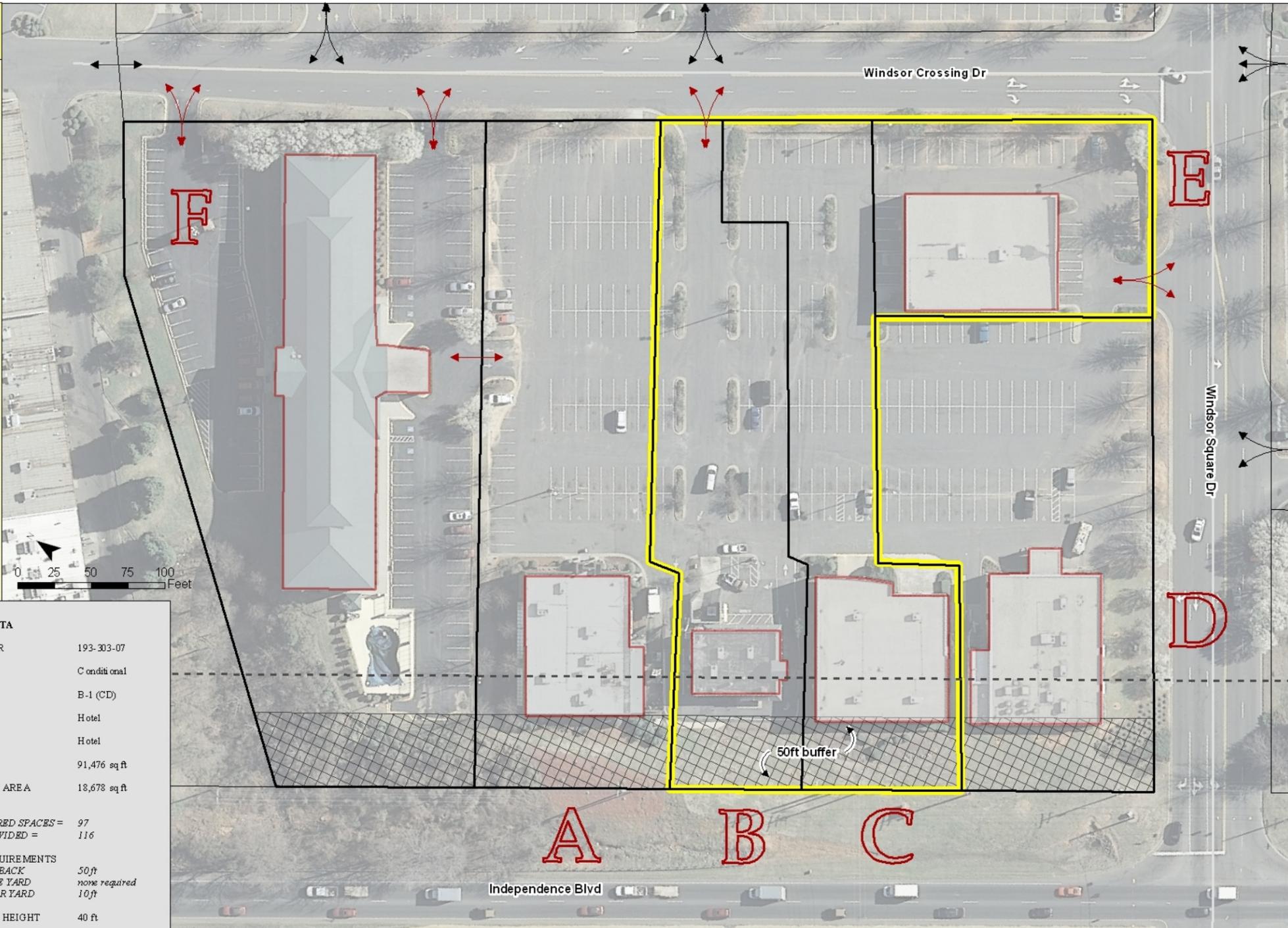


2011-578

**WINDSOR SQUARE OUTPARCELS  
AT WINDSOR CROSSING DRIVE**



PARCEL "F" SITE DATA	
TAX PARCEL NUMBER	193-303-07
EXISTING ZONING	Conditional
PROPOSED ZONING	B-1 (CD)
EXISTING USE	Hotel
PROPOSED USE	Hotel
SITE AREA	91,476 sq ft
MAXIMUM BUILDING AREA	18,678 sq ft
REQUIRED PARKING:	
TOTAL REQUIRED SPACES =	97
PARKING PROVIDED =	116
MINIMUM YARD REQUIREMENTS	
MINIMUM SETBACK	50ft
MINIMUM SIDE YARD	none required
MINIMUM REAR YARD	10ft
MAXIMUM BUILDING HEIGHT	40 ft

PARCEL "E" SITE DATA	
TAX PARCEL NUMBER	193-303-14
EXISTING ZONING	Conditional
PROPOSED ZONING	B-1 (CD)
EXISTING USE	Retail
PROPOSED USE	General Business
SITE AREA	27,114 sq ft
MAXIMUM BUILDING AREA	8,197 sq ft
REQUIRED PARKING:	
TOTAL REQUIRED SPACES =	39
PARKING PROVIDED =	43
MINIMUM YARD REQUIREMENTS	
MINIMUM SETBACK	50ft
MINIMUM SIDE YARD	none required
MINIMUM REAR YARD	10ft
MAXIMUM BUILDING HEIGHT	40 ft

PARCEL "D" SITE DATA	
TAX PARCEL NUMBER	193-303-11
EXISTING ZONING	Conditional
PROPOSED ZONING	B-1 (CD)
EXISTING USE	Restaurant
PROPOSED USE	Restaurant
SITE AREA	50,059 sq ft
MAXIMUM BUILDING AREA	8,732 sq ft
REQUIRED PARKING:	
TOTAL REQUIRED SPACES =	97
PARKING PROVIDED =	99
MINIMUM YARD REQUIREMENTS	
MINIMUM SETBACK	50ft
MINIMUM SIDE YARD	none required
MINIMUM REAR YARD	10ft
MAXIMUM BUILDING HEIGHT	40 ft

PARCEL "A" SITE DATA	
TAX PARCEL NUMBER	193-303-08
EXISTING ZONING	Conditional
PROPOSED ZONING	B-1 (CD)
EXISTING USE	Restaurant
PROPOSED USE	Restaurant
SITE AREA	55,792 sq ft
MAXIMUM BUILDING AREA	7,148 sq ft
REQUIRED PARKING:	
TOTAL REQUIRED SPACES =	102
PARKING PROVIDED =	102
MINIMUM YARD REQUIREMENTS	
MINIMUM SETBACK	50ft
MINIMUM SIDE YARD	none required
MINIMUM REAR YARD	10ft
MAXIMUM BUILDING HEIGHT	40 ft

PARCEL "B" SITE DATA	
TAX PARCEL NUMBER	193-303-10
EXISTING ZONING	Conditional
PROPOSED ZONING	B-2 (CD)
EXISTING USE	Restaurant
PROPOSED USE	Restaurant
SITE AREA	36,868 sq ft
MAXIMUM BUILDING AREA	2,624 sq ft
REQUIRED PARKING:	
TOTAL REQUIRED SPACES =	34
PARKING PROVIDED =	47
MINIMUM YARD REQUIREMENTS	
MINIMUM SETBACK	50ft
MINIMUM SIDE YARD	none required
MINIMUM REAR YARD	10ft
MAXIMUM BUILDING HEIGHT	40 ft

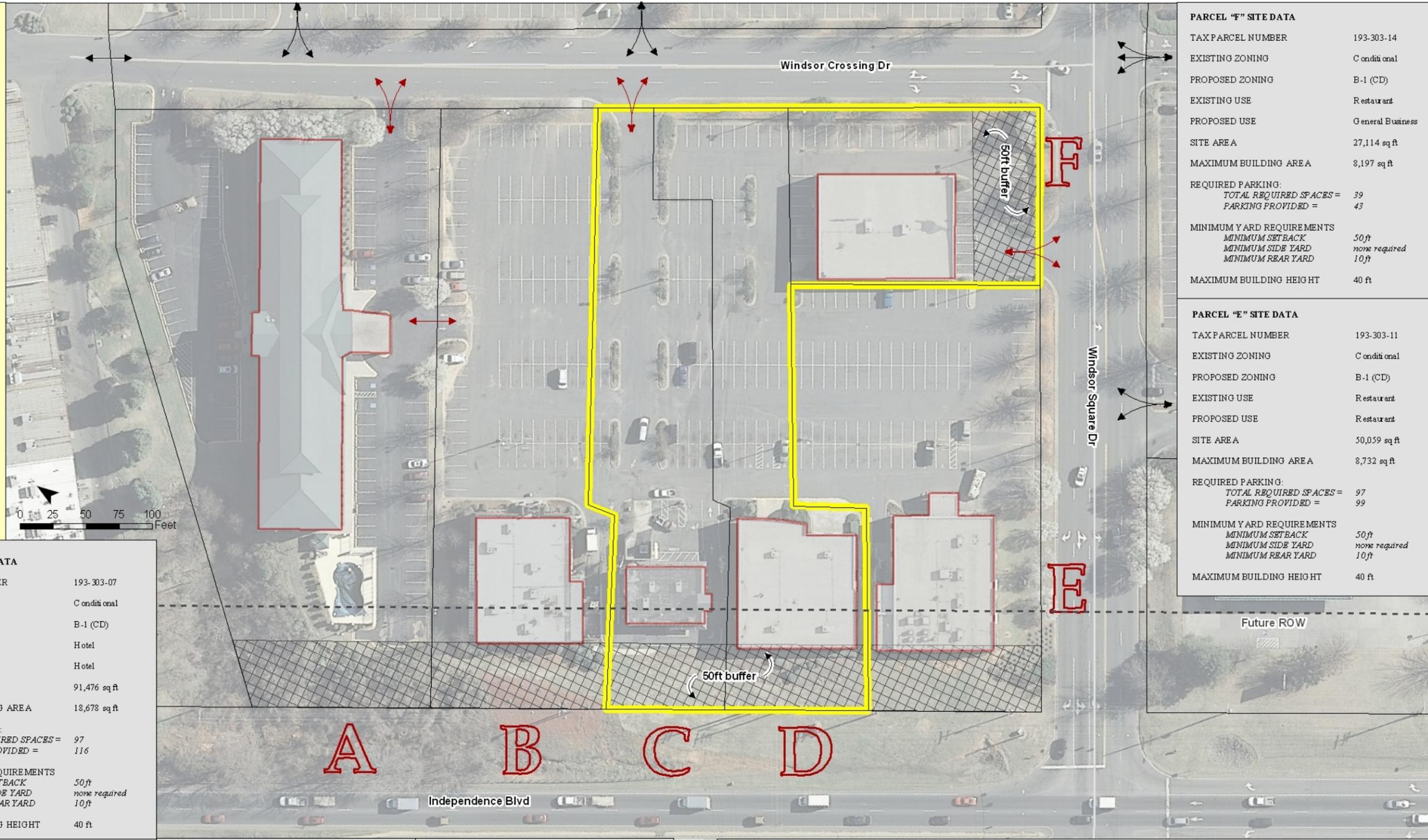
PARCEL "C" SITE DATA	
TAX PARCEL NUMBER	193-303-04
EXISTING ZONING	Conditional
PROPOSED ZONING	B-1 (CD)
EXISTING USE	Retail
PROPOSED USE	Retail
SITE AREA	37,950 sq ft
MAXIMUM BUILDING AREA	8,302 sq ft
REQUIRED PARKING:	
TOTAL REQUIRED SPACES =	40
PARKING PROVIDED =	56
MINIMUM YARD REQUIREMENTS	
MINIMUM SETBACK	50ft
MINIMUM SIDE YARD	none required
MINIMUM REAR YARD	10ft
MAXIMUM BUILDING HEIGHT	40 ft

**CONDITIONAL NOTES (For Parcels B, C, and E on Zoning Site Plan)**

- These Windsor Square outparcels were developed under the now defunct Conditional Zoning District that included Windsor Square Shopping Center. This rezoning seeks to convert these parcels to appropriate zoning categories in the Zoning Ordinance. For Parcels C and E the appropriate zoning category is B-1 (CD) neighborhood business and for Parcel B the appropriate district is B-2 (CD) to accommodate the existing drive through service window.
- All permitted B-1 uses will be allowed on Parcels C and E. All permitted B-2 uses will be allowed on Parcel B.
- Attached signs will be permitted in accordance with Section 15.3.153(C) of the Town of Matthews Zoning Ordinance. As under the existing old Conditional Zoning District no individual freestanding signs will be permitted. However, a joint business and/or identification sign for all parcels included in this petition would be permitted in accordance with Section 15.3.144(A) of the Ordinance when combined with parcels A, D, and F following the successful rezoning of those parcels to appropriate zoning districts in today's ordinance. The six parcels (A, B, C, D, E, and F) would qualify for a master sign plan under the provisions of Section 15.3.149 once all parcels have been rezoned to appropriate zoning districts.
- Section 15.3.153(C) of the Zoning Ordinance permits up to 3 attached signs with a maximum 80 square feet total for each business establishment. The existing Captain D's (Parcel B) totals 135 square feet. Because of the zoning conversion to B-2(CD) existing attached signs at this location will not be in compliance and a zoning variance will be required.
- Access to the site will be limited to the existing driveway connections on Windsor Square Drive and Windsor Crossing Drive.
- No changes in existing site conditions for building layout, parking, traffic circulation, and storm drainage for these developed properties are proposed by this Zoning Action.
- Under the original zoning, caps were placed on total square footage for this portion of Windsor Square. Any further redevelopment that changes square footage at any of these parcels will require site plan approval by the Matthews Town Board. Because this petition proposes no changes in existing site conditions, no traffic analysis is included as part of this zoning request.

2011-578  
11/9/2011

## WINDSOR SQUARE OUTPARCELS AT WINDSOR CROSSING DRIVE



PARCEL "A" SITE DATA	
TAX PARCEL NUMBER	193-303-07
EXISTING ZONING	Conditional
PROPOSED ZONING	B-1 (CD)
EXISTING USE	Hotel
PROPOSED USE	Hotel
SITE AREA	91,476 sq ft
MAXIMUM BUILDING AREA	18,678 sq ft
REQUIRED PARKING:	
TOTAL REQUIRED SPACES =	97
PARKING PROVIDED =	116
MINIMUM YARD REQUIREMENTS	
MINIMUM SETBACK	50ft
MINIMUM SIDE YARD	none required
MINIMUM REAR YARD	10ft
MAXIMUM BUILDING HEIGHT	40 ft

PARCEL "F" SITE DATA	
TAX PARCEL NUMBER	193-303-14
EXISTING ZONING	Conditional
PROPOSED ZONING	B-1 (CD)
EXISTING USE	Restaurant
PROPOSED USE	General Business
SITE AREA	27,114 sq ft
MAXIMUM BUILDING AREA	8,197 sq ft
REQUIRED PARKING:	
TOTAL REQUIRED SPACES =	39
PARKING PROVIDED =	43
MINIMUM YARD REQUIREMENTS	
MINIMUM SETBACK	50ft
MINIMUM SIDE YARD	none required
MINIMUM REAR YARD	10ft
MAXIMUM BUILDING HEIGHT	40 ft

PARCEL "E" SITE DATA	
TAX PARCEL NUMBER	193-303-11
EXISTING ZONING	Conditional
PROPOSED ZONING	B-1 (CD)
EXISTING USE	Restaurant
PROPOSED USE	Restaurant
SITE AREA	50,059 sq ft
MAXIMUM BUILDING AREA	8,732 sq ft
REQUIRED PARKING:	
TOTAL REQUIRED SPACES =	97
PARKING PROVIDED =	99
MINIMUM YARD REQUIREMENTS	
MINIMUM SETBACK	50ft
MINIMUM SIDE YARD	none required
MINIMUM REAR YARD	10ft
MAXIMUM BUILDING HEIGHT	40 ft

PARCEL "B" SITE DATA	
TAX PARCEL NUMBER	193-303-08
EXISTING ZONING	Conditional
PROPOSED ZONING	B-1 (CD)
EXISTING USE	Restaurant
PROPOSED USE	Restaurant
SITE AREA	55,792 sq ft
MAXIMUM BUILDING AREA	7,148 sq ft
REQUIRED PARKING:	
TOTAL REQUIRED SPACES =	102
PARKING PROVIDED =	102
MINIMUM YARD REQUIREMENTS	
MINIMUM SETBACK	50ft
MINIMUM SIDE YARD	none required
MINIMUM REAR YARD	10ft
MAXIMUM BUILDING HEIGHT	40 ft

PARCEL "C" SITE DATA	
TAX PARCEL NUMBER	193-303-10
EXISTING ZONING	Conditional
PROPOSED ZONING	B-2 (CD)
EXISTING USE	Restaurant
PROPOSED USE	Restaurant
SITE AREA	36,868 sq ft
MAXIMUM BUILDING AREA	2,624 sq ft
REQUIRED PARKING:	
TOTAL REQUIRED SPACES =	34
PARKING PROVIDED =	47
MINIMUM YARD REQUIREMENTS	
MINIMUM SETBACK	50ft
MINIMUM SIDE YARD	none required
MINIMUM REAR YARD	10ft
MAXIMUM BUILDING HEIGHT	40 ft

PARCEL "D" SITE DATA	
TAX PARCEL NUMBER	193-303-04
EXISTING ZONING	Conditional
PROPOSED ZONING	B-1 (CD)
EXISTING USE	Retail
PROPOSED USE	Retail
SITE AREA	37,950 sq ft
MAXIMUM BUILDING AREA	8,302 sq ft
REQUIRED PARKING:	
TOTAL REQUIRED SPACES =	40
PARKING PROVIDED =	56
MINIMUM YARD REQUIREMENTS	
MINIMUM SETBACK	50ft
MINIMUM SIDE YARD	none required
MINIMUM REAR YARD	10ft
MAXIMUM BUILDING HEIGHT	40 ft

### CONDITIONAL NOTES (For Parcels C, D, and F on Zoning Site Plan)

- These Windsor Square outparcels were developed under the now defunct Conditional Zoning District that included Windsor Square Shopping Center. This rezoning seeks to convert these parcels to appropriate zoning categories in the Zoning Ordinance. For Parcels D, and F the appropriate zoning category is B-1 (CD) neighborhood business and for Parcel C the appropriate district is B-2 (CD) to accommodate the existing drive through service window.
- All uses identified by Sections 153.060(B) and 153.060(C) of the Zoning Ordinance as permitted in the B-1 zoning district will be allowed uses for parcels C, D, and F. Parcel C (Captain D's) will also permit the single B-2 only use identified in Section 153.060(B)(65), restaurants with drive through service, to accommodate the existing drive through service on the parcel.
- Attached signs will be permitted in accordance with Section 153.153(C) of the Town of Matthews Zoning Ordinance. As under the existing old Conditional Zoning District no individual freestanding signs will be permitted. However, a joint business and/or identification sign for all parcels included in this petition would be permitted in accordance with Section 153.144(A) of the Ordinance when combined with parcels A, B, and E following the successful rezoning of those parcels to appropriate zoning districts in today's ordinance. The six parcels (A,B,C,D,E, and F) would qualify for a master sign plan under the provisions of Section 153.149 once all parcels have been rezoned to appropriate zoning districts.
- Section 153.153(C) of the Zoning Ordinance permits up to 3 attached signs with a maximum 80 square feet total for each business establishment. The existing Captain D's (Parcel C) totals 135 square feet. Because of the zoning conversion to B-2(CD) existing attached signs at this location will not be in compliance and a zoning variance will be required.
- Access to the site will be limited to the existing driveway connections on Windsor Square Drive and Windsor Crossing Drive.
- No changes in existing site conditions for building layout, parking, traffic circulation, and storm drainage for these developed properties are proposed by this Zoning Action.
- Any changes in existing structures resulting in increased building area or changes in building footprints will require a zoning action in accordance with Section 153.200(E) of the Town of Matthews Zoning Ordinance.
- Because this petition proposes no changes in existing site conditions, no traffic analysis is included as part of this zoning request.