



Subject Parcels
 Streets
 Parcels

1 in = 71 ft

| | |
|---|------------------------------|
| TAX PARCEL NUMBERS | 21508107 |
| PROPERTY ADDRESSES | 1364 Matthews-Mint Hill Rd |
| EXISTING ZONING | B-H (Highway Business) |
| PROPOSED ZONING | ENT (Entertainment District) |
| SITE AREA | 2.75 acres |
| MINIMUM LOT WIDTH | N/A |
| MAXIMUM BUILDING HEIGHT | 35 |
| MINIMUM FRONT SETBACK | 40 |
| MINIMUM SIDE YARD | 25 |
| MINIMUM REAR YARD | 25 |
| MINIMUM CORNER SIDE YARD (STREETSIDE) ⁽¹⁷⁾ | 25 |

(17) See § 155.601.11 for further standards when a lot adjoins a railroad, waterfront, or thoroughfare

EARLY DESIGNATION NOTE:
Pursuant to 155-503.8(D) of the Town of Matthews UDO and previously adopted Matthews Land Use Plans for this area, and in concert with the Town of Matthews, the Petitioner seeks an early designation of the subject property to the ENT district. The subject property shall be developed with only land uses permitted in the ENT district; 2) the structures, themes, landscaping and bicycle facilities created in the development of the subject property will be generally consistent with those approved in Town of Matthews Petition 2017-664; 3) minimum and maximum build out for future development will be as set forth in the ENT Ordinance of the UDO; 4) a site plan and/or elevation plan will be reviewed and approved by the Board of Commissioners prior to any land disturbing activity on the subject property.

Any proposed lodging use shall include elements supportive of the Matthews Sportsplex. Such elements might include items such as a pool, meeting room, meeting space, onsite food and beverage options, or other guest services. Permitted uses in the ENT district shall be subject to such limitations and additional requirements (specifically to include limitations and additional requirements regarding lodging uses) as the Matthews Town Council may hereafter adopt.

ELEVATIONS & SITE PLAN TO BE SUBMITTED TO THE MATTHEWS BOARD OF COMMISSIONERS FOR APPROVAL.

5/29/2019
MJG

REZONING 2019-699

**ENTERTAINMENT DISTRICT
EARLY DESIGNATION**

REZONING 2019-699