

2017-672

Windsor Square Outparcel #3
9808 Northeast Parkway

2017-672



 Subject Property

11/15/2017

1 in = 40 ft

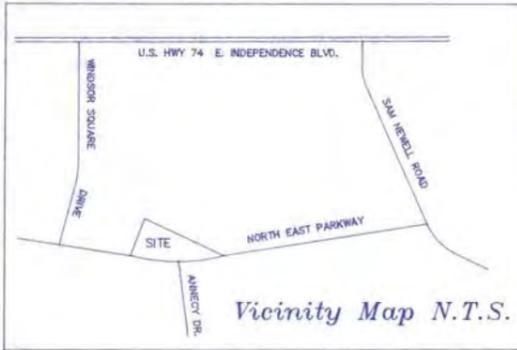


9808 Northeast Parkway	
TAX PARCEL NUMBER	19330305
PROPERTY ADDRESSES	9808 Northeast Parkway
EXISTING ZONING	Conditional
PROPOSED ZONING	B-1 (CD)
EXISTING USE	Office
PROPOSED USE	Office
SITE AREA	1.12 Acres
MAXIMUM BUILDING AREA	8,270 sq ft (5,270 existing & 3000 future)
MAXIMUM BUILDING HEIGHT	40 ft
REQUIRED PARKING:	1 space per 200 sq ft GFA medical office *dependent upon use of future development
PARKING PROVIDED	47 spaces
MINIMUM FRONT SETBACK	40 ft
BUILD-TO LINE	N/A
MINIMUM SIDE YARD, INTERIOR	10' ⁽³⁾ (no side yard when not adjacent to a residential district)
MINIMUM REAR YARD	10 ft
TREE CANOPY	N/A

This parcel was developed under the now obsolete Conditional Zoning District that included Windsor Square Shopping Center. This zoning request seeks to convert this property to the B-1 (CD) zoning category.

Conditional Notes:

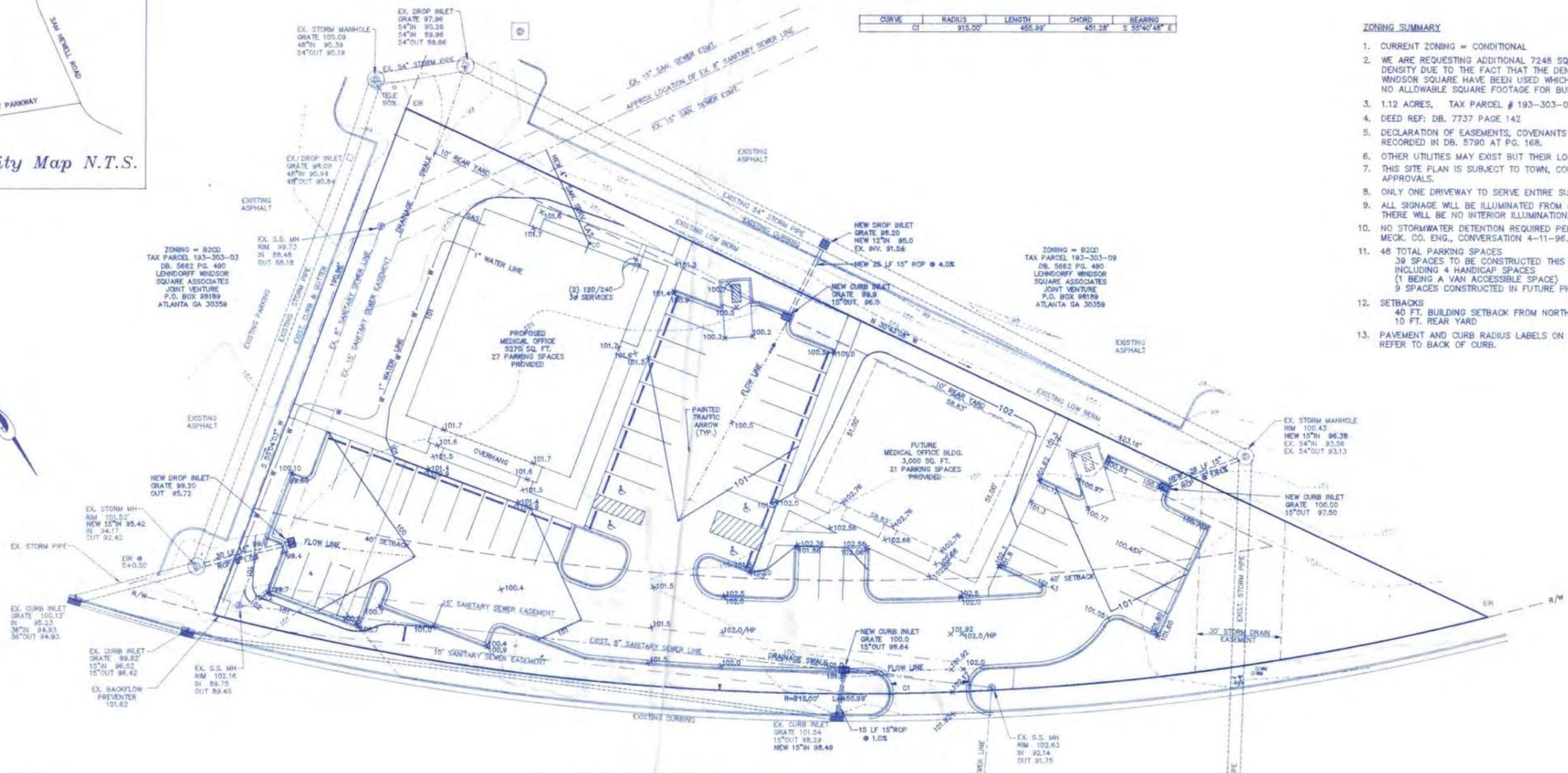
- Maximum future development on existing pad is 3000 sqft.
- Access to this site will be limited to the one existing driveway connection on Northeast Parkway
- All signage will be permitted in accordance with § 155.608 of the Town Unified Development Ordinance.
- 1 freestanding monument sign is allowed for this development.
- No changes to existing site conditions for building layout, parking, traffic circulation, and storm drainage for this developed property are proposed by this zoning action.
- No proposed changes in existing site conditions, therefore no traffic analysis is required as part of this zoning request.



CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	915.00'	455.99'	451.28'	S 55°40'48" E

ZONING SUMMARY

- CURRENT ZONING = CONDITIONAL
- WE ARE REQUESTING ADDITIONAL 7248 SQUARE FEET OF BUILDING DENSITY DUE TO THE FACT THAT THE DENSITY MAXIMUMS OF WINDSOR SQUARE HAVE BEEN USED WHICH WOULD LEAVE NO ALLOWABLE SQUARE FOOTAGE FOR BUILDING ON THIS SITE.
- 1.12 ACRES, TAX PARCEL # 193-303-05
- DEED REF: DB. 7737 PAGE 142
- DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN DB. 5790 AT PG. 168.
- OTHER UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.
- THIS SITE PLAN IS SUBJECT TO TOWN, COUNTY AND STATE APPROVALS.
- ONLY ONE DRIVEWAY TO SERVE ENTIRE SUBJECT PROPERTY.
- ALL SIGNAGE WILL BE ILLUMINATED FROM GROUND LEVEL. THERE WILL BE NO INTERIOR ILLUMINATION.
- NO STORMWATER DETENTION REQUIRED PER JEFF ELLISON MECK. CO. ENG., CONVERSATION 4-11-96.
- 48 TOTAL PARKING SPACES
39 SPACES TO BE CONSTRUCTED THIS PHASE (INCLUDING 4 HANDICAP SPACES)
9 SPACES CONSTRUCTED IN FUTURE PHASE.
- SETBACKS
40 FT. BUILDING SETBACK FROM NORTHEAST PARKWAY
10 FT. REAR YARD
- PAVEMENT AND CURB RADIUS LABELS ON SITE PLAN REFER TO BACK OF CURB.



NORTHEAST PARKWAY
(80' PUBLIC RIGHT-OF-WAY)

ANNECY DRIVE

**FOR APPROVAL ONLY
NOT FOR CONSTRUCTION**

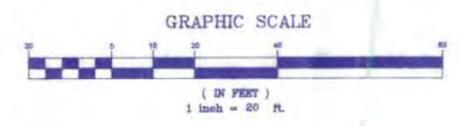
ZONING = R2CD
TAX PARCEL 193-303-03
DB. 5662 PG. 490
LENDORFF WINDSOR
SQUARE ASSOCIATES
JOINT VENTURE
P.O. BOX 98189
ATLANTA GA 30358

ZONING = R2CD
TAX PARCEL 193-303-09
DB. 5662 PG. 490
LENDORFF WINDSOR
SQUARE ASSOCIATES
JOINT VENTURE
P.O. BOX 98189
ATLANTA GA 30358

ZONING = R12 MFC
TAX PARCEL # 193-392-80
DB. 5667 PG. 498
WINDSOR SQUARE PARTNERS
730 EAST TRADE STREET
CHARLOTTE, N.C. 28202

ZONING = 09 CD
TAX PARCEL # 193-431-25
DB. 6733 PG. 815
NORMANDY INC.
2911 TURTLE CREEK BLVD.
DALLAS TEXAS, 75219

- LEGEND
- ◻ = EXISTING WATER METER
 - ⊕ = EXISTING FIRE HYDRANT
 - = EXISTING CATCH BASIN



GRADING, UTILITY, AND
STORM DRAINAGE PLAN
MATTHEWS CHIROPRACTIC CLINIC
at Windsor Square
for DR. HANNA
TOWN OF MATTHEWS, NORTH CAROLINA
MECKLENBURG COUNTY

<p>SAM MALONE & ASSOCIATES LAND SURVEYING - ENGINEERING RESIDENTIAL & COMMERCIAL 1169 WEST JOHN STREET P.O. BOX 1159 MATTHEWS, NORTH CAROLINA 28105 OFFICE (704) 847-9508</p>	DESIGN RAC/DLW	ACAD FILE HANNA.DWG
	DRAWN RAC/DLW	DISK 339
	SCALE 1" = 20'	SHEET
	DATE 5-01-96	3 OF 6

