

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

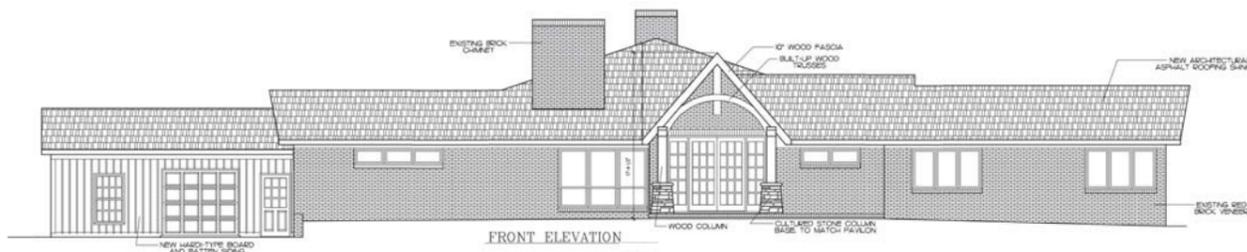
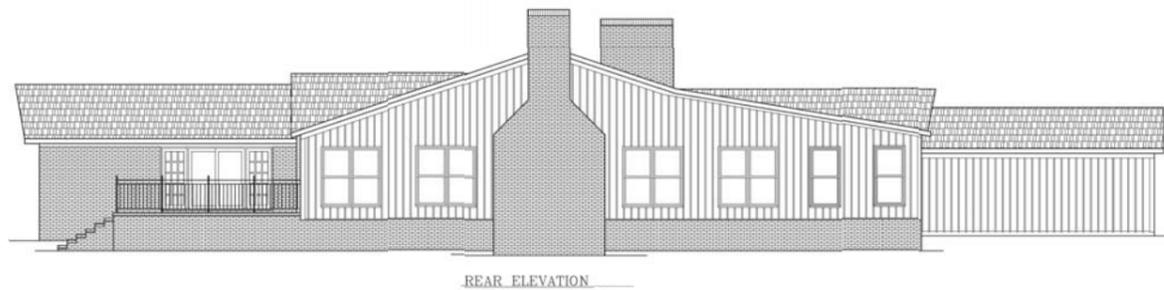
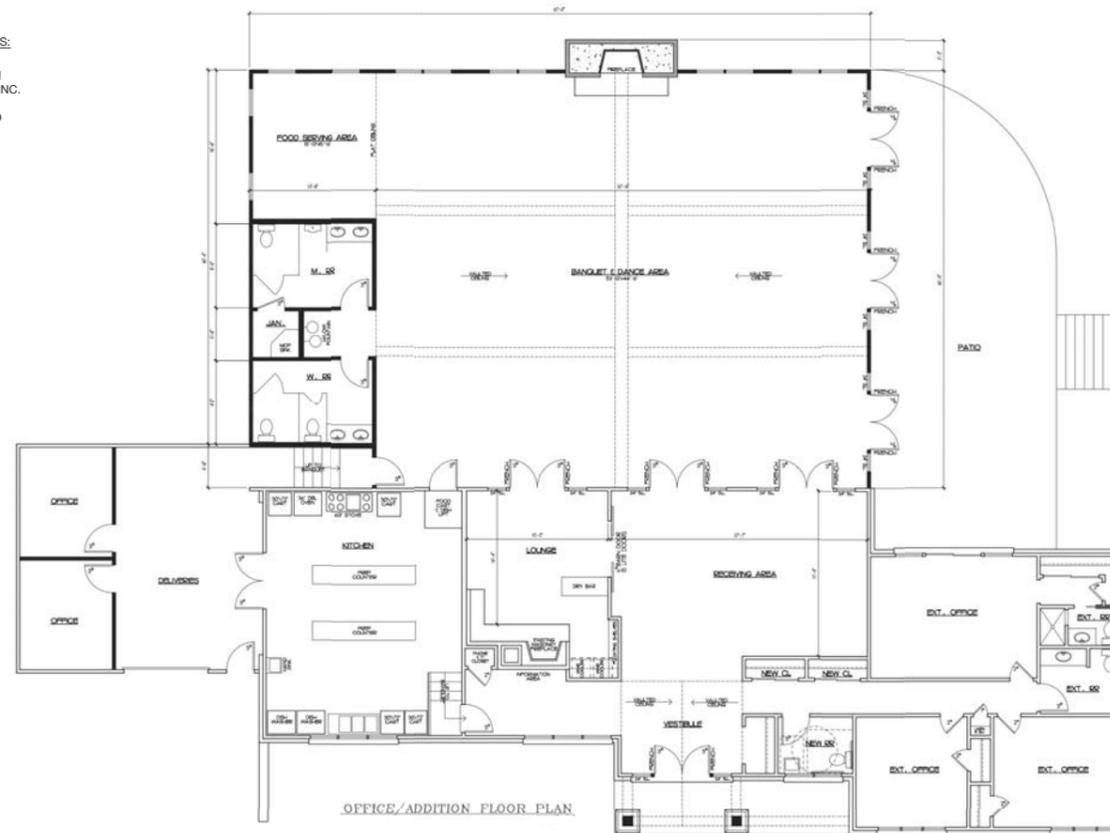
- A. All signs installed on the Site shall comply with the requirements of the Ordinance.

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.



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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
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:
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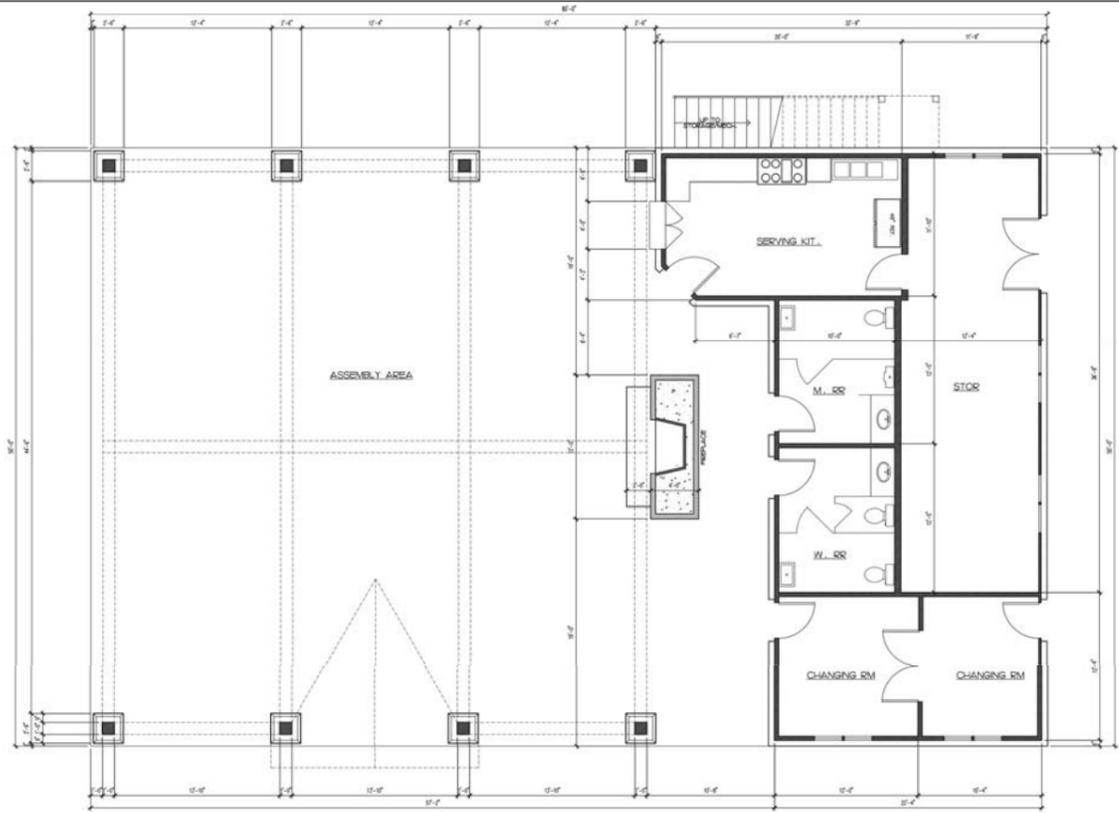
Architectural Elevations & Floor Plans

1201 Four Lakes Drive Matthews, North Carolina

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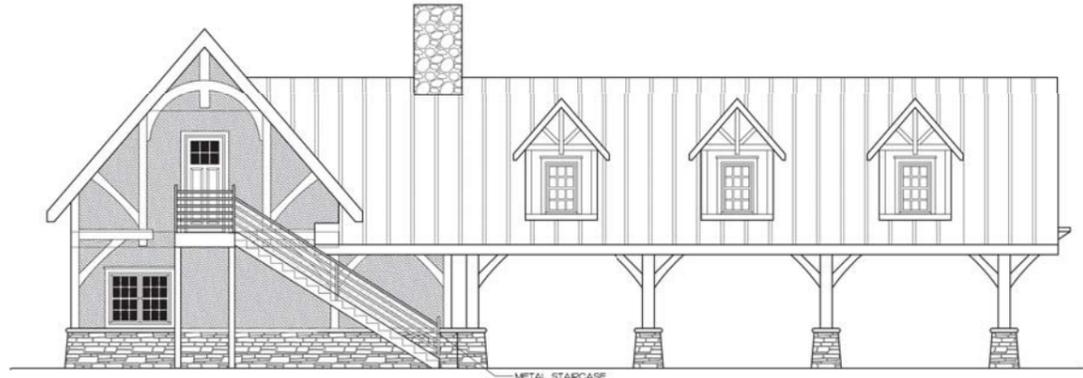


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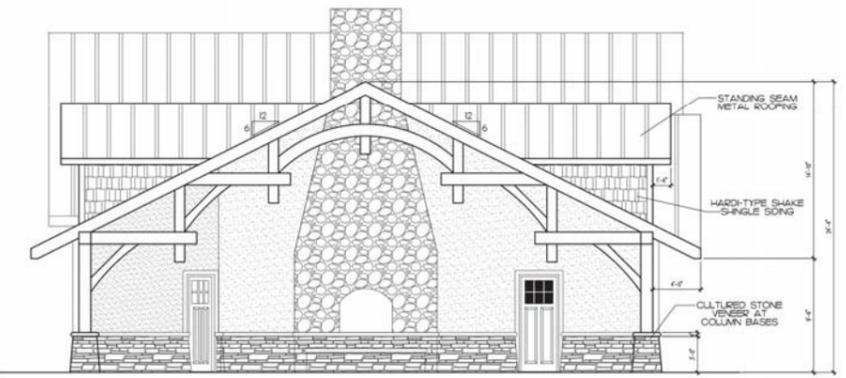
PAVILION FLOOR PLAN



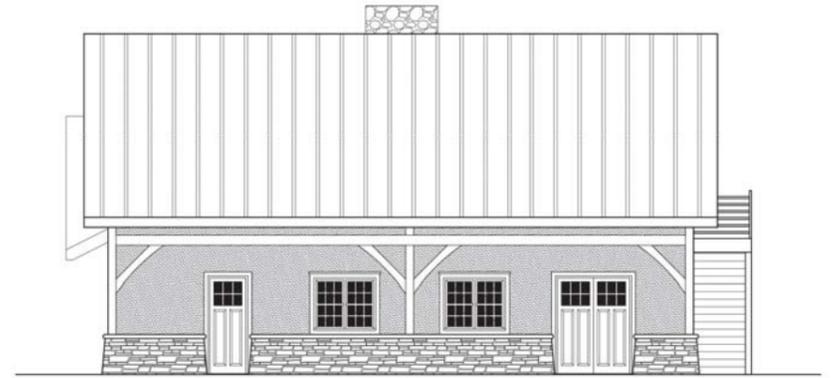
SIDE ELEVATION



OFF STREET SIDE ELEVATION



END ELEVATION



SERVICE END ELEVATION



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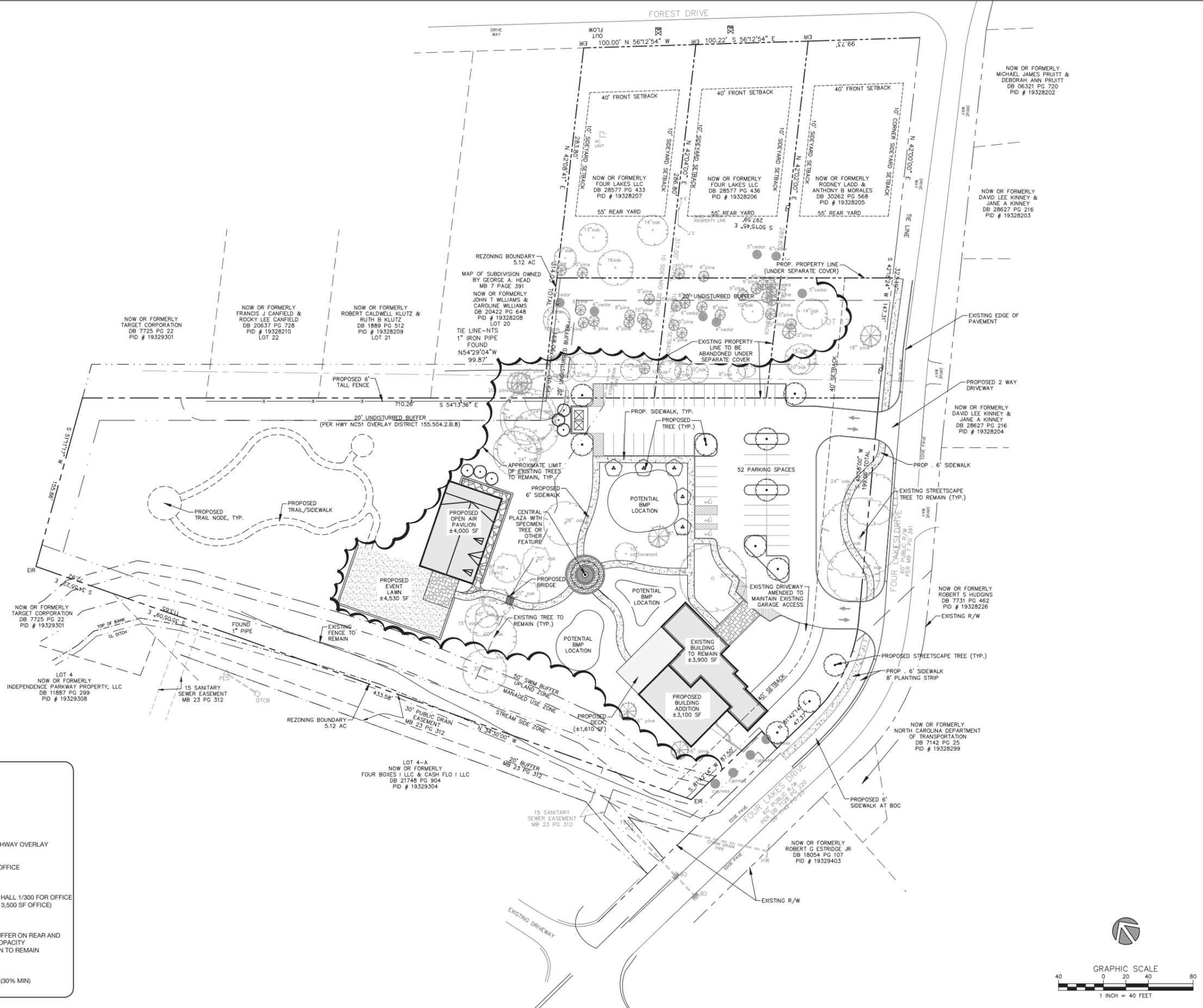
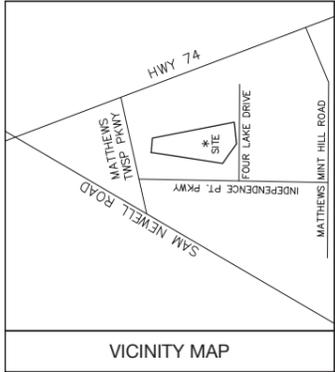
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Rezoning Site Plan
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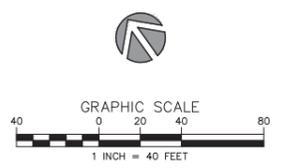
NO. DATE: BY: REVISIONS:

Project No: 16-002
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 Designed by: udp
 Drawn by: udp
 Scale: 1"=40'
 Sheet No:

RZ-1.0



DEVELOPMENT SUMMARY	
TAX PARCEL ID #: (A PORTION OF)	19328216 19328-205, 206, & 207
TOTAL SITE AREA:	±5.12 AC
EXISTING ZONING:	B-D(CD) & R-15
PROPOSED ZONING: DISTRICT)	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)

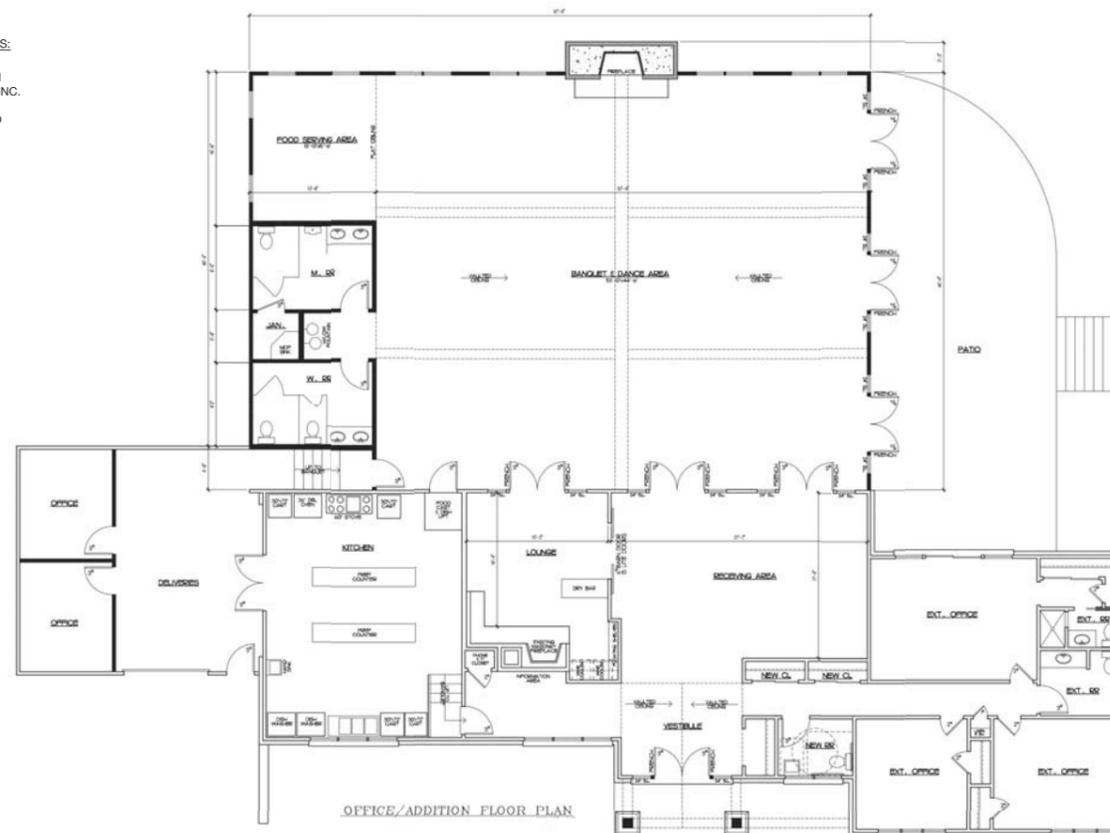


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**Development Standards and Notes
 Architectural Elevations & Floor Plans**

1201 Four Lakes Drive Matthews, North Carolina

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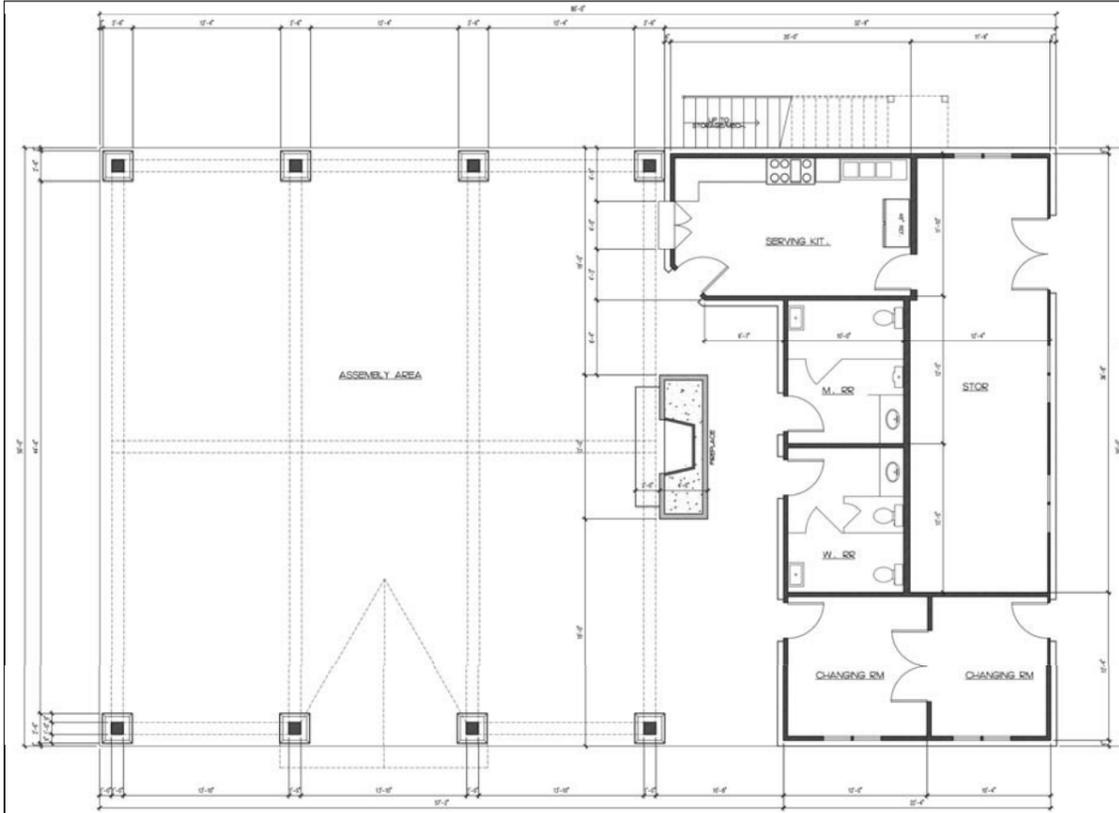
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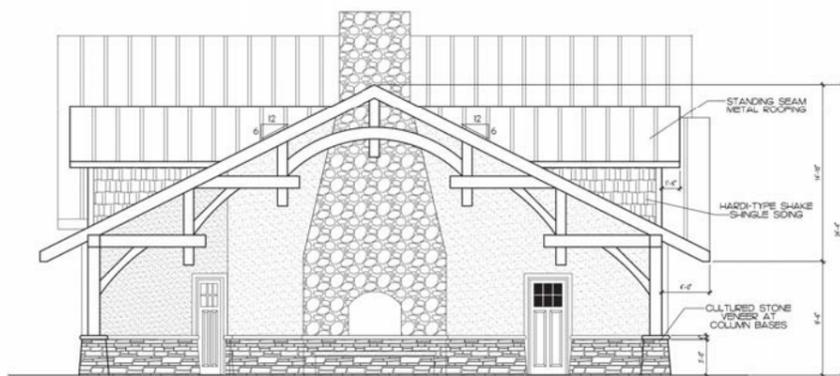
PAVILION FLOOR PLAN



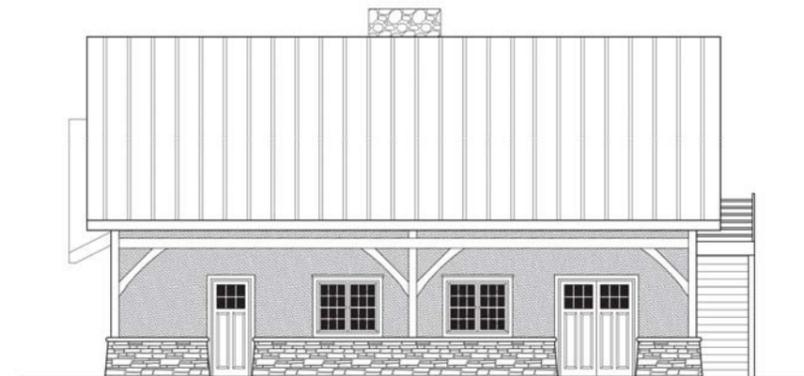
SIDE ELEVATION



OFF STREET SIDE ELEVATION



END ELEVATION



SERVICE END ELEVATION

Four Lakes, LLC

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Matthews, NC 28105

Matthews Event Campus

Architectural Elevations & Floor Plans
1201 Four Lakes Drive Matthews, North Carolina

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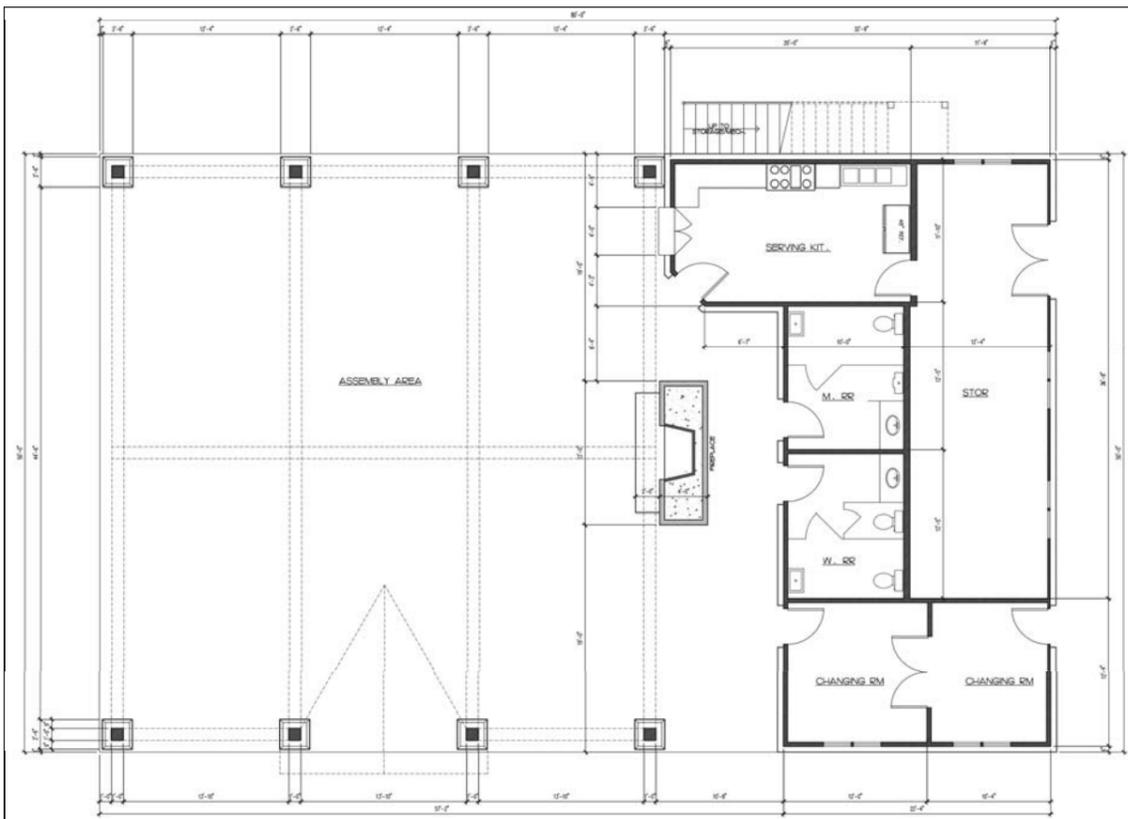
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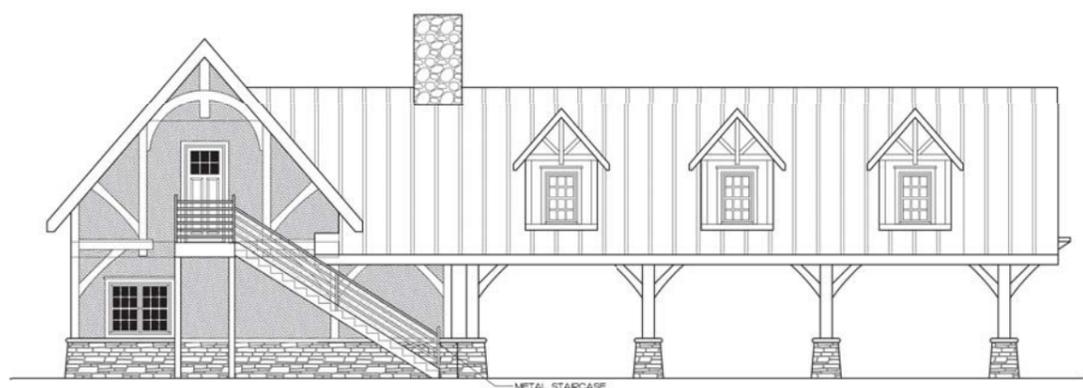


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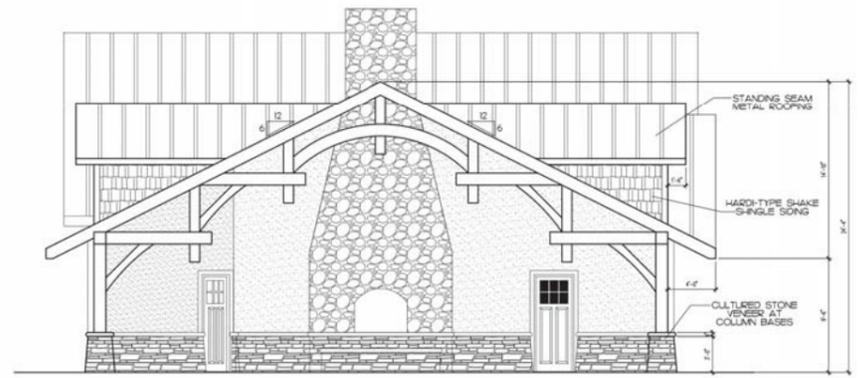
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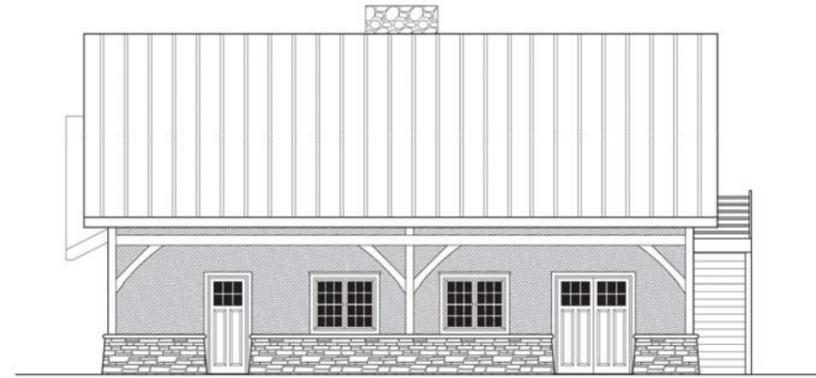
SIDE ELEVATION



OFF STREET SIDE ELEVATION



END ELEVATION



SERVICE END ELEVATION

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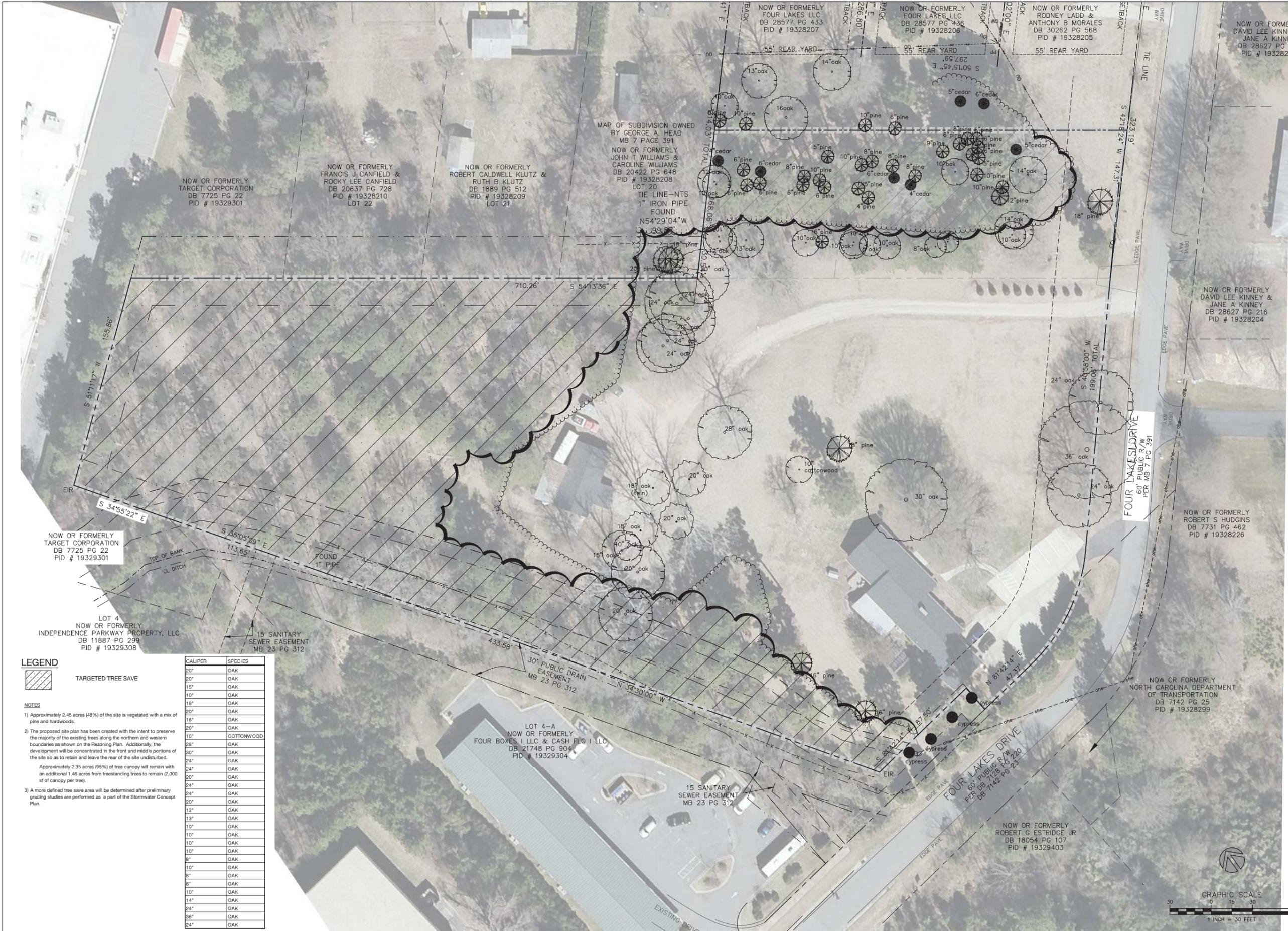
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Matthews Event Campus

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.
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.

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



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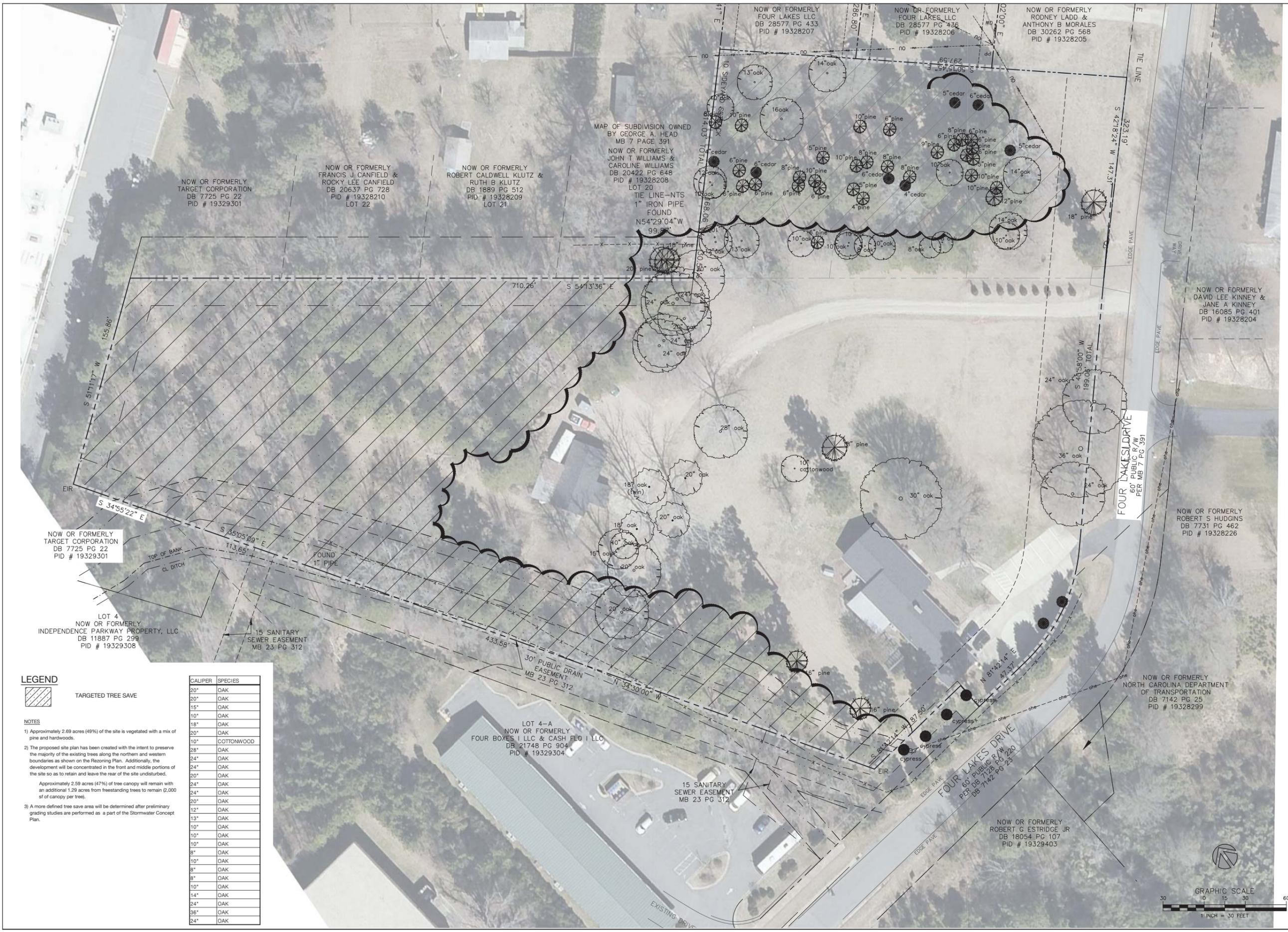
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LEGEND
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CALIPER	SPECIES
20"	OAK
20"	OAK
15"	OAK
10"	OAK
18"	OAK
20"	OAK
10"	COTTONWOOD
28"	OAK
24"	OAK
24"	OAK
20"	OAK
24"	OAK
24"	OAK
20"	OAK
12"	OAK
13"	OAK
10"	OAK
10"	OAK
10"	OAK
8"	OAK
10"	OAK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

- 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.



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