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): 19328216; 19328205, 19328206, and 19328207

Address of property: 1201 Four Lakes Drive, Matthews, NC 28105

Location of property: The property is located on the north side of Four Lakes Drive between Independence Pointe Parkway and Forest Drive in Matthews, NC.

Title to the property was acquired on 09-01-2009
and was recorded in the name of Four Lakes LLC
whose mailing address is 5716 Heath Glen Drive, Mint Hill, NC 28227

The deed is recorded in Book 25053 and Page 835 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: B-D(CD) and R-15 Requested zoning classification: B-1(CD)

See separate sheet for information regarding additional parcels.
Title Information for Additional Parcels:

Tax Parcel #: 19328205 (a portion thereof...parcel to be recombined under separate cover)

Address of Property: 10736 Forest Drive, Matthews, NC 28105

Location of Property: South/West side of Forest Drive at intersection of Four Lakes Drive

Title to the property was acquired on: September 8, 2015

And was recorded in the name of: Rodney Ladd and Anthony Morales

Whose mailing address is: 6716 Heath Glen Drive, Mint Hill, NC 28227

The deed is recorded in Book 30262 and Page 568 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15

Requested zoning classification: B-1 (a portion to remain as R-15)

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Tax Parcel #: 19328206 (a portion thereof...parcel to be recombined under separate cover)

Address of Property: 10728 Forest Drive, Matthews, NC 28105

Location of Property: South/West side of Forest Drive west intersection of Four Lakes Drive

Title to the property was acquired on: July 31, 2013

And was recorded in the name of: Four Lakes, LLC

Whose mailing address is: 1201 Four Lakes Drive, Matthews, NC 28105

The deed is recorded in Book 28577 and Page 436 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15

Requested zoning classification: B-1 (a portion to remain as R-15)
Tax Parcel #: 19328207 (a portion thereof...parcel to be recombined under separate cover)

Address of Property: 10720 Forest Drive, Matthews, NC 28105

Location of Property: South/West side of Forest Drive west of intersection of Four Lakes Drive

Title to the property was acquired on: July 31, 2013

And was recorded in the name of: Four Lakes, LLC

Whose mailing address is: 1201 Four Lakes Drive, Matthews, NC 28105

The deed is recorded in Book 28577 and Page 433 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15

Requested zoning classification: B-1 (a portion to remain as R-15)
List reason(s) why zoning should be changed (use separate sheet if necessary):

See separate sheet.

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Signature of property owner (must be original)

Rodney D. Ladd, Manager (of Four Lakes, LLC)

Print name of property owner
1201 Four Lakes Drive

Property owner's mailing address
Matthews, NC 28105

Property owner's mailing address, continued

Property owner's mailing address, continued

704-845-4663; rodney@youratm.com

Property owner's phone number/email address

---

Signature of property owner (must be original)

Rodney Ladd and Anthony Morales

Print name of property owner
6716 Heath Glen Drive

Property owner's mailing address
Mint Hill, NC 28227

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's mailing address, continued

704-845-4663; rodney@youratm.com

Property owner's phone number/email address

---

Petitioner other than owner (if any)

James P. (Chip) Cannon

Print name of agent
1318 Central Avenue, Suite e6

Agent's mailing address
Charlotte, NC

Agent's mailing address, continued
28205

Agent's mailing address, continued

704.334.3303x107

Agent's phone number/email address

---

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's phone number/email address
19329301
TAX PARCEL
TARGET CORPORATION
PROPERTY OWNER NAME(S)
PO BOX 9456
OWNER MAILING ADDRESS
MINNEAPOLIS, MN 55440
OWNER MAILING ADDRESS, CONTINUED

19329308
TAX PARCEL
INDEPENDENCE PARKWAY PROP LLC
PROPERTY OWNER NAME(S)
1990 NILES-CORTLAND RD
OWNER MAILING ADDRESS
CORTLAND, OH 44410
OWNER MAILING ADDRESS, CONTINUED

19329303
TAX PARCEL
PETER R & LYNN T SNELL
PROPERTY OWNER NAME(S)
10715 INDEPENDENCE POINT PY
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19329403
TAX PARCEL
ROBERT G JR ESTRIDGE
PROPERTY OWNER NAME(S)
215 N AMES ST
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19328299
TAX PARCEL
NC DEPARTMENT OF TRANSPORTATION
PROPERTY OWNER NAME(S)
716 W MAIN ST
OWNER MAILING ADDRESS
ALBEMARLE, NC 28001
OWNER MAILING ADDRESS, CONTINUED

19328226
TAX PARCEL
ROBERT S V HUDGINS
PROPERTY OWNER NAME(S)
9317 HUNTING CT
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19328204
TAX PARCEL
DAVID LEE KINNEY
PROPERTY OWNER NAME(S)
2758 LAKE SHORE RD S
OWNER MAILING ADDRESS
DENVER, NC 28037
OWNER MAILING ADDRESS, CONTINUED
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."

19328203
TAX PARCEL
DAVID LEE KINNEY
PROPERTY OWNER NAME(S)
2758 LAKE SHORE RD S
OWNER MAILING ADDRESS
DENVER, NC 28037
OWNER MAILING ADDRESS, CONTINUED

19328202
TAX PARCEL
MICHAEL JAMES & DEBORAH ANN PRUITT
PROPERTY OWNER NAME(S)
1322 FOUR LAKES DR
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19328113
TAX PARCEL
ROSE HOUSTON / MARGARET AHMED
PROPERTY OWNER NAME(S)
10731 FOUR LAKES DR
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19328112
TAX PARCEL
AUSTIN JOHN BRAMBLE / CASSANDRA P HOLCOMB
PROPERTY OWNER NAME(S)
10723 FOREST DR
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19328201
TAX PARCEL
MICHAEL S THOMAS / ROBERT H RAHILLY
PROPERTY OWNER NAME(S)
315 ARLINGTON AV, UNIT 806
OWNER MAILING ADDRESS
CHARLOTTE, NC 28203
OWNER MAILING ADDRESS, CONTINUED

19328111
TAX PARCEL
LISA D JOHNSON / ASHEY MARIE WHITLEY
PROPERTY OWNER NAME(S)
10719 FOREST DR
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19328114
TAX PARCEL
CARL T WILLIAMS / MORGAN MERCHANT
PROPERTY OWNER NAME(S)
10737 FOREST DR
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19328105
TAX PARCEL
KELLY SCHEXNAYDER
PROPERTY OWNER NAME(S)
10709 FOREST DRIVE
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED
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<td>19328208</td>
<td>JOHN T &amp; CAROLINE WILLIAMS</td>
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<td>MATTHEWS, NC 28105</td>
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<tr>
<td>19328209</td>
<td>CHARLES A IV &amp; BRANDY M COX</td>
<td>10700 FOREST DR</td>
<td>MATTHEWS, NC 28105</td>
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<tr>
<td>19328210</td>
<td>FRANCIS J &amp; ROCKY LEE CANFIELD</td>
<td>10634 FOREST DR</td>
<td>MATTHEWS, NC 28105</td>
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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
Reason for Zoning Change Request:

The rezoning request is being made to allow the development of an Events Campus. The Events Campus will provide a staffed for-rent facility which may be used to host, among other things, weddings, receptions, recitals, corporate retreats/events, gatherings such as birthday parties, family reunions, and fundraisers, meetings, and other social events. The facility will include a prep kitchen for catering services by others, outdoor pavilion(s), wine/beer tasting room, management office, changing/dressing/staging rooms, restrooms, and accessory outdoor spaces.
Date: December 28, 2016

To: Kathi Ingrish, Planning Director
Town of Matthews Planning Department
Matthews Town Hall
232 Matthews Station Street
Matthews, NC 28105

Re: Four Lakes, LLC, Rezoning Petition – Traffic Study Waiver Request

Dear Kathi,

On behalf of my Client, Four Lakes LLC, I’m submitting to you and the Town Board this letter requesting a waiver of the traffic study. Due to the nature of the proposed development program, we do not believe any increases in traffic would warrant the study; office use currently exists on the site, thus no change is anticipated for that use. The project program calls for development of an events facility which will host events primarily on weekends and other non-peak traffic times. While our project does meet the acreage threshold criteria for requiring a traffic study we believe that due to the existing office use and the nature of the proposed events center use the impacts from traffic will be minimal.

- The project does not include any dwelling units.
- The project site is larger than two acres, however, the actual development area is approximately 2.5 acres; of that approximately 2.5 acres of development area, over 0.5 acres is devoted to passive open space with walks and gardens. A minimum of 30% of the total acreage will remain undisturbed.
- The project does not contain more than three building lots.
- The project does not contain 20,000sf of office or sales floor area.
- The project is not located within 150 lineal feet of the intersection of two designated thoroughfares.

Again, we do not believe the proposed development program will generate a substantial difference in trips and traffic to justify a traffic study. The proposed facility is an events center whose traffic impacts will be limited primarily to weekends and non-peak times. If you or the Town Board finds our justifications for the waiver to be insufficient, please contact us so we may begin work on the study. Thank you for your consideration.

Best Regards,

James P. ‘Chip’ Cannon, RLA
Partner
Urban Design Partners
Date: December 28, 2016

To: Kathi Ingrish, Planning Director
   Town of Matthews Planning Department
   Matthews Town Hall
   232 Matthews Station Street
   Matthews, NC 28105

Re: Four Lakes, LLC, Rezoning Petition

Dear Kathi,

I would like to thank you for the opportunity to submit this rezoning petition request for my Client’s property at the intersection of Matthews-Mint Hill Road and Independence Point Parkway in the Town of Matthews. The approximately 5.47-acre site is located on the northeast corner of the intersection and consists of 3 contiguous parcels which make up the entire site. The multi-phase project program includes the development of an event lawn and outdoor open air pavilion for event space use; a second phase will include renovation of one existing building for office use, and staffed for-rent facility to host events. Other related amenities such as walking trails, and plaza are proposed as part of the project. We believe this project will be compatible with the surrounding uses and context and will create a community-focused and outward-reaching project for the people of Matthews. If this petition is approved, it will result in a better integrated site offering a mix of complementary uses as well as facilities for the use of the general public. Additionally, a successful rezoning will create a more consistent zoning pattern for the corner.

Our petition request is reasonable and in conformance with the adopted development goals and policies of the Town of Matthews. The proposed development is consistent with the Town of Matthews Land Use Plan: 2012-2022. It falls in line with the Land Use Plan goals and objectives and directly promotes the following goals of the Land Use Plan:

- Encourages a mix of uses with a unique facility within a larger heavy commercial area. The location of the use is appropriate within the area’s context of shopping centers and light-industrial uses. The project would combine an existing office use with an events campus as complimentary uses to better utilize the property while doing so with much lower-intensity development than is typical in the area.
- Ensures a range of transportation options and encourages alternative modes by including provisions to install a sidewalk along a portion of existing street where sidewalks do not currently exist.
- Encourages more efficient use of space by adaptively reusing an existing building and reusing an existing site with service and transportation infrastructure in place.
- Preserves open space by design. The proposed facility has been designed around the natural beauty and existing large trees on site. Buildings and parking have been located to minimize land disturbance and maximize the natural features of the site. A minimum of approximately 30% of the site will be left undisturbed.
• Supports Matthews as a distinct, attractive, high-quality community by adding a well-designed, unique, and under-represented facility within a natural setting that can be a destination for the people of Matthews and the surrounding area.

We believe our petition request is very much in keeping with the goals, objectives, and desires of the Town of Matthews. It will allow a quality project that supports the planning and design strategies of the Town, while providing an asset to its citizens. Thank you for your consideration. Please let me know if you have any questions or concerns or if we can be of further assistance.

Best Regards,

[Signature]

James P. 'Chip' Cannon, RLA
Partner
Urban Design Partners
DEVELOPMENT SUMMARY

TAX PARCEL ID #: 19328216 (A PORTION OF) 19328-205, 206, & 207
TOTAL SITE AREA: ±5.12 AC
EXISTING ZONING: B-D(CD) & R-15
PROPOSED ZONING: B-1 (CD) SPECIAL HIGHWAY OVERLAY DISTRICT
PROPOSED USE: EVENT CENTER AND OFFICE

VEHICULAR PARKING:
REQUIRED: 42 SPACES
(1/250 FOR BANQUET HALL 1/300 FOR OFFICE
7,500 SF BANQUET & 3,500 SF OFFICE)
PROPOSED: 52 SPACES

BUFFER:
REQUIRED: 20' UNDISTURBED BUFFER ON REAR AND SIDE YARDS AT 75% OPACITY
PROPOSED: EXISTING VEGETATION TO REMAIN

TREE CANOPY:
REQUIRED: 12%
PROPOSED: EXISTING TO REMAIN (30% MIN)

Matthews Event Campus
1318-e6 central ave.
Charlotte, NC 28205
urbandesignpartners.com
P  704.334.3303
F  704.334.3305

Designed by:
Drawn By:

Four Lakes, LLC
1201 Four Lakes Drive
Matthews, NC 28105

16-002
RZ-1.0

December 28, 2016

Four Lakes, LLC
1201 Four Lakes Drive
Matthews, NC 28105

1"=40'

Rezoning Site Plan RZ-1.0
1201 Four Lakes Drive
Matthews, North Carolina

FOUR LAKES, LLC
1201 Four Lakes Drive
Matthews, NC 28105

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December 28, 2016

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Rezoning Site Plan RZ-1.0
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16-002
RZ-1.0

December 28, 2016

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Matthews, NC 28105

1"=40'

Rezoning Site Plan RZ-1.0
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Matthews, North Carolina

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Matthews, NC 28105

16-002
RZ-1.0

December 28, 2016

Four Lakes, LLC
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Matthews, NC 28105

1"=40'

Rezoning Site Plan RZ-1.0
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Matthews, North Carolina

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Matthews, NC 28105

Matthews Event Campus
1318-e6 central ave.
Charlotte, NC 28205
urbandesignpartners.com
P  704.334.3303
F  704.334.3305

Designed by:
Drawn By:
DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Four Lakes LLC ("Applicant") for an approximately 5.12 acre site located on the north side of Four Lakes Drive between Independence Pointe Parkway and Forest Drive, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of all or a portion of three parcels: Tax Parcel Nos. 193-282-16, 193-282-05 (a portion thereof), 193-282-06 (a portion thereof), and 193-282-07 (a portion thereof).

2. PERMITTED USES

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

B. The maximum height in feet of any building constructed on the Site shall be 40 feet.

C. The existing building on the Site may be used to house facilities associated with the Events Campus. It may also be devoted to other office uses as allowed in the B-1 district.

3. ELEVATIONS

A. Architectural Elevations & Floor Plans

B. Contained in the Architectural Elevations & Floor Plans provided in this Rezoning Plan are schematic representations of the elevation and floor layout of the facilities to be constructed on the Site. The Petitioner reserves the right to change the design of the facilities as it deems appropriate.

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 necessary modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews.

B. Vehicular parking shall be provided in accordance with the requirements of the Ordinance. If the Petitioner elects to phase construction of the facility, phased construction is a part of the final design but subject to town approval.

C. The Petitioner may enter into an agreement with other surrounding businesses for use of offsite parking for events.

D. The Petitioner will work with the Town of Matthews Public Works and the residents on Forest Drive to determine the feasibility of installation of the University Express Bus Stop on Forest Drive.

E. The Petitioner may install and/or maintain a bus stop on Forest Drive.

6. TREE PROTECTION AND LANDSCAPING

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

B. A 20 foot wide buffer will be established along the northern and western property boundaries adjacent to single family uses as more generally depicted on the attached architectural elevations. The fence will be routed so as to minimize disturbance to existing vegetation.

C. A sidewalk easement shall be conveyed to the Town of Matthews for any portion of the minimum 6 foot wide sidewalk to be installed along the Site’s northern boundary.

D. Internal sidewalks and pedestrian connections shall be installed within the Site as generally depicted on the Rezoning Plan. Exact routing and configuration are subject to change in accordance with design development.

7. SIGNS

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

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

8. MECHANICAL, ELECTRICAL, AND PLUMBING

A. All mechanical, electrical, and plumbing systems shall be installed in accordance with the requirements of the Ordinance.

9. ENERGY EFFICIENCY

A. All energy-efficient systems shall be installed in accordance with the requirements of the Ordinance.

C. The Petitioner shall be responsible for obtaining any necessary permits and approvals from the Town of Matthews for the installation of the energy-efficient systems.

10. BINDING EFFECT OF THE REZONING APPLICATION

A. This Rezoning Application, if approved, shall be binding on all 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.

B. The Petitioner reserves the right to change the design of the facilities as it deems appropriate.
ARCHITECTURAL PLANS AND ELEVATION NOTES:
1. FLOOR PLANS AND ELEVATIONS ARE DRAWN AND DESIGNED BY BODNAR PLAN SERVICES INC.
2. FLOOR PLANS AND ELEVATIONS ARE NOT TO SCALE.
DEVELOPMENT SUMMARY

TAX PARCEL ID #: 19328216
(A PORTION OF) 19328-205, 206, & 207
TOTAL SITE AREA: ±5.12 AC
EXISTING ZONING: B-D(CD) & R-15
PROPOSED ZONING: B-1 (CD) SPECIAL HIGHWAY OVERLAY DISTRICT
PROPOSED USE: EVENT CENTER AND OFFICE

VEHICULAR PARKING:
REQUIRED: 42 SPACES
(1/250 FOR BANQUET HALL 1/300 FOR OFFICE
7,500 SF BANQUET & 3,500 SF OFFICE)
PROPOSED: 52 SPACES

BUFFER:
REQUIRED: 20' UNDISTURBED BUFFER ON REAR AND SIDE YARDS AT 75% OPACITY
PROPOSED: EXISTING VEGETATION TO REMAIN

TREE CANOPY:
REQUIRED: 12%
PROPOSED: EXISTING TO REMAIN (30% MIN)
DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

The development and use of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Zoning Ordinance and the General Plan. The regulations contained herein shall be supplemented as required by any applicable state or federal law, rule, or regulation.

2. SITE

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 Town of Matthews.

B. A minimum 6 foot wide sidewalk shall be installed along the Site’s frontage on Four Lakes Drive as generally depicted on the Rezoning Plan. The sidewalk may meander to save existing trees.

C. Internal sidewalks and pedestrian connections shall be installed within the Site as generally depicted on the Rezoning Plan. Exact routing and extent of these walks may be determined during final construction design and permitting.

4. DIMENSIONAL STANDARDS

A. The maximum height in stories of any building constructed on the Site shall be 2 stories.

B. The maximum height in feet of any building constructed on the Site shall be 40 feet.

C. The Petitioner may enter into an agreement with other surrounding businesses for use of offsite parking for events.

D. Building materials for the existing building and its expansion may include, but not be limited to, the following: brick, natural and/or engineered wood, natural and/or cultured stone, Hardi-type board and batten siding, architectural asphalt shingles, and decorative metal handrails/guardrails as more generally depicted on the attached architectural elevations.

E. The Event Pavilion shall be an open air pavilion with restrooms, food service staging area, and general storage. Refer to included architectural floorplan and elevations.

F. Building materials for the proposed Event Pavilion may include, but are not limited to, the following: natural and/or engineered wood, natural and/or cultured stone, Hardi-type board and batten siding, architectural asphalt shingles, and decorative metal handrails/guardrails as more generally depicted on the attached architectural elevations.

G. The Event Pavilion may at times be used for events with amplified sound. Through location, orientation, and design of the Event Pavilion, the Petitioner shall ensure that it will have minimal impact on surrounding neighbors and properties. Requirements of the Town’s Sound Ordinance (Chapter 202) shall be met.

5. TREE PROTECTION AND LANDSCAPING

A. The maximum height in stories of any building constructed on the Site shall be 2 stories.

B. The maximum height in feet of any building constructed on the Site shall be 40 feet.

7. ARCHITECTURAL STANDARDS

A. The maximum height in stories of any building constructed on the Site shall be 2 stories.

B. The maximum height in feet of any building constructed on the Site shall be 40 feet.

C. Building materials for the Event Pavilion may include, but are not limited to, the following: natural and/or engineered wood, natural and/or cultured stone, Hardi-type board and batten siding, architectural asphalt shingles, and decorative metal handrails/guardrails as more generally depicted on the attached architectural elevations.

D. Building materials for the existing building and its expansion may include, but not be limited to, the following: brick, natural and/or engineered wood, natural and/or cultured stone, Hardi-type board and batten siding, architectural asphalt shingles, and decorative metal handrails/guardrails as more generally depicted on the attached architectural elevations.

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

F. BUILDING PERMITS

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under the Rezoning Plan and these Development Standards shall 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. Through location, orientation, and design of the Event Pavilion, the Petitioner shall ensure that it will have minimal impact on surrounding neighbors and properties. Requirements of the Town’s Sound Ordinance (Chapter 202) shall be met.
DEVELOPMENT SUMMARY

TAX PARCEL ID #: 19328216 (A PORTION OF) 19328-205, 206, & 207
TOTAL SITE AREA: ±5.12 AC
EXISTING ZONING: B-D(CD) & R-15
PROPOSED ZONING: B-1 (CD) SPECIAL HIGHWAY OVERLAY DISTRICT
PROPOSED USE: EVENT CENTER AND OFFICE
VEHICULAR PARKING:
REQUIRED: 42 SPACES (1/250 FOR BANQUET HALL 1/300 FOR OFFICE 7,500 SF BANQUET & 3,500 SF OFFICE)
PROPOSED: 42 SPACES
BUFFER:
REQUIRED: 20' UNDISTURBED BUFFER ON REAR AND SIDE YARDS AT 75%Opacity
PROPOSED: EXISTING VEGETATION TO REMAIN
TREE CANOPY:
REQUIRED: 12%
PROPOSED: EXISTING TO REMAIN (30% MIN)

VICINITY MAP

Four Lakes, LLC
1201 Four Lakes Drive
Matthews, NC 28105

Designed by:
Drawn By:

URBAN
DESIGN
PARTNER

Matthews Event Campus
1201 Four Lakes Drive
Matthews, North Carolina

Design:

Matthews Event Campus
1201 Four Lakes Drive
Matthews, North Carolina

1201 Four Lakes Drive Matthews, North Carolina

December 28, 2016

Four Lakes, LLC
1201 Four Lakes Drive
Matthews, NC 28105

16-002

RZ-1.0

SUPERCEDED 2017-658
03/01/2017
ARCHITECTURAL PLANS AND ELEVATION NOTES:
1. FLOOR PLANS AND ELEVATIONS ARE DRAWN AND DESIGNED BY BODNAR PLAN SERVICES, INC.
2. SCALES AND SCALE UNITS ARE NOT TO SCALE.

DEVELOPMENT STANDARDS

A. These Development Standards are a part of the Rezoning Plan associated with the Rezoning Application filed by Four Lakes LLC ("Applicant") for an approximately 1.59 acre site located on the north side of Four Lakes Drive between Independence Circle and Four Lakes Drive, which are also more specifically depicted on the Rezoning Plan (hereinafter referred to as the "Site").

B. The development and use of the Site shall be governed by the Rezoning Plan, these Development Standards, and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The approval of this Rezoning Application subjects the Site to the terms and conditions of the Development Standards set forth herein.

C. The Petitioner shall incorporate the key elements of the Rezoning Plan, these Development Standards, and the application provisions of the Ordinance into the Development of the Site. Any construction, development, or use of the Site that departs from these Standards, or fails to comply with the Ordinance, shall be subject to any necessary approvals or permits required by the Ordinance.

D. The development and use of the Site shall not be permitted in a manner which would violate the terms, conditions, or requirements of the Ordinance.

E. The Petitioner shall comply with all applicable laws, rules, and regulations, including but not limited to, the Ordinance, in connection with the development and use of the Site.

F. Building materials for the proposed Event Pavilion may include, but not be limited to, the following: natural and/or engineered wood, natural and/or cultured stone, Hardi-type board and batten siding, architectural asphalt shingles, decorative metal handrails/guardrails as more generally depicted on the attached architectural elevations.

G. The Event Pavilion may at times be used for events with amplified sound. Through location, orientation, and design of the Event Pavilion, amplified sound will be directed away from the adjacent residential properties. Requirements of the Town’s noise ordinance shall be met.

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

I. BOND

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan shall be subject to the following bond requirements. The bond shall be governed by the Ordinance.

B. The Petitioner shall provide a bond in the amount of $10,000 for each condition imposed under this Rezoning Plan, which shall be in accordance with the Ordinance.

C. The Petitioner shall provide the bond in accordance with the Ordinance.

D. The bond shall be in accordance with the Ordinance.

E. The bond shall be in accordance with the Ordinance.

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CCCS. The bond shall be in accordance with the Ordinance.

DDDS. The bond shall be in accordance with the Ordinance.

EEES. The bond shall be in accordance with the Ordinance.

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GGGS. The bond shall be in accordance with the Ordinance.

HHHS. The bond shall be in accordance with the Ordinance.

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VVV. The bond shall be in accordance with the Ordinance.

WWW. The bond shall be in accordance with the Ordinance.

XXX. The bond shall be in accordance with the Ordinance.

YYY. The bond shall be in accordance with the Ordinance.

ZZZ. The bond shall be in accordance with the Ordinance.
ARCHITECTURAL PLANS AND ELEVATION NOTES:
1. FLOOR PLANS AND ELEVATIONS ARE DRAWN AND DESIGNED BY BODNAR PLAN SERVICES INC.
2. FLOOR PLANS AND ELEVATIONS ARE NOT TO SCALE.
1) Approximately 2.45 acres (48%) of the site is vegetated with a mix of pine and hardwoods.
2) The proposed site plan has been created with the intent to preserve the majority of the existing trees along the northern and western boundaries as shown on the Rezoning Plan. Additionally, the development will be concentrated in the front and middle portions of the site so as to retain and leave the rear of the site undisturbed.
Approximately 2.35 acres (95%) of tree canopy will remain with an additional 1.46 acres from freestanding trees to remain (2,000 sf of canopy per tree).
3) A more defined tree save area will be determined after preliminary grading studies are performed as a part of the Stormwater Concept Plan.
DEVELOPMENT SUMMARY

TAX PARCEL ID #: 19328216
(A PORTION OF) 19328-205, 206, & 207
TOTAL SITE AREA: ±5.47 AC
EXISTING ZONING: B-D(CD) & R-15
PROPOSED ZONING: B-1 (CD) SPECIAL HIGHWAY OVERLAY DISTRICT
PROPOSED USE: EVENT CENTER AND OFFICE

VEHICULAR PARKING:
REQUIRED: 1/250 FOR OFFICE AND BANQUET HALL (44 SPACES)
PROPOSED: 54 SPACES

BUFFER:
REQUIRED: 20' UNDISTURBED BUFFER ON REAR AND SIDE YARDS AT 75% OPACITY
PROPOSED: EXISTING VEGETATION TO REMAIN

TREE CANOPY:
REQUIRED: 12%
PROPOSED: EXISTING TO REMAIN (30% MIN)

VICINITY MAP

Designed by:
Drawn By:
1318-e6 central ave.
charlotte, nc 28205
urbandesignpartners.com
P  704.334.3303
F  704.334.3305
Matthews Event Campus
1201 Four Lakes Drive
Matthews, North Carolina

SUPERCEDED 12/28/2016

URBAN DESIGN PARTNER
URBAN DESIGN PARTNER

1"=40'

Matthews Event Campus
1201 Four Lakes Drive
Matthews, NC 28105

16-002
Rezoning Site Plan RZ-1.0
December 28, 2016

CURRENT
DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Four Lakes LLC ("Applicant") for an approximately 5.47 acre site located on the north side of Four Lakes Drive between the intersection of Four Lakes Drive and Four Lakes Circle, which is to more specifically described on the Rezoning Plan. The regulations established under the Ordinance for the B-1 zoning district shall govern the use and development of the Site. Additionally, the Site is located within the Town’s Special Highway Overlay District and is subject to the requirements thereof.

B. The Petitioner shall recombine the four existing parcels of the Site into four 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.

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general development and site elements. The Petitioner reserves the right to construct the project in multiple phases. For the purposes of this Rezoning, all parking standards shall be based on full buildout of the project.

D. The Petitioner may enter into an agreement with other surrounding businesses for use of off-site parking for events.

2. PERMITTED USES

A. The Site may be devoted to Office Uses as well as an Events Center available for rent by others to host a variety of social events including but not limited to weddings, receptions, include parties, meetings, corporate events, and other similar social events. The Petitioner reserves the right to construct the project in multiple phases. For the purposes of this Rezoning, all parking standards shall be based on full buildout of the project.

B. The existing building on the Site may be used to house facilities associated with the Events Campus. It may also be devoted to other office uses as allowed in the B-1 district.

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.

B. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to final adjustments 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.

C. 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 buildout of the program.

4. STREETS AND PATTERNS

A. The streetscape treatment along the Site’s frontages on Four Lakes Drive shall comply with the requirements of the Ordinance.

B. A minimum 6 foot wide sidewalk shall be installed along the Site’s frontage on Four Lakes Drive as generally depicted on the Rezoning Plan. The sidewalk may meander to save existing trees.

C. A sidewalk easement shall be conveyed to the Town of Matthews for any portion of the minimum 6 foot wide sidewalk to be installed along the Site’s frontage on Four Lakes Drive 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.

5. TREE PROTECTION AND LANDSCAPING

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

B. A 20 foot wide undisturbed buffer will be established along the northern and western property boundaries adjacent to single family uses as more generally described on the plan.

C. The existing building is to remain and be renovated and expanded to accommodate offices, dressing/staging rooms, restrooms, and a catering prep kitchen.

D. The Event Pavilion shall be an open air pavilion with restrooms, food service staging area, and general storage.

6. STREETSCAPE TREATMENT AND SIDEWALKS

A. The streetscape treatment along the Site’s frontages on Four Lakes Drive shall comply with the requirements of the Ordinance.

B. A minimum 6 foot wide sidewalk shall be installed along the Site’s frontage on Four Lakes Drive as generally depicted on the Rezoning Plan. The sidewalk may meander to save existing trees.

C. A sidewalk easement shall be conveyed to the Town of Matthews for any portion of the minimum 6 foot wide sidewalk to be installed along the Site’s frontage on Four Lakes Drive 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.

B. A 20 foot wide undisturbed buffer will be established along the northern and western property boundaries adjacent to single family uses as more generally described on the plan.

C. The existing building is to remain and be renovated and expanded to accommodate offices, dressing/staging rooms, restrooms, and a catering prep kitchen.

D. The Event Pavilion shall be an open air pavilion with restrooms, food service staging area, and general storage.

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 the Rezoning Plan shall be binding upon the Applicant, the current and subsequent owners of the Site and their respective successors in interest and includes 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.

REVISIONS:BY: DATE:

SUPERCEDED
2017-658
12/28/2016
NOTES

1) Approximately 2.69 acres (49%) of the site is vegetated with a mix of pine and hardwoods.

2) The proposed site plan has been created with the intent to preserve the majority of the existing trees along the northern and western boundaries as shown on the Rezoning Plan. Additionally, the development will be concentrated in the front and middle portions of the site so as to retain and leave the rear of the site undisturbed.

Approximately 2.59 acres (47%) of tree canopy will remain with an additional 1.29 acres from freestanding trees to remain (2,000 sf of canopy per tree).

3) A more defined tree save area will be determined after preliminary grading studies are performed as a part of the Stormwater Concept Plan.