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

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

Ladies and Gentlemen:

Your consideration of this petition is requested for:

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

Tax parcel number(s): 22729101

Address of property: 1700 Weddington Road, Matthews, North Carolina

Location of property:

Title to the property was acquired on 07-25-2014
and was recorded in the name of Williams Business Properties, LLC
whose mailing address is 624 Matthews Mint Hill Road, Matthews, North Carolina 28105

The deed is recorded in Book 29335 and Page 181 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15
Requested zoning classification: R-12MF (CD) and R-15
List reason(s) why zoning should be changed (use separate sheet if necessary):

The proposed project will be a multi-family project.

Signature of property owner (must be original)

Williams Business Properties, LLC
Print name of property owner
624-101 Matthews Mint Hill Rd., Matthews, NC 28105
Property owner’s mailing address

Property owner’s mailing address, continued

Property owner’s mailing address, continued

(704)847-0085 wmsbusprop101@windstream.net
Property owner’s phone number/email address

Signature of agent (if any)

Print name of agent
Agent’s mailing address
Agent’s mailing address, continued
Agent’s mailing address, continued

Agent’s phone number/email address

Signature of property owner (must be original)

Print name of property owner
Property owner’s mailing address

Property owner’s mailing address, continued

Property owner’s mailing address, continued

Property owner’s phone number/email address

Petitioner other than owner (if any)

Bob Lewis
Print name of petitioner
8040 Eiger Drive Lincoln NE 68516
Petitioner’s mailing address

Petitioner’s mailing address, continued

Petitioner’s mailing address, continued

(402) 420-3149 blewis@camerongeneralcontractors.com
Petitioner’s phone number/email address
List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary. See item #7 in instruction sheet titled “Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews.”

22721716
TAX PARCEL
KOREAN BAPTIST CHURCH OF CHARLOTTE
PROPERTY OWNER NAME(S)
1015 S TRADE ST
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

22727163
TAX PARCEL
FITZGERALD, GERALD and FITZGERALD, PATRICIA
PROPERTY OWNER NAME(S)
13807 DOUBLETREE TRAIL
OWNER MAILING ADDRESS
WELLINGTON, FL 33414
OWNER MAILING ADDRESS, CONTINUED

22729105
TAX PARCEL
THE TOWN OF MATTHEWS
PROPERTY OWNER NAME(S)
232 MATTHEWS STATION ST
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

22729207
TAX PARCEL
LAURIE, PATRICK and BAHARI, WATI
PROPERTY OWNER NAME(S)
1455 BRITTLE CREEK DR
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

22727140
TAX PARCEL
BY, WILL, IGRASS, KAREN G
PROPERTY OWNER NAME(S)
1900 WEDDINGTON RD
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

22729101
TAX PARCEL
WILLIAMS BUSINESS PROPERTIES LLC,
PROPERTY OWNER NAME(S)
624-101 MATTHEWS MINT HILL RD
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

22729206
TAX PARCEL
BOTIGLIONE, JEAN K and JAMES T
PROPERTY OWNER NAME(S)
1453 BRITTLE CREEK DR
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

22729208
TAX PARCEL
BAILEY, SUE C and ROBERT H
PROPERTY OWNER NAME(S)
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OWNER MAILING ADDRESS
MATTHEWS, NC 28105
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<td>Property Owner Name(s)</td>
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<tr>
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<td>Property Owner Name(s)</td>
<td>MECKLENBURG COUNTY, REAL ESTATE /FINANCE DEPT</td>
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<tr>
<td>Owner Mailing Address</td>
<td>600 E 4TH ST 11TH FLOOR</td>
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Rezoning Application Resort Lifestyle Communities Mailing Addresses
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SUMMARY OF THE REZONING PROCESS

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

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

Application submitted to and received by Town Planning office December 28, 2016

Town Board of Commissioners formally accepts application and sets Public Hearing date January 9, 2017

Notices sent via mail to affected/adjacent property owners on or before February 27, 2017

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

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

Town Board of Commissioners approves or denies application April 10, 2017
This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.
12.21.16

Town of Matthews
232 Matthews Station Street
Matthews, North Carolina 28105

Jay:

This letter is to serve as notice that the Town of Matthews has granted a waiver for the required traffic study per section 155.701 C.9.c. of the Town of Matthews Unified Development Ordinance. The included supporting documentation concludes that the proposed use will not generate sufficient traffic to warrant a traffic study.

Sincerely,

Jason Dolan, RLA
Senior Project Manager
Bloc Design, PLLC
TIA Scoping Worksheet

Date: December 4, 2016

Project Name: Resort Lifestyle Community
Scheduled/Planned Public Hearing Date: N/A
Developer: Cameron General Contractors/ Resort Lifestyle Communities
Existing Zoning: R15
Proposed Zoning: R15-MF
Consultant: Jason Gorrie, PE
WSP | Parsons Brinckerhoff
(704) 342-8463
gorriejr@pbworld.com

Project Description:
The project consists of a proposed senior living center that will be built in 1 construction phase, by 2019.

Project Location:
The proposed site is located on an undeveloped 17.8 acre parcel near the Weddington Road & S. Trade Street intersection in Matthews, NC.

Scenarios to be Analyzed:
- Existing Conditions Present Year: 2016
- 2019_Phased Year conditions’ with Existing Zoning
- Existing Conditions plus site developed with Existing Zoning
- 2019_Phased Year conditions with Proposed Zoning
- Existing Conditions plus site developed with Proposed Zoning
- Phased Year conditions with Proposed Zoning


### Proposed Zoning

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<th>Size</th>
<th>Daily Total</th>
<th>AM Enter</th>
<th>AM Exit</th>
<th>PM Enter</th>
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<td>130 units</td>
<td>263</td>
<td>9</td>
<td>9</td>
<td>18</td>
<td>16</td>
<td>10</td>
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<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>263</strong></td>
<td><strong>9</strong></td>
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### Existing Zoning

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<td>Single Family Homes ITE [210]</td>
<td>23 units</td>
<td>219</td>
<td>4</td>
<td>13</td>
<td>17</td>
<td>14</td>
<td>9</td>
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<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>219</strong></td>
<td><strong>4</strong></td>
<td><strong>13</strong></td>
<td><strong>17</strong></td>
<td><strong>14</strong></td>
<td><strong>9</strong></td>
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Assumptions
- One (1) full movement driveway on Weddington Road and one (1) Right-In/Right-Out driveway on S. Trade Street.
- Based on historical (2012-2014) NCDOT traffic counts along S. Trade Street, a 1.6% growth rate is proposed.
- Peak Periods to be analyzed in the report include the AM Peak and PM Peak
- Approved offsite developments, adjacent to the proposed site, will be coordinated with the Town of Matthews.
- Site Plans, Study Area, Proposed Trip Distribution attached below.
Haley M. Cook, Attorney
Haley@morganmcmillan.com

VIA US MAIL

December 28, 2016

[Insert Name & Address]

RE: Notice to Nearby Residents of Community Meeting on January 25, 2017 at 6:00 pm

Dear [Insert Mr., Mrs., etc.],

I hope that you are well and are enjoying the holiday season. My firm represents Cameron General Contractors and its management affiliate, Resort Lifestyle Communities (the “Petitioner”), in seeking to rezone the property located at 1700 Weddington Road, Matthews, North Carolina 28105 (tax parcel 227-291-01) (the “Site”). The Site consists of ± 19.02 acres located at the intersection of Weddington Road and South Trade Street. The purpose of the requested zoning change is to allow for the development of the Site into an all-inclusive, resort style senior independent living community equipped with amenities such as all meals, live-in managers, an on-site theatre, salon/barber, pharmacy and health and wellness programs.

In accordance with the requirements of the Town of Matthews Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition. The meeting will allow the Petitioner to discuss this rezoning proposal with nearby property owners and organizations.

Mecklenburg County GIS records indicate that you are either the owner of property or a related homeowners association within two hundred feet of the Site. Accordingly, the Petitioner is giving you notice that representatives of Petitioner will hold a Community Meeting regarding the proposed rezoning. The meeting is scheduled for Wednesday, January 25, 2017 at 6:00 pm at the Matthews Community Center located at 100 East McDowell Street, Matthews, North Carolina 28105.

We are looking forward to sharing information on this rezoning proposal with you and answering any questions you may have. We eagerly anticipate becoming a part of your community.

Sincerely,

Haley M. Cook
12.21.16

Town of Matthews
232 Matthews Station Street
Matthews, North Carolina 28105

Jay:

This letter is to serve as a written explanation of how the requested rezoning is reasonable and in conformance with adopted development goals and policies of the Town of Matthews.

The proposed use, multi-family residential is an appropriate use at this location and will take advantage of a major intersection. The project, unlike most multi-family projects, will develop a very low amount of vehicular traffic due to the age restriction and shuttle service offered by the owner.

Sincerely,

[Signature]

Jason Dolan, RLA
Senior Project Manager
Bloc Design, PLLC
III. SITE DEVELOPMENT DATA

- Parking: As depicted on Technical Data Sheet, RZ-102. Petitioner has filed an application for the following text amendment change to § 155.607.7.B.1 (Residential parking) as follows: reduce the number of spaces per each independent living unit plus one space for each two (2) employees on the Rezoning Plan by removing 20 spaces from 127 units at location on Sheet RZ-102.

- Proposed Use: Age- and Mobility-Limited Senior Housing containing 127 residential dwelling units.

- Existing Zoning: R-15

- Tax Parcel #: 227-291-01

- Acreage: ±17.575 acres

The site will comply with the Town of Matthews UDO. The ultimate layout, locations and sizes of the development and site elements will be graphic representations of the development and site elements proposed, and approved as allowed by Section 155.401.5 of the UDO. Changes to the development and site elements proposed for the Rezoning Plan not permitted by the Rezoning Plan will be reviewed and approved as allowed by Section 155.401.5 of the UDO.

- The project will provide for storm water best management practices (BMPS) designed to meet regulatory requirements for storm water capture, treatment, volume attenuation and detention as applicable as generally illustrated on the Rezoning Plan.

- The locations, sizes and types of storm water management systems depicted on the Rezoning Plan are subject to approval and are part of the overall development plan submitted and are not independently approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water quantities.

- The site will comply with the Town of Matthews UDO. The proposed dedicated property located to the northwest of Four Mile Creek will be used to meet Petitioner's storm water requirements.

- The project will provide for storm water best management practices (BMPS) designed to meet regulatory requirements for storm water capture, treatment, volume attenuation and detention as applicable as generally illustrated on the Rezoning Plan.

- The ultimate layout, locations and sizes of the development and site elements will be graphic representations of the development and site elements proposed, and approved as allowed by Section 155.401.5 of the UDO. Changes to the development and site elements proposed for the Rezoning Plan not permitted by the Rezoning Plan will be reviewed and approved as allowed by Section 155.401.5 of the UDO.

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14.0 ACRES

17' SIDE SETBACK

SE

DETAILED DEVELOPMENT NOTES
REFER TO SHEET RZ-101 FOR
PRESERVATION AREA
DEDICATED CANOPY
(6.970 ACRES)

FOR FUTURE GREENWAY CONSTRUCTION

57' REAR SETBACK

PROPOSED PETITIONER-FUNDED
GREENWAY TRAIL, FINAL LOCATION
APPROVED DURING PERMITTING
AND ALIGNMENT TO REVIEW AND
APPROXIMATE ROUTE OF
PROPOSED CANOPY TREES
SPACED AT 40' ON CENTER

APPROXIMATE LOCATION OF
FUTURE GREENWAY
CONNECTION, FINAL
ALIGNMENT TO BE
DETERMINED

RETAINING WALL
WALL WITH SAFETY RAIL
PROPOSED

APPROXIMATE LOCATION OF
NCDOT RIGHT-OF-WAY FOR
PROPOSED

PROPOSED ZONING: R-12MF(CD)
PARCEL NUMBER: 22729101
BLOC DESIGN PHONE #: 704-458-1646
OWNER PHONE #: 402-420-2335

CURRENT 2017-657
4/6/2017
Unplanted Open Space 1.127 Acres

PROPOSED FILL IN FRINGE AREA SUBJECT TO APPROVED FLOODPLAIN DEVELOPMENT PERMIT

IMPACTS TO JURISDICTIONAL FEATURES ARE BEING PERMITTED SEPARATELY AND ARE IN PROCESS.

JURISDICTIONAL FEATURES TO REMAIN PRE-CAST UNDERGROUND STORMWATER STORAGE AREA

APPROXIMATE DISTURBED LIMITS (SUBJECT TO FINAL DESIGN)

BYPASS STORM DRAINAGE SYSTEM FOR OFF-SITE DRAINAGE

LAND ON THIS SIDE OF THE CREEK (3.575 ACRES) TO BE DEDICATED TO THE TOWN OF MATTHEWS FUTURE GREENWAY BY OTHERS. ROUTE SHOWN IS CONCEPTUAL AND MAY CHANGE.
THE MAIN BUILDING WILL BE APPROXIMATELY 50-55% BRICK AND STONE VENEER AND 45-50% CEMENTITIOUS LAP SIDING WITH ASPHALT SHINGLE ROOFING.
THE MAIN BUILDING WILL BE APPROXIMATELY 50-55% BRICK AND STONE VENEER AND 45-50% CEMENTITIOUS LAP SIDING WITH ASPHALT SHINGLE ROOFING.
The main building will be approximately 50-50% brick and stone veneer and 45-50% cementitious lap siding with asphalt shingle roofing.
ASPHALT SHINGLE ROOFING.
CEMENTITIOUS LAP SIDING WITH STONE VENEER AND 45-50% BRICK
THE MAIN BUILDING WILL BE APPROXIMATELY 50-55% BRICK AND STONE VENEER AND 45-50% CEMENTITIOUS LAP SIDING WITH ASPHALT SHINGLE ROOFING.
ALUMINUM CLAD FASCIA - TYP

ASPHALT SHINGLES - TYP

CEMENTITIOUS LAP SIDING - TYP

4" FACE BRICK VENEER - TYP

CAST STONE LINTELS - TYP

VINYL PATIO DOORS & WINDOWS - TYP

BRICK VENEER - TYP

ALUMINUM GUTTER & FASCIA - TYP

ROOF TOP SCREEN WALL @ EQUIPMENT - TYP

SKYLIGHT - TYP

MAXIMUM BUILDING HEIGHT 41'-2" (MEASURED FROM MID-HEIGHT OF SLOPED ROOF TO GRADE 5'-0" AWAY FROM BUILDING)

BRICK VENEER - TYP

FENCE SCREENING @ CONDENSORS - TYP

CAST STONE BANDING, SILL, & LINTELS - TYP

DATE: 3/22/2017 5:57:03 PM

COPYRIGHT: CAMERON GENERAL CONTRACTORS 2015

ARCHITECT:

CONSULTANT:

3/09/17

1700 WEDDINGTON ROAD
MATTHEWS, NC

EXTERIOR ELEVATIONS - CORE

EXTREME ELEVATIONS - CORE

1 ELEVATION - CORE - FRONT

2 ELEVATION - CORE - STREET VIEW

3 *3D - EXTERIOR - CORE - FRONT
MASONRY:
- BRICK - 4" VENEER: BORAL BRICKS, SCARLET OAK BLEND
- BRICK - THIN BRICK VENEER: MATCH 4" BRICK VENEER
- CAST STONE / PRECAST CONC: NOSTALGIC STONE, LIGHT BUFF
- COLUMN - MASONRY SECTION: BORAL BRICKS, SCARLET OAK BLEND

SIDING SYSTEMS:
- SIDING - HORZ LAP SIDING: HARDIE TRIM, COBBLE STONE
- SIDING - VERT ACCENT BANDING: HARDIE TRIM, ARCTIC WHITE
- CORNER TRIM: HARDIE TRIM, ARCTIC WHITE
- COLUMN - SIDING SECTION: HARDIE TRIM, COBBLE STONE
- COLUMN TRIM: HARDIE TRIM, ARCTIC WHITE
- PORCH TRIM - LEVEL 3 SOFFIT: HARDIE TRIM, MONTERAY TAUPE
- WINDOW TRIM: HARDIE TRIM, ARCTIC WHITE

SOFFIT / FASCIA:
- FASCIA: ALUM CLAD: MATCH ARCTIC WHITE
- SOFFIT - ALUM: PRE-FINISHED, WHITE
- SOFFIT - EIFS: SMOOTH SAND TEXTURE, WHITE

ROOF:
- SHINGLES: OWENS CORNING, PEPPERMILL GRAY
- GUTTER: MATCH ARCTIC WHITE
- DOWNSPOUT: MATCH ARCTIC WHITE

DOORS & WINDOWS:
- WINDOW - VINYL: WHITE
- PATIO DOOR - VINYL: WHITE
- DOORS - HOLLOW METAL: MATCH MONTERAY TAUPE
- DOORS & STOREFRONT- ALUM: WHITE

MISC:
- LOUVER - TWU & PTAC: TBD TO MATCH SIDING & BRICK
- LOUVER - DORMER: MATCH WINDOW COLOR
- COLUMN, TOP SECTION - ALUM CLAD: MATCH MONTERAY TAUPE
- PORCH BEAM - ALUM CLAD: MATCH MONTERAY TAUPE
- PORCH RAILING: WHITE
- HVAC SCREEN WALL: WHITE
- BRACKETS: MATCH MONTERAY TAUPE

EXTERIOR MATERIAL - COLOR LEGEND

DATE:
COPYRIGHT: CAMERON GENERAL CONTRACTORS   2015
COBBLE STONE
LAP SIDING COLOR

ARCTIC WHITE
TRIM

MONTEREY TAUPE
ACCENT AT PORCH TRIM

FACE BRICK
BORAL BRICK COMPANY
SCARLET OAK BLEND
RESORT LIFESTYLE COMMUNITIES
1532 S. Trade Street
Matthews, North Carolina
Rezoning Documents

January 9, 2017
REVISED 03/03/2017
REVISED 03/20/2017

Vicinity Map

Developer
Cameron General Contractor/Resort Lifestyle Communities
880 Edgar Drive
Lincoln, Nebraska 65614
Phone: 402-484-3495

Civil Engineering & Landscape Architecture
Boc Designs
11515 W. 88th Street, Suite 111
Lenexa, Kansas 66214
Phone: 913-842-2535

Attorney
Architect
Cameron General Contractors/Locke Group Magen & McMillan, P.C.
880 Edgar Drive
Lincoln, Nebraska 65614
Phone: 402-484-3495

Survey
Carolina Surveys, Inc.
127 Olive Street
Fayetteville, NC 28304
Phone: 910-489-9011

INDEX OF DRAWINGS
SITE OVERVIEW MAP
N.T.S.
APPROVALS

SUPERCEDED 2017-657
03/20/2017
I. GENERAL PROVISIONS

Railway Section and other uses that are not railroad

A. The railroad Plan is adopted by the Planning Board, subject to the requirements noted in the following:

1. The railroad Plan is subject to the requirements of the Town of Manchester.

2. The railroad Plan is subject to the requirements of the New Hampshire Department of Transportation.

3. The railroad Plan is subject to the requirements of the Federal Railroad Administration.

4. The railroad Plan is subject to the requirements of the U.S. Department of Transportation.

5. The railroad Plan is subject to the requirements of the U.S. Department of Housing and Urban Development.

II. PERMITTED USES AND DEVELOPMENT AREAS

A. The railroad Plan is subject to the requirements of the New Hampshire Department of Transportation.

B. The railroad Plan is subject to the requirements of the Federal Railroad Administration.

C. The railroad Plan is subject to the requirements of the U.S. Department of Housing and Urban Development.

D. The railroad Plan is subject to the requirements of the U.S. Department of Transportation.

E. The railroad Plan is subject to the requirements of the New Hampshire Department of Transportation.

F. The railroad Plan is subject to the requirements of the Federal Railroad Administration.

III. ACCESS NOTES

A. The railroad Plan is subject to the requirements of the New Hampshire Department of Transportation.

B. The railroad Plan is subject to the requirements of the Federal Railroad Administration.

C. The railroad Plan is subject to the requirements of the U.S. Department of Housing and Urban Development.

D. The railroad Plan is subject to the requirements of the U.S. Department of Transportation.

E. The railroad Plan is subject to the requirements of the New Hampshire Department of Transportation.

F. The railroad Plan is subject to the requirements of the Federal Railroad Administration.

IV. SMALL MILL CROSS-ROADWAY

A. The railroad Plan is subject to the requirements of the New Hampshire Department of Transportation.

B. The railroad Plan is subject to the requirements of the Federal Railroad Administration.

C. The railroad Plan is subject to the requirements of the U.S. Department of Housing and Urban Development.

D. The railroad Plan is subject to the requirements of the U.S. Department of Transportation.

E. The railroad Plan is subject to the requirements of the New Hampshire Department of Transportation.

F. The railroad Plan is subject to the requirements of the Federal Railroad Administration.

V. ARCHITECTURAL STANDARDS

A. The railroad Plan is subject to the requirements of the New Hampshire Department of Transportation.

B. The railroad Plan is subject to the requirements of the Federal Railroad Administration.

C. The railroad Plan is subject to the requirements of the U.S. Department of Housing and Urban Development.

D. The railroad Plan is subject to the requirements of the U.S. Department of Transportation.

E. The railroad Plan is subject to the requirements of the New Hampshire Department of Transportation.

F. The railroad Plan is subject to the requirements of the Federal Railroad Administration.

VI. DESIGN STANDARDS

A. The railroad Plan is subject to the requirements of the New Hampshire Department of Transportation.

B. The railroad Plan is subject to the requirements of the Federal Railroad Administration.

C. The railroad Plan is subject to the requirements of the U.S. Department of Housing and Urban Development.

D. The railroad Plan is subject to the requirements of the U.S. Department of Transportation.

E. The railroad Plan is subject to the requirements of the New Hampshire Department of Transportation.

F. The railroad Plan is subject to the requirements of the Federal Railroad Administration.

VII. ENFORCEMENT PROVISIONS

A. The railroad Plan is subject to the requirements of the New Hampshire Department of Transportation.

B. The railroad Plan is subject to the requirements of the Federal Railroad Administration.

C. The railroad Plan is subject to the requirements of the U.S. Department of Housing and Urban Development.

D. The railroad Plan is subject to the requirements of the U.S. Department of Transportation.

E. The railroad Plan is subject to the requirements of the New Hampshire Department of Transportation.

F. The railroad Plan is subject to the requirements of the Federal Railroad Administration.

VIII. SUMMARY

A. The railroad Plan is subject to the requirements of the New Hampshire Department of Transportation.

B. The railroad Plan is subject to the requirements of the Federal Railroad Administration.

C. The railroad Plan is subject to the requirements of the U.S. Department of Housing and Urban Development.

D. The railroad Plan is subject to the requirements of the U.S. Department of Transportation.

E. The railroad Plan is subject to the requirements of the New Hampshire Department of Transportation.

F. The railroad Plan is subject to the requirements of the Federal Railroad Administration.

IX. ADDITIONAL INFORMATION

A. The railroad Plan is subject to the requirements of the New Hampshire Department of Transportation.

B. The railroad Plan is subject to the requirements of the Federal Railroad Administration.

C. The railroad Plan is subject to the requirements of the U.S. Department of Housing and Urban Development.

D. The railroad Plan is subject to the requirements of the U.S. Department of Transportation.

E. The railroad Plan is subject to the requirements of the New Hampshire Department of Transportation.

F. The railroad Plan is subject to the requirements of the Federal Railroad Administration.

X. APPENDIX

A. The railroad Plan is subject to the requirements of the New Hampshire Department of Transportation.

B. The railroad Plan is subject to the requirements of the Federal Railroad Administration.

C. The railroad Plan is subject to the requirements of the U.S. Department of Housing and Urban Development.

D. The railroad Plan is subject to the requirements of the U.S. Department of Transportation.

E. The railroad Plan is subject to the requirements of the New Hampshire Department of Transportation.

F. The railroad Plan is subject to the requirements of the Federal Railroad Administration.
The main building will be approximately 50-55% brick and stone veneer and 45-50% cementitious lap siding with asphalt shingle roofing.
The main building will be approximately 50-55% brick and stone veneer and 45-50% cementitious lap siding with asphalt shingle roofing.
The main building will be 50-55% brick and stone veneer and 45-50% cementitious lap siding with asphalt shingle roofing.
FOUR MILE CREEK GREENWAY
ENVIRONMENTAL FEATURES
AMENDMENTS TO THE REZONING PLAN

STREETSCAPE, BUFFERS, OPEN SPACE AND LANDSCAPING

I. GENERAL PROVISIONS

a. These development standards and other site plan drawn into the rezoning plan (collectively, the “Rezoning Plan”) associated with the Rezoning Petition filed by Cameron General Contractors/Resort Lifestyle Communities ("Petitioner") to accommodate the development of a high-quality senior independent living community to be known as "Continuing Care Retirement Community" (hereinafter referred to as the "Project") shall govern all development taking place on the site.

b. All new site lighting will meet the standards of the Matthews outdoor lighting ordinance (the "UDO"). The project GRC/RLC to accommodate the development of a high-quality senior independent living community to be known as "Continuing Care Retirement Community" (hereinafter referred to as the "Project") shall govern all development taking place on the site.

c. Trees located on the dedicated property will be used to meet Petitioner’s tree save requirements. The proposed dedicated area is to remain R-15.

d. Trees located on the dedicated property will be used to meet Petitioner’s tree save requirements. The proposed dedicated area is to remain R-15.

e. The ultimate layout, locations and sizes of the development and site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these development standards. The schematic depictions of the uses, parking areas, sidewalks, structures, roads, utility easements and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these development standards.

II. PERMITTED USES & DEVELOPMENT AREA LIMITATION

a. The site may be developed with up to 140 residential dwelling units as permitted by right, together with accessory uses as allowed in the R-12 MF district.

b. The site will comply with the signage requirements of the UDO. The site will comply with the signage requirements of the UDO.

c. If an easement is necessary for greenway signage, Petitioner is willing to substitute for a side.

d. The site will comply with the signage requirements of the UDO. The site will comply with the signage requirements of the UDO.

III. ACCESS NOTES

a. All GRC/RLC access to the site will be full access via existing access from Washington Boulevard and BBQ. Right of way South Trade Street as generally depicted in the Rezoning Plan.

b. The placement and configurations of the vehicular access point is subject to any future modifications as approved by Matthews Public Works Department (MPWD) and/or NC DOT, required to accommodate site development and construction plans are subject to any future modifications as approved by MPWD and/or NC DOT as required in accordance with applicable published standards.

c. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking needs or changes in development or site design.

d. Petitioner will cooperate /contribute to the increased cost of work for the NC DOT roadway improvements on South Trade Street related to changes/additions at the Site driveway.

IV. FOUR MILE CREEK GREENWAY

a. Petitioner will contribute greenway trail connection from South Trade Street, which is included as part of the South Trade Street Road improvements to Four Mile Creek with the proposed Site driveway from South Trade Street. A portion of the greenway trail will be used as pedestrian access adjacent to the driveway.

b. Petitioner will dedicate an easement along Four Mile Creek and across the property for future greenway trail extension.

c. Trees located on the dedicated property will be used to meet Petitioner’s tree save requirements. The proposed dedicated area is to remain R-15.

d. Trees located on the dedicated property will be used to meet Petitioner’s tree save requirements. The proposed dedicated area is to remain R-15.

V. ARCHITECTURAL STANDARDS

a. Mason banks will be screened.

b. Masonry, concrete and recycling areas will be architecturally compatible with the building materials and colors used on the buildings. Future or new sides of a pedestrian area adjacent to a rear or side of a building, then the sides or rear wall may be constructed.

c. The site will comply with the signage requirements of the UDO.

d. The site will comply with the signage requirements of the UDO.

VI. STREETSCAPE, BUFFERS, OPEN SPACE AND LANDSCAPING


b. The site will comply with the signage requirements of the UDO.

c. The site will comply with the signage requirements of the UDO.

VII. ENVIRONMENTAL FEATURES

a. The project will provide for storm water management practices (SWMP) designed to meet regulatory requirements for storm water capture, treatment, volume reductions and detention as applicable as generally illustrated on the Rezoning Plan.

b. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and any changes approved in the rezoning process. Adjustments may be necessary in order to accommodate actual storm water management requirements and natural site drainage points.

c. The site will comply with the signage requirements of the UDO.

VIII. MASONRY

a. Signs as allowed by NC DOT may be provided.

b. The site will comply with the signage requirements of the UDO.

c. The site will comply with the signage requirements of the UDO.

IX. PERMITTED USES & DEVELOPMENT AREA LIMITATION

a. The site may be developed with up to 140 residential dwelling units as permitted by right, together with accessory uses as allowed in the R-12 MF district.

b. All new site lighting will meet the standards of the Matthews outdoor lighting ordinance (the "UDO"). The site will comply with the signage requirements of the UDO. The site will comply with the signage requirements of the UDO.

c. Trees located on the dedicated property will be used to meet Petitioner’s tree save requirements. The proposed dedicated area is to remain R-15.

d. Trees located on the dedicated property will be used to meet Petitioner’s tree save requirements. The proposed dedicated area is to remain R-15.

X. AMENDMENTS TO THE REZONING PLAN

a. Future amendments to the Rezoning Plan (which includes these development standards) that are not in conflict with the terms of the UDO, are subject to review and approval as part of the full development plan submittal and any changes approved in the rezoning process. Adjustments may be necessary in order to accommodate actual storm water management requirements and natural site drainage points.

b. If this Rezoning Petition is approved, all conditions applicable to the development of the site imposed under the Rezoning Plan will, unless amended by authoritative approval and as approved by Section 155.401 of the UDO.

XI. MUKING NOTF

a. All new site lighting will meet the standards of the Matthews outdoor lighting ordinance (the "UDO"). The site will comply with the signage requirements of the UDO. The site will comply with the signage requirements of the UDO.

b. The site will comply with the signage requirements of the UDO.

c. The site will comply with the signage requirements of the UDO.

D. LIGHTING

a. All new site lighting will meet the standards of the Matthews outdoor lighting ordinance (the "UDO"). The site will comply with the signage requirements of the UDO. The site will comply with the signage requirements of the UDO.

b. The site will comply with the signage requirements of the UDO.

c. The site will comply with the signage requirements of the UDO.
ZONING SUMMARY:

OWNER: CAMERON GENERAL CONTRACTORS
OWNER PHONE #: 402-420-2335
BLOC DESIGN PHONE #: 704-458-1646
CURRENT ZONING: R-15
PROPOSED ZONING: R-12MF(CD)
JURISDICTION: TOWN OF MATTHEWS
PARCEL SIZE: 17.575 ACRES
PARCEL NUMBER: 22729101
BUILDING HEIGHT: 42' * INCREASE OF 7' OVER THE 35' MAXIMUM HEIGHT

SETBACK AND YARD REQUIREMENTS
FRONT: 35'
SIDE: 17' * INCREASE OF 7' OVER THE 10' REQUIREMENT
REAR: 57' * INCREASE OF 7' OVER THE 50' REQUIREMENT

SCREENING REQUIREMENTS

BA TBAC

57' REAR SETBACK

REAR (NORTH) **
SIDE (WEST) **

SECTION 155.606.6 - OPTION 1 TO BE USED TO MEET SCREENING REQUIREMENTS THROUGH THE USE OF EXISTING VEGETATION.

CANOPY PRESERVATION REQUIREMENT
REQUIRED TREE CANOPY (MATTHEWS): 15.0% (2.667 AC.)
REQUIRED TREE CANOPY (MECKLENBURG): 17.5% (3.07 AC)
PROPOSED TREE CANOPY: 30.3% (5.328 AC)

PERIMETER PLANTING REQUIREMENTS
REQUIREMENTS SHALL BE MET WITH SCREENING REQUIREMENTS.

PARKING SUMMARY
SECTION 155.607.7*
PARKING REQUIRED: 148 (AGE RESTRICTED MULTI FAMILY PARKING REQUIREMENTS TO BE ADDED TO UNIFIED DEVELOPMENT ORDINANCE THROUGH THE TEXT AMENDMENT PROCESS AS FOLLOWS, 1.1 SPACES PER LIVING UNIT [127] PLUS 1 SPACE FOR EVERY 2 EMPLOYEES AT MAXIMUM SHIFT [15].)

122 STANDARD: 122
8 ACCESSIBLE
24 GARAGE
1 LOADING SPACE PROVIDED

BICYCLE PARKING SUMMARY
SHORT TERM: 8 (2, OR ONE SPACE PER 20 DWELLING UNITS)
LONG TERM: 8

DENSITY SUMMARY
MINIMUM LOT AREA REQUIRED: 12,000 SF + 3,000 SF FOR EA. ADDITIONAL UNIT
PROPOSED TOTAL UNITS: 127

1,740,000 SF (39.05 AC) (12,000 SF + (3,000 X 126 ADD. UNITS))
PROPOSED TOTAL AREA (DEEDED LAND NOT INCLUDED): 609,420 SF (14.00 AC)
PROPOSED DUA: 9.07

APPROXIMATE LOCATION OF FUTURE GREENWAY CONNECTION, FINAL ALIGNMENT TO BE DETERMINED

PROPOSED UNDERSTORY TREES
PROPOSED EVERGREEN SCREEN
PROPOSED RETAINING WALL WITH SAFETY RAIL
DEDICATED CANOPY PRESERVATION AREA (5.328 ACRES)
EXISTING POND, TO REMAIN
EXISTING VEGETATION DETAILED DEVELOPMENT NOTES TO REMAIN
PERFORMING ARTS CENTER RETAINING WALL WITH SAFETY RAIL
PROPOSED MONUMENT SIGN AND SIGNAGE
PROPOSED DRIVEWAY TO FUTURE GREENWAY CONNECTION TRAILHEAD AND SIGNAGE
PROPOSED LOCATION OF EXISTING VEGETATION REMAIN
PROPOSED INTERNAL PERIMETER PLANTING
PROPOSED FAINTING WALL (SANDFILTER)

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SUPERCEDED 2017-657
03/03/2017

MANAGING PARTNER (PE): DATE:
MANAGING PARTNER (LA): DATE:
CIVIL ENGINEER/DESIGNER: DATE:
LANDS. ARCHITECT/DESIGNER: DATE:
DECLARATION OF Decoder: DATE:
PROJECT NUMBER: 00351.00
DRAWN BY:
CHECKED BY:
SCALE: 1"= 40'
TITLE:
SHEET:
SHEET NO.:
SCOPE OF WORK: PREPARE REZONING DOCUMENTS FOR HISTORIC CITY OF CAMELBACK, CITY OF MATTHEWS, AND TOWN OF MATTHEWS. DRAFT/ch4 REV/RES 1/23/17/C-390
ISSUED FOR CONSTRUCTION
PLANNING STAGE
MANAGING PARTNER (PE): DATE:
MANAGING PARTNER (LA): DATE:
CIVIL ENGINEER/DESIGNER: DATE:
LANDS. ARCHITECT/DESIGNER: DATE:
DECLARATION OF Decoder: DATE:
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SCOPE OF WORK: PREPARE REZONING DOCUMENTS FOR HISTORIC CITY OF CAMELBACK, CITY OF MATTHEWS, AND TOWN OF MATTHEWS. DRAFT/ch4 REV/RES 1/23/17/C-390
ISSUED FOR CONSTRUCTION
PLANNING STAGE
THE MAIN BUILDING WILL BE APPROXIMATELY 40-45% BRICK AND STONE VENEER AND 55-60% CEMENTITIOUS LAP SIDING WITH ASPHALT SHINGLE ROOFING.
THE MAIN BUILDING WILL BE APPROXIMATELY 40-45% BRICK AND STONE VENEER AND 55-60% CEMENTITIOUS LAP SIDING WITH ASPHALT SHINGLE ROOFING.
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RESORT LIFESTYLE COMMUNITIES
1700 Weddington Road
Matthews, North Carolina
Rezoning Documents
December 21, 2016
X. AMENDMENT TO THE REZONING PLAN

A new amendment to the Rezoning Plan (which includes the development standards to be applied by the developer or owner at their own discretion) will be considered at each amendment and in accordance with the provisions of Section 315-400 Amendments to the Ordinance.

XI. AMENDING EFFECT OF THE REZONING APPLICATION

This Rezoning Plan is approved, all conditions applicable to the development of the area specified under the Rezoning Plan will, unless indicated in the manner provided in Section 315-400 Amendments to the Ordinance, be considered null and void. The Rezoning Plan will remain in effect unless and until the site plan or development plan is modified by amendment, change or withdrawal, or the Zoning Board of Adjustment grants a variance.

SUPPLEMENTARY 2017-657
12/21/2016

RZ-101

DEVELOPMENT STANDARDS

119 West State Street,
Malamet, NC

Report by Landscape Community

PRELIMINARY PLANNING DOCUMENT

119 West State Street,
Malamet, NC

Superseded

12/21/2016