CROWN POINT COMMONS
MIXED-USE SITE PLAN

MATTHEWS, NC 28105
**LAND USE AND ZONING INFORMATION NORTH PARCEL (A)**

EXISTING ZONING: CONDITIONAL

PROPOSED USE: MULTI-FAMILY, RESIDENTIAL

EXISTING USE: DAYCARE

PROPOSED ZONING: MULTI-USE DISTRICT; MUD (CD)

80 SMALL UNITS

TOTAL PARKING COUNT: 45,500 SF / 300 SF = 152 TOTAL SPACES REQUIRED

ALL OTHER NON-RESIDENTIAL

RESIDENTIAL:

1. REQUIRED MINIMUM SIDE AND REAR YARDS MUST BE INCREASED ONE FEET (1') FOR EACH FOOT OR FRACTION OF A FOOT IN

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2. PERMITTED USES

A. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON PARCEL A, APPLICANT SHALL DEDICATE TO THE TOWN OF MATTHEWS RIGHT OF WAY

3. CONDITIONAL REZONING

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE MUD ZONING DISTRICT AND THE DIMENSIONAL STANDARDS SET OUT ON THE SITE PLAN.

4. SITE PLAN AND PERIMETER REQUIREMENTS

A. SETBACKS AND YARDS AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE SITE PLAN SHALL BE PROVIDED.

5. SIGNS

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

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

C. NOTWITHSTANDING THE TERMS OF PARAGRAPH 5.B ABOVE, APPLICANT SHALL EXTEND CROWNPOINT COMMONS DRIVE TO CLAIRE DRIVE (RATHER THAN TO THE NORTHERN PROPERTY LINE

D. DUMPSTER, COMPACTOR AND RECYCLING AREAS WILL BE ENCLOSED ON ALL SIDES BY AN OPAQUE WALL OR FENCE WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE

E. APPLICANT SHALL CONSTRUCT A WALKING TRAIL AROUND THE STORM WATER POND TO BE LOCATED ON PARCEL A. THE WALKING TRAIL SHALL BE CONSTRUCTED WITH MATERIALS CHOSEN

F. APPLICANT OBTAINED AN ADMINISTRATIVE AMENDMENT TO THE APPROVED RE ZONING PLAN FROM THE PLANNING BOARD TO ELIMINATE A PORTION O F THE BUFFER TO BE LOCATED ALONG

G. BUILDINGS TO BE CONSTRUCTED ON THE SITE, AS WELL AS THE PRIMARY EXTERIOR BUILDING MATERIALS TO BE UTILIZED. THE BUILDINGS TO BE CONSTRUCTED ON THE SITE WILL BE

H. APPLICANT'S PROPOSED DEVELOPMENT OF THE SITE WILL BE SUBJECT TO SITE PLAN APPROVAL BY THE TOWN BOARD OF COMMISSIONERS. THE APPLICANT'S PROPOSED DEVELOPMENT OF

I. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST PUBLIC STREET.

J. THE ALIGNMENTS OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY APPLICANT TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING

K. THE TOWN OF MATTHEWS. ALONG PARCEL A'S FRONTAGE ON SAM NEWELL ROAD. APPLICANT WILL SUBMIT A LANDSCAPING PLAN TO THE TOWN OF MATTHEWS FOR THE SITE'S FRONTAGE ON SAM NEWELL ROAD AS

**DEVELOPMENT NOTES**

A. DEVELOPMENT OF THE SITE MUST COMPLY WITH THE THROUGHWAY REQUIREMENTS PROVIDED IN THE APPROVED CONDITIONAL REZONING PLAN.

B. Any changes to the throughway plan, including but not limited to, changes in the location, number and size of throughways, must be approved by the Planning Board as a conditional use permit before construction begins.

C. The throughway plan must be designed to accommodate future growth and development in the area.

D. The throughway plan must be reviewed by the local transportation authority to ensure compliance with state and federal transportation requirements.

E. The throughway plan must be reviewed by the local environmental authority to ensure compliance with state and federal environmental regulations.

F. The throughway plan must be reviewed by the local health authority to ensure compliance with state and federal health regulations.

G. The throughway plan must be reviewed by the local safety authority to ensure compliance with state and federal safety regulations.

H. The throughway plan must be reviewed by the local zoning authority to ensure compliance with state and federal zoning regulations.

I. The throughway plan must be reviewed by the local building authority to ensure compliance with state and federal building regulations.

J. The throughway plan must be reviewed by the local electrical authority to ensure compliance with state and federal electrical regulations.

K. The throughway plan must be reviewed by the local plumbing authority to ensure compliance with state and federal plumbing regulations.

L. The throughway plan must be reviewed by the local sanitary sewer authority to ensure compliance with state and federal sanitary sewer regulations.

M. The throughway plan must be reviewed by the local storm water authority to ensure compliance with state and federal storm water regulations.

N. The throughway plan must be reviewed by the local fire authority to ensure compliance with state and federal fire regulations.

O. The throughway plan must be reviewed by the local public works authority to ensure compliance with state and federal public works regulations.

P. The throughway plan must be reviewed by the local public safety authority to ensure compliance with state and federal public safety regulations.

Q. The throughway plan must be reviewed by the local public health authority to ensure compliance with state and federal public health regulations.

R. The throughway plan must be reviewed by the local public welfare authority to ensure compliance with state and federal public welfare regulations.

S. The throughway plan must be reviewed by the local public education authority to ensure compliance with state and federal public education regulations.

T. The throughway plan must be reviewed by the local public transportation authority to ensure compliance with state and federal public transportation regulations.

U. The throughway plan must be reviewed by the local public utilities authority to ensure compliance with state and federal public utilities regulations.

V. The throughway plan must be reviewed by the local public service authority to ensure compliance with state and federal public service regulations.

W. The throughway plan must be reviewed by the local public works authority to ensure compliance with state and federal public works regulations.

X. The throughway plan must be reviewed by the local public health authority to ensure compliance with state and federal public health regulations.

Y. The throughway plan must be reviewed by the local public education authority to ensure compliance with state and federal public education regulations.

Z. The throughway plan must be reviewed by the local public transportation authority to ensure compliance with state and federal public transportation regulations.

**CROWN POINT COMMONS**

**GENERAL NOTES**

MATTHEWS, NC 28105
NOTE: THIS RENDERING PREDATES THE CURRENT SITE PLAN AND HAS AN OLDER PLAN LAYOUT. HOWEVER, THE INTENT INDICATED ON THIS RENDERING IS STILL TO CREATE A PEDESTRIAN FOCUSED MIXED-USE DEVELOPMENT AND SHOULD ILLUSTRATE THE PROJECT VISION.
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