



DATE FILED 12-28-16  
 APPLICATION NUMBER 2017-658  
*For office use only*

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

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

Ladies and Gentlemen:

Your consideration of this petition is requested for:

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

Tax parcel number(s): 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 6716 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: IB-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)

**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):

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See separate sheet.

→ 

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

704-845-4663; rodney@youratm.com

Property owner's phone number/email address



Signature of agent (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

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

List 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."

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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

19329304

TAX PARCEL

FOUR BOXES I LLC / CASH FLO I LLC

PROPERTY OWNER NAME(S)

1135 FOUR LAKES DR

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."

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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

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

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

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

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

19328105

TAX PARCEL

KELLY SCHEXNAYDER

PROPERTY OWNER NAME(S)

10709 FOREST DRIVE

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

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."

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19328208

TAX PARCEL

JOHN T & CAROLINE WILLIAMS

PROPERTY OWNER NAME(S)

10712 FOREST DR

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19328209

TAX PARCEL

CHARLES A IV & BRANDY M COX

PROPERTY OWNER NAME(S)

10700 FOREST DR

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19328210

TAX PARCEL

FRANCIS J & ROCKY LEE CANFIELD

PROPERTY OWNER NAME(S)

10634 FOREST DR

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

Application number  
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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

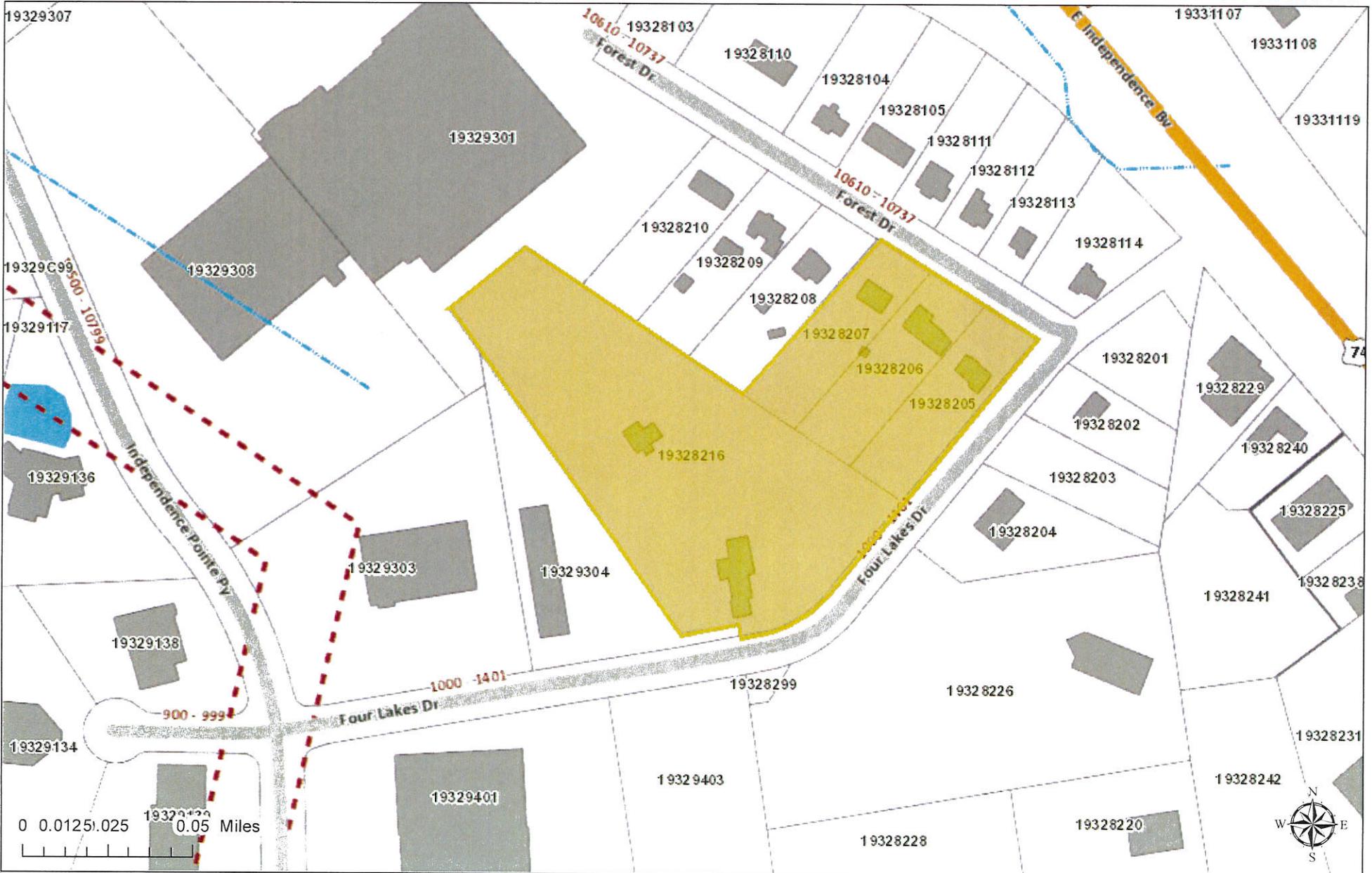
Town Board of Commissioners approves or denies application April 10, 2017

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.

# Polaris 3G Map – Mecklenburg County, North Carolina Matthews Event Campus Tax Map

Date Printed: 12/21/2016 5:34:59 PM



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



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,



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



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).
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the Ordinance for the B-1 zoning district shall govern the use and development of the Site. Additionally, the Site is located within the Town's Special Highway Overlay District, however, is not subject to the requirements thereof due to having no road frontage on Highway 51.
- C. 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. All resulting lots, including those along Forest Drive, will meet dimensional and other standards and requirements for lots within corresponding zoning district.
- D. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and the improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and perimeter landscaping requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- E. The Petitioner reserves the right to construct the project in multiple phases. For the purposes of this Rezoning, all parking standards shall be met based on the full buildout of the program or as more specifically shown on the Rezoning Plan.

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, recitals, parties, meetings, corporate retreats, and other similar uses. It may also be used to host catered events and functions with food service. Incidental and accessory uses may include but not be limited to an office for the day-to-day operations of the facility and outdoor amenities which are complementary to the primary use and more particularly shown on the Site Plan.
- B. The maximum number of allowable patrons at a facility event, exclusive of facility or vendor employees, is 150 persons based on the current total of 52 parking spaces. The maximum number may be increased to 200 total allowable patrons if and at which time the Petitioner secures additional off-site parking. The maximum may be raised by two patrons for every one parking space added through a shared parking agreement with surrounding businesses.
- 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.

4. DIMENSIONAL STANDARDS

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

5. TRANSPORTATION AND PARKING

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the 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 project, all required parking will be constructed as a part of the first phase based on full build-out of the program.
- 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 Town of Matthews Public Works and the residents on Forest Drive to determine the feasibility of installation of No Parking signs and speed humps along Four Lakes Drive and Forest Drive. He agrees to install up to four signs and one speed hump if allowed by the Town's Public Works Department.
- E. The Petitioner shall install No Left Turn signage at each of the Site's driveways to discourage patrons from turning left towards Forest Drive.

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. Exact routing and extent of these walks may be determined during final construction design and permitting.

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 buffer will be established along the northern and western property boundaries adjacent to single family uses as more generally depicted on the plan. Additionally, a minimum six-foot height fence will be constructed within the buffer adjacent to those residential parcels which are not owned by the Petitioner at the time of construction. This buffer will remain undisturbed except to construct the screen fence. The fence will be routed so as to minimize disturbance to existing vegetation.

8. 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. The existing building is to remain and be renovated and expanded to accommodate offices, dressing/staging rooms, restrooms, and a small catering prep kitchen to be used only for on-site events. Refer to included architectural floorplan and 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. 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 not be limited to, the following: natural and/or engineered wood, natural and/or cultured stone, hard-coat stucco siding, Hardi-type shake shingle siding, standing seam metal roof, 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, amplified sound will be directed away from the adjacent residential properties. Requirements of the Town's Noise Ordinance (Chapter 92A) shall be adhered to in the operation of the facility. Additionally, the Petitioner agrees to restrict amplified sound to the hours of 8 a.m.- 9 p.m. Sunday through Thursday and 8 a.m.- 11 p.m. Friday and Saturday.

9. SIGNS

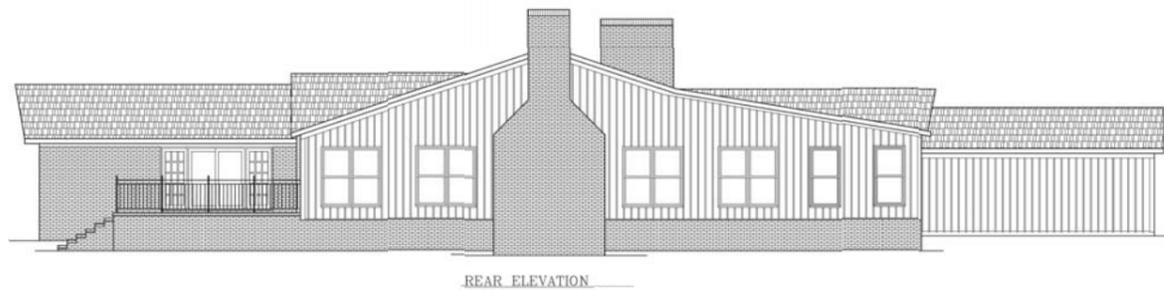
- A. All signs installed on the Site shall comply with the requirements of the Ordinance.

10. BINDING EFFECT OF THE REZONING APPLICATION

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

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.



**URBAN  
DESIGN  
PARTNERS**  
1318-e6 central ave. P 704.334.3303  
charlotte, nc 28205 F 704.334.3305  
urbandesignpartners.com

Four Lakes, LLC

1201 Four Lakes Drive  
Matthews, NC 28105

Matthews Event Campus

Development Standards and Notes  
Architectural Elevations & Floor Plans

1201 Four Lakes Drive Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	03.17.17	UDP	PER TOWN COMMENTS
2	04.03.17	UDP	PER TOWN COMMENTS

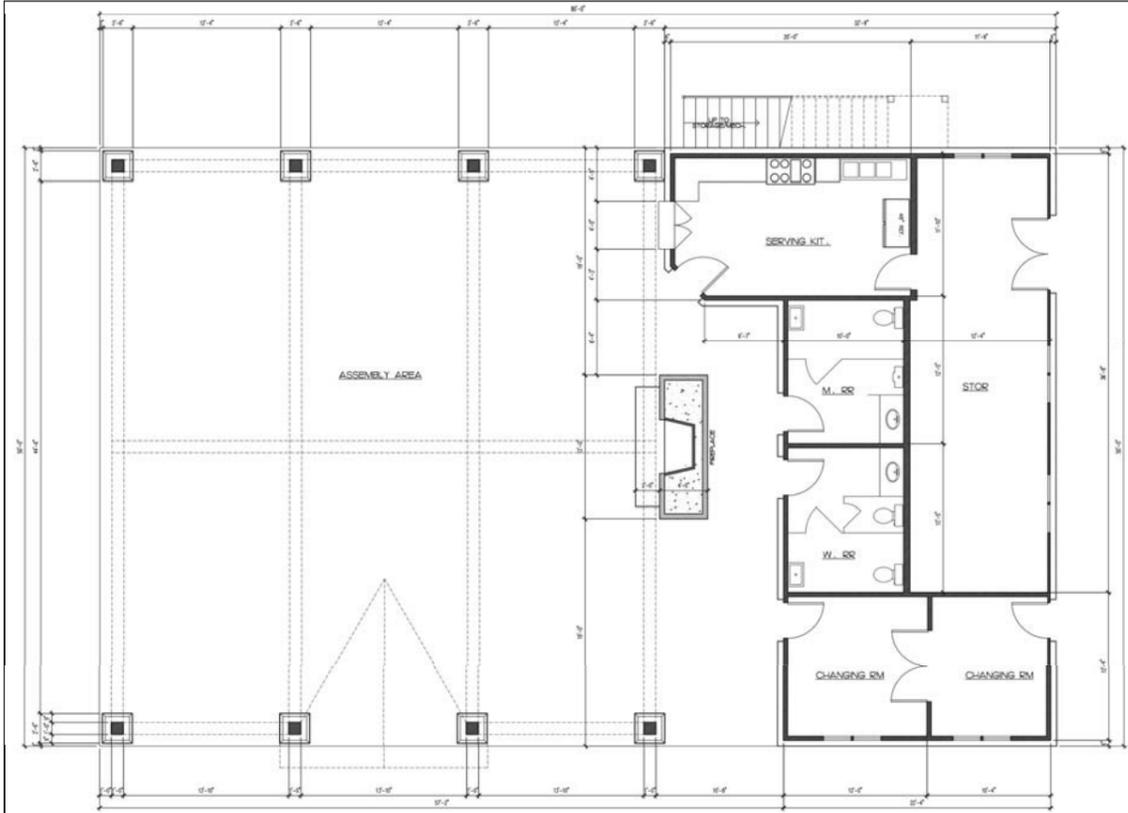
Project No: 16-002  
Date: December 28, 2016  
Designed by: udp  
Drawn By: udp  
Scale:  
Sheet No:

RZ-2.0



**URBAN  
DESIGN  
PARTNERS**

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

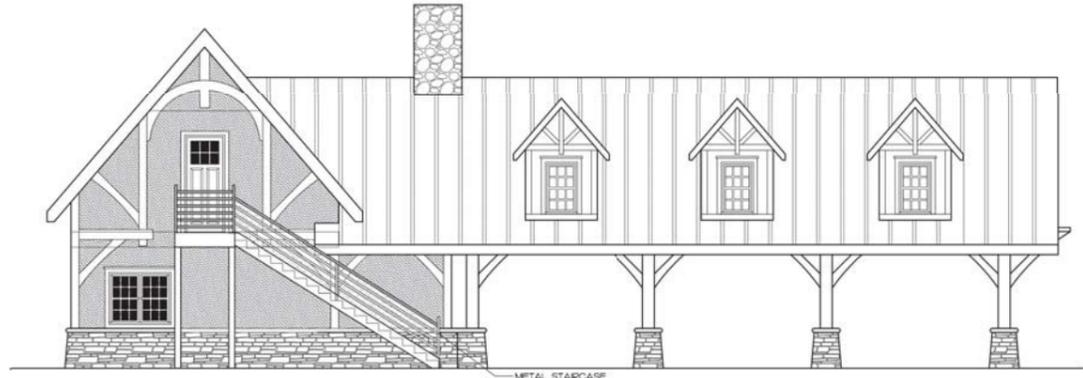


ARCHITECTURAL PLANS AND ELEVATION NOTES:  
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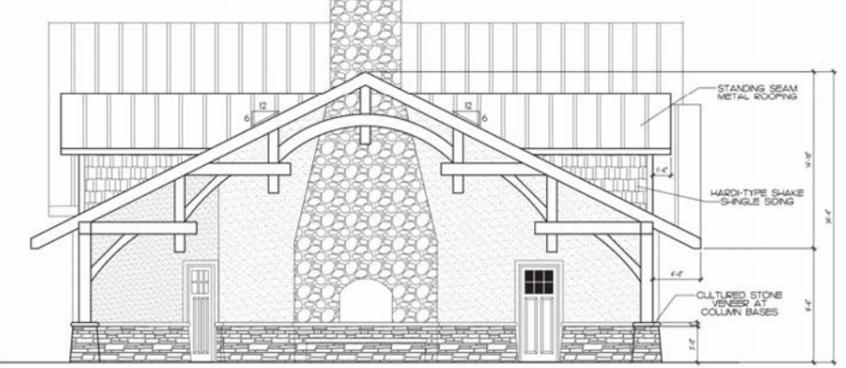
PAVILION FLOOR PLAN



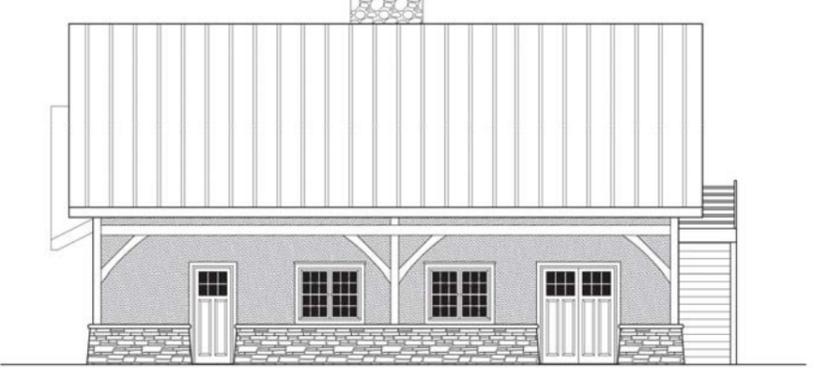
SIDE ELEVATION



OFF STREET SIDE ELEVATION



END ELEVATION



SERVICE END ELEVATION

Four Lakes, LLC

1201 Four Lakes Drive  
Matthews, NC 28105

**Matthews Event Campus**

**Architectural Elevations & Floor Plans**

1201 Four Lakes Drive Matthews, North Carolina

NO. DATE: BY: REVISIONS:

Project No: 16-002  
Date: December 28, 2016  
Designed by: udp  
Drawn By: udp  
Scale:  
Sheet No:

**RZ-3.0**

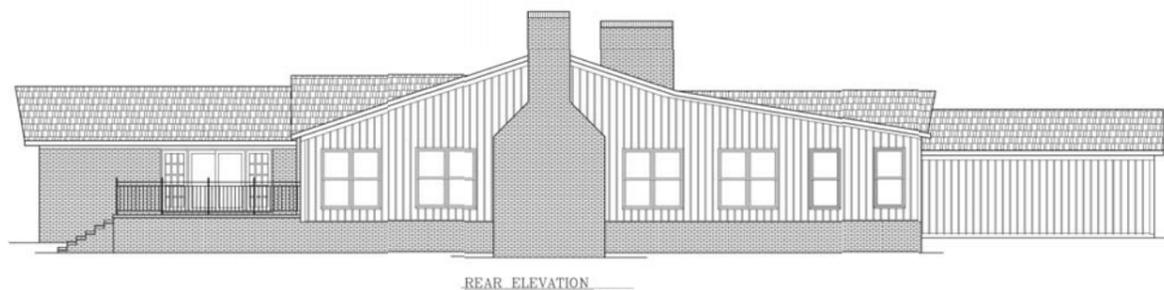
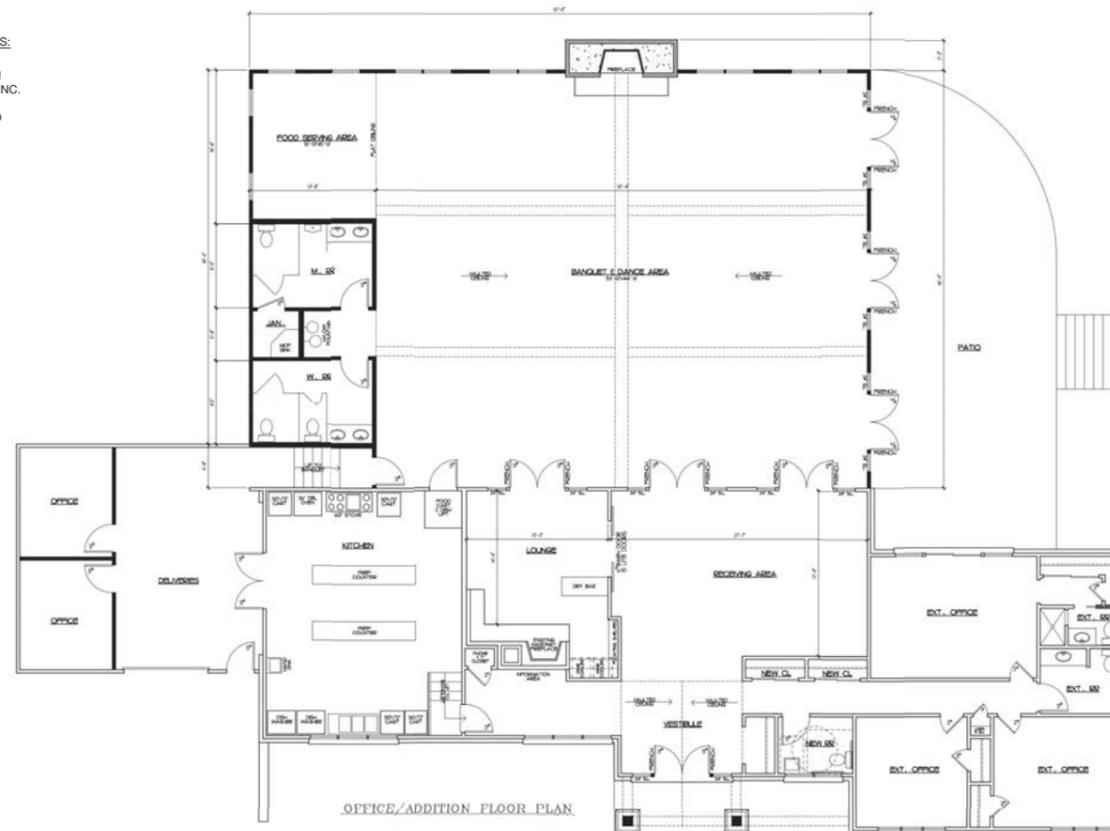


**DEVELOPMENT STANDARDS**

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 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).
  - B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the Ordinance for the B-1 zoning district shall govern the use and development of the Site. Additionally, the Site is located within the Town's Special Highway Overlay District, however, is not subject to the requirements thereof due to having no road frontage on Highway 51.
  - C. 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. All resulting lots, including those along Forest Drive, will meet dimensional and other standards and requirements for lots within corresponding zoning district.
  - D. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and the improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and perimeter landscaping requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
  - E. The Petitioner reserves the right to construct the project in multiple phases. For the purposes of this Rezoning, all parking standards shall be met based on the full buildout of the program or as more specifically shown on the Rezoning Plan.
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, recitals, parties, meetings, corporate retreats, and other similar uses. It may also be used to host catered events and functions with food service. Incidental and accessory uses may include but not be limited to an office for the day-to-day operations of the facility and outdoor amenities which are complementary to the primary use and more particularly shown on the Site Plan.
  - B. The maximum number of allowable patrons at a facility event, exclusive of facility or vendor employees, is 150 persons based on the current total of 52 parking spaces. The maximum number may be increased to 200 total allowable patrons if and at which time the Petitioner secures additional off-site parking. The maximum may be raised by two patrons for every one parking space added through a shared parking agreement with surrounding businesses.
  - 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.
4. DIMENSIONAL STANDARDS
  - A. Development of the Site shall comply with the dimensional standards of the B-1 zoning district set out in the Ordinance.
5. TRANSPORTATION AND PARKING
  - A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the 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 project, all required parking will be constructed as a part of the first phase based on full build-out of the program.
  - 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 Town of Matthews Public Works and the residents on Forest Drive to determine the feasibility of installation of No Parking signs and speed humps along Four Lakes Drive and Forest Drive. He agrees to install up to four signs and one speed hump if allowed by the Town's Public Works Department.
  - E. The Petitioner shall install No Left Turn signage at each of the Site's driveways to discourage patrons from turning left towards Forest Drive.
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. Exact routing and extent of these walks may be determined during final construction design and permitting.
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 depicted on the plan. Additionally, a minimum six-foot height fence will be constructed within the buffer adjacent to those residential parcels which are not owned by the Petitioner at the time of construction.
8. 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. The existing building is to remain and be renovated and expanded to accommodate offices, dressing/staging rooms, restrooms, and a small catering prep kitchen to be used only for on-site events. Refer to included architectural floorplan and 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. 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 not be limited to, the following: natural and/or engineered wood, natural and/or cultured stone, hard-coat stucco siding, Hardi-type shake shingle siding, standing seam metal roof, 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, amplified sound will be directed away from the adjacent residential properties. Requirements of the Town's Noise Ordinance (Chapter 92A) shall be adhered to in the operation of the facility.
9. SIGNS
  - A. All signs installed on the Site shall comply with the requirements of the Ordinance.
10. BINDING EFFECT OF THE REZONING APPLICATION
  - A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

**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.



**URBAN  
 DESIGN  
 PARTNERS**

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 Charlotte, NC 28205 F 704.334.3305  
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Four Lakes, LLC

1201 Four Lakes Drive  
 Matthews, NC 28105

**Matthews Event Campus**

**Development Standards and Notes  
 Architectural Elevations & Floor Plans**

1201 Four Lakes Drive Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
1	03.17.17	UDP	PER TOWN COMMENTS

Project No: 16-002  
 Date: December 28, 2016  
 Designed by: udp  
 Drawn by: udp  
 Scale:  
 Sheet No:

**RZ-2.0**



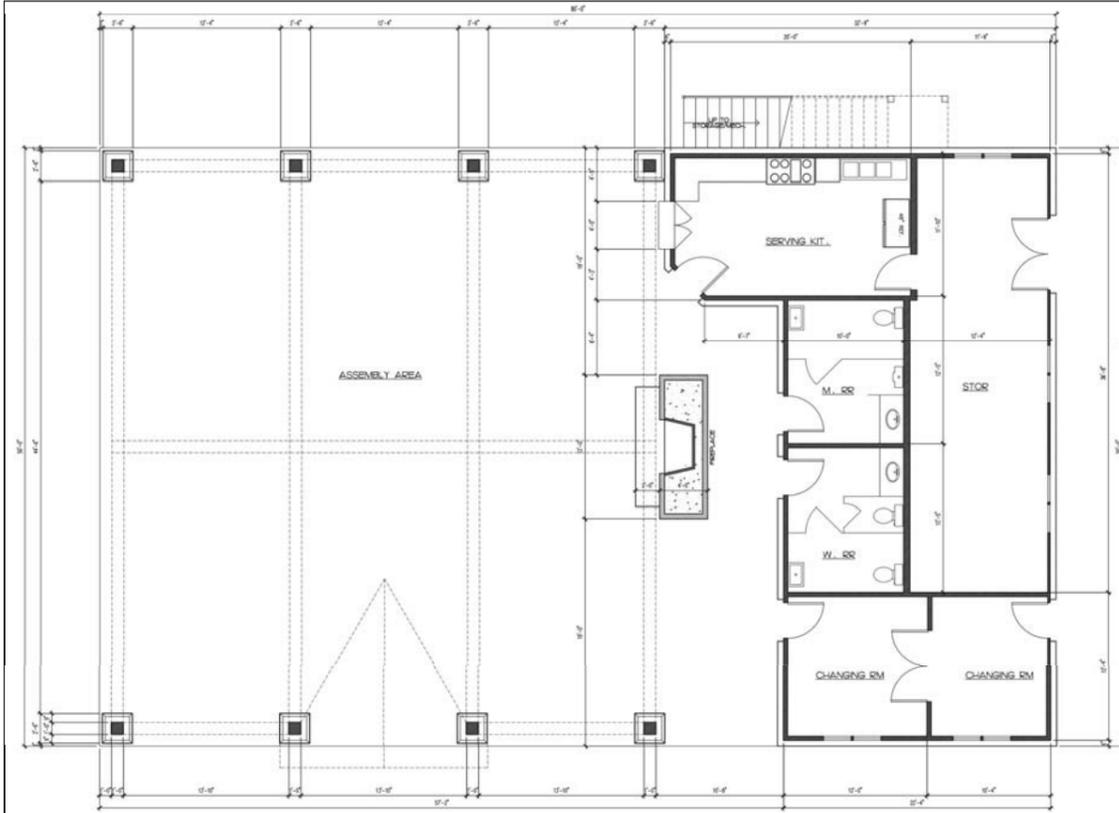






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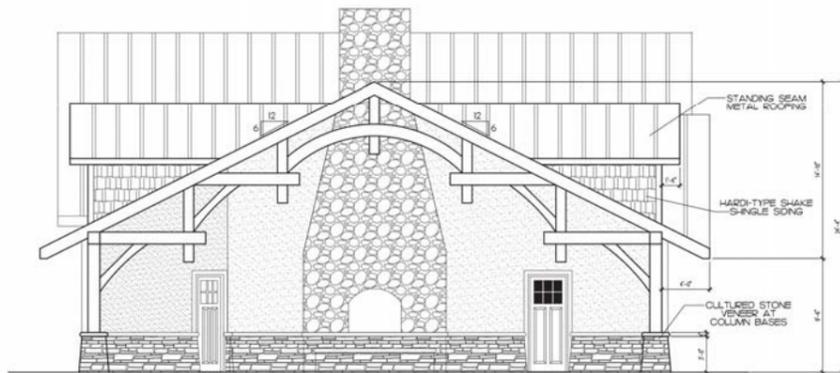
PAVILION FLOOR PLAN



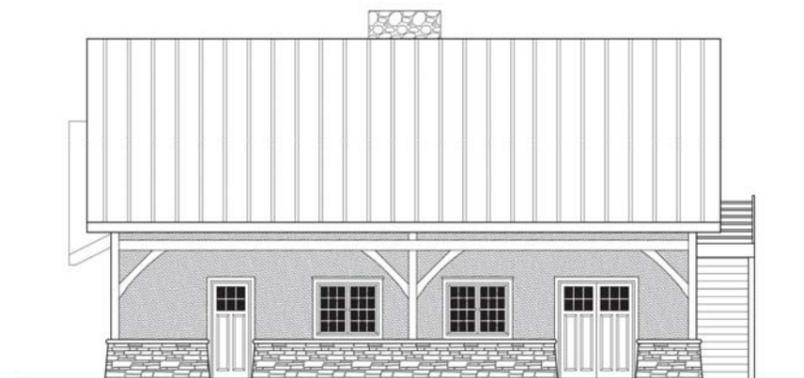
SIDE ELEVATION



OFF STREET SIDE ELEVATION



END ELEVATION



SERVICE END ELEVATION

Four Lakes, LLC

1201 Four Lakes Drive  
Matthews, NC 28105

**Matthews Event Campus**

**Architectural Elevations & Floor Plans**

1201 Four Lakes Drive Matthews, North Carolina

NO. DATE: BY: REVISIONS:

Project No: 16-002  
Date: December 28, 2016  
Designed by: udp  
Drawn By: udp  
Scale:  
Sheet No:

**RZ-3.0**



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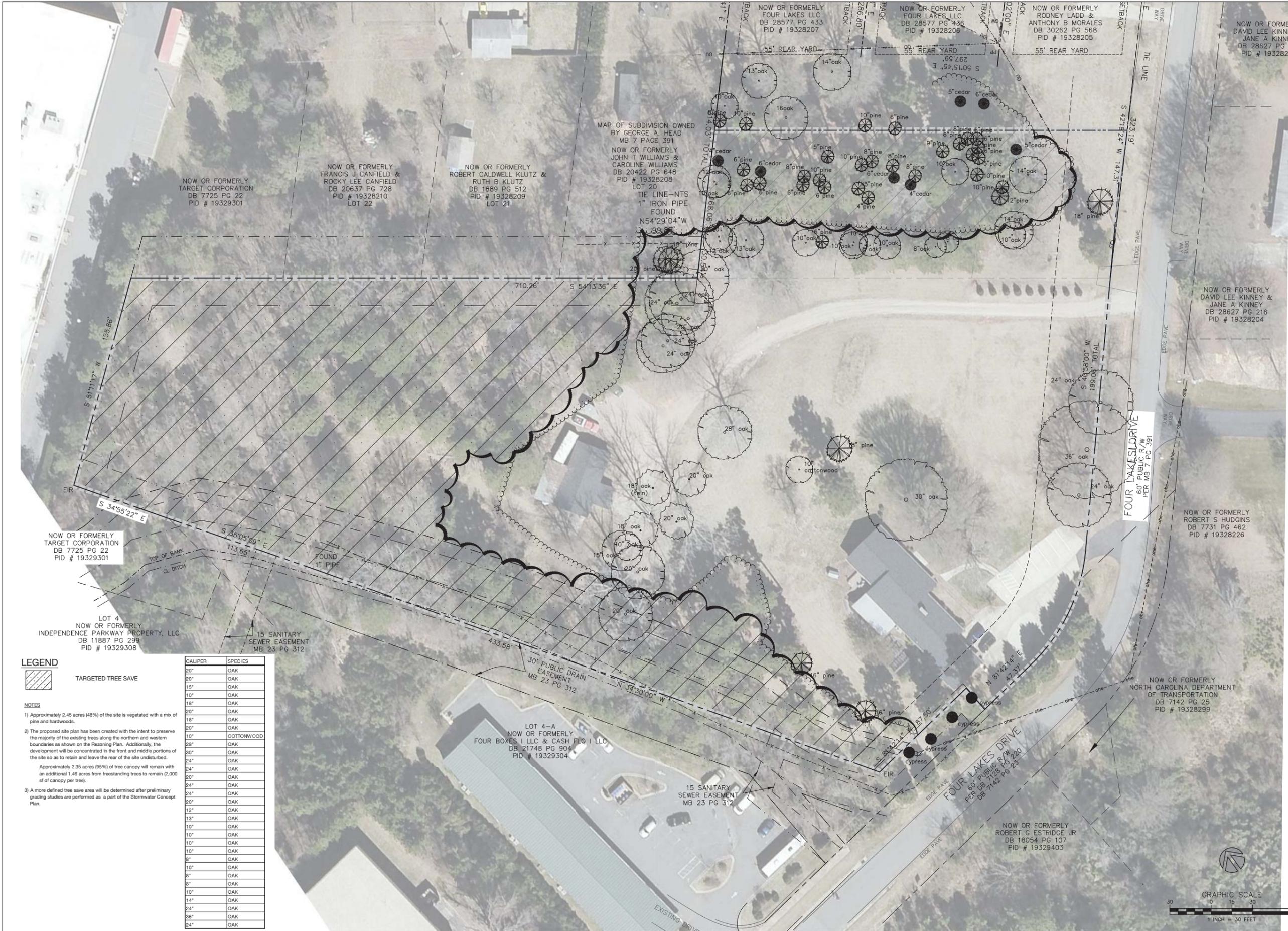
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urbandesignpartners.com

Four Lakes, LLC

1201 Four Lakes Drive  
Matthews, NC 28105

# Matthews Event Campus

Rezoning Site Plan  
1201 Four Lakes Drive Matthews, North Carolina



**LEGEND**

TARGETED TREE SAVE

**NOTES**

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

CALIPER	SPECIES
20"	OAK
20"	OAK
15"	OAK
10"	OAK
18"	OAK
20"	OAK
18"	OAK
20"	OAK
10"	COTTONWOOD
28"	OAK
30"	OAK
24"	OAK
24"	OAK
20"	OAK
24"	OAK
24"	OAK
20"	OAK
12"	OAK
13"	OAK
10"	OAK
10"	OAK
10"	OAK
8"	OAK
10"	OAK
8"	OAK
8"	OAK
10"	OAK
14"	OAK
24"	OAK
36"	OAK
24"	OAK



NO. DATE: BY: REVISIONS:

Project No: 16-002  
Date: December 28, 2016  
Designed by: udp  
Drawn by: udp  
Scale: 1"=30'  
Sheet No:

**VS-1.0**





