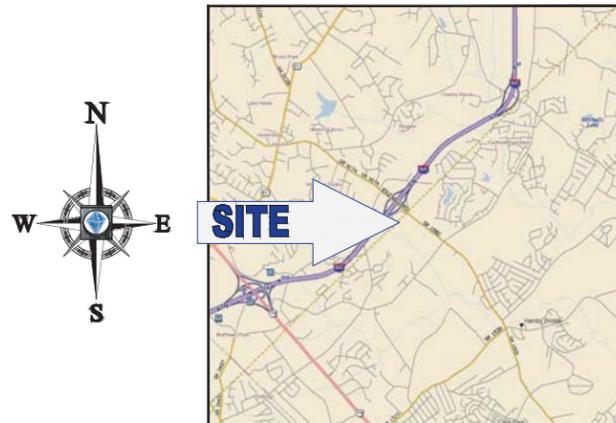


IDLEWILD MIXED USE REZONING PLAN FOR MPIRE CAPITAL CORPORATION

LOCATION OF SITE

14916 BOYD FUNDERBURK DRIVE
TOWN OF MATTHEWS
MECKLENBURG COUNTY, NC



LOCATION MAP
SCALE: N.T.S.
PLAN REFERENCE:

DEVELOPER
MPIRE CAPITAL CORPORATION
55 GRANDE POINTE DRIVE
PANAMA CITY, FL 32413
BRUCE MOÛLE
EMAIL: BRUCE@BAHDEV.BIZ
PHONE: 404-405-2547

PREPARED BY



1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com
CONTACT: MICHAEL THEBERGE, P.E.

CURRENT 2018-691
5/01/2019

DEVELOPMENT AREA A

| BULK REQUIREMENTS | EXISTING (R-1S) | REQUIRED (R-1S) | PROPOSED (R-1S) |
|------------------------|-----------------|-----------------|-----------------|
| MIN. LOT AREA | 15,000 SF | 3,000 SF | 2,000 SF* |
| MAX. LOT AREA | 15,000 SF | 15 AC | 14.65 AC |
| MIN. LOT WIDTH | N/A | 30' | 22'-30' |
| BUILDABLE LOT AREA (%) | N/A | N/A | N/A |
| SETBACK REQUIREMENTS | | | |
| FRONT SETBACK | 40' | 20' | 13.0' - 20' |
| SIDE SETBACK | 10' | 8'@ | 8'@ |
| SIDE STREET SETBACK | 10' | 10' | 10' |
| REAR SETBACK | 55' | 20' | 20' |
| LANDSCAPE BUFFER | 20' | 20' | 20' |
| MAX. BUILDING HEIGHT | 35' | 35' | 35' |

* PROPOSED FLEXIBLE DESIGN STANDARDS

DEVELOPMENT AREA B

| BULK REQUIREMENTS | EXISTING (R-1S) | REQUIRED (R-1SCD) | PROPOSED (R-1SCD) |
|------------------------|-----------------|-------------------|-------------------|
| MIN. LOT AREA | 15,000 SF | 15,000 SF | 6.86 AC |
| MIN. LOT FRONTAGE | N/A | N/A | N/A |
| BUILDABLE LOT AREA (%) | N/A | N/A | N/A |
| MIN. BUILDING SETBACK | | | |
| FRONT SETBACK | 40' | 40' | 40' |
| SIDE SETBACK | 10' | 10' | 10' |
| SIDE STREET SETBACK | 10' | 10' | 10' |
| REAR SETBACK | 55' | 55' | 55' |
| LANDSCAPE BUFFER | 20' | 20' | 20' |
| MAX. BUILDING HEIGHT | 35' | 35' | 35' |

* LANDSCAPE BUFFER IS SUFFICED BY TREE SAVE AREA ALONG THE SOUTHWEST SIDE OF THE PROPERTY

DEVELOPMENT AREA C

| BULK REQUIREMENTS | EXISTING (R-1S) | REQUIRED (B-1C2) | PROPOSED (B-1C2) |
|------------------------|-----------------|------------------|----------------------|
| MIN. LOT AREA | 15,000 SF | N/A | 2.80 AC (115,217 SF) |
| MIN. LOT FRONTAGE | N/A | N/A | N/A |
| BUILDABLE LOT AREA (%) | N/A | N/A | N/A |
| MIN. BUILDING SETBACK | | | |
| FRONT SETBACK | 40' | 40' | TBD* |
| SIDE SETBACK | 10' | 10' | 10' |
| SIDE STREET SETBACK | 10' | 10' | 10' |
| REAR SETBACK | 55' | 10' | 10' |
| LANDSCAPE BUFFER | 20' | 20' | 20' |
| MAX. BUILDING HEIGHT | 35' | 40' | 40' |

NOTE:

- SITE PLAN AND BUILDING ELEVATIONS WILL BE SUBMITTED TO THE BOARD FOR THIS DEVELOPMENT AREA AT THE TIME OF DEVELOPMENT. LAYOUT SHOWN IS CONCEPTUAL ONLY.
- ALL PROPOSED ZONING ACREAGE INCLUDE PROPOSED RIGHT OF WAY

SHEET INDEX

| SHEET TITLE | SHEET NUMBER |
|------------------------------|--------------|
| COVER SHEET | RZ-1 |
| TECHNICAL DATA SHEET | RZ-2 |
| LANDSCAPE DATA SHEET | RZ-3 |
| FLEXIBLE DESIGN STANDARDS | RZ-4 |
| PEDESTRIAN CONNECTIVITY PLAN | RZ-5 |
| RENDERING | RZ-6 - RZ-7 |
| DESIGN STANDARDS SHEET | RZ-8 |



REVISIONS

| REV | DATE | COMMENT | BY |
|-----|----------|---------------------------|-----|
| 1 | 11/28/18 | REZONING HEARING COMMENTS | ODR |
| 2 | 12/20/18 | TREE SAVE REVISIONS | ODR |
| 3 | 12/28/18 | REZONING HEARING COMMENTS | ODR |
| 4 | 5/1/19 | REZONING HEARING COMMENTS | ODR |



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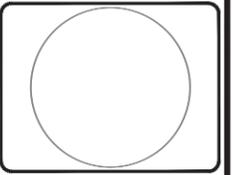
PROJECT No.: NCC172166
DRAWN BY: ODR/RJB
CHECKED BY: MAT
DATE: 12/07/18
SCALE: NTS
CAD L.D.: RZ3

PROJECT: IDLEWILD
RESIDENTIAL
REZONING PLAN
FOR
MPIRE CAPITAL
CORPORATION

LOCATION OF SITE
14916 BOYD FUNDERBURK DR
TOWN OF MATTHEWS,
MECKLENBURG COUNTY, NC



1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (800) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com



SHEET TITLE:

COVER SHEET

SHEET NUMBER:

RZ-1

CONTACT INFORMATION

REFERENCES

SURVEY:
BOHLER ENGINEERING NC, PLLC
"TOPOGRAPHIC & TREE SURVEY PROPERTY OF JERRY & IRMA FUNDERBURK, GERALD LEE FUNDERBURK, DANNY & ROBIN PRICE, DEE & PATRICIA RITTENOUR, DOUG & TERI MARSH"
420 HAWTHORNE LANE, CHARLOTTE NC 28204
PROJECT #: 84638
DATED: 9/20/18
REVISED: 10/15/18

GOVERNING AGENCIES

TOWN OF MATTHEWS - PLANNING AND DEVELOPMENT DEPARTMENT
232 MATTHEWS STATION STREET
MATTHEWS, NC 28105
PHONE: (704) 847-4411
FAX: (704) 845-1964

TOWN OF MATTHEWS - PUBLIC WORKS

1600 TRANK TOWN ROAD
MATTHEWS, NC 28105
PHONE: (704) 708-1244
CONTACT: MERRIE SALVO

MECKLENBURG COUNTY LAND DEVELOPMENT

2145 SUTTLE AVENUE
CHARLOTTE, NC 28208
PHONE: 704-336-7900 OR 311

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT)

DIVISION 10 - DISTRICT 2
7805 DISTRICT DRIVE
CHARLOTTE, NC 28213
PHONE: (980) 523-0000
FAX: (704) 982-3146
CONTACT: JEB SMITH

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT.
BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL APPLICABLE SPECIFICATIONS, REGULATIONS AND CODES.



LOCATION MAP

HATCHING LEGEND

- EXISTING CANOPY TREE SAVE/ UNDISTURBED OPEN SPACE
- NEW PLANTED TREE SAVE/ UNDISTURBED OPEN SPACE

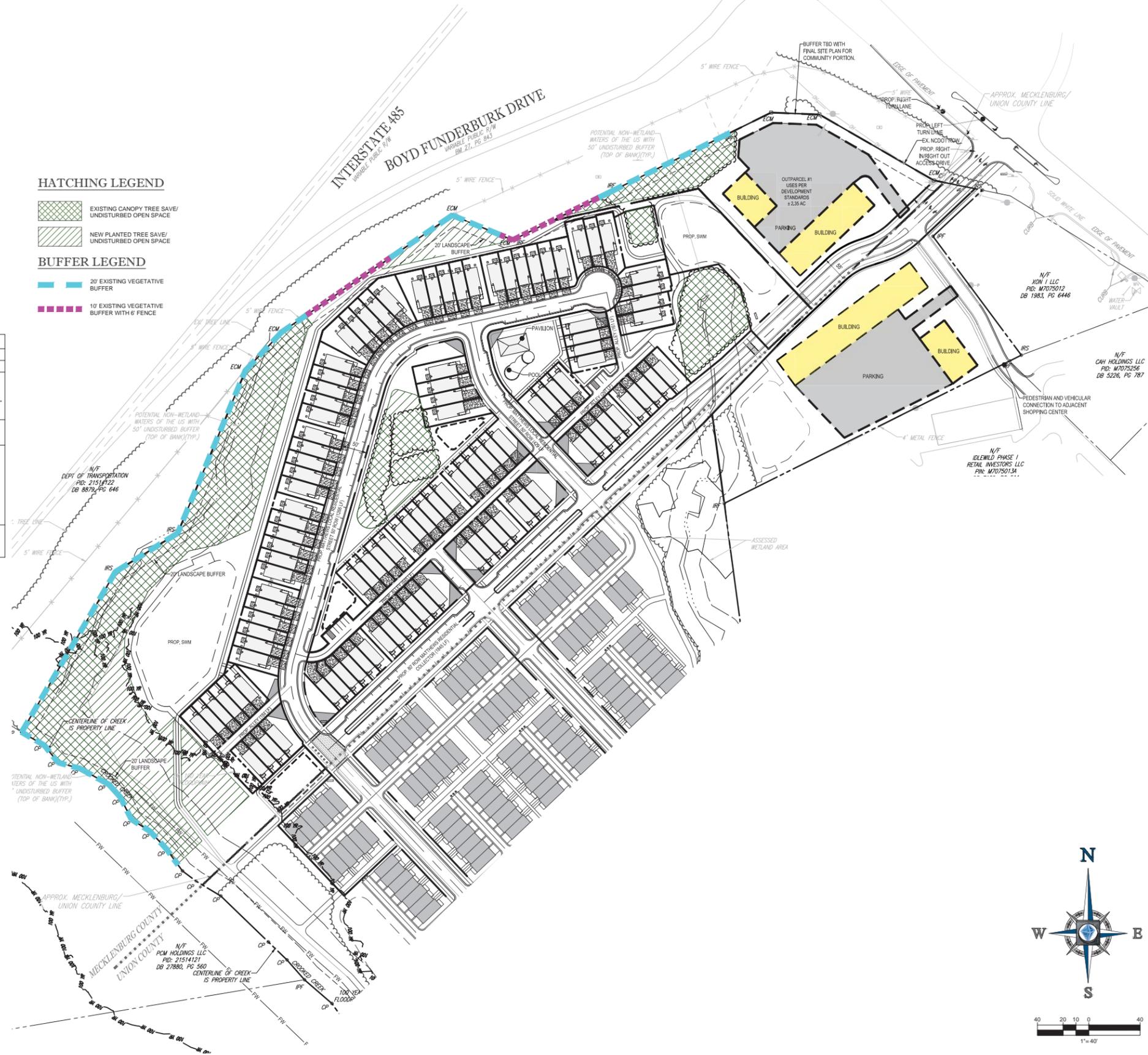
BUFFER LEGEND

- 20' EXISTING VEGETATIVE BUFFER
- 10' EXISTING VEGETATIVE BUFFER WITH 6' FENCE

LANDSCAPE TABLE

| | REQUIRED | PROVIDED | REMARKS |
|--------------------------|--|---|--|
| MATTHEWS | | | |
| TREE CANOPY PRESERVATION | (R-VS) - 8% (10.49 x 0.08 = 0.84 AC) (B-1) - 12% (2.35 x 0.12 = 0.28 AC) (R-15) - 20% (6.83 x 0.20 = 1.37 AC) TOTAL = 2.49 AC *ALL TREE SAVE CALCULATIONS DO NOT INCLUDE PROPOSED RIGHT OF WAY | (R-VS) - 0.84 AC EX. CANOPY (8.0%) (TOTAL 1.00 AC WITH REPLANTING) (B-1) - 0.32 AC (13.6%) (ALL EX. CANOPY) (R-15) - 2.49 AC EX. CANOPY (36.5%) (TOTAL 3.56 AC WITH REPLANTING) | TOTAL EXISTING CANOPY* 0.84 + 0.32 + 2.49 = 3.65 AC (18.6%) TOTAL TREE CANOPY WITH REPLANTING* 1.00 + 0.32 + 3.56 = 4.88 AC (24.8%) |
| UNDISTURBED OPEN SPACE | 10% (2.26 AC) (BASED ON GREATER THAN 50% BUILT-UPON AREA) | 4.88 AC (20.7%) | |
| STREET TREES | A PLANTING STRIP WHOSE TOTAL LENGTH SHALL BE EQUAL TO THE TOTAL LENGTH OF THE PROPERTY LINE ADJACENT TO THE PUBLIC RIGHT-OF-WAY, OR IN THE PUBLIC RIGHT-OF-WAY IF SUFFICIENT ROOM EXISTS BETWEEN CURB AND SIDEWALK, EXCLUSIVE OF ACCESS DRIVES AND TRAPEZOIDAL TRIANGLES. THE WIDTH OF THE STRIP SHALL BE A MINIMUM OF EIGHT FEET (8') AND SHALL GENERALLY START IMMEDIATELY ADJACENT TO THE STREET SIDE PROPERTY LINE | STREET TREES ARE BEING PROVIDED PER CODE | |
| PERIMETER TREES | OPTION 1 4 LARGE TREES 2 SMALL TREES 12 SHRUBS (PER 100 LF) | 4 LARGE TREES 2 SMALL TREES 12 SHRUBS (PER 100 LF) | PERIMETER PLANTING REQUIREMENTS ALONG SOUTHWEST SIDE OF SITE ARE BEING MET THROUGH TREE SAVE |

*A MINIMUM OF 15 PERCENT OF THE SITE EXCLUDING PROPOSED RIGHT OF WAY SHALL BE DEVOTED TO TREE PRESERVATION AREAS. A MINIMUM OF 20 PERCENT OF THE SITE SHALL BE TREE CANOPY INCLUDING EXISTING TREES AND NEW VEGETATION.



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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

| REV | DATE | COMMENT | BY |
|-----|----------|---------------------------|-----|
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| 4 | 5/1/19 | REZONING HEARING COMMENTS | ODR |

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PROJECT No.: NCC172166
DRAWN BY: ODR/RJB
CHECKED BY: MAT
DATE: 12/07/18
SCALE: AS NOTED
CAD L.D.: RZ

PROJECT: **IDLEWILD RESIDENTIAL REZONING PLAN**
FOR **MPIRE CAPITAL CORPORATION**

LOCATION OF SITE
14916 BOYD FUNDERBURK DR
TOWN OF MATTHEWS,
MECKLENBURG COUNTY, NC

BOHLER ENGINEERING NC, PLLC
NCEBS P-11-12
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (880) 272-3400
Fax: (880) 272-3401
NC@BohlerEng.com

SHEET TITLE:
LANDSCAPE DATA SHEET

SHEET NUMBER:
RZ-3



*ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN

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| | |
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| PROJECT NO.: | NCC172166 |
| DRAWN BY: | ODR/RJB |
| CHECKED BY: | MAT |
| DATE: | 12/07/18 |
| SCALE: | NTS |
| CAD ID: | RZ |

PROJECT: **IDLEWILD RESIDENTIAL REZONING PLAN**
 FOR **MPIRE CAPITAL CORPORATION**
 LOCATION OF SITE
 14916 BOYD FUNDERBURK DR
 TOWN OF MATTHEWS,
 MECKLENBURG COUNTY, NC

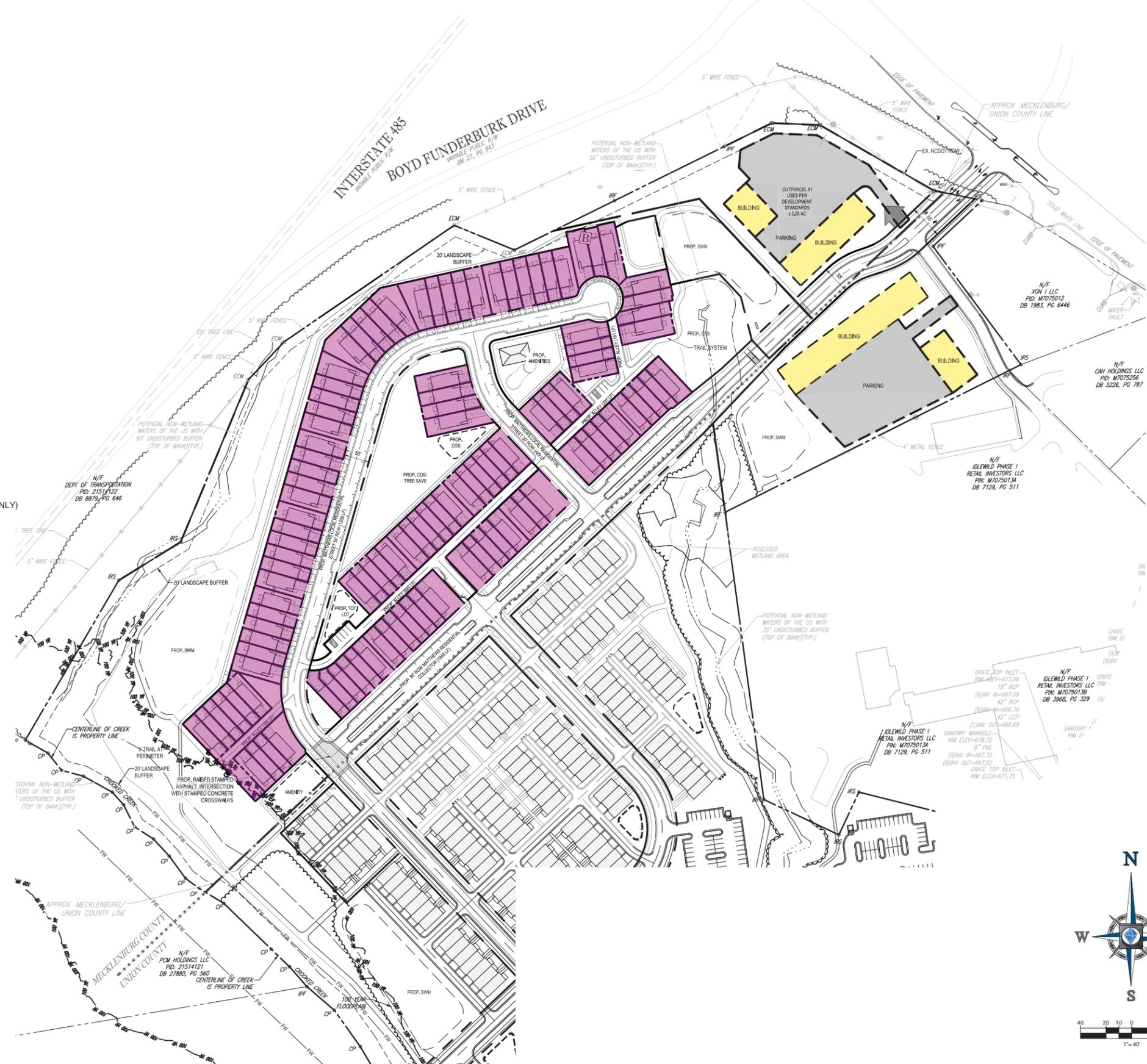
BOHLER ENGINEERING NC, PLLC
 1927 S. TRYON STREET, SUITE 310
 CHARLOTTE, NC 28203
 Phone: (880) 272-3400
 Fax: (880) 272-3401
 NC@BohlerEng.com

SHEET TITLE:
FLEXIBLE DESIGN STANDARDS
 SHEET NUMBER:
RZ-4

HATCHING LEGEND

 FLEXIBLE DESIGN STANDARDS (7.32 AC)

| | REQUIRED | PROVIDED |
|--------------------------|----------|------------------------------|
| 1. REDUCED FRONT SETBACK | 20' | 13.5' (REAR LOAD UNITS ONLY) |
| 2. REDUCED LOT AREA | 3,000 SF | 2,000 SF MIN |
| 3. REDUCED LOT WIDTH | 30' | 22' MIN |



CURRENT 2018-691
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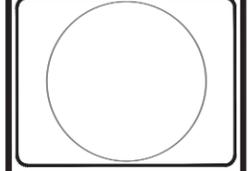
NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NCC172186
 DRAWN BY: ODR/RJB
 CHECKED BY: MAT
 DATE: 12/07/18
 SCALE: NTS
 CAD ID: RZ

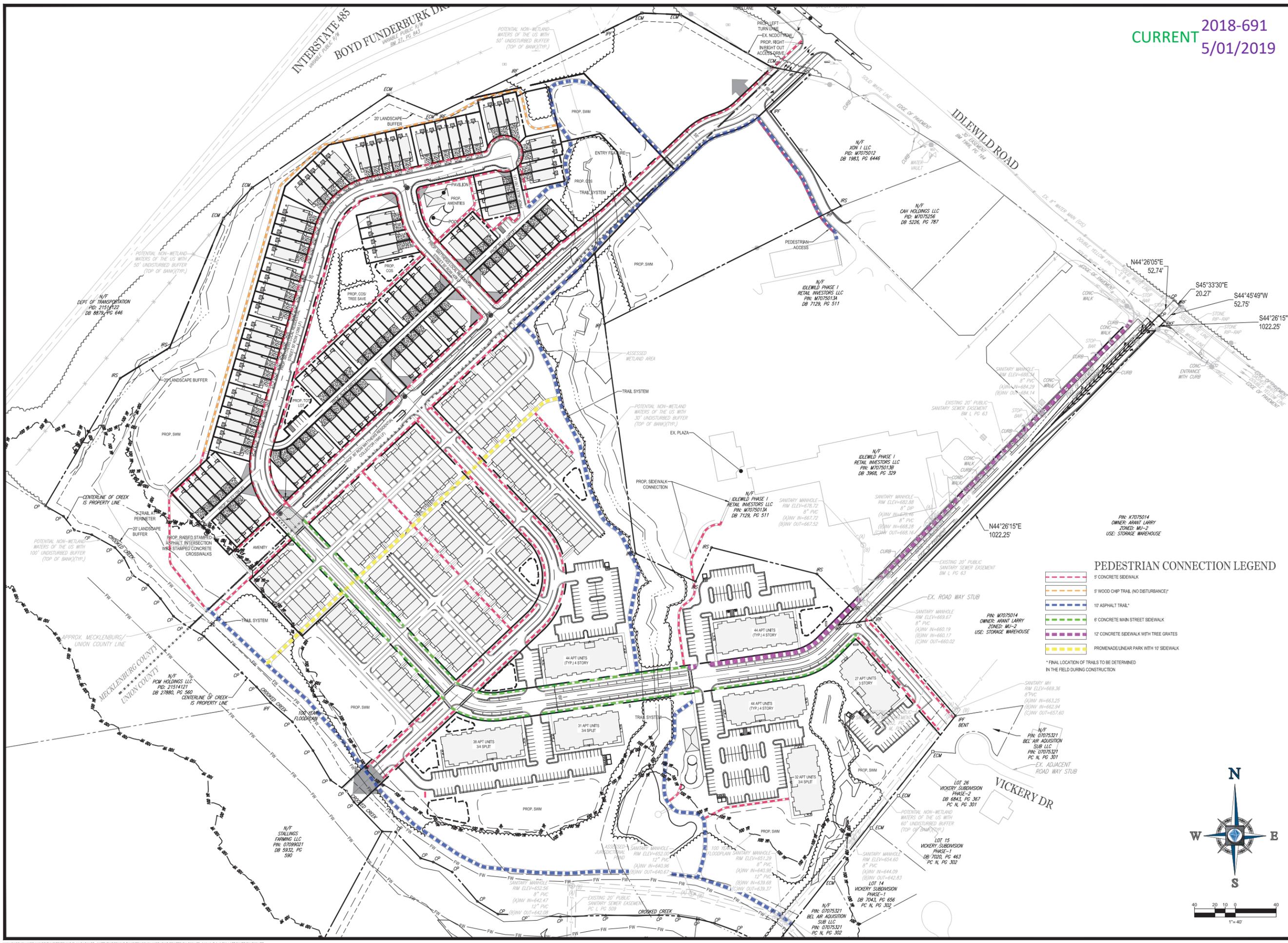
PROJECT: **IDLEWILD RESIDENTIAL REZONING PLAN**
 FOR **MPIRE CAPITAL CORPORATION**

LOCATION OF SITE
 14916 BOYD FUNDERBURK DR
 TOWN OF MATTHEWS,
 MECKLENBURG COUNTY, NC

BOHLER ENGINEERING NC, PLLC
 1927 S. TRYON STREET, SUITE 310
 CHARLOTTE, NC 28203
 Phone: (800) 272-3400
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SHEET TITLE:
PEDESTRIAN CONNECTIVITY PLAN
 SHEET NUMBER:
RZ-5



PEDESTRIAN CONNECTION LEGEND

- 5' CONCRETE SIDEWALK
- 5' WOOD CHIP TRAIL (NO DISTURBANCE)
- 10' ASPHALT TRAIL
- 6' CONCRETE MAIN STREET SIDEWALK
- 12' CONCRETE SIDEWALK WITH TREE GRATES
- PROMENADE/LINEAR PARK WITH 10' SIDEWALK

* FINAL LOCATION OF TRAILS TO BE DETERMINED IN THE FIELD DURING CONSTRUCTION

HOISTING\2186\DRAWINGS\EXHIBITS\ZONING PACKAGE - MATTHEWS\ZONING EXHIBITS\ZONING\2186\ZONING PRINTED BY: SMILLER, 5:02:19 8/4/2019 PM LAST SAVED BY: SMILLER

CURRENT 2018-691
5/01/2019

DEVELOPMENT SUMMARY

MATTHEWS:

FRONT LOAD: 49

REAR LOAD: 66

TOTAL: 115
A MAXIMUM OF 121
UNITS ARE ALLOWED

STALLINGS:

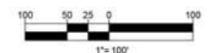
REAR LOAD: 148

TOTAL: 148
A MAXIMUM OF 150
UNITS ARE ALLOWED

APARTMENTS: 270 TOTAL
IN 7 BUILDINGS

TOTAL NUMBER OF
TOWNHOMES

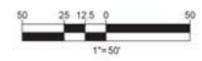
FRONT LOAD (26' WIDTH): 49
REAR LOAD MATTHEWS: (22' WIDTH): 66
REAR LOAD STALLINGS: (20' WIDTH): 148
TOTAL: 263
MAX TOTAL: 271





DEVELOPMENT SUMMARY
MATTHEWS:
 FRONT LOAD: 49
 REAR LOAD: 66
 TOTAL: 115
 A MAXIMUM OF 121
 UNITS ARE ALLOWED

CURRENT 2018-691
 5/01/2019



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DEVELOPMENT STANDARDS
MAY 1, 2019

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY MPIRE CAPITAL CORPORATION ("APPLICANT") FOR AN APPROXIMATELY 23.60 ACRE SITE LOCATED ON THE SOUTHWEST QUADRANT OF THE INTERSTATE 485 - IDLEWILD ROAD INTERCHANGE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 215-141-03, 215-141-20 AND 215-141-01.
- B. FOR ENTITLEMENT PURPOSES, THE SITE IS DIVIDED INTO THREE SEPARATE DEVELOPMENT AREAS THAT ARE DESIGNATED ON THE REZONING PLAN AS DEVELOPMENT AREA A, DEVELOPMENT AREA B AND DEVELOPMENT AREA C.
- C. 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").
- D. SUBJECT TO THE FLEXIBLE DESIGN STANDARDS SET OUT BELOW IN SECTION 9, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-VS ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA A ON THE REZONING PLAN.
- E. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-15 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA B ON THE REZONING PLAN.
- F. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-1 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA C ON THE REZONING PLAN.
- G. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF THE USES AND 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 SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. **DEVELOPMENT AREA A**
 - (1) THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA A ON THE REZONING PLAN MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 121 FOR SALE ONE-FAMILY ATTACHED DWELLING UNITS, AND TO ANY INCIDENTAL OR ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE R-VS ZONING DISTRICT.
- B. **DEVELOPMENT AREA B**
 - (1) THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA B ON THE REZONING PLAN MAY ONLY BE DEVOTED TO TREE SAVE AREAS, COMMON OPEN SPACE AREAS, LANDSCAPED AREAS, WALKING TRAILS, AMENITIES AND STORM WATER FACILITIES THAT SERVE AND ARE ASSOCIATED WITH THE RESIDENTIAL COMMUNITY TO BE LOCATED ON DEVELOPMENT AREA A. NOTWITHSTANDING THE FOREGOING, A STORM WATER FACILITY LOCATED ON DEVELOPMENT AREA B MAY ACCEPT STORM WATER FROM DEVELOPMENT AREA C.
- C. **DEVELOPMENT AREA C**
 - (1) THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA C ON THE REZONING PLAN MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW (INCLUDING ANY COMBINATION OF SUCH USES), AND TO ANY INCIDENTAL OR ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE B-1 ZONING DISTRICT.
 - (a) PUBLIC LIBRARY.
 - (b) BANK, CREDIT UNION AND SIMILAR FINANCIAL SERVICE.
 - (c) BARBER SHOP, BEAUTY SHOP, NAIL SALON AND SIMILAR PERSONAL SERVICES.
 - (d) GENERAL AND PROFESSIONAL OFFICE.
 - (e) MEDICAL, DENTAL, OPTICAL OFFICE AND CLINIC.
 - (f) MUSEUM OR ART GALLERY.
 - (g) BAKERY, RETAIL, INCLUDING MANUFACTURING OF GOODS FOR SALE ON THE PREMISES ONLY.
 - (h) BREWPUB, SUBJECT TO SECTION 155.506.45 OF THE ORDINANCE.
 - (i) COPY, PRINTING AND PHOTO PROCESSING.
 - (j) FLORIST SHOP.
 - (k) LAUNDRY AND DRY CLEANING ESTABLISHMENT NOT TO EXCEED 4,500 SQUARE FEET OF GROSS FLOOR AREA.
 - (l) MICROBREWERY, SUBJECT TO SECTION 155.506.45 OF THE ORDINANCE.
 - (m) REPAIR AND SERVICING, INDOORS ONLY, OF ANY ARTICLE THE SALE OF WHICH IS PERMITTED IN THE DISTRICT.
 - (n) RESTAURANT, WITHOUT DRIVE-THRU OR DRIVE-IN SERVICE.
 - (o) RETAIL SALES, GENERAL MERCHANDISE.
 - (p) STUDIO FOR GYMNAST, ARTIST, DESIGNER, PHOTOGRAPHER, MUSICIAN, SCULPTOR AND SIMILAR USES.
 - (2) THE TOTAL NUMBER OF PRINCIPAL BUILDINGS AND ACCESSORY BUILDINGS PERMITTED ON DEVELOPMENT AREA C SHALL BE GOVERNED BY THE STANDARDS OF THE ORDINANCE.
 - (3) A TOTAL MAXIMUM OF 25,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED ON DEVELOPMENT AREA C.

- (4) NOTWITHSTANDING THE FOREGOING, OF THE ALLOWED 25,000 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE DEVELOPED ON DEVELOPMENT AREA C, A TOTAL MAXIMUM OF 5,000 SQUARE FEET OF SUCH ALLOWABLE GROSS FLOOR AREA MAY BE DEVOTED TO RETAIL SALES AND GENERAL MERCHANDISE USES, AND A TOTAL MAXIMUM OF 4,000 SQUARE FEET OF SUCH ALLOWABLE GROSS FLOOR AREA MAY BE DEVOTED TO RESTAURANT, MICROBREWERY USES AND/OR BREWPUB USES.

- 3. **DIMENSIONAL STANDARDS**
 - A. SUBJECT TO THE FLEXIBLE DESIGN STANDARDS SET OUT BELOW IN SECTION 9, THE DEVELOPMENT OF DEVELOPMENT AREA A SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE R-VS ZONING DISTRICT SET OUT IN SECTION 155.604 OF THE ORDINANCE.
 - B. THE DEVELOPMENT OF DEVELOPMENT AREA B SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE R-15 ZONING DISTRICT.
 - C. THE DEVELOPMENT OF DEVELOPMENT AREA C SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE B-1 ZONING DISTRICT.

- 4. **TRANSPORTATION AND PARKING**
 - A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS 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, THE TOWN OF STALLINGS AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 - B. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC STREETS AND INTERNAL PRIVATE ALLEYS, AND MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PUBLIC STREETS AND THE INTERNAL PRIVATE ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
 - C. VEHICULAR PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
 - D. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, A VEHICULAR CONNECTION FROM THE SITE TO THE TRAFFIC SIGNAL LOCATED AT THE INTERSECTION OF IDLEWILD ROAD AND AN ENTRANCE ROAD INTO THE SHOPPING CENTER LOCATED TO THE EAST OF THE SITE SHALL BE COMPLETED AND OPEN TO VEHICULAR TRAFFIC.
 - E. PRIOR TO THE ISSUANCE OF THE SIXTY-FIFTH (65TH) CERTIFICATE OF OCCUPANCY FOR A ONE-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE, THE PEDESTRIAN AND VEHICULAR CONNECTION FROM THE SITE TO THE SHOPPING CENTER LOCATED TO THE EAST OF THE SITE THAT IS DEPICTED ON THE REZONING PLAN SHALL BE COMPLETED AND OPEN TO PEDESTRIAN AND VEHICULAR TRAFFIC.

- 5. **STREETScape TREATMENT**
 - A. THE STREETScape TREATMENT ALONG THE SITE'S PUBLIC STREET FRONTAGES SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
 - B. SIDEWALKS AND PLANTING STRIPS SHALL BE INSTALLED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

- 6. **ARCHITECTURAL STANDARDS**
 - A. **DEVELOPMENT AREA A**
 - (1) THE MAXIMUM HEIGHT IN FEET OF EACH BUILDING CONTAINING ONE-FAMILY ATTACHED DWELLING UNITS SHALL BE 35 FEET AS MEASURED UNDER THE ORDINANCE.
 - (2) ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, SCHEMATIC IMAGES OF THE FRONT, SIDE AND REAR ELEVATIONS OF THE REAR LOADED ONE-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON DEVELOPMENT AREA A THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER OF THE FRONT, SIDE AND REAR ELEVATIONS OF THE REAR LOADED ONE-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON DEVELOPMENT AREA A. ACCORDINGLY, THE FRONT, SIDE AND REAR ELEVATIONS OF EACH REAR LOADED ONE-FAMILY ATTACHED DWELLING UNIT TO BE CONSTRUCTED ON DEVELOPMENT AREA A SHALL BE DESIGNED AND CONSTRUCTED SO THAT THE FRONT, SIDE AND REAR ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO ONE OF THE ATTACHED CONCEPTUAL, SCHEMATIC IMAGES. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE FRONT, SIDE AND REAR ELEVATIONS OF THE REAR LOADED ONE-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON DEVELOPMENT AREA A THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER SHALL BE PERMITTED.
 - (3) ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, SCHEMATIC IMAGES OF THE FRONT, SIDE AND REAR ELEVATIONS OF THE FRONT LOADED ONE-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON DEVELOPMENT AREA A THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER OF THE FRONT, SIDE AND REAR ELEVATIONS OF THE FRONT LOADED ONE-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON DEVELOPMENT AREA A. ACCORDINGLY, THE FRONT, SIDE AND REAR ELEVATIONS OF EACH FRONT LOADED ONE-FAMILY ATTACHED DWELLING UNIT TO BE CONSTRUCTED ON DEVELOPMENT AREA A SHALL BE DESIGNED AND CONSTRUCTED SO

THAT THE FRONT, SIDE AND REAR ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO ONE OF THE ATTACHED CONCEPTUAL, SCHEMATIC IMAGES. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE FRONT, SIDE AND REAR ELEVATIONS OF THE FRONT LOADED ONE-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON DEVELOPMENT AREA A THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER SHALL BE PERMITTED.

- (4) APPLICANT MAY SUBSEQUENTLY PROPOSE ADDITIONAL CONCEPTUAL, SCHEMATIC IMAGES OF THE FRONT, SIDE AND REAR ELEVATIONS OF THE ONE-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON DEVELOPMENT AREA A, AND SUCH ADDITIONAL CONCEPTUAL, SCHEMATIC IMAGES MUST BE APPROVED BY THE MATTHEWS BOARD OF COMMISSIONERS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A ONE-FAMILY ATTACHED DWELLING UNIT THAT UTILIZES ONE OF THE ADDITIONAL CONCEPTUAL, SCHEMATIC IMAGES OF THE FRONT, SIDE AND REAR ELEVATIONS.

- (5) THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE ONE-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON DEVELOPMENT AREA A SHALL BE BRICK, STONE AND CEMENTITIOUS SIDING.

- (6) VINYL, EPS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON THE ONE-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON DEVELOPMENT AREA A. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.

- (7) WITH RESPECT TO EACH ONE-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON DEVELOPMENT AREA A, THERE SHALL BE A MINIMUM RISE OF 12 INCHES FROM THE ELEVATION OF THE CENTER OF THE SIDEWALK ALONG THE IMMEDIATELY ADJACENT STREET TO THE TOP OF THE FRONT STOOFF LOCATED AT THE FRONT ENTRY DOOR INTO SUCH ONE-FAMILY ATTACHED DWELLING UNIT. THIS 12 INCH RISE SHALL BE ACHIEVED THROUGH A COMBINATION OF SLOPE AND A STEP LEADING UP TO THE FRONT STOOFF.

- (8) EACH REAR LOADED ONE-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON DEVELOPMENT AREA A SHALL HAVE A COVERED FRONT PORCH WITH A MINIMUM DEPTH OF 5 FEET.

- (9) THE FRONT FACADE OF EACH ONE-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON DEVELOPMENT AREA A SHALL BE SETBACK A MINIMUM OF 2 FEET FROM THE FRONT FACADE(S) OF THE ADJACENT ONE-FAMILY ATTACHED DWELLING UNIT(S), OR LOCATED A MINIMUM OF 2 FEET IN FRONT OF THE FRONT FACADE(S) OF THE ADJACENT ONE-FAMILY ATTACHED DWELLING UNIT(S). THE REAR FACADE OF EACH ONE-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON DEVELOPMENT AREA A SHALL BE SETBACK A MINIMUM OF 2 FEET FROM THE REAR FACADE(S) OF THE ADJACENT ONE-FAMILY ATTACHED DWELLING UNIT(S), OR LOCATED A MINIMUM OF 2 FEET IN FRONT OF THE REAR FACADE(S) OF THE ADJACENT ONE-FAMILY ATTACHED DWELLING UNIT(S). THE PURPOSE OF THESE REQUIREMENTS IS TO BREAK UP THE FACADES AND ROOFLINES OF THE BUILDINGS CONTAINING THE ONE-FAMILY ATTACHED DWELLING UNITS. A TYPICAL DETAIL DEPICTING THESE CONDITIONS IS SET OUT ON THE REZONING PLAN.

- (10) THE GARAGE DOOR ON EACH FRONT LOADED ONE-FAMILY ATTACHED DWELLING UNIT SHALL BE A CARRIAGE STYLE GARAGE DOOR AND THE GARAGE DOOR SHALL CONTAIN HARDWARE.

B. **DEVELOPMENT AREA C**

- (1) THE MAXIMUM HEIGHT IN FEET OF ANY BUILDING CONSTRUCTED ON DEVELOPMENT AREA C SHALL BE 40 FEET AS MEASURED UNDER THE ORDINANCE.

- (2) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY BUILDING TO BE CONSTRUCTED ON DEVELOPMENT AREA C, THE SITE PLAN AND THE BUILDING ELEVATIONS FOR SUCH BUILDING MUST BE APPROVED BY THE MATTHEWS BOARD OF COMMISSIONERS.

- (3) DUMPSTER, COMPACTOR AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL OR FENCE WITH ONE SIDE BEING A HINGED OPERABLE GATE. IF ONE OR MORE SIDES OF A DUMPSTER, COMPACTOR AND RECYCLING AREA ADJOIN A SIDE WALL OR REAR WALL OF A BUILDING, THEN THE SIDE WALL OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED FOR THE WALL OR FENCE ALONG EACH SUCH SIDE.

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 MINIMUM OF 15 PERCENT OF THE SITE EXCLUDING PROPOSED RIGHT OF WAY SHALL BE DEVOTED TO TREE PRESERVATION AREAS. A MINIMUM OF 20 PERCENT OF THE SITE SHALL BE TREE CANOPY INCLUDING EXISTING TREES AND NEW VEGETATION.

8. **HAWK CERTIFICATION**

- A. APPLICANT SHALL OBTAIN HABITAT AND WILDLIFE KEEPERS (HAWK) - NATIONAL WILDLIFE FEDERATION CERTIFICATION FOR THESE PORTIONS OF THE SITE LOCATED WITHIN THE TREE-SAVE AND OPEN SPACE AREAS.

9. **FLEXIBLE DESIGN STANDARDS**

- A. PURSUANT TO SECTIONS 155.503.1.H AND 155.401.7 OF THE ORDINANCE, THE FOLLOWING FLEXIBLE DESIGN STANDARDS SHALL APPLY TO THE DEVELOPMENT OF DEVELOPMENT AREA A AND SHALL BE DEEMED TO BE APPROVED IN THE EVENT THAT THE REZONING APPLICATION IS APPROVED BY THE BOARD OF COMMISSIONERS:

- (1) MINIMUM SETBACK FOR REAR (ALLEY) LOADED UNITS THAT FACE A PUBLIC RIGHT OF WAY OR COMMON OPEN SPACE: 13.5 FEET

- (2) MINIMUM LOT AREA: 2,000 SQUARE FEET PER DWELLING UNIT.

- (3) MINIMUM LOT WIDTH: 22 FEET.

- B. THE PORTION OF THE SITE UTILIZING FLEXIBLE DESIGN STANDARDS CONTAINS APPROXIMATELY 7.32 ACRES AS GENERALLY DEPICTED ON SHEET RZ-3 OF THE REZONING PLAN.

10. **SIGNS**

- A. ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

11. **LIGHTING**

- A. OUTDOOR LIGHTING FIXTURES INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE OUTDOOR ILLUMINATION PROVISIONS OF THE ORDINANCE.

12. **COMMON OPEN SPACE/AMENITY**

- A. COMMON OPEN SPACE AREAS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

- B. THE COMMON OPEN SPACE AREAS MAY CONTAIN, AMONG OTHER THINGS AND AT THE OPTION OF THE APPLICANT, BENCHES AND OTHER SEATING ELEMENTS, PICNIC TABLES, LIGHTING, STRUCTURES SUCH AS GAZEBOS AND SHELTERS, LANDSCAPING AND HARDSCAPE.

- C. AN AMENITY AREA SHALL BE PROVIDED ON DEVELOPMENT AREA A IN THE LOCATION GENERALLY DEPICTED ON THE REZONING PLAN. AT A MINIMUM, THE AMENITY AREA SHALL CONTAIN A SHADE STRUCTURE WITH RESTROOMS AND A SWIMMING POOL.

- D. VEHICULAR PARKING SHALL BE PROVIDED FOR THE AMENITY AREA AS GENERALLY DEPICTED ON THE REZONING PLAN.

- E. WALKING TRAILS SHALL BE INSTALLED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

- F. ANY WALKING TRAILS INSTALLED ON THE SITE THAT ARE NOT ACCEPTED FOR MAINTENANCE BY THE TOWN OF MATTHEWS OR SOME OTHER PUBLIC ENTITY SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

13. **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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| REVISIONS | | | |
|-----------|----------|---------------------------|-----|
| REV | DATE | COMMENT | BY |
| 1 | 11/28/18 | REZONING HEARING COMMENTS | ODR |
| 2 | 12/20/18 | TREE SAVE REVISIONS | ODR |
| 3 | 12/28/18 | REZONING HEARING COMMENTS | ODR |
| 4 | 5/1/19 | REZONING HEARING COMMENTS | ODR |
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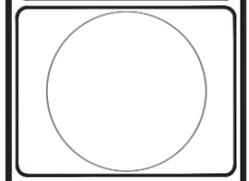
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| PROJECT No.: | NCC172166 |
| DRAWN BY: | ODR/RJB |
| CHECKED BY: | MAT |
| DATE: | 12/07/18 |
| SCALE: | NTS |
| CAD ID: | RZ |

PROJECT: **IDLEWILD
RESIDENTIAL
REZONING PLAN**
FOR
**MPIRE CAPITAL
CORPORATION**

LOCATION OF SITE
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TOWN OF MATTHEWS,
MECKLENBURG COUNTY, NC

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SHEET TITLE:
**DEVELOPMENT
STANDARDS**

SHEET NUMBER:
RZ-8