DEVELOPMENT SUMMARY:

1. TAX PARCEL NUMBERS
   - 21508112

2. SITE JURISDICTION
   - TOWN OF MATTHEWS

3. TOTAL SITE ACREAGE
   - ±35.50 AC

4. EXISTING ZONING & USES
   - I-1  (LIGHT INDUSTRIAL)
   - VACANT

5. PROPOSED ZONING
   - ENTERTAINMENT(ENT) DISTRICT (CD)

6. PROPOSED USES
   - ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN
     223 N. Graham St.

7. PROJECT DENSITY
   - REFER TO DEVELOPMENT NOTES

8. MAXIMUM BUILDING HEIGHT
   - 80 FEET

9. VEHICLE AND BICYCLE PARKING
   - PER ZONING ORDINANCE

10. FUTURE REALIGNMENT OF
    - INDEPENDENCE POINTE PARKWAY

11. NOTES:
    - MAXIMUM BUILT-TO LINE IS MEASURED FROM PROPOSED BACK OF CURB.

ADJACENT PROPERTY INFORMATION

1. ID# 21503222
   - FOR PUBLIC HEARING

2. ID# 19329156
   - POTENTIAL SERVICE LOCATION

3. ID# 19329402
   - SERVICE LOCATION

4. ID# 19328218
   - VEHICULAR ACCESS

5. ID# 19329405
   - POTENTIAL SERVICE LOCATION

6. ID# 19328219
   - NEW PRIVATE STREET 'A'

7. ID# 19328239
   - NEW PRIVATE STREET 'C'

8. ID# 19328219
   - NEW PUBLIC STREET 'B'

9. ID# 19328235
   - NEW PUBLIC STREET 'D'

10. ID# 21508110
    - POTENTIAL SERVICE LOCATION

11. ID# 21508109
    - POTENTIAL SERVICE LOCATION

12. ID# 21508121
    - POTENTIAL SERVICE LOCATION

13. ID# 21508117
    - POTENTIAL SERVICE LOCATION

14. ID# 21508119
    - POTENTIAL SERVICE LOCATION

15. ID# 21508129
    - POTENTIAL SERVICE LOCATION

16. ID# 21508129
    - POTENTIAL SERVICE LOCATION
MATTHEWS-MINT HILL ROAD
POINTE PARKWAY
INDEPENDENCE

DUKE ENERGY UTILITY EASEMENT

NEW PRIVATE STREET 'C'
NEW PUBLIC STREET 'D'

FUTURE INDEPENDENCE POINTE PARKWAY EXTENSION

NEW PRIVATE STREET 'A'
NEW PUBLIC STREET 'B'

INDEPENDENCE POINTE PARKWAY

BRIGMAN ROAD

EXISTING DUKE ENERGY POWER EASEMENT

+/- 3.66 AC

FUTURE INDEPENDENCE POINTE PARKWAY EXT

FUTURE REALIGNMENT OF INDEPENDENCE POINTE PARKWAY

MATTHEWS-MINT HILL ROAD (60' PUBLIC R.O.W.)

NEW PRIVATE STREET 'C'
NEW PUBLIC STREET 'D'

VEHICULAR ACCESS

NEW PUBLIC STREET 'B'

NEW PRIVATE STREET 'A'

BRIGMAN ROAD

INDEPENDENCE POINTE PARKWAY

REVISIONS:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q.C. BY:
SHEET #:
SCALE:
PROJECT #:

MATTHEWS MIXED USE CONDITIONAL REZONING
PROFFITT DIXON PARTNERS  |  MATTHEWS, NORTH CAROLINA

08/02/2017
1017034

FOR PUBLIC HEARING
APPLICATION # 2017-664

223 N. Graham St.
Charlotte, NC 28202
704.333.3025
NC Engineering Firm License # C-0658

OPEN SPACE SUMMARY:
1. TOTAL SITE ACREAGE: +/- 35.50 AC
2. EXISTING DUKE ENERGY UTILITY EASEMENT: +/- 3.66 AC
3. TOTAL SITE ACREAGE APPLICABLE FOR TREE PRESERVATION: +/- 31.84 AC
4. CALCULATION OF CANOPY AREAS (TREE CANOPY TO BE PRESERVED)
   REQUIRED: +/- 2.55 AC (8% OF SITE ACREAGE)
   PROPOSED: +/- 7.06 AC (22.1% OF SITE ACREAGE)

PROPOSED LARGE MATURING TREE: 150 x 2000 SF = 300,000 SF = 6.89 AC

PROPOSED SMALL MATURING TREE: 19 x 400 SF = 7,600 SF = 0.17 AC

OPEN SPACE SYSTEM LEGEND:
OPEN SPACE AMENITY OPPORTUNITIES
PURSUANT TO SECTION 155.402 OF THE ORDINANCE, APPLICANT IS REQUESTING, CONCURRENTLY WITH ANY SIGNS DEPICTED ON THE CONCEPTUAL SCHEMATIC IMAGES OF THE BUILDINGS ARE ILLUSTRATIVE SITE PLAN AND ELEVATION APPROVAL FOR DEVELOPMENT AREAS I, J AND K.

EXISTING ZONING:

EXISTING USES:

INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE

GENERAL PROVISIONS

DIMENSIONAL STANDARDS

EXCEPT AS OTHERWISE PROVIDED HEREIN, THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE PERMITTED EXTERIOR BUILDING MATERIALS TO BE USED ON EACH BUILDING TO BE CONSTRUCTED OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, SYNTHETIC STONE, CEMENTITIOUS CLADDING, PROVIDED,

ARCHITECTURAL STANDARDS/DESIGN STANDARDS

ALL WINDOW, DOOR, BALCONY BASHMENT, TRIM ARE NOT CONSIDERED WHEN CALCULATING THE MINIMUM PERCENTAGE OF BUILDING MATERIALS INCLUDING WINDOWS, DOORS, BALCONIES AND TRIM ARE NOT CONSIDERED WHEN CALCULATING THE MINIMUM PERCENTAGE OF BUILDING MATERIALS

1. GENERAL PROVISIONS

2. FACILITIES

3. GENERAL ENTRY ACCESS REQUIREMENTS

4. SITE PLAN REQUIREMENTS

5. SITE AND LANDSCAPE REQUIREMENTS

6. SIDEWALKS, DRIVES, AND STREETS

7. ARCHITECTURAL STANDARDS/DESIGN STANDARDS

8. SITE SECURITY

9. ELEVATION REQUIREMENTS

10. ELEVATION REQUIREMENTS

11. PERMITTING PROCESS

12. BINDING EFFECT OF THE REZONING APPLICATION

APPLICATIONS FOR REZONING

B. EXCEPT AS OTHERWISE PROVIDED HEREIN, THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DEVELOPMENT AREAS IN PICTURED ON THE PRIVATE STREET A SMALL BEM.}

1. GENERAL PROVISIONS

2. FACILITIES

3. GENERAL ENTRY ACCESS REQUIREMENTS

4. SITE PLAN REQUIREMENTS

5. SITE AND LANDSCAPE REQUIREMENTS

6. SIDEWALKS, DRIVES, AND STREETS

7. ARCHITECTURAL STANDARDS/DESIGN STANDARDS

8. SITE SECURITY

9. ELEVATION REQUIREMENTS

10. ELEVATION REQUIREMENTS

11. PERMITTING PROCESS

12. BINDING EFFECT OF THE REZONING APPLICATION

APPLICATIONS FOR REZONING

B. EXCEPT AS OTHERWISE PROVIDED HEREIN, THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DEVELOPMENT AREAS IN PICTURED ON THE PRIVATE STREET A SMALL BEM.
1. NEW PRIVATE STREET 'A' LOOKING NORTH
2. NEW PRIVATE STREET 'A' LOOKING SOUTH FROM MATTHEWS-MINT HILL RD.
3. NEW PRIVATE STREET 'C' LOOKING WEST
4. NEW PUBLIC STREET 'B' LOOKING NORTH
5. NEW PUBLIC STREET 'D' LOOKING NORTH

NOTE: BUILDINGS ShOWN FOR MASSING PURPOSES ONLY; REFER TO ARCHITECTURAL ELEVATIONS
REVISIONS:
MATTHEWS MIXED USE CONDITIONAL REZONING FOR PUBLIC HEARING
APPLICATION # 2017-664
223 N. Graham St.
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1/16" = 1'-0"

BUILDING 5 - NORTH ELEVATION
BUILDING 3 - NORTH ELEVATION
BUILDING 2 - SOUTH ELEVATION
BUILDING 4 - SOUTH ELEVATION
BUILDING 6 - EAST ELEVATION
BUILDING 7 - EAST ELEVATION

ELEVATIONS - BUILDINGS 2-7

REVISION 1 INCLUDES THE FOLLOWING:
1. HEIGHT DIMENSIONS ADDED
2. GRADE PLANE ADJUSTMENTS
3. FACADE ADJUSTMENTS INCLUDING THE OMISSION OF DECORATIVE SHUTTERS ON BUILDING 5.

PROPOSED BUILDING HEIGHT FOR BUILDINGS 2-7 IS 65' MAXIMUM ABOVE NEW PRIVATE STREET 'C'
OPEN SPACE SUMMARY:

1. TOTAL SITE ACREAGE: +/- 35.50 AC
2. EXISTING DUKE ENERGY UTILITY EASEMENT: +/- 3.66 AC
3. TOTAL SITE ACREAGE APPLICABLE FOR TREE PRESERVATION: +/- 31.84 AC
4. CALCULATION OF CANOPY AREAS (TREE CANOPY TO BE PRESERVED)
   REQUIRED: +/- 2.55 AC (8% OF SITE ACREAGE)
   PROPOSED: +/- 7.12 AC (22.4% OF SITE ACREAGE)

PROPOSED LARGE MATURING TREE: 150 x 2000 SF = 300,000 SF = 6.89 AC
PROPOSED SMALL MATURING TREE: 25 x 400 SF = 10,000 SF = 0.23 AC

OPEN SPACE SYSTEM LEGEND:

- OPEN SPACE AMENITY OPPORTUNITIES
- OPEN SPACE SYSTEM
1. GENERAL PROVISIONS

A. Subject to the provisions set out below, all buildings shall be designed, constructed, converted, used and maintained so that they shall be: (i) free of any building and structure deficiencies, and (ii) in keeping with the best standard of design and construction for the time being prevailing in the Town of Matthews.

B. Any building used or occupied for any purpose, or any portion thereof, shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

C. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

D. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

E. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

F. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

G. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

H. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

I. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

J. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

K. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

L. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

M. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

N. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

O. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

P. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

Q. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

R. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

S. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

T. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

U. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

V. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

W. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

X. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

Y. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

Z. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

2. PERMITTED USES/DENIALS

A. Subject to the procedures set out below, the Town of Matthews shall be permitted to permit the following uses and denominations of uses in accordance with the provisions of Section 155.401.5.B. of the town ordinance:

B. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

C. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

D. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

E. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

F. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

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R. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

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U. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

V. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

W. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

X. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

Y. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

Z. All buildings shall be designed and constructed so as to be entirely free from any building and structure deficiencies.

3. SITE DEVELOPMENT DATA:

A. ACREAGE: 21508112

B. EXISTING ZONING: INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE 80 FEET

C. APPRAISAL VALUE: 704.333.3025

D. APPRAISAL VALUE: ENTERED INTO A REIMBURSEMENT AGREEMENT PURSUANT TO WHICH LIMITATION DESCRIBED ABOVE IN PARAGRAPH 2.C BY:

E. SHEET RZ2.1 OF THE REZONING PLAN (THE "SITE PLAN") AND ELEVATION PLAN APPROVAL FOR BUILDINGS 1, 8, 9, 10, 11, 12, 13, 14 AND 15 MULTI-USE DEVELOPMENT ON AN APPROXIMATELY 35.50 ACRE SITE LOCATED ON (i) IN ACCORDANCE WITH THE PROCEDURES SET OUT IN SECTION 155.401.5.B. OF (ii) CONVERTING MULTI-FAMILY DWELLING UNITS INTO NON-OFFICE COMMERCIAL USES GROSS FLOOR AREA AT THE RATE OF 1 MULTI-FAMILY DWELLING UNIT FOR 1,000 SQUARE FEET OF NON-OFFICE COMMERCIAL USES GROSS FLOOR AREA. BY (iii) BY THE LINES DESIGNATED OR LABELED AS "EXTENT OF ARCHITECTURAL APPROVAL (PHASE 1)" ON THE REZONING PLAN.

F. SHEET RZ4.0 OF THE REZONING PLAN, A MINIMUM 16 FOOT WIDE STRIP SHALL BE PROVIDED ON BOTH SIDES OF THE PRIVATE AND PUBLIC STREETS TO BE CONSTRUCTED WITHIN THE SITE.

G. THE NUMBER OF VARIOUS PARKING SPACES LOCATED ON THE SITE SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

H. A PERMITTED USE OF VEHICULAR ACCESS TO AND FROM ANY BUILDING ON THE SITE SHALL BE ALLOWED TO UTILIZE THE IPP PRIVATE STREET PROVIDED TO ALLOW PUBLIC VEHICULAR TRAFFIC TO UTILIZE THE IPP PRIVATE STREET.

I. THE NUMBER OF VARIOUS PARKING SPACES LOCATED ON THE SITE SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

J. A PERMITTED USE OF VEHICULAR ACCESS TO AND FROM ANY BUILDING ON THE SITE SHALL BE ALLOWED TO UTILIZE THE IPP PRIVATE STREET PROVIDED TO ALLOW PUBLIC VEHICULAR TRAFFIC TO UTILIZE THE IPP PRIVATE STREET.

K. THE NUMBER OF VARIOUS PARKING SPACES LOCATED ON THE SITE SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

L. A PERMITTED USE OF VEHICULAR ACCESS TO AND FROM ANY BUILDING ON THE SITE SHALL BE ALLOWED TO UTILIZE THE IPP PRIVATE STREET PROVIDED TO ALLOW PUBLIC VEHICULAR TRAFFIC TO UTILIZE THE IPP PRIVATE STREET.

M. THE NUMBER OF VARIOUS PARKING SPACES LOCATED ON THE SITE SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

N. A PERMITTED USE OF VEHICULAR ACCESS TO AND FROM ANY BUILDING ON THE SITE SHALL BE ALLOWED TO UTILIZE THE IPP PRIVATE STREET PROVIDED TO ALLOW PUBLIC VEHICULAR TRAFFIC TO UTILIZE THE IPP PRIVATE STREET.

O. THE NUMBER OF VARIOUS PARKING SPACES LOCATED ON THE SITE SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

P. A PERMITTED USE OF VEHICULAR ACCESS TO AND FROM ANY BUILDING ON THE SITE SHALL BE ALLOWED TO UTILIZE THE IPP PRIVATE STREET PROVIDED TO ALLOW PUBLIC VEHICULAR TRAFFIC TO UTILIZE THE IPP PRIVATE STREET.

Q. THE NUMBER OF VARIOUS PARKING SPACES LOCATED ON THE SITE SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

R. A PERMITTED USE OF VEHICULAR ACCESS TO AND FROM ANY BUILDING ON THE SITE SHALL BE ALLOWED TO UTILIZE THE IPP PRIVATE STREET PROVIDED TO ALLOW PUBLIC VEHICULAR TRAFFIC TO UTILIZE THE IPP PRIVATE STREET.

S. THE NUMBER OF VARIOUS PARKING SPACES LOCATED ON THE SITE SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

T. A PERMITTED USE OF VEHICULAR ACCESS TO AND FROM ANY BUILDING ON THE SITE SHALL BE ALLOWED TO UTILIZE THE IPP PRIVATE STREET PROVIDED TO ALLOW PUBLIC VEHICULAR TRAFFIC TO UTILIZE THE IPP PRIVATE STREET.

U. THE NUMBER OF VARIOUS PARKING SPACES LOCATED ON THE SITE SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

V. A PERMITTED USE OF VEHICULAR ACCESS TO AND FROM ANY BUILDING ON THE SITE SHALL BE ALLOWED TO UTILIZE THE IPP PRIVATE STREET PROVIDED TO ALLOW PUBLIC VEHICULAR TRAFFIC TO UTILIZE THE IPP PRIVATE STREET.

W. THE NUMBER OF VARIOUS PARKING SPACES LOCATED ON THE SITE SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

X. A PERMITTED USE OF VEHICULAR ACCESS TO AND FROM ANY BUILDING ON THE SITE SHALL BE ALLOWED TO UTILIZE THE IPP PRIVATE STREET PROVIDED TO ALLOW PUBLIC VEHICULAR TRAFFIC TO UTILIZE THE IPP PRIVATE STREET.

Y. THE NUMBER OF VARIOUS PARKING SPACES LOCATED ON THE SITE SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

Z. A PERMITTED USE OF VEHICULAR ACCESS TO AND FROM ANY BUILDING ON THE SITE SHALL BE ALLOWED TO UTILIZE THE IPP PRIVATE STREET PROVIDED TO ALLOW PUBLIC VEHICULAR TRAFFIC TO UTILIZE THE IPP PRIVATE STREET.
MATTHEWS PARK
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS  |  MATTHEWS, NORTH CAROLINA
08/02/2017
1017034
FOR PUBLIC HEARING
APPLICATION # 2017-XXX
223 N. Graham St.
Charlotte, NC 28202
704.333.3025
NC Engineering Firm License # C-0658

STREET SECTIONS

1. NEW PRIVATE STREET 'A' LOOKING NORTH
2. NEW PRIVATE STREET 'A' LOOKING SOUTH FROM MATTHEWS-MINT HILL RD.
3. NEW PRIVATE STREET 'C' LOOKING WEST
4. NEW PUBLIC STREET 'B' LOOKING NORTH
5. NEW PUBLIC STREET 'D' LOOKING NORTH

NOTE: BUILDINGS SHOWN FOR MASSING PURPOSES ONLY; REFER TO ARCHITECTURAL ELEVATIONS