SITE DEVELOPMENT DATA:
- ACREAGE: ± 4.98 ACRES
- TAX PARCEL #:
- PROPOSED ZONING: B-1(CD)
- PROPOSED USE:
- PARKING PROVIDED:
- DEVELOPMENT STANDARDS
  2. THE SITE MAY BE DEVOTED ONLY TO THE FOLLOWING USES AND TO ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE B-1 ZONING DISTRICT:
  e) BANK, CREDIT UNION, AND SIMILAR FINANCIAL SERVICE.
  i) COMMERCIAL OR CATERING KITCHEN, WITHOUT ON-SITE CUSTOMER/CLIENT FOOD SERVICE.
  4. THE STREETSCAPE TREATMENT ALONG THE SITE'S PUBLIC STREET FRONTAGES SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
  5. TREES AND SHRUBS SHALL BE INSTALLED AMONG THE IDLEWILD ROAD BUILDING EDGE AND AT THE CORNER OF THE SITE LOCATED AT THE INTERSECTION OF MARGARET WALLACE ROAD AND IDLEWILD ROAD AS GENERALLY DEPICTED AND DESCRIBED ON THE REZONING PLAN.
  6. THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE BRICK, GLASS, PAINTED STUCCO, ALUMINUM COMPOSITE FASCIA TRIM, AND TPO ROOF.
  7. THE COLOR OF THE TPO ROOF SHALL BE SLATE GRAY.
  3. TREE PRESERVATION AREAS WILL MEET THE INTENT OF THE ORDINANCE AND MAY OCCUR IN AREAS GENERALLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, APPLICANT RESERVES THE RIGHT TO PLANT TREES ON THE SITE IN LIEU OF RETAINING TREES AS PERMITTED UNDER THE ORDINANCE.
  4. STORMWATER SCREENING
  5. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL ARCHITECTURAL PERSPECTIVES OF THE BUILDING TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER OF THE BUILDING. ACCORDINGLY, THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THE BUILDING IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED CONCEPTUAL ARCHITECTURAL PERSPECTIVES WITH RESPECT TO MATERIALS, COLOR AND ARCHITECTURAL DETAILS AS SHOWN.
  6. EACH VEHICULAR CONNECTION SHALL BE OPENED UPON THE REDEVELOPMENT OF THE RELEVANT ADJACENT PARCEL OF LAND ONLY IN THE EVENT THAT (I) A VEHICULAR CONNECTION FROM THE RELEVANT ADJACENT PARCEL OF LAND TO THE SITE IS REQUIRED BY THE TERMS OF THIS APPLICATION, OR (II) APPLICANT'S CONSTRUCTION OF THE VEHICULAR CONNECTIONS IS REASONABLY NECESSARY TO PROVIDE ACCESS TO THE SITE OR PROVIDE ACCESS TO THE SITE IN CONJUNCTION WITH THE REDEVELOPMENT OF THE RELEVANT ADJACENT PARCEL OF LAND.
  7. CIVIL ENGINEERING STUDIES OR OTHER REVIEW OR APPROVALS OF THE PETITIONER OR OTHERS (such as traffic studies or traffic control plans) CONSIDERED NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE MAY BE SUBMITTED AS ADDENDA TO THE PETITIONER’S SUBMISSIONS OR MAY BE SUBMITTED AT A LATER DATE.
  8. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL CONSTRUCT AND INSTALL A WESTBOUND LEFT TURN LANE ON IDLEWILD ROAD AT ACCESS DRIVE #1 AS GENERALLY DEPICTED ON THE REZONING PLAN.
  9. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL CONSTRUCT AND INSTALL A NORTHBOUND RIGHT TURN LANE ON MARGARET WALLACE ROAD AT ACCESS DRIVE #2 AS GENERALLY DEPICTED ON THE REZONING PLAN.
  10. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL CONSTRUCT AND INSTALL A WESTBOUND LEFT TURN LANE ON IDLEWILD ROAD AT ACCESS DRIVE #1 AS GENERALLY DEPICTED ON THE REZONING PLAN.
  11. THE STREETSCAPE TREATMENT ALONG THE SITE'S PUBLIC STREET FRONTAGES SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

SHEET TITLE: TECHNICAL DATA SHEET
SHEET NUMBER: RZ-2
SCALE: RZ-2
DATE: 4/3/2017
PROJECT No.: NCC151064
Fax: (980) 272-3401
NC@BohlerEng.com

APPENDIX E: SITE DEVELOPMENT CONDITIONS

SOUTHEASTERN, PA

UPSTATE NEW YORK

PHILADELPHIA, PA

REHOBOTH BEACH, DE

SOUTHERNMOST OUTDOOR AMENITY AREA LOCATED NEAR THE ENTRANCE INTO THE BUILDING SHALL, AT A MINIMUM, CONTAIN LANDSCAPING, HARDSCAPE, KNEE WALLS AND TABLES AND CHAIRS. THE NORTHERNMOST OUTDOOR AMENITY AREA LOCATED NEAR THE ACTUAL DESIGN OF EACH AMENITY AREA MEETS THE SIZE, DESIGN INTENT AND QUALITY ILLUSTRATED ON THE REZONING PLAN.

3. THE VEHICULAR ACCESS POINT INTO THE SITE FROM IDLEWILD ROAD (DESIGNATED AS ACCESS DRIVE #1 ON THE REZONING PLAN) SHALL BE A FULL MOVEMENT VEHICULAR ACCESS POINT.

4. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL CONSTRUCT AND INSTALL A WESTBOUND LEFT TURN LANE ON IDLEWILD ROAD AT ACCESS DRIVE #1 AS GENERALLY DEPICTED ON THE REZONING PLAN.

5. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL CONSTRUCT AND INSTALL AN EASTBOUND RIGHT TURN LANE ON IDLEWILD ROAD AT ACCESS DRIVE #1 AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL CONSTRUCT AND INSTALL A WESTBOUND LEFT TURN LANE ON IDLEWILD ROAD AT ACCESS DRIVE #1 AS GENERALLY DEPICTED ON THE REZONING PLAN.

7. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL CONSTRUCT AND INSTALL A WESTBOUND LEFT TURN LANE ON IDLEWILD ROAD AT ACCESS DRIVE #1 AS GENERALLY DEPICTED ON THE REZONING PLAN.
1 - Margaret Wallace Road Elevation

NON-GLAZED AREA: 575 SF.
BRICK AREA PROVIDED: 575 SF = 100%

2 - Parking Lot Elevation

NON-GLAZED AREA: 5,490 SF.
BRICK AREA PROVIDED: 2,773 SF = 50.5%
3 - Rear Loading Dock Elevation

NON-GLAZED AREA: 3,505 SF.
BRICK AREA PROVIDED: 1,742 SF = 49.7%

Slate Grey Roof Color

4 - Idlewild Road Elevation

NON-GLAZED AREA: 3,508 SF.
BRICK AREA PROVIDED: 1,889 SF = 53.8%
REZONING PETITION NO. 2016-655

- ACREAGE: ± 4.98 ACRES
- TAX PARCEL 19305119
- PROPOSED ZONING: B-1(CD)
- PROPOSED USE: MAXIMUM BUILDING HEIGHT: 144 SPACES (4.00/1000)

TOWN/ DOT STANDARDS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY LIDL US, LLC ("APPLICANT") FOR AN
PERMITTING SERVICES TRANSPORTATION SERVICES

2. THE VEHICULAR ACCESS POINT INTO THE SITE FROM MARGARET WALLACE ROAD (DESIGNATED AS ACCESS DRIVE #2 ON THE REZONING PLAN) SHALL BE RESTRICTED TO RIGHT-IN,

3. THE VEHICULAR ACCESS POINT INTO THE SITE FROM IDLEWILD ROAD (DESIGNATED AS ACCESS DRIVE #1 ON THE REZONING PLAN) SHALL BE A FULL MOVEMENT VEHICULAR ACCESS

4. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL CONSTRUCT AND INSTALL A NORTHBOUND

5. FUTURE VEHICULAR CONNECTIONS TO THE ADJACENT PARCELS OF LAND WHEN SUCH PARCELS OF LAND ARE REDEVELOPED ARE PROVIDED IN THE FORM OF DRIVEWAYS STUBBED TO

6. VEHICULAR PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

7. TREE PRESERVATION AREAS WILL MEET THE INTENT OF THE ORDINANCE AND MAY OCCUR IN AREAS GENERALLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE

1. A COMBINATION WALL AND PLANTING SCREEN SHALL BE INSTALLED ALONG THE WESTERN EDGE OF THAT PORTION OF THE PARKING LOT ADJACENT TO MARGARET WALLACE ROAD THAT IS

2. DUMPSTER AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES, WITH THREE SIDES BEING ENCLOSED BY OPAQUE WALLS AND ONE SIDE BEING ENCLOSED BY A HINGED

3. LIGHTING

1. 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

2. IN ORDER TO MEET THE REQUIREMENTS OF THE ORDINANCE, THE OWNER OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

1. ELEVATIONS AND THE FOUNDATION OF ANY BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE SEPARATELY PERMITTED.

2. IN ADDITION TO THE MINIMUM REQUIREMENTS OF THE ORDINANCE, THE OWNER OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF, MAY

3. THE SITE MAY BE DEVOTED ONLY TO THE FOLLOWING USES AND ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE R-1 ZONING

3. THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE BRICK, GLASS, PAINTED STUCCO, ALUMINUM COMPOSITE

4. AT LEAST 50 PERCENT OF THE EXTERIOR SURFACE AREA OF THE COMBINED OR AGGREGATED FACADES OF THE BUILDING BELOW THE ROOFLINE SHALL BE COMPOSED OF BRICK. "THE

5. GENERAL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER OF THE BUILDING. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE BUILDING

6. CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER SHALL BE PERMITTED.

7. THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED TO MATCH THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER. NOTWITHSTANDING THE

2. THE ACTUAL DESIGN OF EACH AMENITY AREA MAY VARY FROM WHAT IS DEPICTED ON THE REZONING PLAN PROVIDED THAT THE ACTUAL DESIGN OF EACH AMENITY AREA WILL BE

3. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 32 FEET.

4. THE MAXIMUM SIZE OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 40,000 SQUARE FEET OF GROSS FLOOR AREA.

3. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF THE USES AND

4. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO ALTERATIONS AND

5. THE MODIFICATIONS OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE AN EQUAL PERCENT OF GROSS SITE AREA.
Lidl Matthews, NC
Margaret Wallace Road and Idlewild Road
Matthews, NC
Lidl Matthews, NC
Margaret Wallace Road and Idlewild Road
Matthews, NC
1 - Margaret Wallace Road Elevation

NON-GLAZED AREA: 575 SF.
BRICK AREA PROVIDED: 575 SF = 100%

2 - Parking Lot Elevation

NON-GLAZED AREA: 5,490 SF.
BRICK AREA PROVIDED: 2,773 SF = 50.5%
NON-GLAZED AREA: 3,505 SF.
BRICK AREA PROVIDED: 1,742 SF = 49.7%

NON-GLAZED AREA: 3,508 SF.
BRICK AREA PROVIDED: 1,889 SF = 53.8%

TOTAL BUILDING NON-GLAZED AREA: 13,078 SF.
TOTAL BRICK AREA PROVIDED: 6,979 SF = 53.3%
GENERAL PROVISIONS
1) DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING DOCUMENTS, THESE DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE AND LAND DEVELOPMENT STANDARDS. THE DEVELOPMENT DEPICTED ON THIS SITE PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THIS SITE. HOWEVER THE CONFIGURATIONS, PLACEMENTS, SIZE OF ACTUAL BUILDING FOOTPRINTS, PARKING AREAS, AND OTHER ANCILLARY USES SHOWN ARE CONCEPTUAL IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, WITHIN THE LIMITS SET FORTH BY THE ORDINANCE.

PURPOSE
1) THE PURPOSE OF THIS ZONING CLASSIFICATION PETITION IS TO ALLOW FOR THE DEVELOPMENT OF A MAXIMUM OF 40,000 SQUARE FOOT GROCERY STORE OR SIMILAR RETAIL USES AT THE INTERSECTION OF MARGARET WALLACE ROAD AND IDLEWILD ROAD IN THE TOWN OF MATTHEWS, NC. THE PETITIONER WISHES TO AMEND THE EXISTING ZONING FOR THE SUBJECT PARCEL BY REVISING THE ZONING FROM R-15 (RESIDENTIAL) TO B-1 (CD) (GENERAL BUSINESS CONDITIONAL).

TRANSPORTATION
1) THE PROPOSED SITE PLAN PROPOSES ONE FULL MOVEMENT ACCESS DRIVEWAY OFF OF IDLEWILD ROAD AND ONE RIGHT-IN/RIGHT-OUT ACCESS OFF OF MARGARET WALLACE ROAD. THE EXACT LOCATION AND DESIGN DETAIL OF THE DRIVEWAY WILL BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS AND WILL BE SUBJECT TO MODIFICATIONS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
2) PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN OF THIS SITE.
3) A FUTURE CROSS ACCESS AS GENERALLY DEFINED ON THE CONCEPTUAL SITE PLAN WILL BE PLATTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE PROPOSED DEVELOPMENT.

SCREENING AND LANDSCAPED AREAS
1) SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS SPECIFIED IN THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE AND LAND DEVELOPMENT STANDARDS.

LIGHTING
1) ALL SITE LIGHTING SHALL BE INWARDLY DIRECTED SO AS NOT TO REFLECT OR BEAM TOWARD ADJACENT PROPERTIES.

SIGNAGE
1) ALL SIGNAGE SHALL MEET APPLICABLE REGULATIONS IN EFFECT AT TIME OF PERMITTING. GENERAL SIGN LOCATION HAS BEEN PROVIDED ON THE PLAN HOWEVER EXACT LOCATION AND ORIENTATION IS SUBJECT TO CHANGE.

STORMWATER MANAGEMENT
1) THE PETITIONER SHALL COMPLY WITH ALL TOWN OF MATTHEWS AND STATE OF NORTH CAROLINA ORDINANCES IN REFERENCE TO STORMWATER DISCHARGES.

DEVELOPMENT STANDARDS

SITE DEVELOPMENT DATA:
- ACREAGE: ± 4.92 ACRES
- TAX PARCEL #: 195305119
- EXISTING ZONING: R-15
- PROPOSED ZONING: B-1 (CD) PER TOWN OF MATTHEWS
- EXISTING USES: RESIDENTIAL / OPEN SPACE
- PROPOSED USES: USES PERMITTED BY RIGHT TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE B-1 ZONING DISTRICT (UNDER TOWN OF MATTHEWS ZONING ORDINANCE). (MAX SF < 40,000 SF)
- PROPOSED USE: 1. 40,000 SF RETAIL

REZONING PETITION NO. TBD

LIDL US OPERATIONS, LLC
17900 S. TRYON ST., SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com
NC, PLLC NCBELS P-1132
SUSTAINABLE DESIGN
LANDSCAPE ARCHITECTURE
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES
NEW ENGLAND
UPSTATE NEW YORK
NEW YORK METRO
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
PHILADELPHIA, PA
SOUTHERN MARYLAND
BALTIMORE, MD
TAMPA, FL
CENTRAL VIRGINIA
CHARLOTTE, NC
RALEIGH, NC
NORTHERN VIRGINIA
NEW JERSEY
REHOBOTH BEACH, DE
WASHINGTON, DC
TM
REVISIONS
REV DATE COMMENT BY
LOCATION OF SITE
FOR
PROJECT No.:
DRAWN BY:
CHECKED BY:
DATE:
SCALE:
CAD I.D.:
SHEET NUMBER:
SHEET TITLE:
PROJECT: