

CURRENT 7/25/2018
2018-687

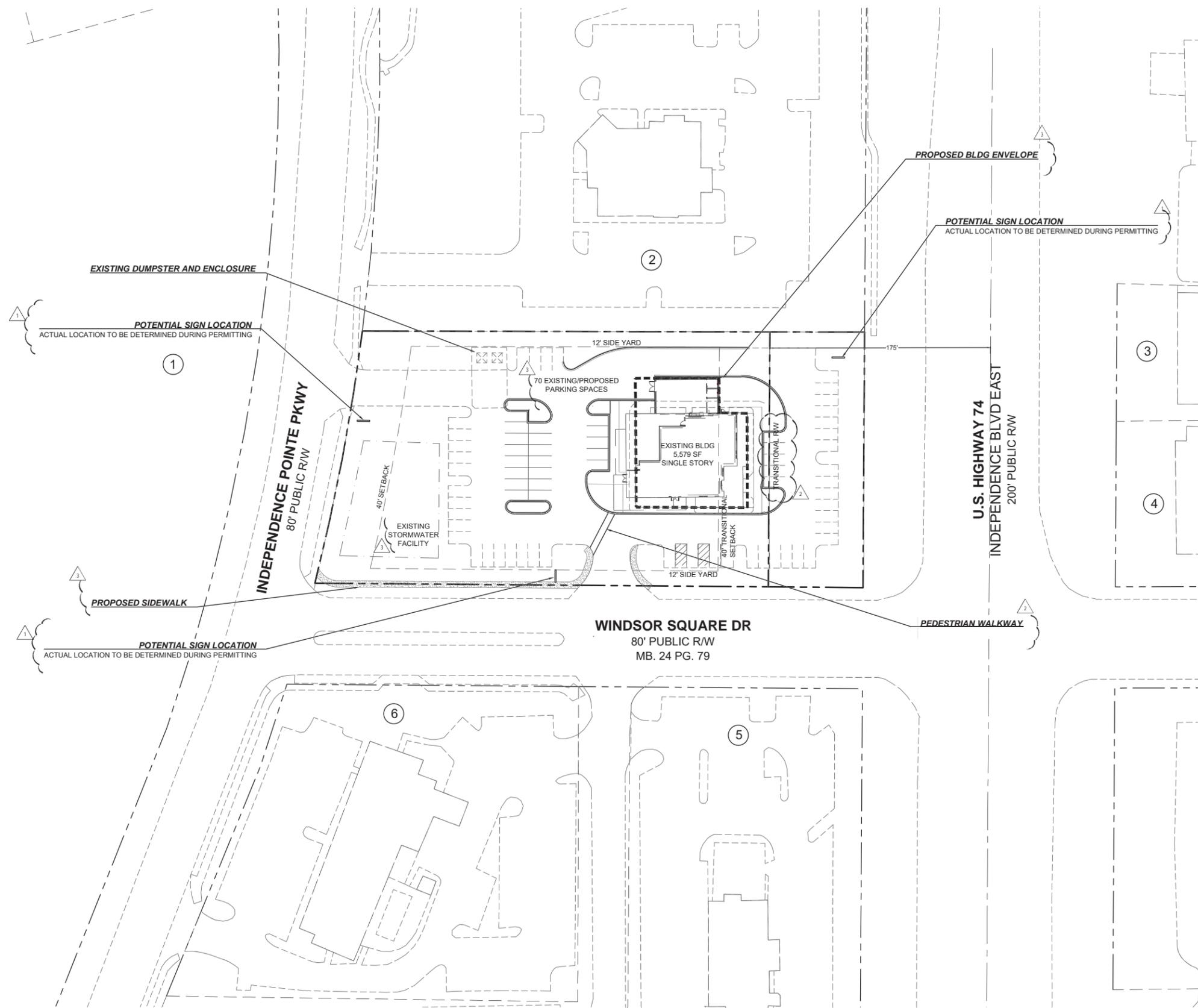
SITE DEVELOPMENT DATA

- ACREAGE: ± 1.887 ACRES
- TAX PARCEL #: 193-231-25.
- EXISTING ZONING: B-1 CD
- PROPOSED ZONING: B-1 CD
- EXISTING USES: VACANT RESTAURANT BUILDING
- PROPOSED USES: THE SITE MAY ONLY BE DEVOTED TO THE FOLLOWING USES AND TO ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE B-1 ZONING DISTRICT:
 - RESTAURANT WITHOUT DRIVE-THROUGH OR DRIVE-IN SERVICE.
 - RETAIL SALES (LIMITED TO ALCOHOLIC BEVERAGE SALES).
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: ANY USES ON THE SITE SHALL BE LOCATED IN THE EXISTING SINGLE-STORY BUILDING CURRENTLY ON THE SITE AND MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- MAXIMUM BUILDING HEIGHT: THE MAXIMUM HEIGHT OF ANY BUILDING TO BE LOCATED ON THE SITE SHALL BE 40 FEET.
- PARKING:
 - REQUIRED
 - ONE (1) SPACE PER 200 SQUARE FEET OF FLOOR AREA USED OR DESIGNED FOR SALES ON GROUND FLOOR, PLUS
 - ONE (1) SPACE PER 300 SQUARE FEET OF FLOOR AREA USED OR DESIGNED FOR SALES ON ALL OTHER FLOORS.
 - PLUS ONE (1) SPACE PER EACH TWO (2) EMPLOYEES
 - TOTAL = 30 SPACES
 - PROVIDED = 70 SPACES

ADJACENT PROPERTY OWNERS

Parcel ID	DB	PG
1. Parcel ID: 19323135 MECKLENBURG COUNTY 600 E 4TH ST 11TH FLOOR, CHARLOTTE, NC 28202 ZONING: B-H (CD) USE: PARK	07656	PG:266
2. Parcel ID: 19323123 SS SANTA FE LLC PO BOX 49679 C/O DEEP RIVER PARTNERS GREENSBORO, NC 27419 ZONING: B-1(CD) USE: INSTITUTIONAL	32458	PG:539
3. Parcel ID: 19330304 PMPJL LLC 9811 W TRIBUTARY LN, BOISE, ID 83714 ZONING: B-1(CD) USE: COMMERCIAL/RETAIL	25105	PG:347
4. Parcel ID: 19330311 CARROLL FAMILY INVESTMENTS LTD 2340 I-20 W SUITE 100, ARLINGTON, TX 76017 ZONING: B-1(CD) USE: COMMERCIAL/RETAIL	30366	PG:883
5. Parcel ID: 19323134 CHIC FIL A INC 5200 BUFFINGTON RD, ATLANTA, GA 30349 ZONING: B-H(CD) USE: RESTAURANT	06988	PG:015
6. Parcel ID: 19323137 SNS PROPERTIES LLC 9900 MATTHEWS PARK DR, MATTHEWS, NC 28105 ZONING: B-3(CD) USE: HOTEL	29465	PG:466

VICINITY MAP



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ABC STORE - WINDSOR SQUARE
MATTHEWS
MECKLENBURG COUNTY, NC

TECHNICAL DATA SHEET

PT: CIB
ENG: CTB
DRAWN BY: CIB
DATE: 03/21/18

REVISIONS

1.	04/27/18 STAFF COMMENTS
2.	07/18/18 PUBLIC HEARING
3.	07/25/18 STAFF COMMENTS

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PROJECT NUMBER
018.380.023

RZI00
Sheet 1 of 3

P:\DWG01\18\03\023 MATTHEWS ABC STORE - REZONING\018.380.023 ABC STORE REZONING.DWG RZ100 7/25/2018 11:06:49 AM P02/CTB CHASE

CURRENT 7/25/2018
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DEVELOPMENT STANDARDS

July 25, 2018

GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by The Mecklenburg County Alcoholic Beverage Control Board (the "Applicant") for an approximately 1.887 acre site located on the northwest corner of the intersection of Windsor Square Dr. and U.S. Highway 74/E Independence Blvd., which site is more particularly depicted on the Rezoning Plan and is further identified as Tax Parcel No. 193-231-25 (hereinafter referred to as the "Site").
- 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 B-1 zoning district shall govern the use and development of the Site.
- C. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 4 of the Ordinance. Minor alterations or changes to the Rezoning Plan and/or these Development Standards are subject to Section 155.401.5 of the Ordinance.

PERMITTED USES

- A. The Site may only be devoted to the following uses and to any incidental and accessory uses associated therewith that are allowed in the B-1 zoning district:
 - 1. Restaurant without drive-through or drive-in service.
 - 2. Retail sales, limited to alcoholic beverage sales.

DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA

- A. Any uses on the Site shall be located in the existing single-story building currently on the Site and more particularly depicted on the Rezoning Plan.
- B. The Applicant may make architectural or other design changes to the exterior and interior of the existing building on the Site including, without limitation, changing the location of the primary entrance to the building and/or enlarging the building; provided, however, that the building shall not exceed 7,000 square feet of gross floor area.

DIMENSIONAL STANDARDS

- A. Development of the Site shall comply with the dimensional standards of the B-1 zoning district set out in the Ordinance as applicable to the Site as it exists on the date of the Rezoning Application.
- B. The Applicant shall maintain the 12 foot side yard on the northern boundary of the Site, as more particularly depicted on the Rezoning Plan.
- C. The Applicant shall maintain the 12 foot side yard on the southern boundary of the Site more particularly depicted on the Rezoning Plan and as measured from the right-of-way as it exists on the date of the Rezoning Application.
- D. The Applicant shall maintain the 40 foot setback from U.S. Highway 74/E Independence Blvd. more particularly depicted on the Rezoning Plan and as measured from the edge of the transitional right-of-way as it exists on the date of the Rezoning Application.
- E. The Applicant shall maintain the 40 foot setback from Independence Pointe Pkwy., as more particularly depicted on the Rezoning Plan.

TRANSPORTATION AND PARKING

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Town of Matthews and/or the North Carolina Department of Transportation ("NCDOT").
- B. With the approval of the Town of Matthews and/or the NCDOT, the Applicant may relocate the driveway into the Site from Windsor Square Drive in the event that same driveway is closed due to condemnation of additional right-of-way and/or road construction in connection with NCDOT's widening of U.S. Highway 74/E Independence Blvd.
- C. Vehicular parking shall be provided on the Site in accordance with the requirements set out in the Ordinance.
- D. In the event that NCDOT widens U.S. Highway 74/E Independence Blvd., the Applicant acknowledges that parking along the Site's frontage on U.S. Highway 74/E Independence Blvd. and along the Site's frontage on Windsor Square Drive may be removed. This acknowledgment is made without prejudice to or waiver of the Applicant's or the property owner's rights to just compensation owing for the taking of any portion of the Site in connection with the widening of U.S. Highway 74/E Independence Blvd.
- E. The Applicant shall install a concrete sidewalk along the Site's frontage on Windsor Square Drive in that location more particularly depicted on the Rezoning Plan.

STREETSCAPE TREATMENT

- A. The streetscape treatment along the Site's public street frontages shall comply with the requirements of the Ordinance.

ARCHITECTURAL STANDARDS

- A. The maximum height of any building to be located on the Site shall be 40 feet.
- B. Attached to the Rezoning Plan are a series of conceptual, architectural perspectives of the building located on the Site after architectural and other design changes, which are intended to depict the general conceptual architectural style and character of the building. Accordingly, the building shall be designed and constructed so that it is substantially similar in appearance to the attached relevant conceptual, architectural perspectives with respect to architectural style, design and character. Notwithstanding the foregoing, changes and alterations to the exterior of the building that do not materially change the overall conceptual architectural style and character shall be permitted.
- C. In the event that changes to the façade of the existing building on the Site include the installation of a loading area, the Applicant also will incorporate screening that conforms with the requirements of Section 155.606.6 B of the Ordinance.

SCREENING AND LANDSCAPING

- A. Screening and landscaping shall conform to the requirements of the Ordinance.

SIGNS

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

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.



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ABC STORE - WINDSOR SQUARE

MATTHEWS
MECKLENBURG COUNTY, NC

DEVELOPMENT NOTES

PT CIB
ENG CTB
CIB
DRAWN BY
03/21/18
DATE

REVISIONS
1 - 06/27/18 STAFF COMMENTS
2 - 07/18/18 PUBLIC HEARING
3 - 07/25/18 STAFF COMMENTS

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PROJECT NUMBER
018.380.023

RZ101

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CURRENT 7/25/2018
2018-687



Existing - Perspective at Windsor Square Entrance



Proposed - Perspective at Windsor Square Entrance



Existing - Perspective at Independence / Windsor Square Intersection



Proposed - Perspective at Independence / Windsor Square Intersection



Existing - Perspective from Red Lobster Side



Proposed - Perspective from Red Lobster



EXISTING NORTH EAST ELEVATION (FACING INDEPENDENCE BLVD)



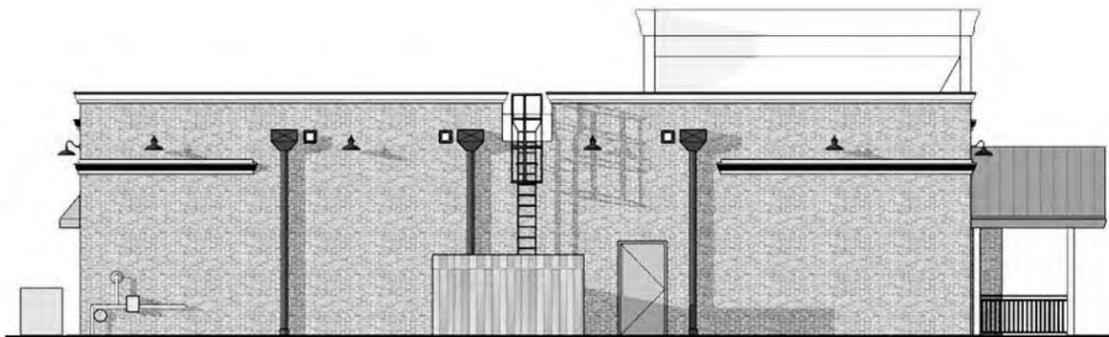
PROPOSED NORTH EAST ELEVATION RENOVATIONS (FACING INDEPENDENCE BLVD)



EXISTING SOUTH EAST ELEVATION (FACING WINDSOR SQUARE DRIVE)



PROPOSED SOUTH EAST ELEVATION RENOVATIONS (FACING WINDSOR SQUARE)



EXISTING SOUTH WEST ELEVATION (FACING INDEPENDENCE POINTE PKWY)



PROPOSED SOUTH WEST ELEVATION RENOVATIONS (FACING INDEPENDENCE POINTE PKWY)



EXISTING NORTH WEST ELEVATION (FACING RED LOBSTER)



PROPOSED NORTH WEST ELEVATION RENOVATIONS (FACING RED LOBSTER)