Superceded 2020-715
10/1/2020
Streetscape View from Weddington Road
Weddington Road Street Elevation
EXISTING CHARLOTTE WATER ACCESS

PROPOSED TYPE 3 FULL MATCH EXISTING.

PROPOSED 5' CONCRETE 35' X 35' SIGHT TRIANGLE SIDEWALK

PROPOSED TREE SAVE, TYP. EXISTING POND TO 40' TREE RADIUS, TYP.

PROPOSED TOWNHOME WITH TWO AND THREE STORIES WITH GARAGE

EXISTING WETLANDS/STREAM, TYP.

PROPOSED PRIVATE DRIVE

PROPOSED PRIVATE DRIVE

PROPOSED PRIVATE DRIVE

PROPOSED PRIVATE DRIVE

PROPOSED PRIVATE DRIVE

PROPOSED SIDEWALK TO CONNECT TO ROADWAY IMPROVEMENTS (NOT PART OF PROPOSED CENTER MEDIAN PER ONGOING EXPANDED NCDOT RIGHT OF WAY FOR CONSTRUCTED BY OTHERS)

PROPOSED STORMWATER CONTROL MEASURE

PROPOSED MULTI-FAMILY BUILDING, TYP.

SIDEWALK AND 8' PLANTING STRIP

MINIMUM SETBACKS REQUIRED FOR R-12 MF:

MINIMUM LOT WIDTH: 80'

SITE AREA: 16.825 AC

TOTAL PROVIDED OPEN SPACE: ± 10.94 ACRES

TOTAL BUILT UPON AREA PERCENTAGE: ± 35.00%

MECKLENBURG COUNTY PCSO STORM WATER REGULATIONS.

MINIMUM PARKING REQUIRED: 242 PARKING SPACES

PROPOSED USES: RESIDENTIAL

PROPOSED ZONING: R-12 MF (CD)

EXISTING USE: WOODED, VACANT

EXISTING ZONING: R-15

PARCEL TAX ID: 22729101

UNDISTURBED TREE CANOPY AREA REQUIRED (15% OF SITE): 2.52 ACRES

UNDISTURBED OPEN SPACE REQUIREMENT WILL MEET THE GUIDELINES SET FORTH BY PROVIDED UNDISTURBED OPEN SPACE: ± 2.94 AC (17.5%)

REAR YARD: 50' 50'

R-12 MF ZONING REQUIREMENTS:

PARKING REQUIRED: 242 PARKING SPACES

PROPOSED NUMBER OF SECTIONS: 37

NORTH ELEVATION VIEW

SOUTH ELEVATION VIEW

ELEVATION

CUTS

FILLS

E. VINYL AND EXTERIOR INSULATED FINISH SYSTEMS MAY NOT BE USED AS AN AMMENITY SUCH AS A FITNESS CENTER AND A SWIMMING POOL.

B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS BUILDINGS 1, 2, 3, 4, 5, 6, 7, 8, 9, 31, 32, 33, 34, 35, 36, 37, C, D PROVIDED.

B. THE STREETSCAPE TREATMENT ALONG THE SITE'S PUBLIC STREET FRONTAGES SHALL BE 4 STORIES.

C. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE INSTALLED WITHIN THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS, THE TERMS, "APPLICANT" AND "OWNER" OR "OWNERS" SHALL BE ASSOCIATED WITH THE REZONING APPLICATION FILED BY LAT.

A. SETBACKS AND YARDS AS REQUIRED BY THE ORDINANCE AND AS GENERALLY SHOWN ON THE REZONING PLAN.

A. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO SUCCESSORS IN INTEREST AND ASSIGNS OF APPLICANT OR THE OWNER OR THEIR RESPECTIVE REPRESENTATIVES, INCLUDING THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE ORDINANCE FOR THE R-12 MF ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF THE SITE.

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


A. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO APPROVAL BY THE TOWN OF MATTHEWS AND/OR NCDOT.

PROPOSED SIDEWALK TO CONNECT TO ROADWAY IMPROVEMENTS (NOT PART OF PROPOSED CENTER MEDIAN PER ONGOING EXPANDED NCDOT RIGHT OF WAY FOR CONSTRUCTED BY OTHERS)

21) 1893 SF UNITS X 2.25 SPACES = 48

(16) 1249 SF UNITS X 2.00 SPACES = 32

EXISTING PUBLIC STORMWATER TO BE DISTURBED TO BE PERMITTED
Streetscape View from Weddington Road
Weddington Road Street Elevation

Matthews Village
1700 Weddington Rd
DEVELOPMENT SUMMARY:

PARKING PROVIDED: 212 PARKING SPACES

FRONT SETBACK: 35' 35'

MINIMUM SETBACKS REQUIRED FOR R-12 MF:

MINIMUM LOT DEPTH: N/A
MINIMUM LOT WIDTH: 80'

PARKING REQUIRED: 259 PARKING SPACES

PROPOSED USES: RESIDENTIAL

PROPOSED ZONING: R-12 MF (CD)

PARCEL TAX ID: 22729101

UNDISTURBED OPEN SPACE REQUIREMENT WILL MEET THE GUIDELINES SET FORTH BY

SIDE YARD: 10' 10'

SITE AREA: 17.575 AC

TOTAL BUILT UPON AREA PERCENTAGE: +/- 35.00%

---

PETITIONER'S SCOPE)

PROPOSED CENTER MEDIAN PER ONGOING

EXPANDED NCDOT RIGHT OF WAY FOR

EXISTING JURISDICTIONAL STREAM AND POCKET

PROPOSED PUBLIC DRAINAGE EASEMENT

PIPED AND REROUTED WITHIN A

EXISTING PUBLIC STORMWATER TO BE

THROUGH USACE AND NCDWQ

---

5. TRANSPORTATION AND PARKING

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN.

B. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING

PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE

ORDINANCE.

C. VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH

THE REQUIREMENTS OF THE ORDINANCE.

D. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE SCREENING

B. THE STREETSCAPE TREATMENT ALONG THE SITE'S PUBLIC STREET FRONTAGES

A. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO

OF THE R-12 MF ZONING DISTRICT SET OUT IN THE ORDINANCE.

B. OPEN SPACE AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN SHALL BE

PROVIDED.

C. ROOF TOP TERRACES SHALL NOT BE PERMITTED ON THOSE BUILDINGS

DEPICTED ON THE REZONING PLAN SHALL BE PROVIDED.

D. ROOF TOP TERRACES SHALL NOT BE PERMITTED ON THOSE BUILDINGS

M. INCidental AND ACCESSORY USES ALLOWED IN THE R-12 MF ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES

A MULTI-FAMILY DWELLING, MULTIPLE BUILDING COMPLEX (INCLUDING

ONE-FAMILY ATTACHED (TOWNHOME) STYLE DWELLING UNITS) AND TO ANY

OF THE R-12 MF ZONING DISTRICT SET OUT IN THE ORDINANCE.

B. NOTWITHSTANDING THE FOREGOING, THOSE BUILDINGS DESIGNATED ON THE

DEPICTED AS BUILDINGS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19,

20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31,

MAY INCLUDE, WITHOUT LIMITATION, A LEASING AND MANAGEMENT OFFICE AND

A

THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING

APPLICATION FILED BY LAT

CONCEPTUAL SCALE:

1"= 50'

---

10. BINDING EFFECT OF THE REZONING APPLICATION

A. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO

THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE

SUCCESSORS IN INTEREST AND ASSIGNS OF APPLICANT OR THE OWNER OR

FENCE ALONG EACH SUCH SIDE.

THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING

APPLICATION.

OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE

SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT

SOURCES BEHIND THE SITE OR IN THE REQUIRED AREA, WHETHER TURNED OR NOT.

A SIDE WALL OR REAR WALL OF A BUILDING, THEN THE

RECYCLING AREA ADJOIN A SIDE WALL OR REAR WALL OF A BUILDING, THEN THE

SIDE YARD:

REDEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES,

OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT

MEETS THE GUIDELINES SET FORTH BY

EXISTING JURISDICTIONAL STREAM AND POCKET

PIPED AND REROUTED WITHIN A

EXISTING PUBLIC STORMWATER TO BE

THROUGH USACE AND NCDWQ

---

6. STREETSCAPE TREATMENT, SIDEWALKS AND SCREENING

A. THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE PROTECTION

B. NOTWITHSTANDING THE FOREGOING, THOSE BUILDINGS DESIGNATED ON THE

DEPICTED AS BUILDINGS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19,

20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31,

MAY INCLUDE, WITHOUT LIMITATION, A LEASING AND MANAGEMENT OFFICE AND

A

THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING

APPLICATION FILED BY LAT

CONCEPTUAL SCALE:

1"= 50'

---

9. SIGNS

SYMBOL

LEGEND

SURVEY DISCLAIMER

VICINITY MAP
1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.

2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.