



TAX PARCEL NUMBERS	19330307	SUPERCEDED	2019-706
PROPERTY ADDRESSES	1718 Windsor Crossing Dr		11/27/2019
EXISTING ZONING	C (Conditional)		
PROPOSED ZONING	B-3(CD) (High-Rise Conditional District)		
EXISTING USE	HOTEL		
PROPOSED USE	HOTEL		
SITE AREA	2.04 acres		

<u>Existing Minimum Lot Requirements (Ft)</u>	
MINIMUM LOT WIDTH	N/A
MAXIMUM BUILDING HEIGHT	40
MINIMUM FRONT SETBACK (Independence)	50
MINIMUM SIDE YARD	None required
MINIMUM REAR YARD (Windsor Crossing)	10
MAXIMUM BUILDING AREA	18,678 sq. ft.
REQUIRED PARKING MINIMUM	97 Spaces

<u>Proposed Minimum Lot Requirements (Ft)</u>	
MINIMUM FRONT SETBACK	40
MINIMUM SIDE YARD	25 (No side yard required when not adjacent to a residential district)
MINIMUM REAR YARD	10
MAXIMUM BUILDING HEIGHT	50 ⁽⁶⁾
MINIMUM BUILDING HEIGHT	35
REQUIRED PARKING MINIMUM	96 Spaces
PROVIDED PARKING	116 Spaces + Shared parking (121 total)

- CONDITIONAL NOTES:
1. Allowed use(s): Hotel
 2. Attached signage will be permitted separately and follow the Matthews Unified Development Ordinance. No freestanding sign shall be permitted for the individual lot. [However, once all C (Conditional) zoning districts have been updated, a joint business and/or identification sign may be permitted with a Master Sign Plan for this property and the associated out-parcels (starred on the location map).]
 3. Access to the site will be limited to Windsor Crossing Drive.
 4. No changes in existing site conditions for building layout, parking, traffic circulation, or storm drainage for this development are being proposed by this zoning action.
 5. Any changes in existing structures resulting in increased building area or changes in building footprint will require review and compliance with the Matthews Unified Development Ordinance.
 6. Structures may exceed the maximum height provided the required side and rear yards are increased 1 ft for each foot or fraction of a foot in height over the given maximum when adjacent to a residential district, or 1 ft for each two feet in height over the maximum given limit when adjacent to all nonresidential districts.
 7. In conjunction with the 50-foot front setback, there is a 50-foot buffer area along Independence Boulevard.
 8. No proposed changes in existing site conditions, therefore no traffic analysis is required as part of this request.
 9. This property is subject to any future motel or hotel development standards adopted by the Matthews UDO.

REZONING 2019-706
 Comfort Inn
 1718 Windsor Crossing Drive
REZONING 2019-706

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Subject Property