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 Plan for this area, and in concert with the Town of Matthews, this 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 and/or bed and breakfast inn shall be limited in the designated part of the Matthews Entertainment District. Such additional uses shall include items such as a pool, meeting rooms, meeting space, onsite food and beverage options, or other guest services. The additional uses in the B-BP category shall be subject to such limitations and additional requirements (specifically to include limitations and additional requirements regarding lodging space) as the Matthews Town Council may hereafter adopt.

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

PROPERTY ADDRESSES

EXISTING ZONING

PROPOSED ZONING

SITE AREA

MINIMUM LOT WIDTH N/A

MAXIMUM BUILDING HEIGHT

MINIMUM FRONT SETBACK

MINIMUM SIDE YARD

MINIMUM REAR YARD

MINIMUM CORNER SIDE YARD (STREETSIDE)

EARLY DESIGNATION NOTE:

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

(17) See § 155.601.11 for further standards when a lot adjoins a railroad, waterfront, or thoroughfare.
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, this 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, exercise room, meeting space, onsite food and beverage options, or other guest services.