

SITE DATA

TAX PARCEL NUMBER	193-292-20
EXISTING ZONING	CONDITIONAL
PROPOSED ZONING	R-12MF (CD)
EXISTING USE	APARTMENT COMMUNITY
PROPOSED USE	APARTMENT COMMUNITY
SITE AREA	24.3 ACRES
PROPOSED UNITS (EXISTING-MAXIMUM)	270 = 11.1 DUA

REQUIRED PARKING:

Unit Size	Number of Units	Required Parking
652 sf	46	x 1.5 = 69
796 sf	40	x 1.75 = 70
924 sf	68	x 2.0 = 136
1056 sf	60	x 2.0 = 120
1208 sf	56	x 2.0 = 112

TOTAL REQUIRED SPACES	507
PARKING PROVIDED	512
MINIMUM SETBACK	35 ft
MINIMUM SIDE YARD	10 ft
MINIMUM REAR YARD	50 ft
MAXIMUM BUILDING HEIGHT	35 ft

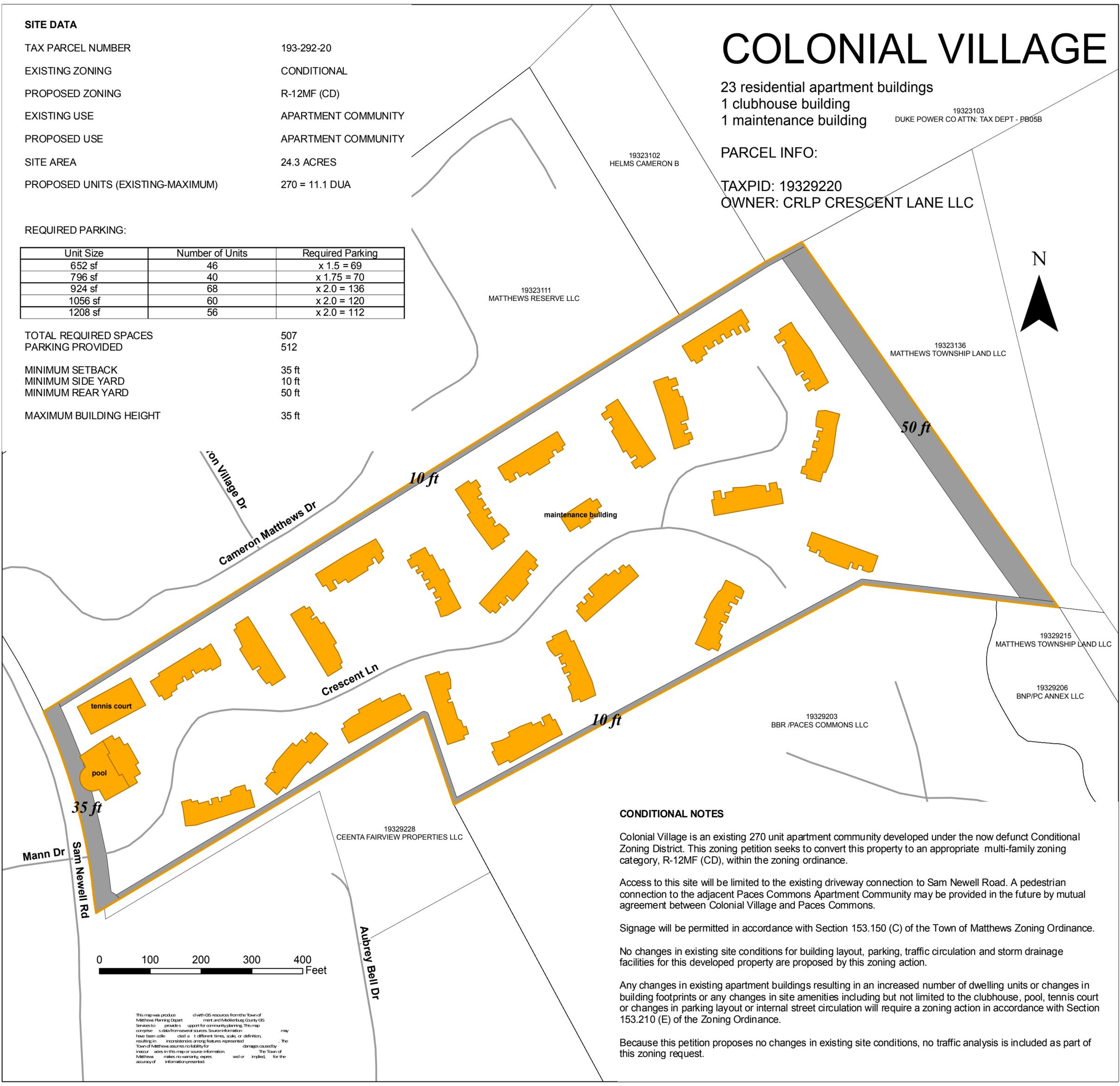
COLONIAL VILLAGE

23 residential apartment buildings
1 clubhouse building
1 maintenance building

19323103
DUKE POWER CO ATTN: TAX DEPT - PB05B

PARCEL INFO:

TAXPID: 19329220
OWNER: CRLP CRESCENT LANE LLC



CONDITIONAL NOTES

Colonial Village is an existing 270 unit apartment community developed under the now defunct Conditional Zoning District. This zoning petition seeks to convert this property to an appropriate multi-family zoning category, R-12MF (CD), within the zoning ordinance.

Access to this site will be limited to the existing driveway connection to Sam Newell Road. A pedestrian connection to the adjacent Paces Commons Apartment Community may be provided in the future by mutual agreement between Colonial Village and Paces Commons.

Signage will be permitted in accordance with Section 153.150 (C) of the Town of Matthews Zoning Ordinance.

No changes in existing site conditions for building layout, parking, traffic circulation and storm drainage facilities for this developed property are proposed by this zoning action.

Any changes in existing apartment buildings resulting in an increased number of dwelling units or changes in building footprints or any changes in site amenities including but not limited to the clubhouse, pool, tennis court or changes in parking layout or internal street circulation will require a zoning action in accordance with Section 153.210 (E) of the Zoning Ordinance.

Because this petition proposes no changes in existing site conditions, no traffic analysis is included as part of this zoning request.

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