matthews-Mint Hill Road that is located outside of the public right of way.
- E. Internal sidewalks and pedestrian connections shall be installed within the Site as generally depicted on the Rezoning Plan.

**6. TREE PROTECTION AND LANDSCAPING**

- A. The development of the Site shall comply with the Tree Protection and Landscaping requirements of the Ordinance.
- B. The street trees shown along Matthews-Mint Hill Road shall be installed as a part of Phase 1b. of the project's construction.
- C. The current site design has been revised from the original layout with the intent to save an existing 52" DBH oak tree near the Northwest corner of the Site. It is unknown at this time if the tree will survive construction; however, the Petitioner will contract with a certified arborist prior to production of construction document and permitting to determine the health of the tree and develop a tree preservation plan for the tree if it is deemed to be in sufficient health to survive construction activities.

**7. ARCHITECTURAL STANDARDS**

- A. The maximum height in stories of any building constructed on the Site shall be 3 stories.
- B. The maximum height in feet of any building constructed on the Site shall be 40 feet. Features such as steeples can exceed this height maximum.
- C. Exterior building materials for all buildings on the Site may include brick, decorative split-face CMU, glass/glassing, metal clad wall paneling, and architectural wood, or a combination thereof.

**8. SIGNS**

- A. All signs installed on the Site shall comply with the requirements of the Ordinance.

**9. BINDING EFFECT OF THE REZONING APPLICATION**

- A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site proposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.





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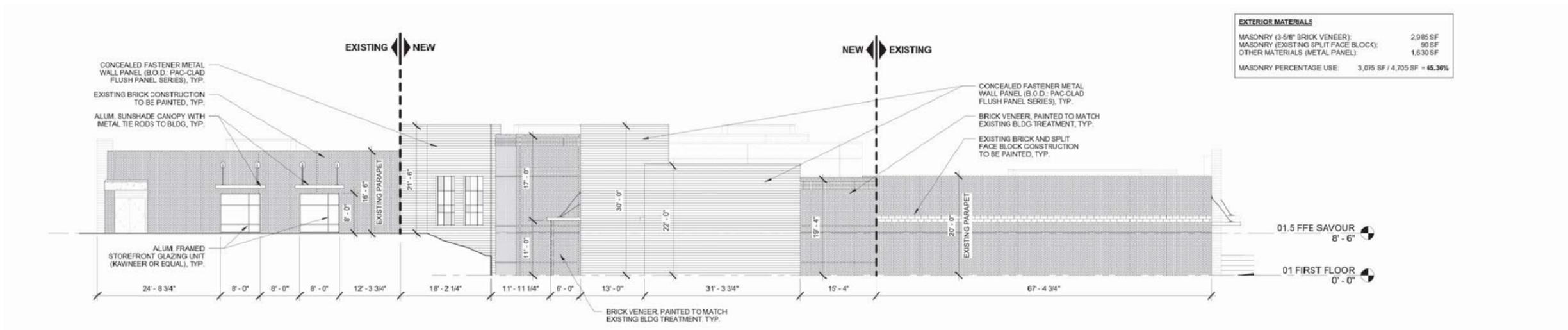
RIDGE CHURCH

Building Elevations  
Matthews, North Carolina

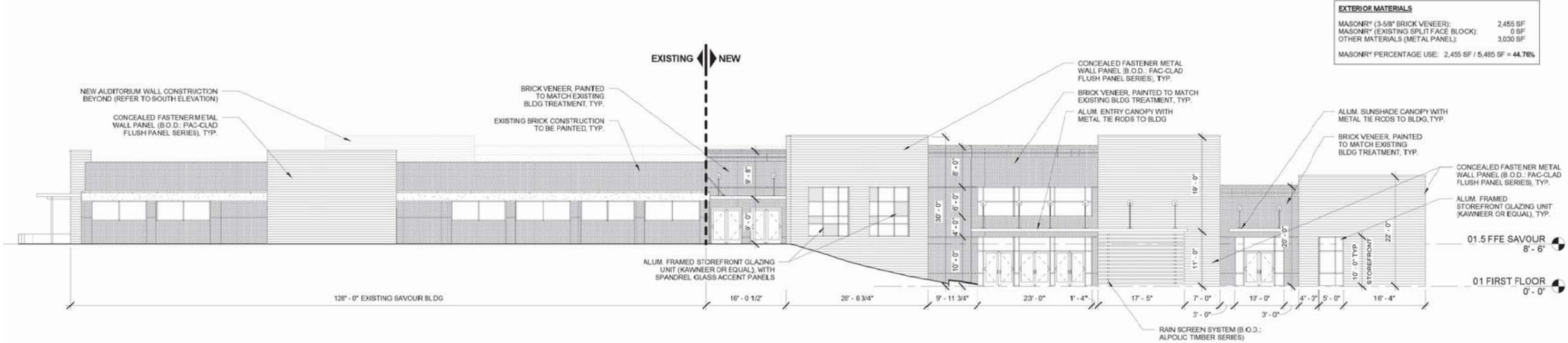
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B1 NORTH ELEVATION  
3/32" = 1'-0"

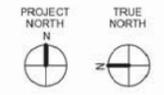
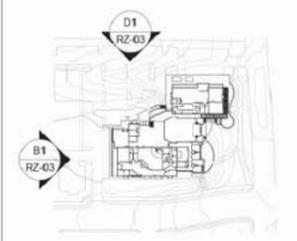


D1 EAST ELEVATION  
3/32" = 1'-0"



245 NORTH MAIN STREET SUITE 300 GREENVILLE, NC 29601  
102 WEST EVANS STREET P.O. BOX 2796 FLORENCE, SC 29502

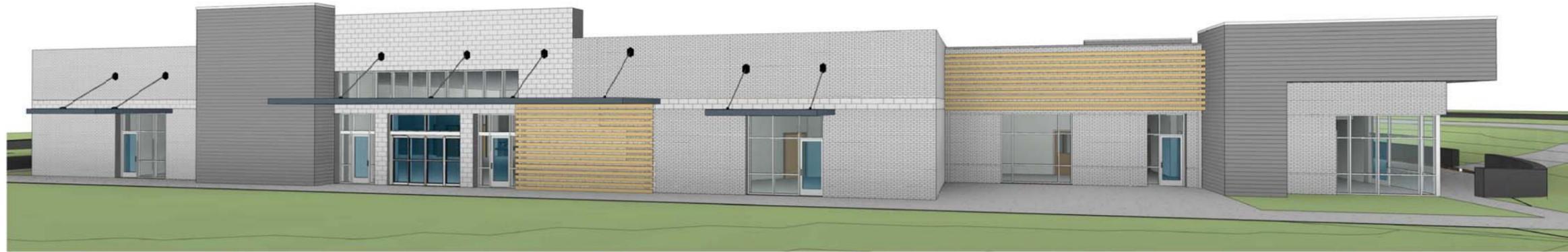
KEY PLAN





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**C1** SOUTH ELEVATION



**E1** EAST ELEVATION

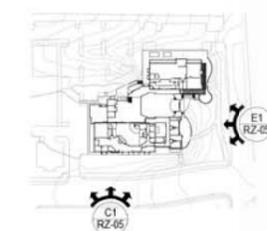
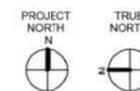
**NOTE: PERSPECTIVE RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND NOT INTENDED FOR REFERENCE DURING CONSTRUCTION.**

**KEY PLAN**

**EQUIP  
 STUDIO**

345 NORTH MAIN STREET SUITE 200 GREENVILLE, SC 29601  
 102 WEST EVANS STREET #200 BOX 2098 FLORENCE, SC 29502

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 704.507.8672

**RIDGE CHURCH**

Perspective Elevations  
 Matthews, North Carolina

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2	01.31.17	udp	per city comments & arch. changes
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**RZ-2.2**



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C1 NORTH ELEVATION



E1 WEST ELEVATION

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RIDGE CHURCH

Perspective Elevations  
Matthews, North Carolina

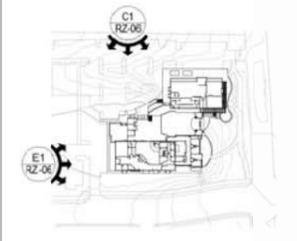
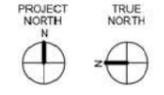
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KEY PLAN



245 NORTH MAIN STREET  
SUITE 800  
GREENVILLE, NC 29601

102 WEST EVANS STREET  
P.O. BOX 2296  
FLORENCE, SC 29502



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Sheet No:

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**RIDGE CHURCH**

Existing Building Sightlines  
Matthews, North Carolina

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Project No: 16-067  
Date: 11.30.2016  
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Drawn by: udp  
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Sheet No:  
**RZ-3.0**



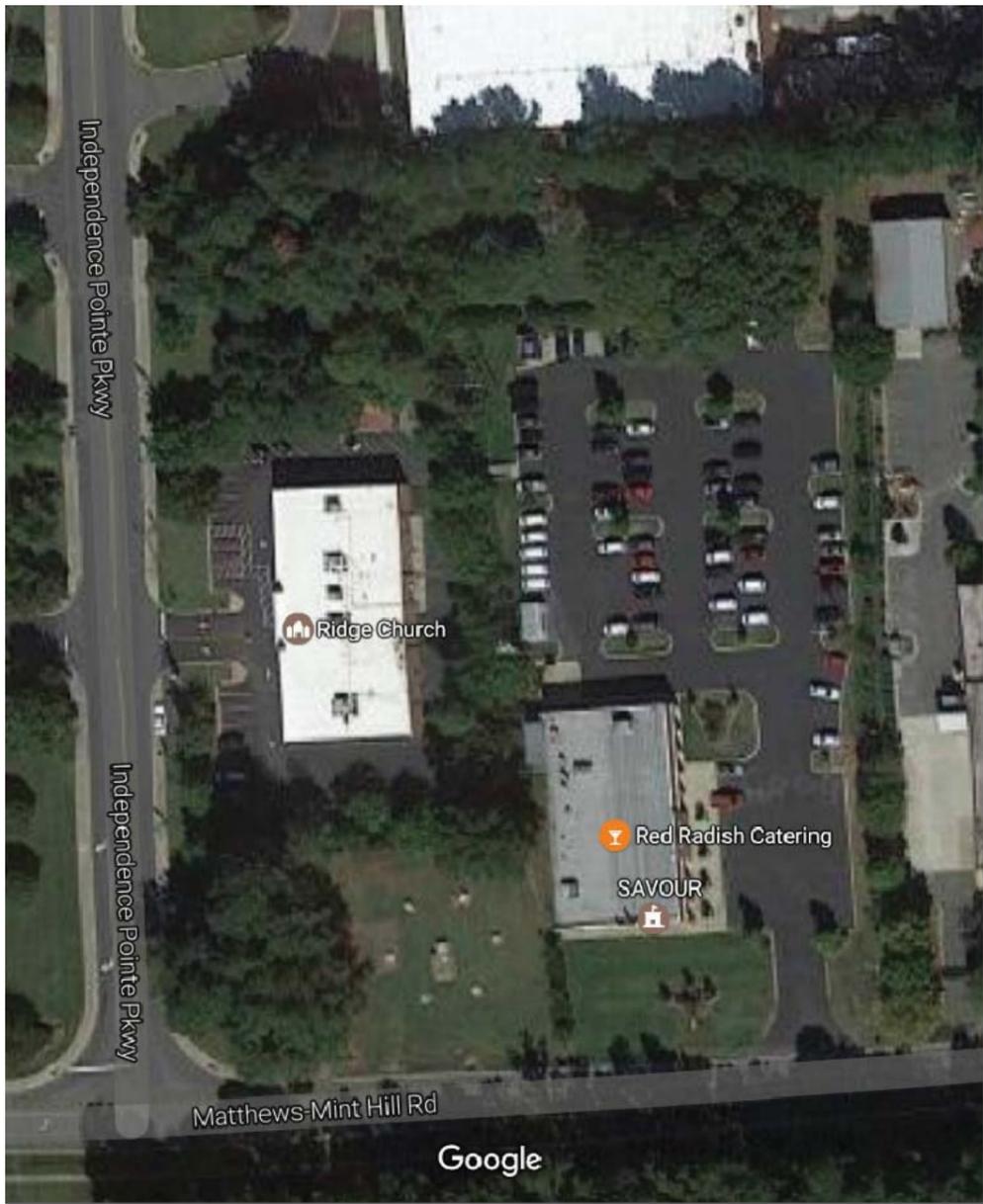
VIEW of RIDGE CHURCH from INDEPENDENCE POINTE PARKWAY



VIEW of WATER TOWER SITE and RIDGE CHURCH FROM MATTHEWS-MINT HILL ROAD



VIEW of WATER TOWER SITE and RIDGE CHURCH FROM MATTHEWS-MINT HILL ROAD



AERIAL of EXISTING SITE



VIEW of WATER TOWER SITE and SAVOUR FROM MATTHEWS-MINT HILL ROAD



OBLIQUE AERIAL of EXISTING SITE



VIEW of SAVOUR FROM MATTHEWS-MINT HILL ROAD



VIEW of SAVOUR FROM MATTHEWS-MINT HILL ROAD



**B1** REALIGNMENT PERSPECTIVE



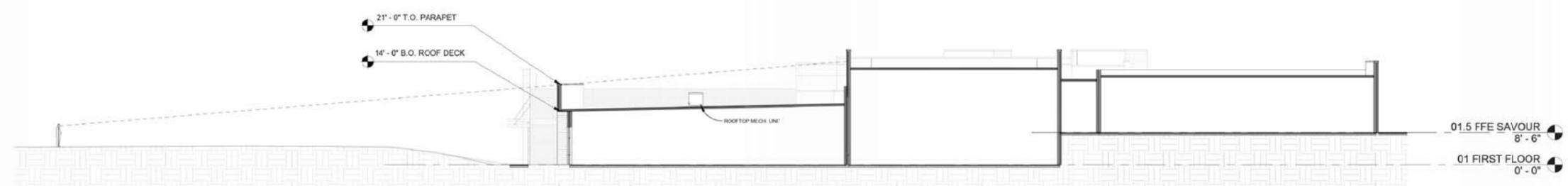
**B6** REALIGNMENT AERIAL VIEW



**C1** SIGHTLINE PERSPECTIVE

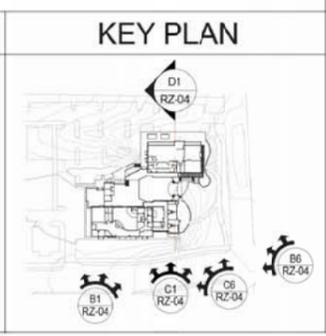
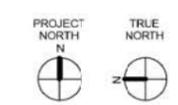


**C6** SIGHTLINE PERSPECTIVE - INTERSECTION



**D1** SCHEMATIC SITE SECTION  
1/16" = 1'-0"

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**RIDGE CHURCH**

Proposed Building Sightlines  
Matthews, North Carolina

Project No: 16-067  
Date: 11.30.2016  
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**RIDGE CHURCH**

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Matthews, North Carolina



OBLIQUE AERIAL VIEW from the SOUTHWEST CORNER

RENDERING PROVIDED BY EQUIP STUDIO



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Date: 11.30.2016  
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Sheet No:

**RZ-4.0**

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STUDIO**

245 NORTH MAIN STREET SUITE 200 GREENVILLE, SC 29601  
102 WEST EVANS STREET P.O. BOX 2096 FLORENCE, SC 29503

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**TREE-TOP VIEW from the SOUTHWEST CORNER**

RENDERING PROVIDED BY EQUIP STUDIO

**RIDGE CHURCH**

**3D Perspective Rendering**  
Matthews, North Carolina

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**RZ-4.1**



**EQUIP  
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245 NORTH MAIN STREET SUITE 200 GREENVILLE, SC 29601 | 102 WEST EVANS STREET P.O. BOX 2206 FLORENCE, SC 29503

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**RIDGE CHURCH**

3D Perspective Rendering  
Matthews, North Carolina



VIEW from SOUTHWEST CORNER by INDEPENDENCE POINTE PARKWAY

RENDERING PROVIDED BY EQUIP STUDIO



**EQUIP  
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245 NORTH MAIN STREET SUITE 200 GREENVILLE, SC 29601

102 WEST EVANS STREET P.O. BOX 2096 FLORENCE, SC 29503

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3	03.17.17	udp	per city comments & arch. changes

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Date: 11.30.2016  
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VIEW from SOUTHWEST CORNER by MATTHEWS-MINT HILL ROAD

RENDERING PROVIDED BY EQUIP STUDIO

**RIDGE CHURCH**

3D Perspective Rendering  
 Matthews, North Carolina

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245 NORTH MAIN STREET SUITE 200 GREENVILLE, NC 29601

102 WEST EVANS STREET P.O. BOX 2096 FLORENCE, SC 29503

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 Scale: N/A  
 Sheet No:

**RZ-4.3**



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VIEW of SOUTHERN FACADE from MATTHEWS-MINT HILL ROAD

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**RIDGE CHURCH**

3D Perspective Rendering  
Matthews, North Carolina

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2	01.31.17	udp	per city comments & arch. changes
3	03.17.17	udp	per city comments & arch. changes

Project No: 16-067  
Date: 11.30.2016  
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Scale: N/A  
Sheet No:

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VIEW of SOUTHEASTERN CORNER from MATTHEWS-MINT HILL ROAD

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3D Perspective Rendering  
 Matthews, North Carolina

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3	03.17.17	udp	per dty comments & arch. changes

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 Date: 11.30.2016  
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RIDGE CHURCH

3D Perspective Rendering  
Matthews, North Carolina



VIEW of NEW ENTRANCE and LOBBY from PARKING LOT to NORTHEAST

RENDERING PROVIDED BY EQUIP STUDIO



245 NORTH MAIN STREET SUITE 200 GREENVILLE, SC 29601  
102 WEST EVANS STREET P.O. BOX 2096 FLORENCE, SC 29503

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2	01.31.17	udp	per dhy comments & arch. changes
3	03.17.17	udp	per dhy comments & arch. changes

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Date: 11.30.2016  
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VIEW of WESTERN FACADE from INDEPENDENCE POINTE PARKWAY

RENDERING PROVIDED BY EQUIP STUDIO

**RIDGE CHURCH**

3D Perspective Rendering  
 Matthews, North Carolina

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2	01.31.17	udp	per cdy comments & arch. changes
3	03.17.17	udp	per cdy comments & arch. changes



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 102 WEST EVANS STREET P.O. BOX 2096 FLORENCE, SC 29503

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**NOTES**

- 1) Surveyed tree locations and sizes are illustrated on this vegetation survey. A licensed Landscape Architect will visit the site to confirm and evaluate this information and inspect the trees for health and overall appearance.
- 2) The proposed site plan has been created with the intent to leave a majority of the existing trees along the edges and at the front corner of the property. Additionally, areas that will be left as open space that do not currently have existing trees may be planted with native species to increase the site's canopy.
- 3) A more defined tree save area will be determined after preliminary grading studies are performed as a part of the Stormwater Concept Plan.

**TREE CANOPY PRESERVATION**

**FOR COMBINED SITE**  
 REQUIRED CANOPY:  
 (SA-U) x 0.2 = RTC  
 183,284 SF x 0.2 = CANOPY REQUIRED = 36,657 SF

PROVIDED CANOPY:  
 32 LARGE MATURING TREES (REMAINING) @ 2,000 SF per TREE = 64,000 SF  
 [Tag #'s 4, 14-2C, 30-48, 50-52, 57, & 58 from Vegetative Survey]  
 CANOPY PROVIDED = 64,000 SF  
 (PLUS PLANTED TREES)

**FOR SUBDIVIDED SITES**

**PROPOSED CHURCH LOT**  
 REQUIRED CANOPY:  
 (SA-U) x 0.2 = RTC  
 133,935 SF x 0.2 = CANOPY REQUIRED = 26,787 SF

PROVIDED CANOPY:  
 Remaining  
 8 LARGE MATURING TREES (REMAINING) @ 2,000 SF per TREE = 16,000 SF  
 [Tag #'s 4, 18, 19, 20, 39, 51, 57, & 58 from Vegetative Survey]  
 To be Planted:  
 6 LARGE MATURING TREES @ 2,000 SF per TREE = 12,000 SF  
 19 SMALL MATURING TREES @ 400 SF per TREE = 7,600 SF  
 CANOPY PROVIDED = 35,600 SF

**PROPOSED CATERING LOT**

REQUIRED CANOPY:  
 (SA-U) x 0.2 = RTC  
 36,543 SF x 0.2 = CANOPY REQUIRED = 7,309 SF

PROVIDED CANOPY:  
 Remaining  
 1 LARGE or SMALL MATURING TREES (REMAINING) = 2,000 SF  
 To be Planted:  
 6 LARGE MATURING TREES @ 2,000 SF per TREE = 12,000 SF  
 CANOPY PROVIDED = 14,000 SF

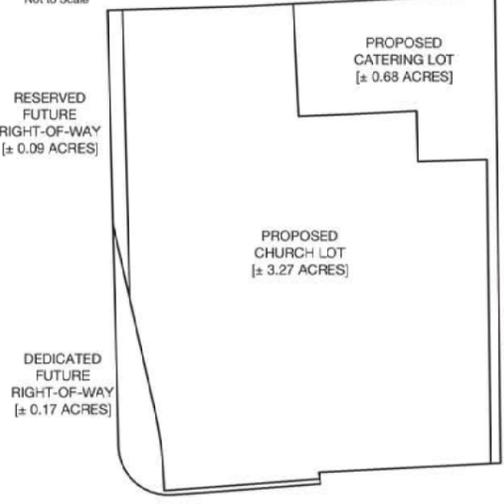
**PROPOSED RESERVED RIGHT-OF-WAY**

REQUIRED CANOPY:  
 (SA-U) x 0.2 = RTC  
 15,805 SF x 0.2 = CANOPY REQUIRED = 3,161 SF

PROVIDED CANOPY:  
 Remaining  
 21 LARGE MATURING TREES (REMAINING) @ 2,000 SF per TREE = 42,000 SF  
 [Tag #'s 14-17, 30-38, 40-46, & 50 from Vegetative Survey]  
 To be Planted:  
 1 LARGE MATURING TREES @ 2,000 SF per TREE = 2,000 SF  
 1 SMALL MATURING TREES @ 400 SF per TREE = 400 SF  
 CANOPY PROVIDED = 44,400 SF

\*SEE REZONING PLAN FOR PROPOSED PRELIMINARY PLANTING PLAN

**SUBDIVIDED SITE AREAS**



Ridge Ministries, Inc.  
 Tim Cool

Cool Solutions Group  
 704-507-8872

**RIDGE CHURCH**

Vegetation Survey  
 Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	01/19/17	usp	per town comments & arch. changes
2	02/01/17	usp	per town comments & arch. changes
3	03/22/17	usp	per town comments

Project No: 16-007  
 Date: 11/30/2016  
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**VS-1.0**



TAG	TRUNK	TYPE
#1	14"	OAK
#2	13"	OAK
#3	46"	OAK
#4	14"	PINE
#5	52"	OAK
#6	20"	PINE
#7	12"	PINE
#8	12"	PINE
#9	13"	PINE
#10	12"	PINE
#11	16"	OAK
#12	12"	PINE
#13	24"	PINE
#14	18"	DECIDUOUS
#15	15"	DECIDUOUS
#16	16"	DECIDUOUS
#17	10"	DECIDUOUS
#18	20"	PINE
#19	15"	PINE
#20	19"	PINE
#21	18"	PINE
#22	15"	PINE
#23	17"	PINE
#24	16"	PINE
#25	14"	PINE
#26	14"	PINE
#27	13"	PINE
#28	16"	PINE
#29	13"	PINE
#30	20"	PINE
#31	12"	PINE
#32	12"	PINE
#33	12"	PINE
#34	13"	PINE
#35	12"	PINE
#36	12"	PINE
#37	14"	PINE
#38	14"	PINE
#39	12"	DECIDUOUS CLUSTER
#40	13"	MAPLE
#41	12"	MAPLE
#42	9"	MAPLE
#43	9"	MAPLE
#44	5"	MAPLE
#45	5"	MAPLE
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LOT 2  
 MB 23 PG 312  
 DB 30558 PG 428  
 PID # 19329401

NC HWY 51  
 R/W WIDTH VARIES  
 PER MONUMENTS  
 (60' PUBLIC R/W  
 MB 23 PG 312)



**URBAN  
DESIGN  
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1318-e6 central ave, p. 704.334.3303  
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urbandesignpartners.com

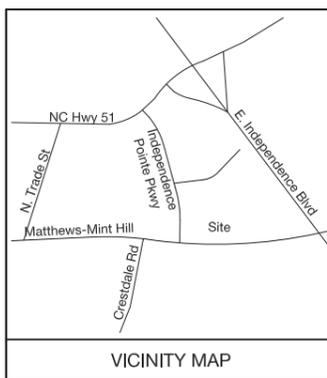
**Ridge Ministries, Inc.**  
Tim Cool  
Cool Solutions Group  
704.507.8672

**RIDGE CHURCH**  
Re zoning Site Plan  
Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	01.15.17	udp	per city comments & arch. changes
2	02.01.17	udp	per city comments & arch. changes

Project No: 16-067  
Date: 11.30.2016  
Designed by: udp  
Drawn by: udp  
Scale: 1"=40'  
Sheet No:

**RZ-1.0**



**DEVELOPMENT SUMMARY**

TAX PARCEL ID #:	193-29-402, 404, 405	<b>REQUIRED YARD / SETBACKS</b>
TOTAL SITE AREA:	± 4.2 ACRES	FRONT: 40'
EXISTING ZONING:	I-1, B-H, B-1	SIDE: 10'
PROPOSED ZONING:	B-1(CD)	REAR: 10'
PROPOSED USE:	SEE DEVELOPMENT STANDARDS	

VEHICULAR PARKING:	REQUIRED	PROVIDED
CHURCH*	96 SPACES	126 SPACES
CATERING**	14 SPACES	28 SPACES
TOTAL REQUIRED:	110 SPACES	154 SPACES

\*BASED ON ONE SPACE PER 40 SF OF FLOOR AREA IN LARGEST ASSEMBLY AREA (3,750 SF).  
\*\*BASED ON ONE SPACE PER 400 SF (±4,800 SF) PLUS ONE PER 2 NON-KITCHEN EMPLOYEES.

**DEVELOPMENT STANDARDS**  
1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Ridge Ministries, Inc., ("Applicant") for an approximately 4.2 acre site located on the north side of Matthews-Mint Hill Road at the Intersection of Independence Pointe Parkway, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of three parcels: Tax Parcel Nos. 193-294-02, 193-294-04, and 193-294-05.

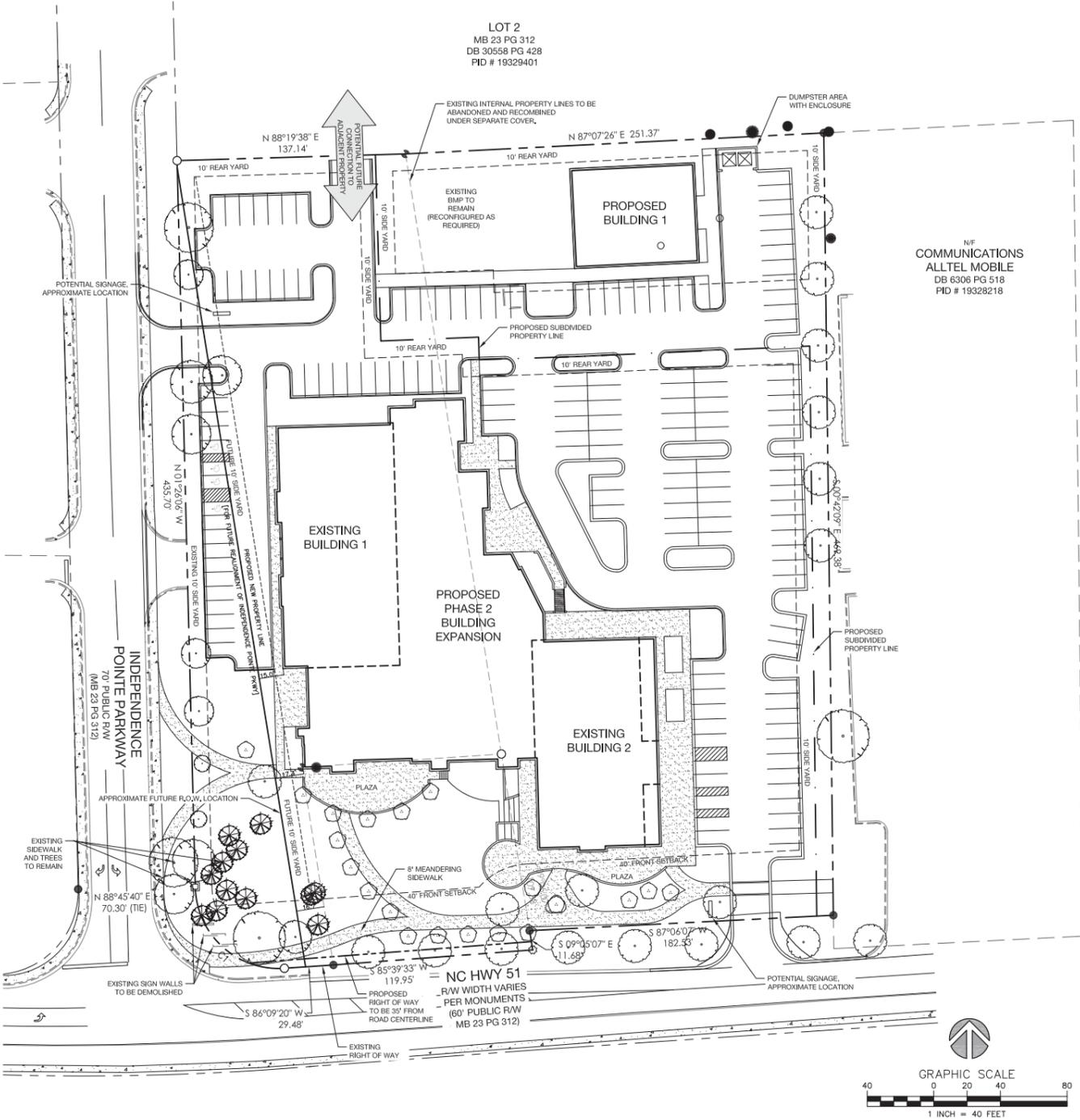
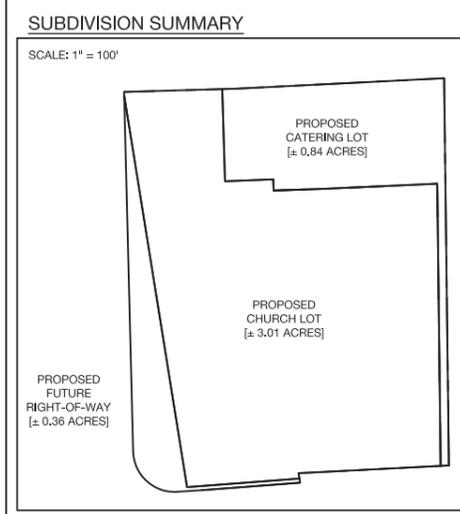
B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the Ordinance for the B-1 zoning district shall govern the use and development of the Site.

C. The Petitioner shall recombine the three existing parcels of the Site into two parcels as generally depicted on the Rezoning Plan; this recombination will be performed upon the successful rezoning of the property. The exact configuration and sizes of the resulting parcels are schematic in nature and may be altered or modified during design development, subdivision, and construction document phases.

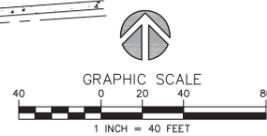
D. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and the improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and perimeter landscaping requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.

E. The Petitioner reserves the right to construct the project in multiple phases. For the purposes of this Rezoning, all parking standards shall be met based on the full buildout of the program.

- DEVELOPMENT STANDARDS (Continued)**  
1. PERMITTED USES
- A. Parcel One of the Site may be devoted to a religious institution of no more than four hundred seats in the largest assembly space, any associated incidental and accessory uses allowed in the B-1 district, and a cafe, incidental and accessory uses may include but not be limited to offices for the day-to-day operations within the facility, amenity/fitness room, meeting/multipurpose rooms, and outdoor amenities such as a playground, pocket park, and similar facilities. The facility shall total no greater than 45,000 SF of Gross Floor Area.
- B. In the event that the religious institution ceases to operate at the Site, the facility may be devoted to uses allowed in the B-1 district except those as outlined in Item 2.C. below.
- C. Parcel Two of the Site may be devoted to uses allowed in the B-1 district except the following:
- Dormitory for senior high and post-secondary school
  - Dwellings
  - Adult Care Home
  - Adult Day Care Facility
  - Assisted Living Facility
  - College and University
  - Skilled Nursing Facility
  - Contractor's Office, with or without accessory storage
  - Animal Grooming Facility
  - Auction House
  - Bed and Breakfast Establishment
  - Brewpub
  - Building material storage and wholesale and retail sales without outside storage
  - Coin operated laundry
  - Communications tower and antenna
  - Crematorium
  - Greenhouse, commercial, without retail sales
  - Kennel, animal day care
  - Live work unit
  - Microbrewery
  - Mini-storage Facility
  - Motel and hotel
  - Motor vehicle service facility
  - Nursery, commercial, with or without greenhouse
  - Selling from a semi-truck without a cab
  - Athletic sports fields, ball fields, in a concentration of three or more, and similar outdoor physical recreation facility intended for use by teams of participants
  - Swimming pool, indoor or outdoor
  - Tennis and racket club, commercial, indoor or outdoor
  - Tennis and racket sports courts, indoor or outdoor
  - Electric and gas substation, sewage treatment plant and control house, pump and lift station, water storage tank, well lot and similar use
  - On-site demolition disposal site
  - On-site demolition disposal site, accepting off-site material
- D. The maximum square footage of the building on Parcel 2 shall be no greater than 4,800 SF.



2. DIMENSIONAL STANDARDS
- A. Development of the Site shall comply with the dimensional standards of the B-1 zoning district set out in the Ordinance.
3. TRANSPORTATION AND PARKING
- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation and/or the Town of Matthews.
- B. Vehicular parking shall be provided in accordance with the requirements of the Ordinance. Parking will be constructed as a part of Phase One based on full build-out of the program.
- C. Cross-access easement and shared parking agreements will be entered by the Owners of the resulting parcels on the Site to allow for full and unencumbered circulation across the site by each party.
- D. The Future Right-of-Way identified on the western portion of the property illustrates a proposed alignment of the Future Right-of-Way/property line to account for realignment of Independence Pointe Parkway. This alignment is approximate and is based upon proposed design of the adjacent future CATS rail line, the alignment of existing overhead electrical transmission lines and their towers, and proposed, approved, and existing developments on the southern side of Matthews-Mint Hill Road as currently known. The actual and exact determination of that alignment by the presiding municipalities, CDOT, and CATS has not been determined at this time. However, the Petitioner has met with NCDOT to coordinate the location of this Future Right-of-Way which is illustrated more generally on the Rezoning Plan. It is understood NCDOT will be addressing the realignment and coordinating public input in conjunction with the Highway 74 widening and the exact alignment may change based on this public input.
- E. The Petitioner will, at a minimum, reserve the Future Right-of-Way as shown on the Rezoning Plan for the realignment of Independence Pointe Parkway. The Site has been planned taking this realignment into consideration and includes no new site improvements within this Future Right-of-Way. Until such time that the Town or State acquires the property, the Petitioner may use it in accordance with the Ordinance to include but not be limited to parking, drives, open space, and other site-related features that currently exist. The Petitioner agrees to not build any additional structures or building expansions within the Future Right-of-Way except as shown on the Rezoning Plan.
- F. The Petitioner acknowledges the Memorandum of Understanding between the Town of Matthews and Ridge Ministries, Inc., dated November 14th, 2016, setting forth conditions of the sale of the Water Tower Property (Tax Parcel 193-294-04) if the Department of Transportation or the Town of Matthews determines that it needs to purchase portions of the property for the intersection realignment and widening of Matthews-Mint Hill Road and Independence Pointe Parkway.
- G. The Petitioner agrees to reserve an area measuring 5 feet in width as measured from the current Right of Way located immediately adjacent to Matthews-Mint Hill Road that are necessary to extend the existing Right of Way for Matthews-Mint Hill Road a distance of thirty-five feet from the centerline of the existing Right of Way where it does not currently exist.
4. STREETScape TREATMENT AND SIDEWALKS
- A. The streetscape treatment along the Site's frontages on Matthews-Mint Hill Road will comply with the requirements of the Ordinance. The required street trees and sidewalk will be installed as a part of Phase One construction.
- B. The existing sidewalk and planting strip along the Site's frontage on Independence Pointe Parkway shall remain in place.
- C. A minimum 8 foot wide sidewalk shall be installed along the Site's frontage on Matthews-Mint Hill Road as generally depicted on the Rezoning Plan. The sidewalk may meander to save existing trees.
- D. A sidewalk easement shall be conveyed to the Town of Matthews for any portion of the minimum 8 foot wide sidewalk to be installed along the Site's frontages on Matthews-Mint Hill Road that is located outside of the public right of way.
- E. Internal sidewalks and pedestrian connections shall be installed within the Site as generally depicted on the Rezoning Plan.
5. TREE PROTECTION AND LANDSCAPING
- A. The development of the Site shall comply with the Tree Protection and Landscaping requirements of the Ordinance.
- B. The street trees shown along Matthews-Mint Hill Road shall be installed as a part of Phase One of the project's construction.
6. ARCHITECTURAL STANDARDS
- A. The maximum height in stories of any building constructed on the Site shall be 3 stories.
- B. The maximum height in feet of any building constructed on the Site shall be 40 feet. Features such as steeples can exceed this height maximum.
- C. Exterior building materials for all buildings on the Site may include brick, decorative split-face CMU, glass/glazing, metal clad wall paneling, and architectural wood, or a combination thereof.
7. SIGNS
- A. All signs installed on the Site shall comply with the requirements of the Ordinance.
8. BINDING EFFECT OF THE REZONING APPLICATION
- A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.





**URBAN  
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PARTNERS**

1318-66 central ave. # 704-334-3303  
charlotte, nc 28205 # 704-334-2305  
urbandesignpartners.com

- NOTES**
- 1) Surveyed tree locations and sizes are illustrated on this vegetation survey. A licensed Landscape Architect will visit the site to confirm and evaluate this information and inspect the trees for health and overall appearance.
  - 2) The proposed site plan has been created with the intent to leave a majority of the existing trees along the edges and at the front corner of the property. Additionally, areas that will be left as open space that do not currently have existing trees may be planted with native species to increase the site's canopy.
  - 3) A more defined tree save area will be determined after preliminary grading studies are performed as a part of the Stormwater Concept Plan.

**TREE CANOPY PRESERVATION**

**FOR COMBINED SITE**

**REQUIRED CANOPY:**  
(SA-U) x 0.2 = RTC  
183,284 SF x 0.2 = **CANOPY REQUIRED** = 36,657 SF

**PROVIDED CANOPY:**  
31 LARGE MATURING TREES (REMAINING) @ 2,000 SF per TREE = 62,000 SF  
[Tag #'s 4, 14-20, 30-48, 50, 51, 57, & 58 from Vegetative Survey]

**CANOPY PROVIDED** = 62,000 SF  
(PLUS PLANTED TREES)

**FOR SUBDIVDED SITES**

**PROPOSED CHURCH LOT**

**REQUIRED CANOPY:**  
(SA-U) x 0.2 = RTC  
130,935 SF x 0.2 = **CANOPY REQUIRED** = 26,187 SF

**PROVIDED CANOPY:**  
Remaining  
8 LARGE MATURING TREES (REMAINING) @ 2,000 SF per TREE = 16,000 SF  
[Tag #'s 4, 18, 19, 20, 39, 51, 57, & 58 from Vegetative Survey]

**To be Planted\***  
6 LARGE MATURING TREES @ 2,000 SF per TREE = 12,000 SF  
19 SMALL MATURING TREES @ 400 SF per TREE = 7,600 SF  
**CANOPY PROVIDED** = 35,600 SF

**PROPOSED CATERING LOT**

**REQUIRED CANOPY:**  
(SA-U) x 0.2 = RTC  
36,543 SF x 0.2 = **CANOPY REQUIRED** = 7,309 SF

**PROVIDED CANOPY:**  
Remaining  
0 LARGE or SMALL MATURING TREES (REMAINING) = 0 SF

**To be Planted\***  
6 LARGE MATURING TREES @ 2,000 SF per TREE = 12,000 SF  
**CANOPY PROVIDED** = 12,000 SF

**PROPOSED RESERVED RIGHT-OF-WAY**

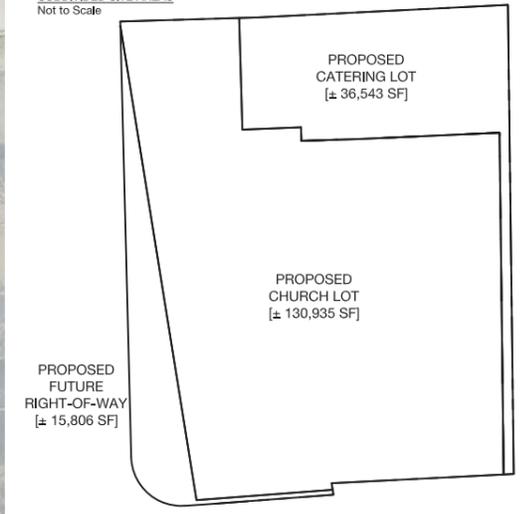
**REQUIRED CANOPY:**  
(SA-U) x 0.2 = RTC  
15,806 SF x 0.2 = **CANOPY REQUIRED** = 3,161 SF

**PROVIDED CANOPY:**  
Remaining  
21 LARGE MATURING TREES (REMAINING) @ 2,000 SF per TREE = 16,000 SF  
[Tag #'s 14-17, 30-38, 40-46, & 50 from Vegetative Survey]

**To be Planted\***  
1 LARGE MATURING TREES @ 2,000 SF per TREE = 2,000 SF  
1 SMALL MATURING TREES @ 400 SF per TREE = 400 SF  
**CANOPY PROVIDED** = 18,400 SF

\*SEE REZONING PLAN FOR PROPOSED PRELIMINARY PLANTING PLAN

**SUBDIVDED SITE AREAS**



Ridge Ministries, Inc.  
Tim Cool

Cool Solutions Group  
704.507.8672

**RIDGE CHURCH**

**Vegetation Survey**  
Matthews, North Carolina

**NO. DATE: BY: REVISIONS:**

1	01.19.17	udp	per city comments & arch. changes
2	02.01.17	udp	per city comments & arch. changes

Project No: 16-067  
Date: 11.30.2016  
Designed by: udp  
Drawn By: udp  
Scale: 1" = 30'  
Sheet No:

**VS-1**



TAG	TRUNK	TYPE
#1	14"	OAK
#2	13"	OAK
#3	48"	OAK
#4	14"	PINE
#5	52"	OAK
#6	20"	PINE
#7	12"	PINE
#8	12"	PINE
#9	13"	PINE
#10	12"	PINE
#11	16"	OAK
#12	12"	PINE
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#16	16"	DECIDUOUS
#17	10"	DECIDUOUS
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Tim Cool

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**RIDGE CHURCH**

**Vegetation Survey**  
Matthews, North Carolina

NO. DATE: BY: REVISIONS:

Project No: 16-067  
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Sheet No:

**VS-1**

LOT 2  
MB 23 PG 312  
DB 30558 PG 428  
PID # 19329401

N/F  
COMMUNICATIONS  
ALLTEL MOBILE  
DB 6306 PG 518  
PID # 19328218

INDEPENDENCE  
POINTE PARKWAY  
70' PUBLIC R/W  
(MB 23 PG 312)

NC HWY 51  
R/W WIDTH VARIES  
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