GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY DISCOUNT TIRE CORPORATION (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-H (BUSINESS- HIGHWAY) 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 RETAIL SALES USE, LIMITED TO THE SALE OF PASSENGER CAR AND LIGHT TRUCK TIRES AND WHEELS, AND ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE B-H ZONING DISTRICT, TO EXPRESSLY INCLUDE THE INSTALLATION OF PASSENGER CAR AND LIGHT TRUCK, TIRES AND WHEELS AND RELATED MAINTENANCE AND REPAIR SERVICES (BY WAY OF EXAMPLE, FLAT REPAIRS, BALANCING AND TIRE ROTATION).

B. NEW TIRES AND TIRES TO BE DISPOSED OF SHALL BE STORED INDOORS. NO OUTSIDE STORAGE OF TIRES OR EQUIPMENT SHALL BE PERMITTED ON THE SITE.

DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA

A. THE APPLICANT PROPOSES TO DEMOLISH THE EXISTING BUILDING ON THE SITE AND CONSTRUCT A NEW BUILDING ("BUILDING") IN A LOCATION AS GENERALLY DEPICTED ON THE REZONING PLAN, SAID BUILDING NOT TO EXCEED 8,500 SQUARE FEET OF GROSS FLOOR AREA.

B. ALL PERMITTED USES SHALL BE CONTAINED WITHIN THE PROPOSED BUILDING.

DIMENSIONAL STANDARDS

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE B-H 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 10 FOOT SIDE SETBACK ON THE NORTHERN BOUNDARY OF THE SITE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

C. THE APPLICANT SHALL MAINTAIN THE 10 FOOT SIDE SETBACK AND 35 FOOT CORNER LOT SIDE YARD ON THE SOUTHERN BOUNDARY OF THE SITE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, AND AS MEASURED FROM THE WINDSOR SQUARE DRIVE RIGHT-OF-WAY AS IT EXISTS ON THE DATE OF THE REZONING APPLICATION.

D. THE APPLICANT SHALL MAINTAIN THE 40 FOOT FRONT SETBACK FROM EAST INDEPENDENCE BLVD. (U.S. HIGHWAY 74) MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND AS MEASURED FROM THE EDGE OF THE 175' TRANSITIONAL RIGHT-OF-WAY. THE TRANSITIONAL RIGHT OF WAY IS MEASURED FROM THE CENTERLINE OF EAST INDEPENDENCE BLVD AS IT EXISTS ON THE DATE OF THE REZONING APPLICATION.

E. THE APPLICANT SHALL MAINTAIN THE 10 FOOT SIDE SETBACK AND 35 FOOT CORNER LOT SIDE YARD 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 POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE TOWN OF MATTHEWS AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

B. SUBJECT TO TOWN OF MATTHEWS AND/OR THE NCDOT (AS APPLICABLE), APPLICANT MAY RELOCATE THE EXISTING DRIVEWAY ON WINDSOR SQUARE DRIVE IF SAID 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.

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 PROPOSED BUILDING TO BE LOCATED ON THE SITE 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.

SIGNS

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

B. TWO SIGNS ARE CURRENTLY SHOWN ON THE REZONING PLAN. APPLICANT RESERVES THE RIGHT TO INSTALL A THIRD SIGN AS ALLOWED BY ORDINANCE IN A LOCATION ADMINISTRATIVELY APPROVED BY PLANNING STAFF.

C. SHOULD ALL OR PART OF THE TRANSITIONAL RIGHT OF WAY SHOWN ON THE REZONING PLAN BECOME NECESSARY FOR EAST INDEPENDENCE BOULEVARD RIGHT OF WAY EXPANSION, APPLICANT RESERVES THE RIGHT TO RELOCATE THE SIGN CURRENTLY SHOWN WITHIN THE TRANSITIONAL RIGHT OF WAY TO ANOTHER LOCATION ON THE SITE.

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.

SCREENING AND LANDSCAPING

A. SCREENING AND LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF THE ORDINANCE.

B. APPLICANT SHALL VERIFY THE HEALTH OF EXISTING TREES AND INSTALL NEW TREES AS REQUIRED BY ORDINANCE.

C. APPLICANT SHALL PROVIDE A TREE CANOPY THAT MEETS OR EXCEEDS THE GREATER OF (A) TREE CANOPY CURRENTLY EXISTING ON SITE, OR (B) ORDINANCE REQUIREMENTS.

STREETSCAPE TREATMENT

A. THE STREETSCAPE TREATMENT ALONG THE SITE'S PUBLIC STREET FRONTAGES SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

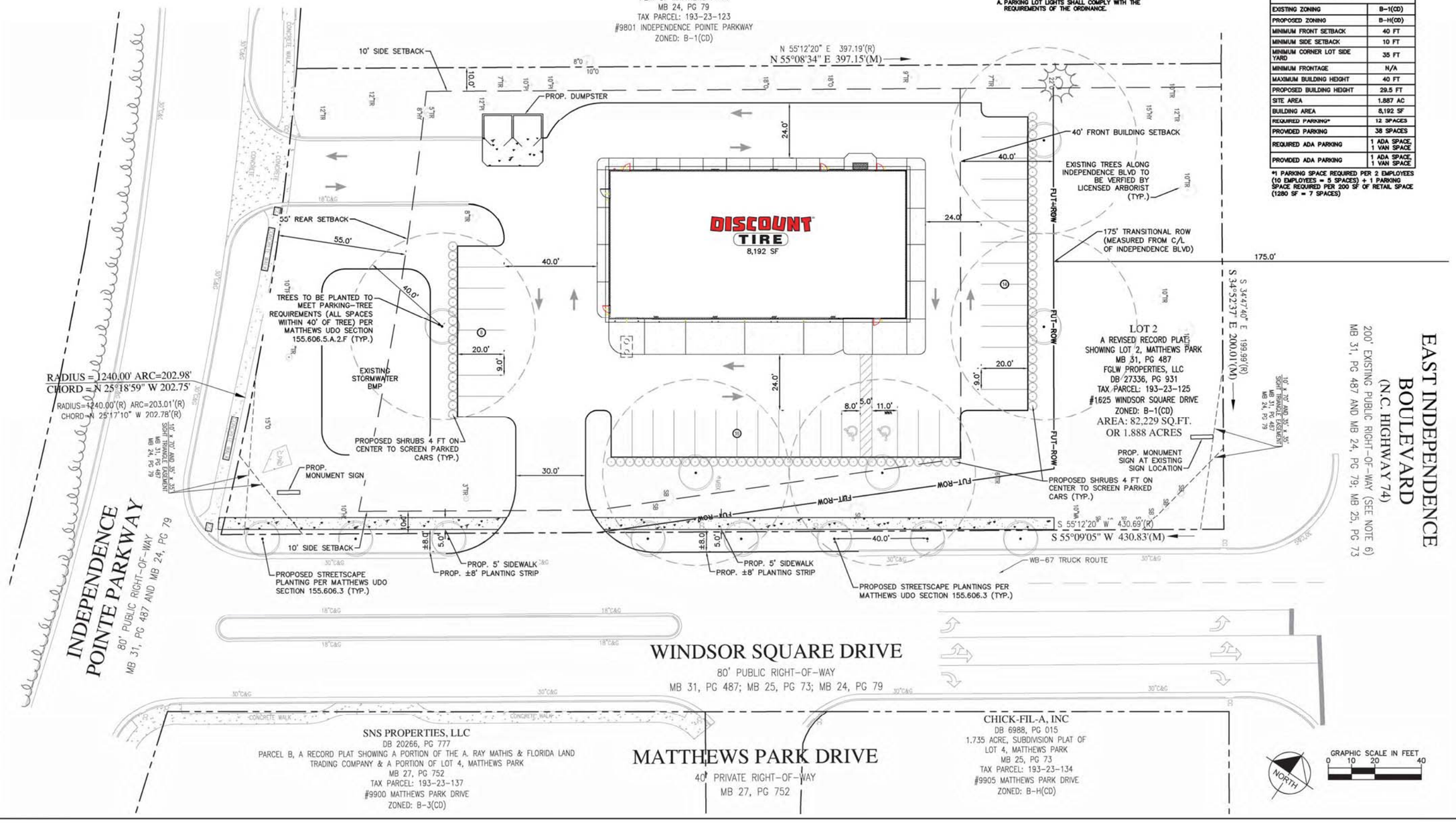
LIGHTING

A. PARKING LOT LIGHTS SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

VICINITY MAP
SCALE: NTS

SITE DATA	
EXISTING ZONING	B-1(CD)
PROPOSED ZONING	B-H(CD)
MINIMUM FRONT SETBACK	40 FT
MINIMUM SIDE SETBACK	10 FT
MINIMUM CORNER LOT SIDE YARD	35 FT
MINIMUM FRONTAGE	N/A
MAXIMUM BUILDING HEIGHT	40 FT
PROPOSED BUILDING HEIGHT	29.5 FT
SITE AREA	1.887 AC
BUILDING AREA	8,192 SF
REQUIRED PARKING*	12 SPACES
PROVIDED PARKING	38 SPACES
REQUIRED ADA PARKING	1 ADA SPACE, 1 VAN SPACE
PROVIDED ADA PARKING	1 ADA SPACE, 1 VAN SPACE

*1 PARKING SPACE REQUIRED PER 2 EMPLOYEES (10 EMPLOYEES = 5 SPACES) + 1 PARKING SPACE REQUIRED PER 200 SF OF RETAIL SPACE (1280 SF = 7 SPACES)



No.	REVISIONS	DATE

Kimley»Horn
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PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE: #F-0102

LICENSED PROFESSIONAL
DATE:

KHA PROJECT 018595014
DATE 5/29/2019
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

SITE PLAN

1625 WINDSOR SQUARE DRIVE
PREPARED FOR
DISCOUNT TIRE
MATTHEWS NC

SHEET NUMBER

CURRENT 2019-694
5/29/2019

WEST ELEVATION (Independence Pointe Pkwy.)

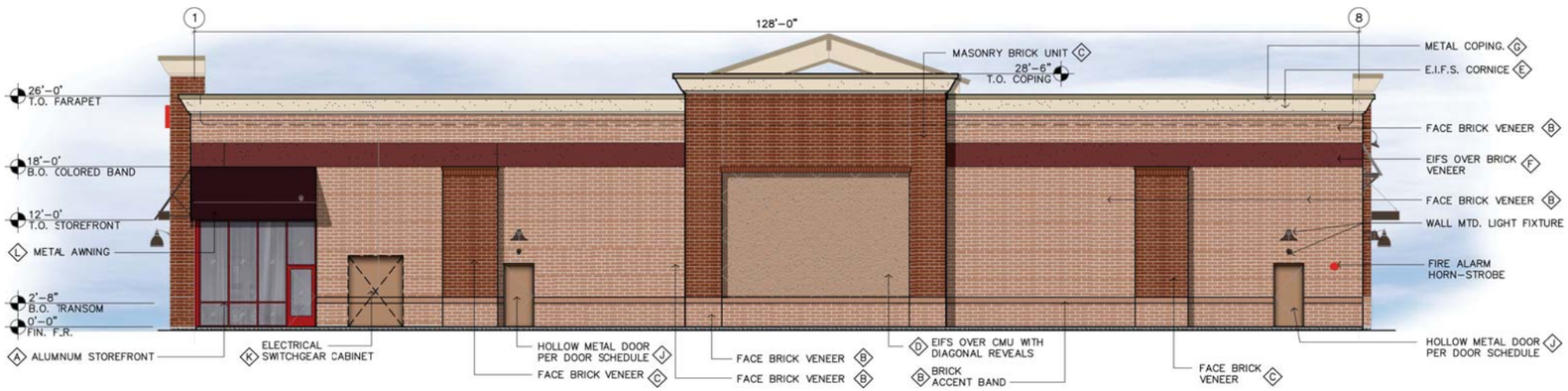
SCALE: 1/8" = 1'-0"

EAST ELEVATION (Independence Blvd.)

SCALE: 1/8" = 1'-0"

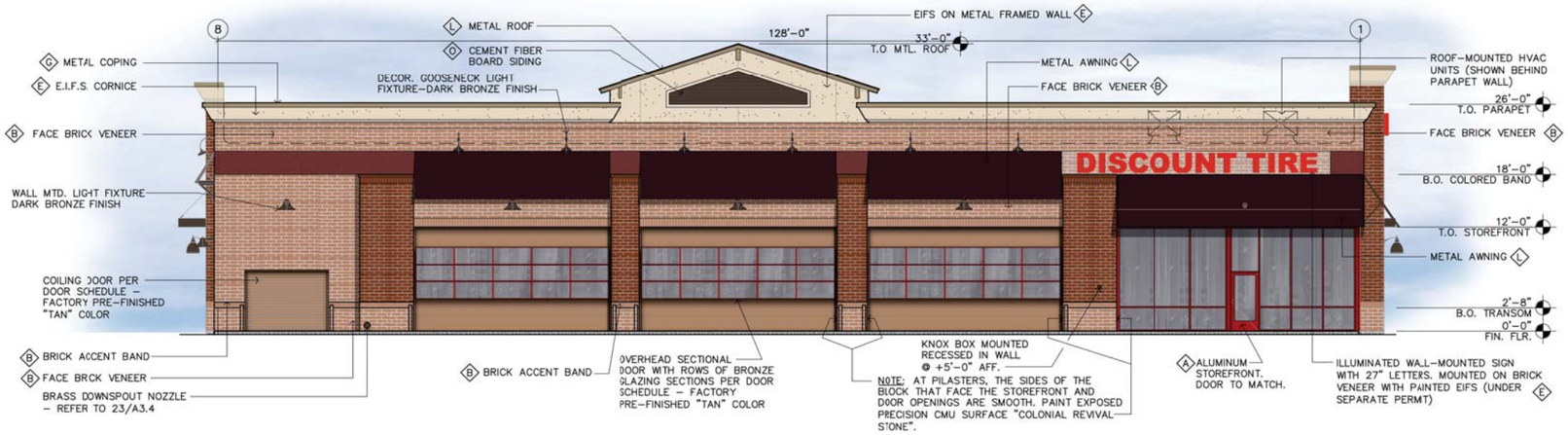
FINISH LEGEND

- A ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
- B FACE BRICK VENEER – GENERAL SHALE PRODUCTS, LIGHTWEIGHT MODULAR. COLOR: "TAN VELOUR" WITH STD. GRAY GROUT. ACCENT BAND IN SOLDIER COURSE PATTERN.
- C FACE BRICK VENEER – GENERAL SHALE PRODUCTS, LIGHTWEIGHT MODULAR. COLOR" "RED VELOUR" WITH STD. GRAY GROUT.
- D INTEGRAL COLOR EIFS WITH SANDPEBBLE FINE TEXTURE – DRYVIT OR APPROVED EQUAL. COLOR TO MATCH SHERWIN WILLIAMS SW 2804 "RENWICK ROSE BEIGE"
- E INTEGRAL COLOR EIFS WITH SANDPEBBLE FINE TEXTURE – DRYVIT OR APPROVED EQUAL. COLOR TO MATCH SHERWIN WILLIAMS SW 6119 "ANTQUE WHITE"
- F E.I.F.S. BAND PAINT SHERWIN WILLIAMS SW#7585 "SUNDRIED TOMATO"
- G METAL COPING – FACTORY PAINTED / INTEGRAL COLOR TO MATCH BERRIDGE "SIERRA TAN" COLOR
- H EXPOSED STEEL – PAINTED TO MATCH "RENWICK ROSE BEIGE"
- I STEEL BOLLARDS – PAINTED TO MATCH "RENWICK ROSE BEIGE"
- J HOLLOW METAL DOORS – PAINTED TO MATCH "RENWICK ROSE BEIGE"
- K ELECTRICAL SWITCHGEAR CABINET – PAINTED TO MATCH "RENWICK ROSE BEIGE"
- L STANDING SEAM METAL ROOF/AWNING – BERRIDGE, SNAP-ON CEE LOCK WITH SEAMS AT 16-1/2" OC. COLOR:"BURGUNDY" STEEL FRAMES TO BE PAINTED SW 6006 "BLACK BEAN"
- M STEEL CANOPY WITH TIE-RODS, PAINTED SHERWIN WILLIAMS SW 6006 "BLACK BEAN"
- N CLERESTORY WINDOW – ¾" THK. SPANDREL GLAZING IN BANNER RED FRAMES WITH EIFS SURROUND "RENWICK ROSE BEIGE"
- O CEMENT FIBER BOARD SIDING BY JAMES HARDIE PLANKS, PAINTED SW 6006 "BLACK BEAN" COLOR



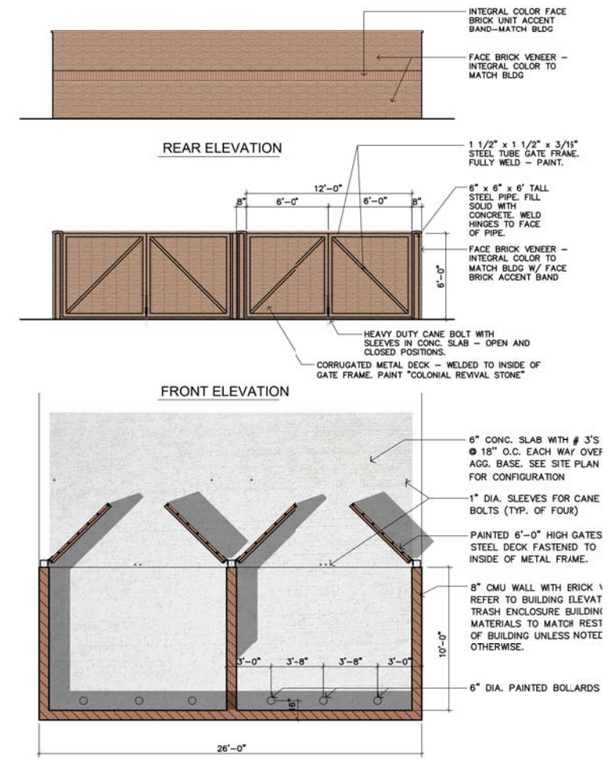
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (Windsor Square Dr.)

SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE PLAN / ELEVATIONS

1/8" = 1'-0"

DISCOUNT TIRE

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CONCEPTUAL ELEVATIONS

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BUILDING MODEL	ALT - 4R
REVISION	-
DATE	06.03.19
SCALE	AS NOTED
PROJECT NUMBER	2018120120

Sheet No.
A.3