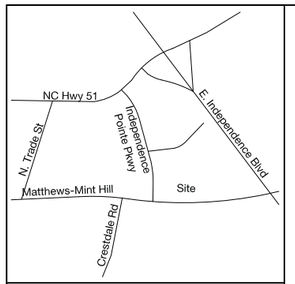
CURRENT 2016-654



VICINITY MAP

DEVELOPMENT SUMMARY

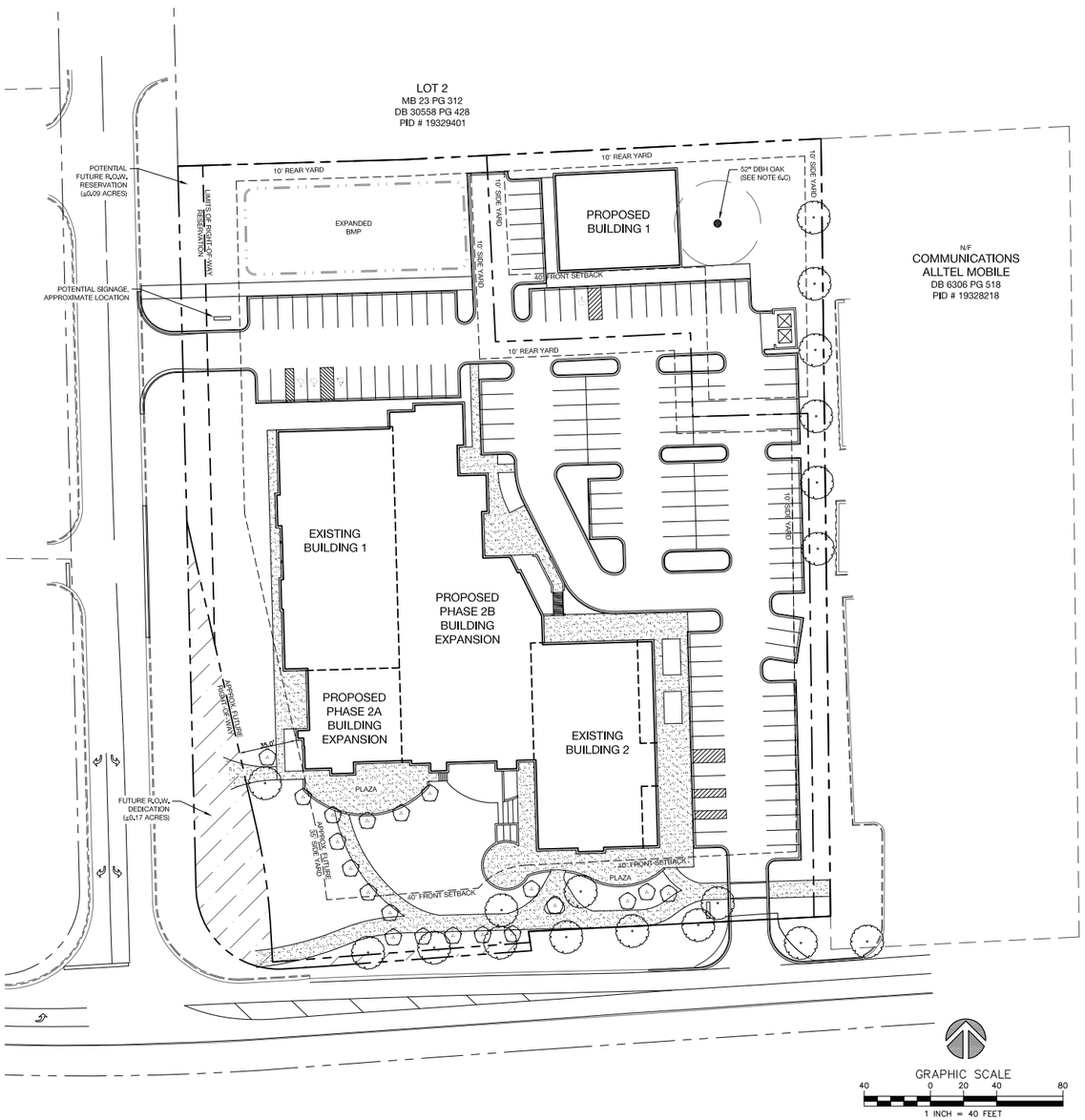
TAX PARCEL ID #:	193-29-402, 404, 405	REQUIRED YARD / SETBACKS FRONT: 40' SIDE: 10' REAR: 10'
TOTAL SITE AREA:	± 4.2 ACRES	
EXISTING ZONING:	I-1, B-H, B-1	
PROPOSED ZONING:	B-1(CD)	
PROPOSED USE:	SEE DEVELOPMENT STANDARDS	

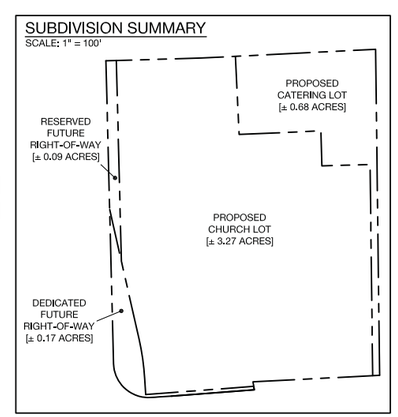
VEHICULAR PARKING:	REQUIRED	PROVIDED
CHURCH*	96 SPACES	±106 SPACES
CATERING**	14 SPACES	28 SPACES
TOTAL REQUIRED:	110 SPACES	±134 SPACES***

*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 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 cafe. Incidental and accessory uses may include but not be limited to an offices for the day-to-day operations of 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 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.

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 presiding 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 reserve for dedication and conveyance 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 Approximate Future Right-of-Way except as shown on the Rezoning Plan.

G. The Petitioner agrees to reserve for acquisition 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, 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.

I. The Petitioner agrees to dedicate and convey to the Town of Matthews or NCDOTdedicate and convey to the Town of Matthews or NCDOT an area measuring 5 feet in width as measured from the current Right of Waythose portions of the Site located immediately adjacent to Matthews-Mint Hill Road that is 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.

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 1.A. 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 Northeast 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/glazing, metal clad wall panelling, 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 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.

4/3/2017

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charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com

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

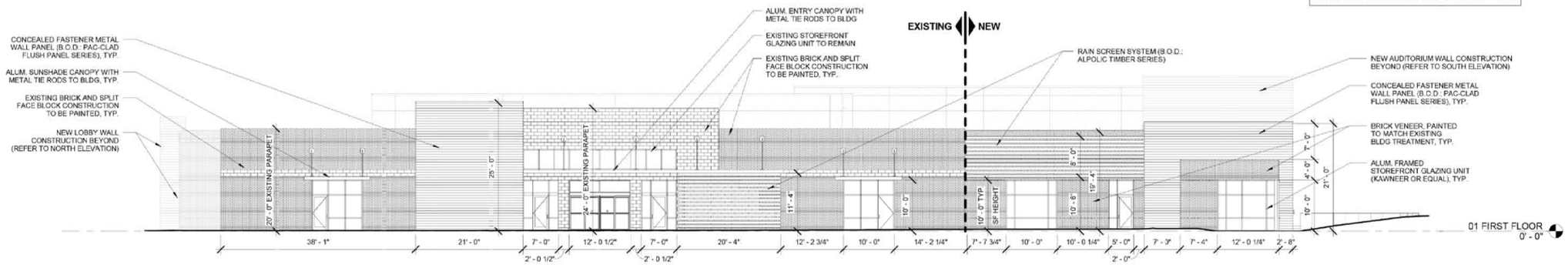
Project No: 16-067
Date: 11.30.2016
Designed By: udp
Drawn By: udp
Scale: 1"=40'
Sheet No:

RZ-1.0

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%**

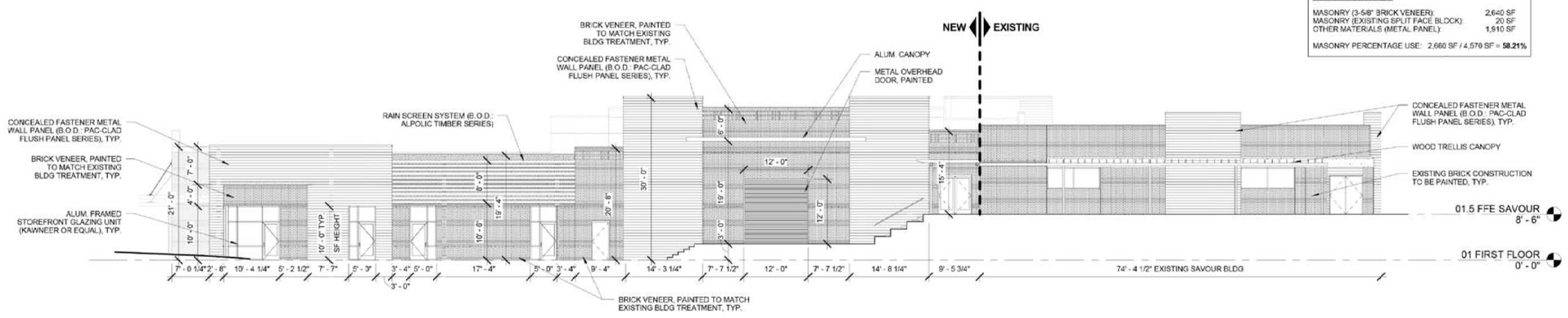


B1 WEST ELEVATION
3/32" = 1'-0"

EXTERIOR MATERIALS

MASONRY (3-5/8" BRICK VENEER):	2,640 SF
MASONRY (EXISTING SPLIT FACE BLOCK):	20 SF
OTHER MATERIALS (METAL PANEL):	1,910 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 200
GREENVILLE, SC 29601

102 WEST EVANS STREET
P.O. BOX 2206
FLORENCE, SC 29503

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PROJECT NORTH N

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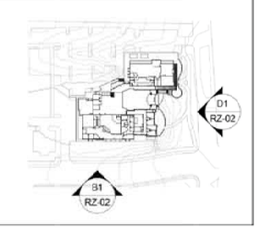
KEY PLAN



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Ridge Ministries, Inc.
Tim Cool

Cool Solutions Group
704.507.8672

RIDGE CHURCH

Building Elevations
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: 16-067
Date: 11.30.2016
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Drawn By: udp
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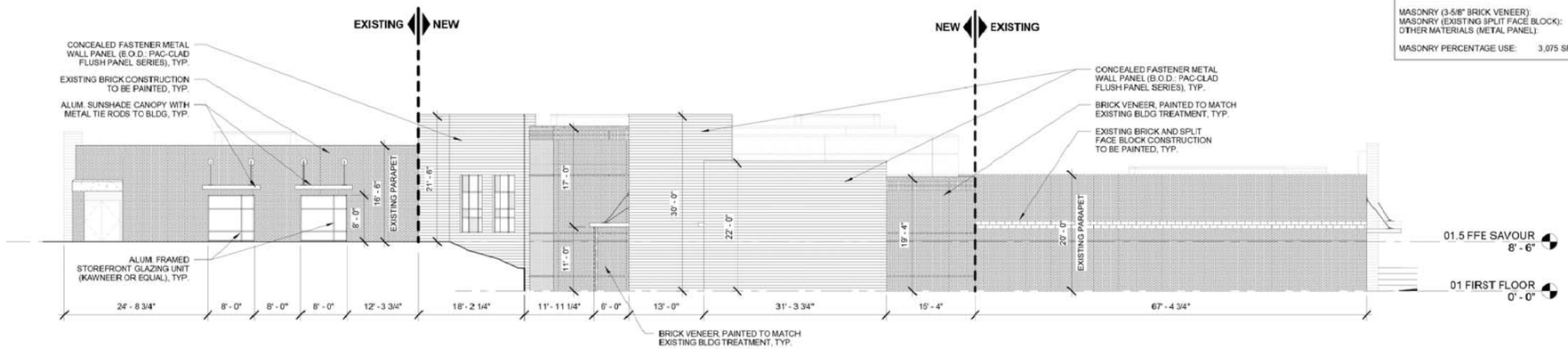
Sheet No:

RZ-2.0

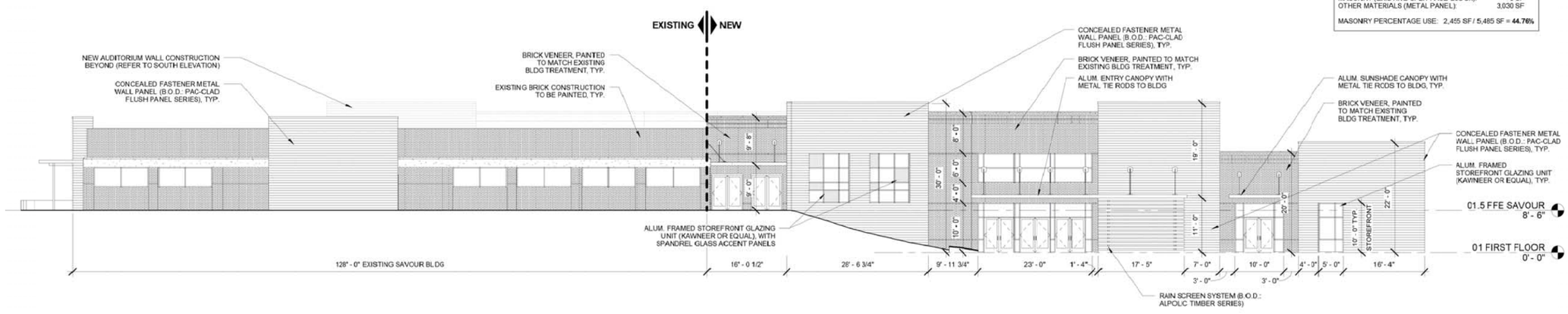
CURRENT 2016-654
4/3/2017



EXTERIOR MATERIALS

MASONRY (3-5/8" BRICK VENEER):	2,985 SF
MASONRY (EXISTING SPLIT FACE BLOCK):	90 SF
OTHER MATERIALS (METAL PANEL):	1,630 SF
MASONRY PERCENTAGE USE:	3,075 SF / 4,705 SF = **65.36%**

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
MASONRY PERCENTAGE USE:	2,455 SF / 5,485 SF = **44.76%**

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

EQUIP STUDIO

www.equip.studio

245 NORTH MAIN STREET
SUITE 200
GREENVILLE, SC 29601

102 WEST EVANS STREET
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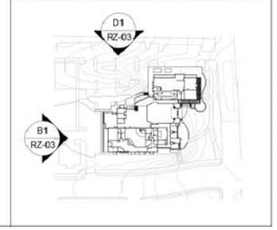

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Tim Cool

Cool Solutions Group
704.507.8672

RIDGE CHURCH

Building Elevations
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

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Sheet No:

RZ-2.1

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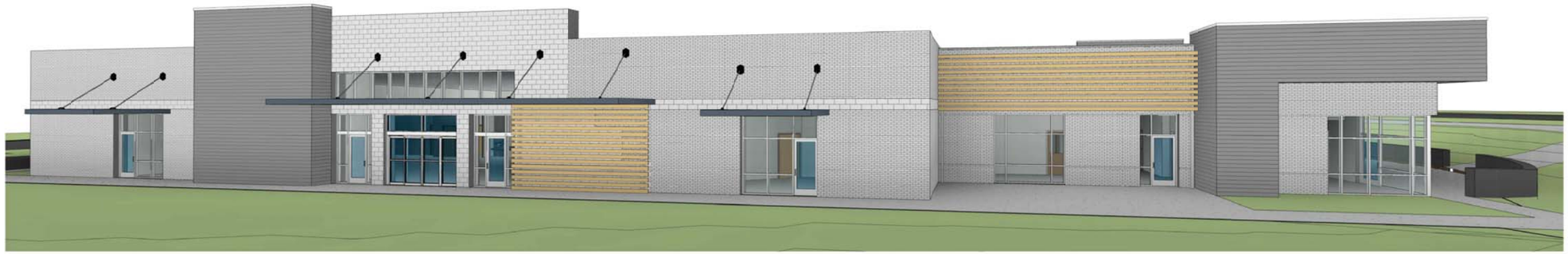
4/3/2017



C1 SOUTH ELEVATION

E1 EAST ELEVATION

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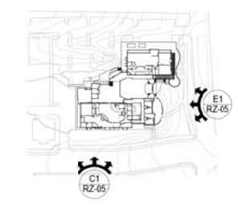
KEY PLAN



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TRUE NORTH

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GREENVILLE, SC 29601

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RIDGE CHURCH

Perspective Elevations

Matthews, North Carolina

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CURRENT 2016-654
4/3/2017

C1 NORTH ELEVATION

E1 WEST ELEVATION

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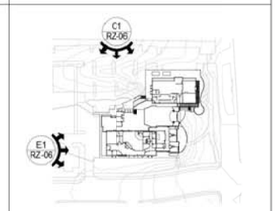
KEY PLAN



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RIDGE CHURCH

Perspective Elevations

Matthews, North Carolina

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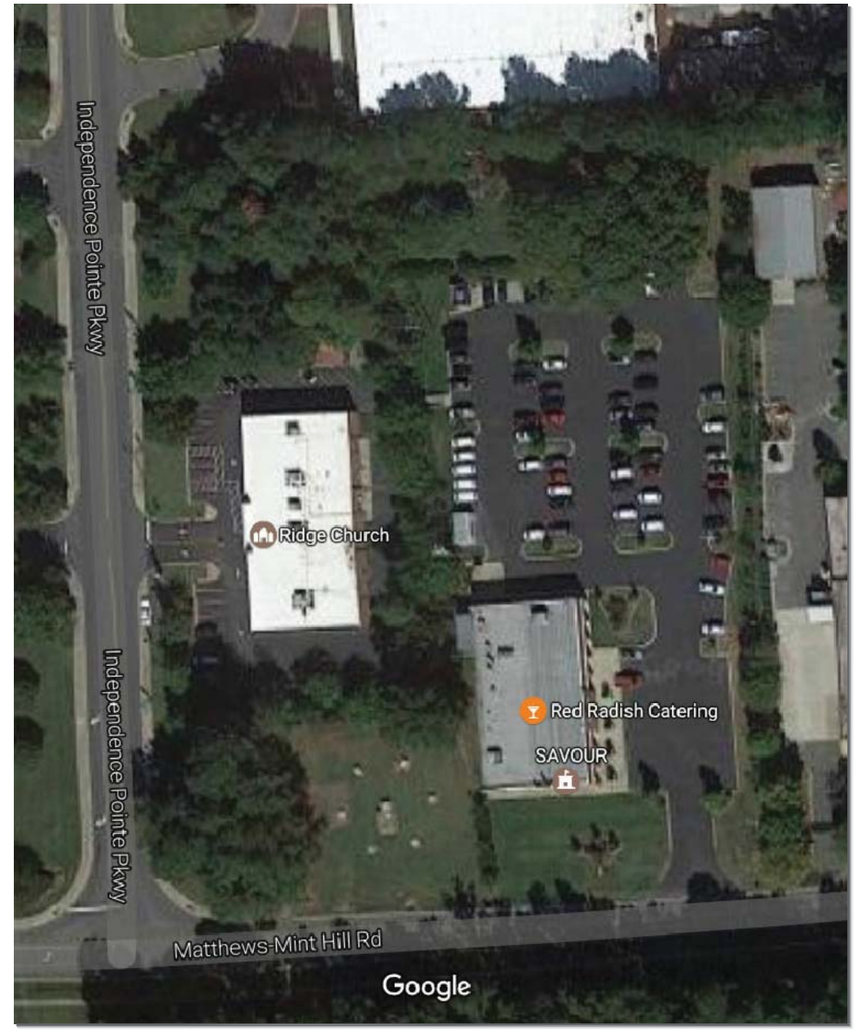
CURRENT 2016-654

4/3/2017

VIEW of RIDGE CHURCH from INDEPENDENCE POINTE PARKWAY

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



AERIAL of EXISTING SITE

OBLIQUE AERIAL of EXISTING SITE

VIEW of SAVOUR FROM MATTHEWS-MINT HILL ROAD

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

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

VIEW of SAVOUR FROM MATTHEWS-MINT HILL ROAD

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RIDGE CHURCH

Existing Building Sightlines

Matthews, North Carolina

NO.	DATE:	BY:	REVISIONS:
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Designed by: udp
Drawn By: udp
Scale: N/A
Sheet No:

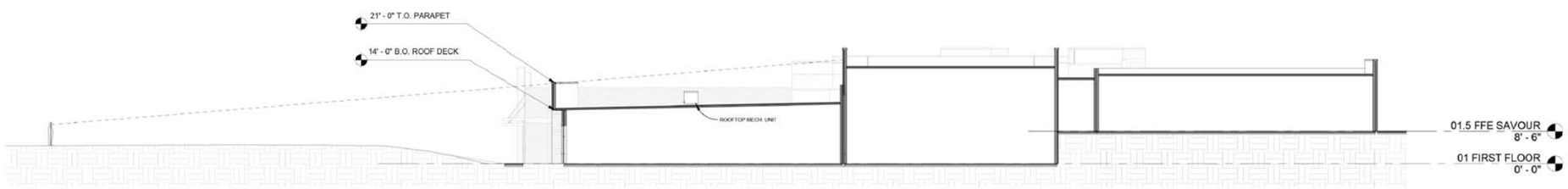
RZ-3.0

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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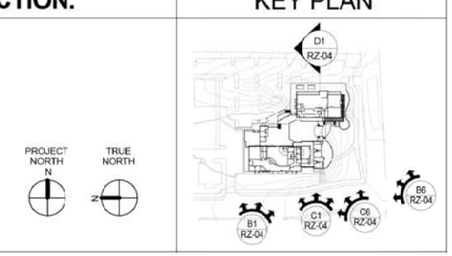
KEY PLAN



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RIDGE CHURCH

Proposed Building Sightlines

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: 16-067
Date: 11.30.2016
Designed by: udp
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Scale: AS SHOWN
Sheet No:

RZ-3.1

CURRENT 2016-654
4/3/2017

OBLIQUE AERIAL VIEW from the SOUTHWEST CORNER

RENDERING PROVIDED BY EQUIP STUDIO

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3D Perspective Rendering

Matthews, North Carolina

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CURRENT 2016-654
4/3/2017

TREE-TOP VIEW from the SOUTHWEST CORNER

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CURRENT 2016-654
4/3/2017

VIEW from SOUTHWEST CORNER by INDEPENDENCE POINTE PARKWAY

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CURRENT 2016-654
4/3/2017

VIEW from SOUTHWEST CORNER by MATTHEWS-MINT HILL ROAD

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CURRENT 2016-654
4/3/2017

VIEW of SOUTHERN FACADE from MATTHEWS-MINT HILL ROAD

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CURRENT 2016-654
4/3/2017

VIEW of SOUTHEASTERN CORNER from MATTHEWS-MINT HILL ROAD

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CURRENT 2016-654
4/3/2017

VIEW of NEW ENTRANCE and LOBBY from PARKING LOT to NORTHEAST

RENDERING PROVIDED BY EQUIP STUDIO

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Sheet No:

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CURRENT 2016-654
4/3/2017

VIEW of WESTERN FACADE from INDEPENDENCE POINTE PARKWAY

RENDERING PROVIDED BY EQUIP STUDIO

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RIDGE CHURCH

3D Perspective Rendering

Matthews, North Carolina

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Sheet No:

RZ-4.7

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
#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
#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

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
183,264 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:
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:

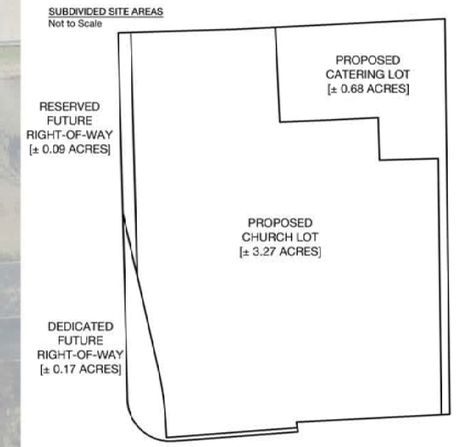
(SA-U) x 0.2 = RTC
15,805 SF x 0.2 = CANOPY REQUIRED = 3,161 SF

PROVIDED CANOPY:
Remaining
21 LARGE MATURING TREES (REMAINING) @ 2,000 SF per TREE = 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



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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

SUPERCEDED 2016-654 03/22/2017

VICINITY MAP

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	193-29-402, 404, 405
TOTAL SITE AREA:	± 4.2 ACRES
EXISTING ZONING:	I-1, B-H, B-1
PROPOSED ZONING:	B-1(CD)
PROPOSED USE:	SEE DEVELOPMENT STANDARDS

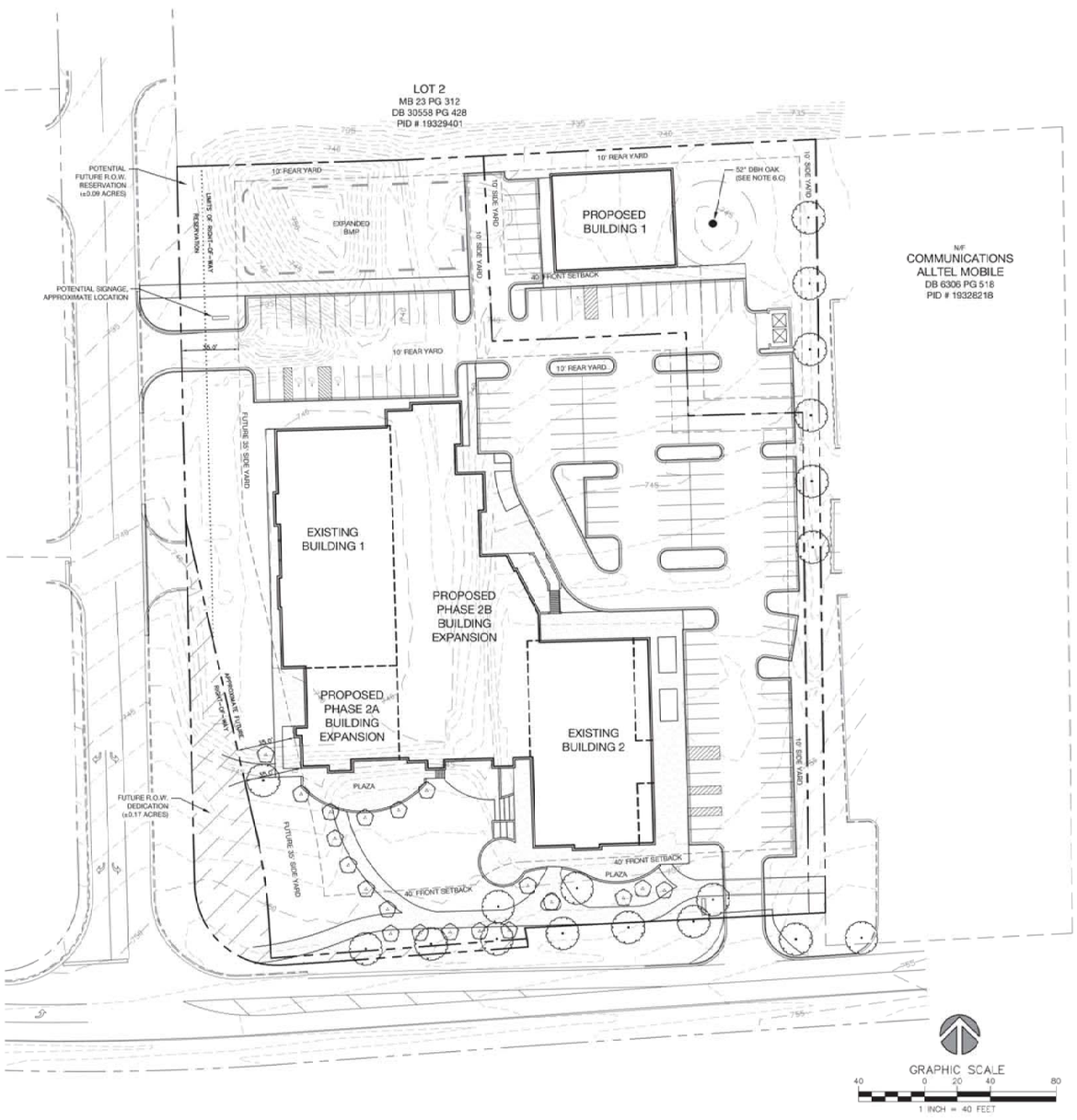
REQUIRED YARD / SETBACKS
FRONT: 40'
SIDE: 10'
REAR: 10'

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 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 offices for the day-to-day operations of 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.

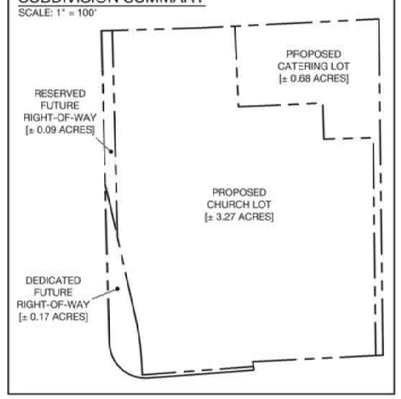
C. Parcel Two of the Site may be devoted to uses allowed in the B-1 district except the following:

- 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 Breakfas: 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.

SUBDIVISION SUMMARY

SCALE: 1" = 100'



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 was 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, 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, 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.

I. The Petitioner agrees to dedicate and convey to the Town of Matthews or NCDOTdedicate and convey to the Town of Matthews or NCDOT an area measuring 5 feet in width as measured from the current Right of Way those portions of the Site located immediately adjacent to Matthews-Mint Hill Road that is 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.

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 1.b. 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 Northeast 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/glazing, 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 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.

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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

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

RZ-1.0

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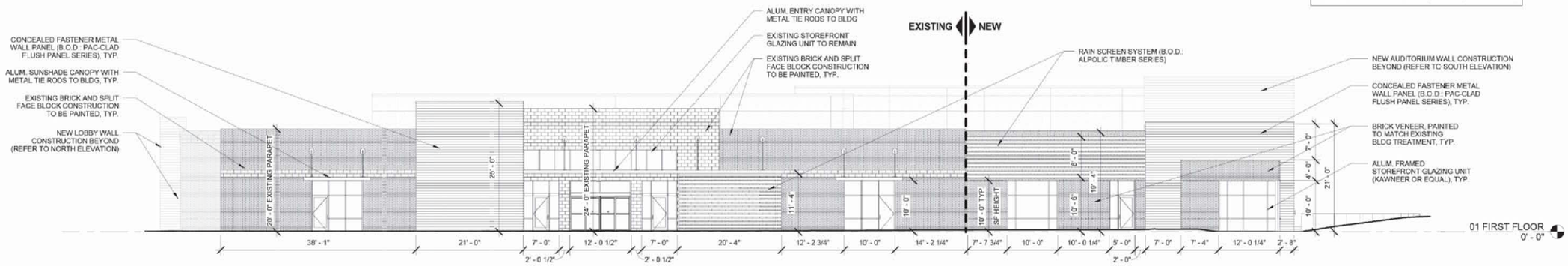
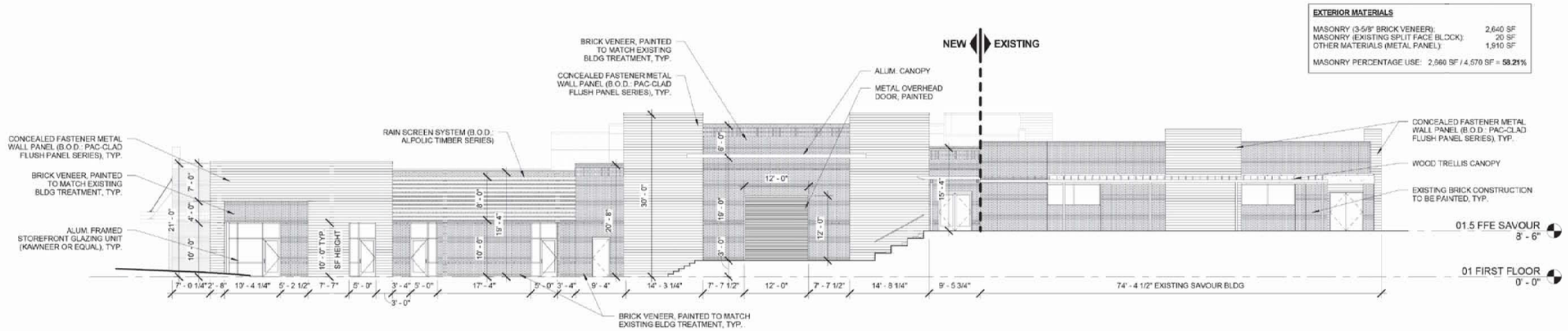


B1 WEST ELEVATION
3/32" = 1'-0"



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

EQUIP STUDIO

245 NORTH MAIN STREET
SUITE 200
GREENVILLE, SC 29601

102 WEST EVANS STREET
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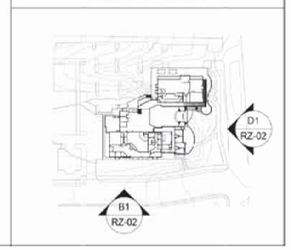
PROJECT NORTH N

TRUE NORTH N

KEY PLAN



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RIDGE CHURCH

Building Elevations

Matthews, North Carolina

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Designed by: udp
Drawn By: udp
Scale: AS SHOWN
Sheet No:

RZ-2.0

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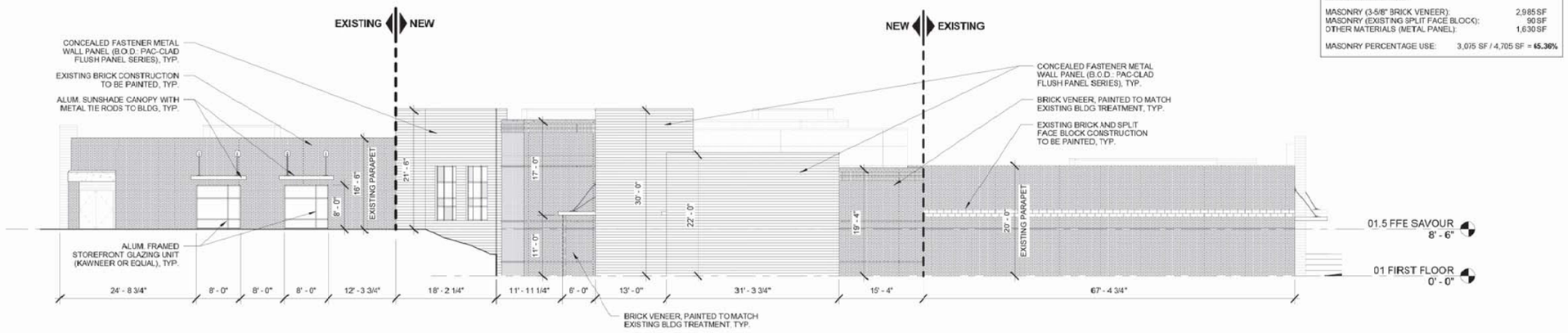
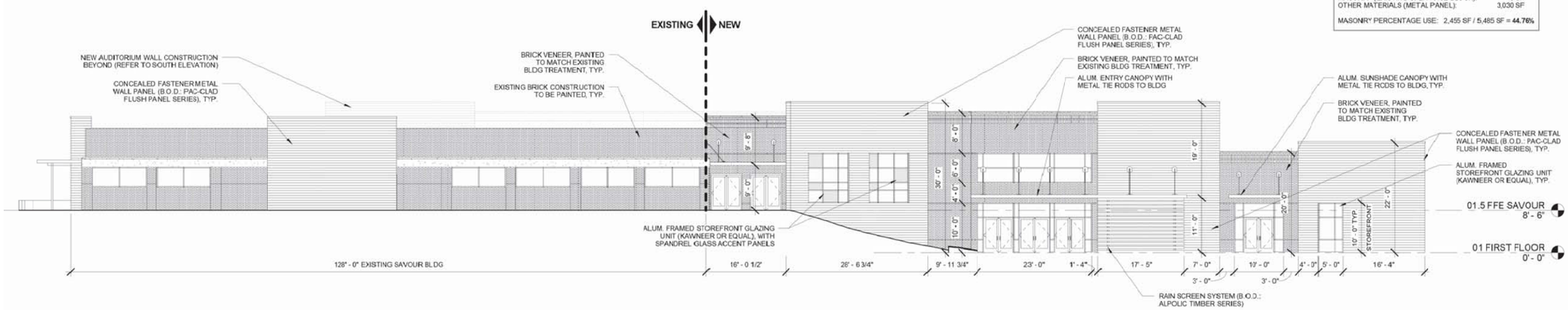


EXTERIOR MATERIALS

MASONRY (3-5/8" BRICK VENEER):	2,985 SF
MASONRY (EXISTING SPLIT FACE BLOCK):	90 SF
OTHER MATERIALS (METAL PANEL):	1,630 SF
MASONRY PERCENTAGE USE:	3,075 SF / 4,705 SF = **65.36%**

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
MASONRY PERCENTAGE USE:	2,455 SF / 5,485 SF = **44.76%**

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

EQUIP STUDIO

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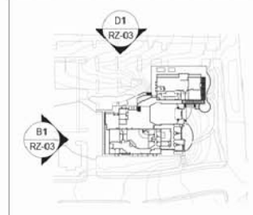
KEY PLAN



PROJECT NORTH N

TRUE NORTH N

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RIDGE CHURCH

Building Elevations

Matthews, North Carolina

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2016-654
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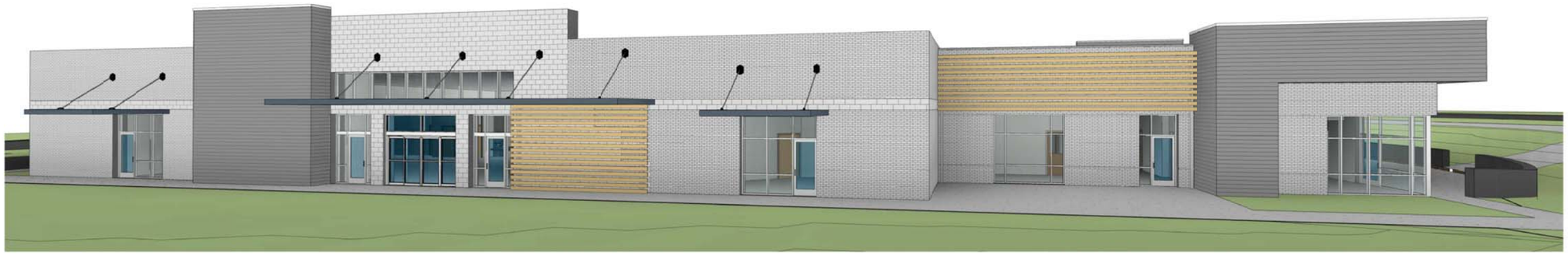

C1 SOUTH ELEVATION

E1 EAST ELEVATION

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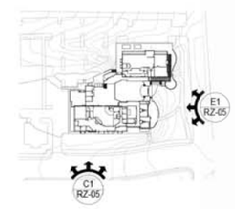
KEY PLAN



PROJECT NORTH N

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RIDGE CHURCH

Perspective Elevations

Matthews, North Carolina

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C1 NORTH ELEVATION

E1 WEST ELEVATION

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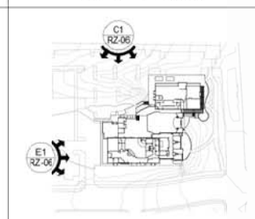
KEY PLAN



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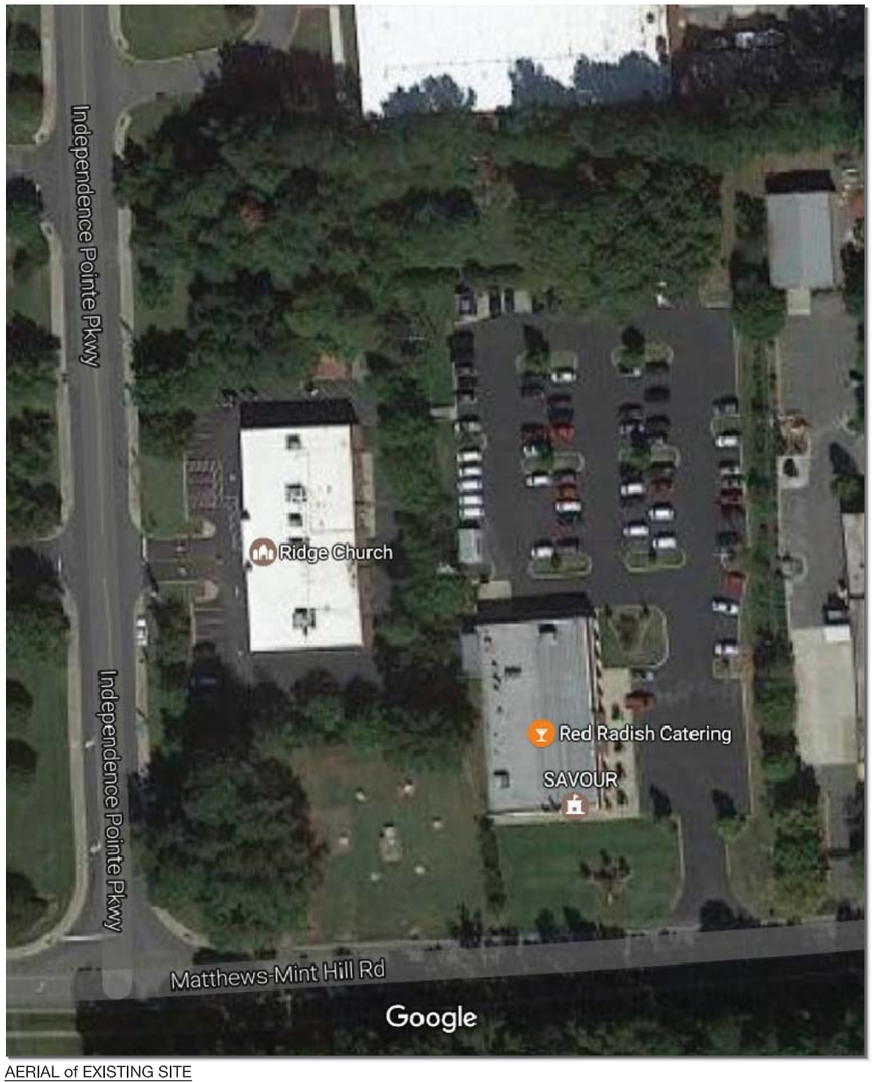
VIEW of RIDGE CHURCH from INDEPENDENCE POINTE PARKWAY



AERIAL of EXISTING SITE

OBLIQUE AERIAL of EXISTING SITE

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

VIEW of SAVOUR FROM MATTHEWS-MINT HILL ROAD

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

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

VIEW of SAVOUR FROM MATTHEWS-MINT HILL ROAD

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RIDGE CHURCH

Existing Building Sightlines

Matthews, North Carolina

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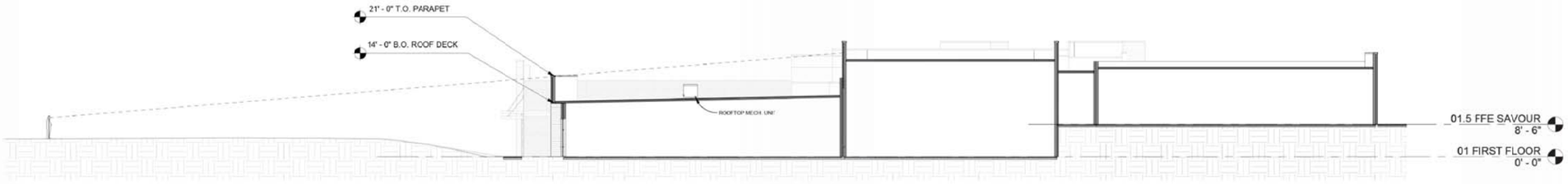
B1 REALIGNMENT PERSPECTIVE

B6 REALIGNMENT AERIAL VIEW

C1 SIGHTLINE PERSPECTIVE

C6 SIGHTLINE PERSPECTIVE - INTERSECTION



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

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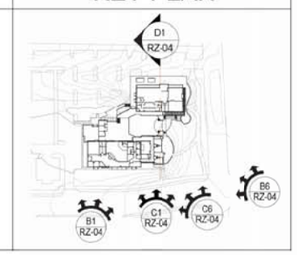
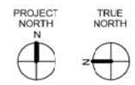
KEY PLAN





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RIDGE CHURCH

Proposed Building Sightlines

Matthews, North Carolina

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OBLIQUE AERIAL VIEW from the SOUTHWEST CORNER

RENDERING PROVIDED BY EQUIP STUDIO

EQUIP STUDIO

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RIDGE CHURCH

3D Perspective Rendering

Matthews, North Carolina

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03/22/2017

TREE-TOP VIEW from the SOUTHWEST CORNER

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RIDGE CHURCH

3D Perspective Rendering

Matthews, North Carolina

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VIEW from SOUTHWEST CORNER by INDEPENDENCE POINTE PARKWAY

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RIDGE CHURCH

3D Perspective Rendering

Matthews, North Carolina

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03/22/2017

VIEW from SOUTHWEST CORNER by MATTHEWS-MINT HILL ROAD

RENDERING PROVIDED BY EQUIP STUDIO

EQUIP STUDIO

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RIDGE CHURCH

3D Perspective Rendering

Matthews, North Carolina

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VIEW of SOUTHERN FACADE from MATTHEWS-MINT HILL ROAD

RENDERING PROVIDED BY EQUIP STUDIO

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NO.	DATE:	BY:	REVISIONS:
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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
Designed by: udp
Drawn By: udp
Scale: N/A
Sheet No:

RZ-4.4

SUPERCEDED 2016-654
03/22/2017

VIEW of SOUTHEASTERN CORNER from MATTHEWS-MINT HILL ROAD

RENDERING PROVIDED BY EQUIP STUDIO

EQUIP STUDIO

245 NORTH MAIN STREET
SUITE 200
GREENVILLE, SC 29601

102 WEST EVANS STREET
P.O. BOX 2296
FLORENCE, SC 29503

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NOTE: THIS RENDERING IS CONCEPTUAL IN NATURE AND FOR ILLUSTRATION PURPOSES ONLY.
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1318-e6 central ave. P 704.334.2303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com

Ridge Ministries, Inc.
Tim Cool

Cool Solutions Group
704.507.8672

RIDGE CHURCH

3D Perspective Rendering

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

RZ-4.5

SUPERCEDED 2016-654
03/22/2017

VIEW of NEW ENTRANCE and LOBBY from PARKING LOT to NORTHEAST

RENDERING PROVIDED BY EQUIP STUDIO

EQUIP STUDIO

245 NORTH MAIN STREET
SUITE 200
GREENVILLE, SC 29601

102 WEST EVANS STREET
P.O. BOX 2296
FLORENCE, SC 29503

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RIDGE CHURCH

3D Perspective Rendering

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

RZ-4.6

2016-654
SUPERCEDED 03/22/2017

VIEW of WESTERN FACADE from INDEPENDENCE POINTE PARKWAY

RENDERING PROVIDED BY EQUIP STUDIO

EQUIP STUDIO

245 NORTH MAIN STREET
SUITE 200
GREENVILLE, SC 29601

102 WEST EVANS STREET
P.O. BOX 2296
FLORENCE, SC 29503

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RIDGE CHURCH

3D Perspective Rendering

Matthews, North Carolina

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3	03.17.17	udp	per city 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

SUPERCEDED 2016-654
03/22/2017

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
#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
#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

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, 14-20, 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:
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:

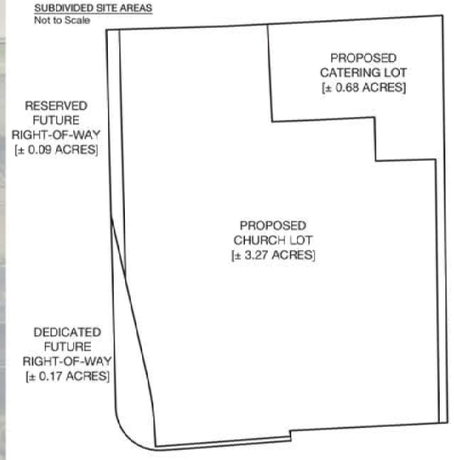
(SA-U) x 0.2 = RTC
15,805 SF x 0.2 = CANOPY REQUIRED = 3,161 SF

PROVIDED CANOPY:
Remaining
21 LARGE MATURING TREES (REMAINING) @ 2,000 SF per TREE = 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

SUBDIVIDED SITE AREAS
Not to Scale



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RIDGE CHURCH

Vegetation Survey
Matthews, North Carolina

NO.	DATE:	BY:	REVISIONS:
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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

SUPERCEDED 2016-654 02/01/2017

VICINITY MAP

DEVELOPMENT SUMMARY

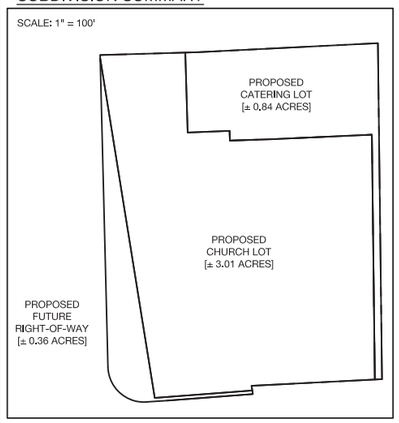
TAX PARCEL ID #:	193-29-402, 404, 405	REQUIRED YARD / SETBACKS	
TOTAL SITE AREA:	± 4.2 ACRES	FRONT:	40'
EXISTING ZONING:	I-1, B-H, B-1	SIDE:	10'
PROPOSED ZONING:	B-1(CD)	REAR:	10'
PROPOSED USE:	SEE DEVELOPMENT STANDARDS		

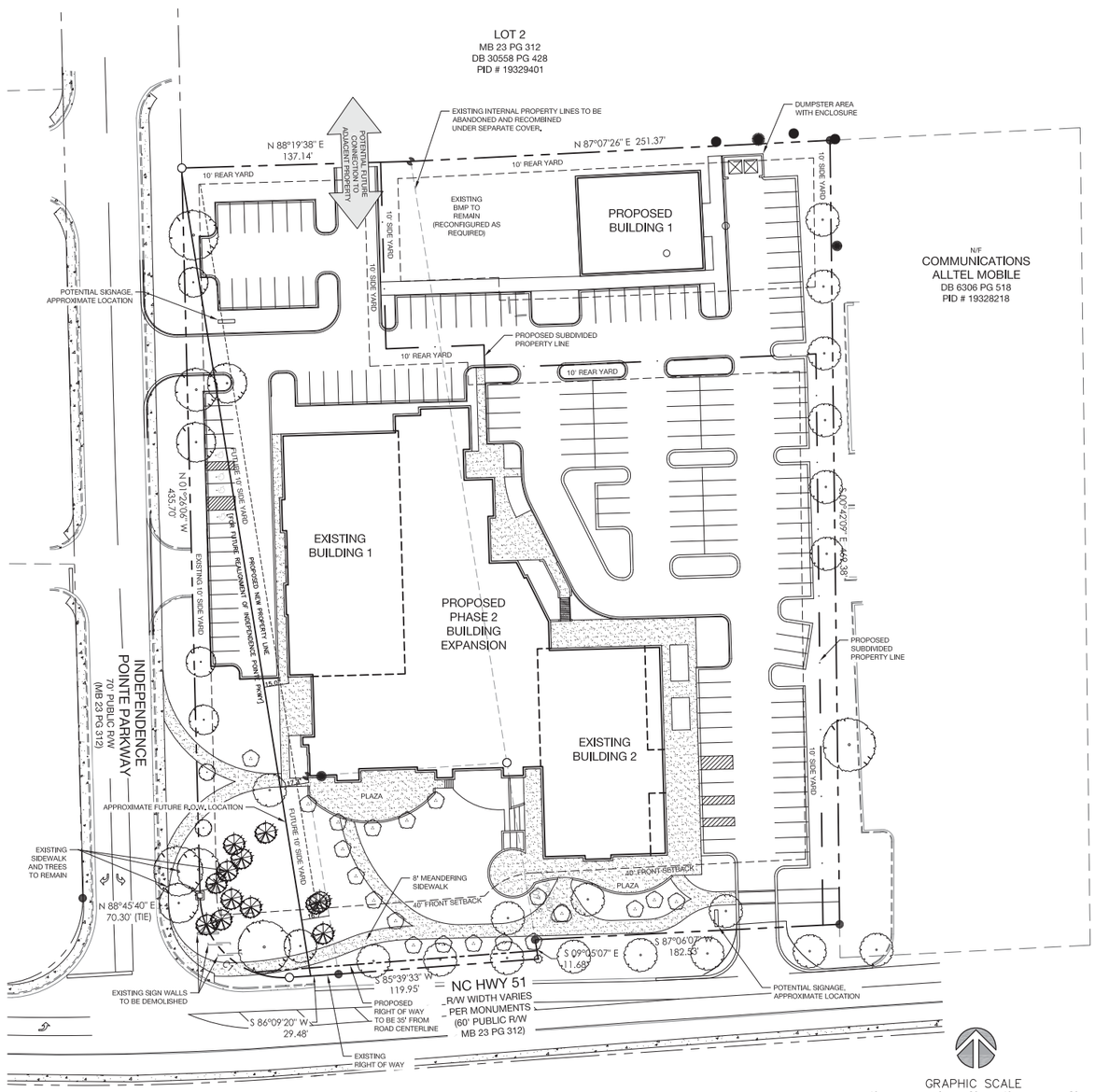
VEHICULAR PARKING:	REQUIRED	PROVIDED
CHURCH*	96 SPACES	126 SPACES
CATERING**	14 SPACES	28 SPACES
TOTAL REQUIRED:	110 SPACES	154 SPACES

*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.

SUBDIVISION SUMMARY





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 café. 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, 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 4,800 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 Point 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 panelling, 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.

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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	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

SUPERCEDED 2016-654
02/01/2017

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#4	14"	PINE
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#6	20"	PINE
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#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
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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.

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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 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:
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:

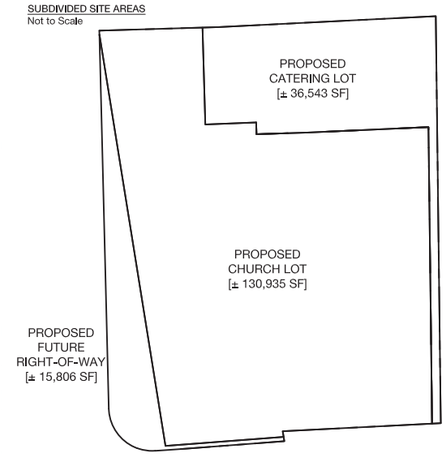
(SA-U) x 0.2 = RTC
15,805 SF x 0.2 = CANOPY REQUIRED = 3,161 SF

PROVIDED CANOPY:
Remaining
21 LARGE MATURING TREES (REMAINING) @ 2,000 SF per TREE = 16,000 SF
[Tag #'s 14-17, 30-38, 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

SUBDIVIDED SITE AREAS
Not to Scale



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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:

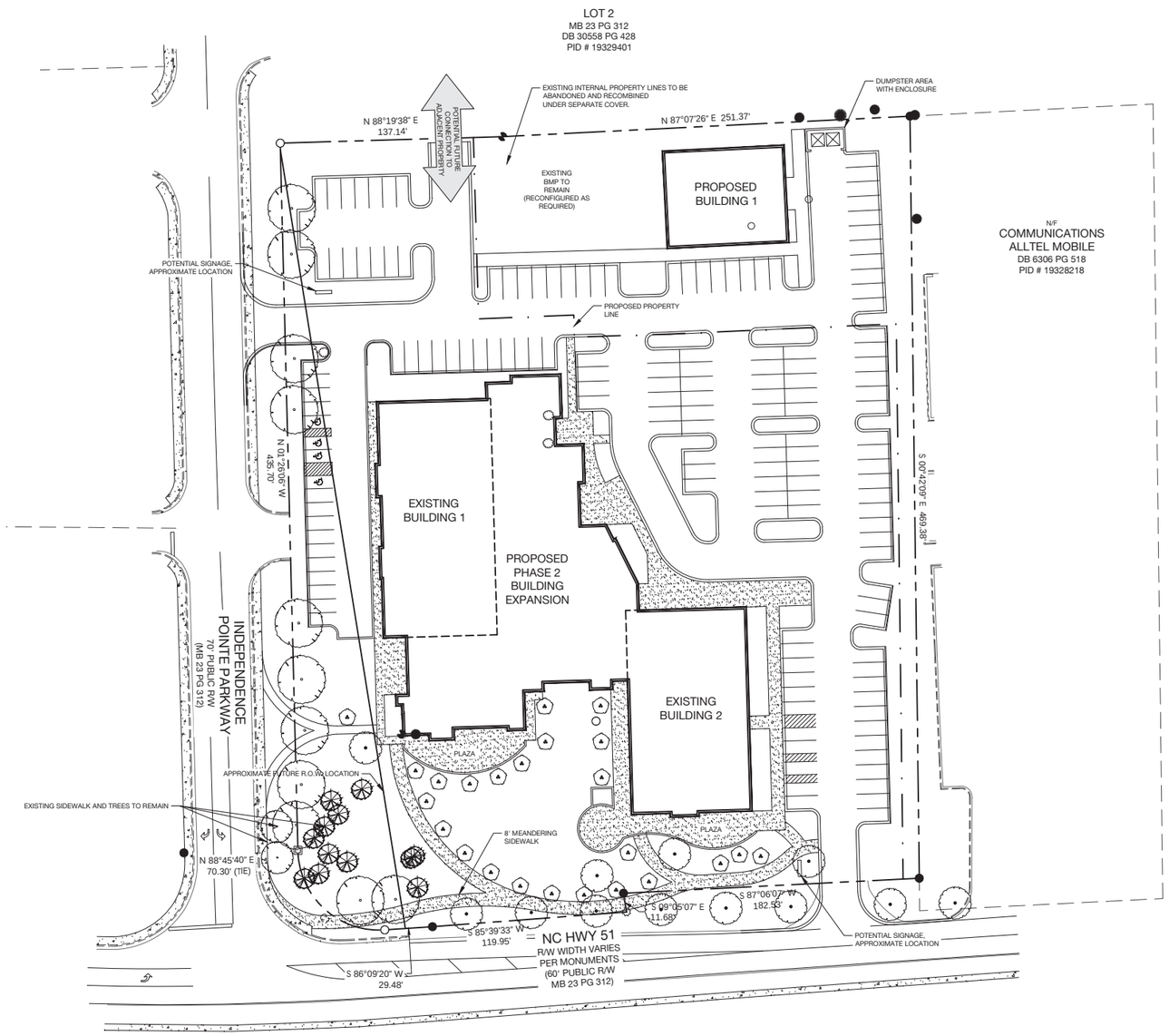
VS-1

SUPERCEDED 2016-654 11/30/2016

VICINITY MAP

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	193-29-402, 404, 405
TOTAL SITE AREA:	± 4.2 ACRES
EXISTING ZONING:	I-1, B-H, B-1
PROPOSED ZONING:	B-1(CD)
PROPOSED USE:	SEE DEVELOPMENT STANDARDS
VEHICULAR PARKING:	
REQUIRED:	PER ORDINANCE
PROVIDED:	PER 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.

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 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

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.

GRAPHIC SCALE
40 0 20 40 80
1 INCH = 40 FEET

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Matthews, North Carolina

NO.	DATE:	BY:	REVISIONS:

Project No: 16-067
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RZ-1.0

SUPERCEDED 2016-654
11/30/2016

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
#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
#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

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.

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