DEVELOPMENT SUMMARY

PARCEL ID#: 19328216

(1/250 FOR BANQUET HALL 1/300 FOR OFFICE)

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

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)

VICINITY MAP

Matthews Event Campus

1201 Four Lakes Drive
Matthews, North Carolina

Four Lakes, LLC

1201 Four Lakes Drive
Matthews, NC 28105

Four Lakes, LLC

1201 Four Lakes Drive
Matthews, NC 28105

16-002

RZ-1.0

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

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

1201 Four Lakes Drive
Matthews, North Carolina

Matthews Event Campus

1201 Four Lakes Drive
Matthews, North Carolina

December 28, 2016

Matthews Event Campus

1201 Four Lakes Drive
Matthews, North Carolina

December 28, 2016

Matthews Event Campus

1201 Four Lakes Drive
Matthews, North Carolina

December 28, 2016

Matthews Event Campus

1201 Four Lakes Drive
Matthews, North Carolina

December 28, 2016

Matthews Event Campus

1201 Four Lakes Drive
Matthews, North Carolina

December 28, 2016

Matthews Event Campus

1201 Four Lakes Drive
Matthews, North Carolina

December 28, 2016

Matthews Event Campus

1201 Four Lakes Drive
Matthews, North Carolina

December 28, 2016

Matthews Event Campus

1201 Four Lakes Drive
Matthews, North Carolina

December 28, 2016

Matthews Event Campus

1201 Four Lakes Drive
Matthews, North Carolina

December 28, 2016

Matthews Event Campus

1201 Four Lakes Drive
Matthews, North Carolina

December 28, 2016

Matthews Event Campus

1201 Four Lakes Drive
Matthews, North Carolina

December 28, 2016

Matthews Event Campus

1201 Four Lakes Drive
Matthews, North Carolina

December 28, 2016

Matthews Event Campus

1201 Four Lakes Drive
Matthews, North Carolina

December 28, 2016

Matthews Event Campus

1201 Four Lakes Drive
Matthews, North Carolina

December 28, 2016
DEVELOPMENT STANDARDS

ARCHITECTURAL PLANS AND ELEVATION NOTES:

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Four Lakes LLC, and designed by Bodnar Plan Services Inc., 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). However, the Site is not subject to the requirements thereof due to having no road frontage on Highway 51.

B. The Petitioner shall recombine the four existing parcels of the Site into four Parcels as generally depicted on the Rezoning Plan; this recombination shall be 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.

C. The Petitioner reserves the right to construct the project in multiple phases. For the purpose of this Rezoning, development standards shall be measured on the full buildout of the program or as more specifically shown on the Rezoning Plan.

PERMITTED USES:

A. The Site may be devoted to Office Uses as well as an Events Campus available for rent by others to host a variety of social events including but not limited to 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.

D. The Petitioner will work with Town of Matthews Public Works and the residents on Forest Drive to determine the feasibility of installation of the proposed signs and green space plan for Four Lakes Drive and Forest Drive. The Petitioner is required to install a minimum 6 foot wide sidewalk along Four Lakes Drive as generally depicted on the Rezoning Plan and as designed by Bodnar Plan Services Inc. The Petitioner may enter into an agreement with other surrounding businesses for use of offsite parking for events.

E. STREETSCAPE TREATMENT AND SIDEWALKS

A. 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.

B. 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 road right-of-way.

C. Internal sidewalks and pedestrian connections shall be installed within the Site as generally depicted on the Rezoning Plan. Exact routing and location of the sidewalks may be determined during the construction phase and permitting.

F. BUILDING MATERIALS

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

B. 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, and decorative metal handrails/guardrails as more generally depicted on the attached architectural elevations.

C. The Building slopes shall be a seamless transition with continuous, low-slope drainage areas, and general storage. Refer to included architectural sections and elevations.

D. A typical residential floor plan is included, but not limited to, the following: bedroom, bathroom, living area, den, and kitchen. A typical floor plan may be modified to meet the specific requirements of the facility. Additionally, the Petitioner may be required to submit a set of floor plans and elevations.

E. SIGNS

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

REVISIONS: BY: DATE:

B. This Development Standards and Notes plan is designed by Bodnar Plan Services Inc., 1201 Four Lakes Drive, Matthews, North Carolina.
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)

VICINITY MAP

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

Designed by:
Drawn By:

RZ-1.0
1"=40'
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

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 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.

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. All resulting standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.

C. All diagrams are graphic representations of the proposed development and site elements, and they may be altered or amplified sound will be directed away from the adjacent residential properties. Requirements of the Town’s Noise Ordinance (Chapter 92A) shall also be observed.

D. Building materials for the proposed Event Pavilion may include, but not be limited to, the following: natural and/or engineered wood, natural stone in natural form, standing seam metal roofing, structural shake, multiwall glass, 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 drawings.

F. Building materials for the proposed Event Pavilion may include, but not be limited to, the following: natural and/or engineered wood, natural stone in natural form, standing seam metal roofing, structural shake, multiwall glass, and decorative metal handrails/guardrails as more generally depicted on the attached architectural elevations.

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

H. 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 on "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 heretofore or hereafter may be interested in any, future development thereof.

I. GENERAL PROVISIONS

1. REZONING PLAN

This Rezoning Application, if approved shall remain in effect for a period of 12 months from the date of this Application, with the possibility of an additional 12-month extension, provided the Applicant complies with all conditions imposed by the Town of Matthews.
DEVELOPMENT SUMMARY

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

Designed by: Urbandesignpartners.com
P 704.334.3303
F 704.334.3305

Matthews Event Campus
1201 Four Lakes Drive
Matthews, North Carolina

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

16-002

December 28, 2016

Rezoning Site Plan RZ-1.0

SUPERCEDED
03/01/2017
ARCHITECTURAL PLANS AND ELEVATION NOTES:

1. FLOOR PLANS AND ELEVATIONS ARE DRAWN 2. FLOOR PLANS AND ELEVATIONS ARE NOT TO SCALE.

DEVELOPMENT STANDARDS

1. FLOOR PLANS AND ELEVATIONS ARE DRAWN A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Four Lakes LLC ("Four Lakes") for an approximately 1.5 acre site located on the north side of Four Lakes Drive between Independence Drive and Pendergrass Road, which site is more particularly described on the Rezoning Plan ("the Site") and is located in the Town of Matthews, Mecklenburg County, North Carolina (the "Town"). The Site, along with the property immediately adjacent to the Site (the "Adjacent Property"), is commonly known as the "Four Lakes Event Campus" and is owned by Four Lakes LLC.

B. The development and use of the Site will be governed by the Rezoning Plan. These Development Standards may be incorporated by reference into the Rezoning Plan.

2. FLOOR PLANS AND ELEVATIONS ARE NOT TO SCALE.

A. 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 applicable provisions of the Ordinance shall include but not be limited to the applicable zoning district (the "Zoning District"); the applicable dimensional, setbacks, yard and perimeter landscaping requirements; the applicable wetland, stream and floodplain regulations; and any other applicable regulations. These Development Standards are intended to provide a framework for the development and use of the Site and shall be consistent with any and all applicable laws, regulations and requirements. The Site Plan, the applicable provisions of the Ordinance, the Rezoning Plan, and these Development Standards shall govern the development and use of the Site.

C. The Petitioner shall reserve the right to make changes in and to the Site Plan, the applicable provisions of the Ordinance, and these Development Standards. The Site Plan, the applicable provisions of the Ordinance, and these Development Standards shall be subject to the conditions and requirements of the Town of Matthews.

D. The development and use of the Site will be governed by the Rezoning Plan, the applicable provisions of the Ordinance, and these Development Standards. The Site Plan, the applicable provisions of the Ordinance, and these Development Standards shall be 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.

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

F. Building materials for the existing building and its expansion may include, but not be limited to, the following: brick, natural stone, 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 Ordinance shall be satisfied with respect to the design of the Event Pavilion.

H. This Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site.

I. All Development Standards and covenants are included in this Rezoning Plan.

J. The Petitioner reserves the right to make changes in and to the Site Plan, the applicable provisions of the Ordinance, the Rezoning Plan, and these Development Standards. The Site Plan, the applicable provisions of the Ordinance, and these Development Standards shall be 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.
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.
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) 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).

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

December 28, 2016
Four Lakes, LLC
1201 Four Lakes Drive
Matthews, NC 28105

16-002
Matthews Event Campus
1201 Four Lakes Drive
Matthews, North Carolina
UDP

SUPERCEDED
2017-658
12/28/2016
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 3.07 acre site located on the north side of Four Lakes Drive between Interstate Four Lakes Boulevard and Four Lakes Drive, which site is more particularly described on the Rezoning Plan dated December 28, 2016, filed in connection with the Rezoning Application, as recorded in the Register of Deeds for Mecklenburg County under Book 241794, Page 151.

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").

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 phases.

D. The Petitioner reserves the right to construct the project in multiple phases. For the purposes of this Rezoning, all parking requirements shall be met based on the full buildout of the program.

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 devoted to other office uses as allowed in the B-1 district.

3. BUILDING HEIGHTS

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

D. The Event Pavilion shall comply with the requirements of the Ordinance.

4. SITEYNAMICS

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. Internal sidewalks and pedestrian connections shall be installed within the Site as generally depicted on the Rezoning Plan.

D. Restrooms, and a catering prep kitchen.

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 for environmental and site construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation and/or the Town of Matthews.

B. 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.

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

6. STREETSCAPE TREATMENT AND SIDEWALKS

A. The landscape 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 shall be constructed in the Town of Matthews for any portion of the minimum 6 foot wide sidewalks 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. 9.22 foot wide landscaped buffer shall be established along the northern and western property boundaries adjacent to single family uses as more generally depicted on the plan.

8. ARCHITECTURAL STANDARDS

A. The maximum height of any building constructed on the Site shall be 80 feet.

B. The maximum height of any building constructed on the Site shall be 30 feet.

C. The existing building is to remain and be renovated and expanded to accommodate offices, conference 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.

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 shall, 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 at the time hereinafter referred to as the Site.
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.

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