

## MEMORANDUM

TO: Mayor and Town Board of Commissioners

FROM: Jay Camp, Senior Planner

DATE: February 8, 2012

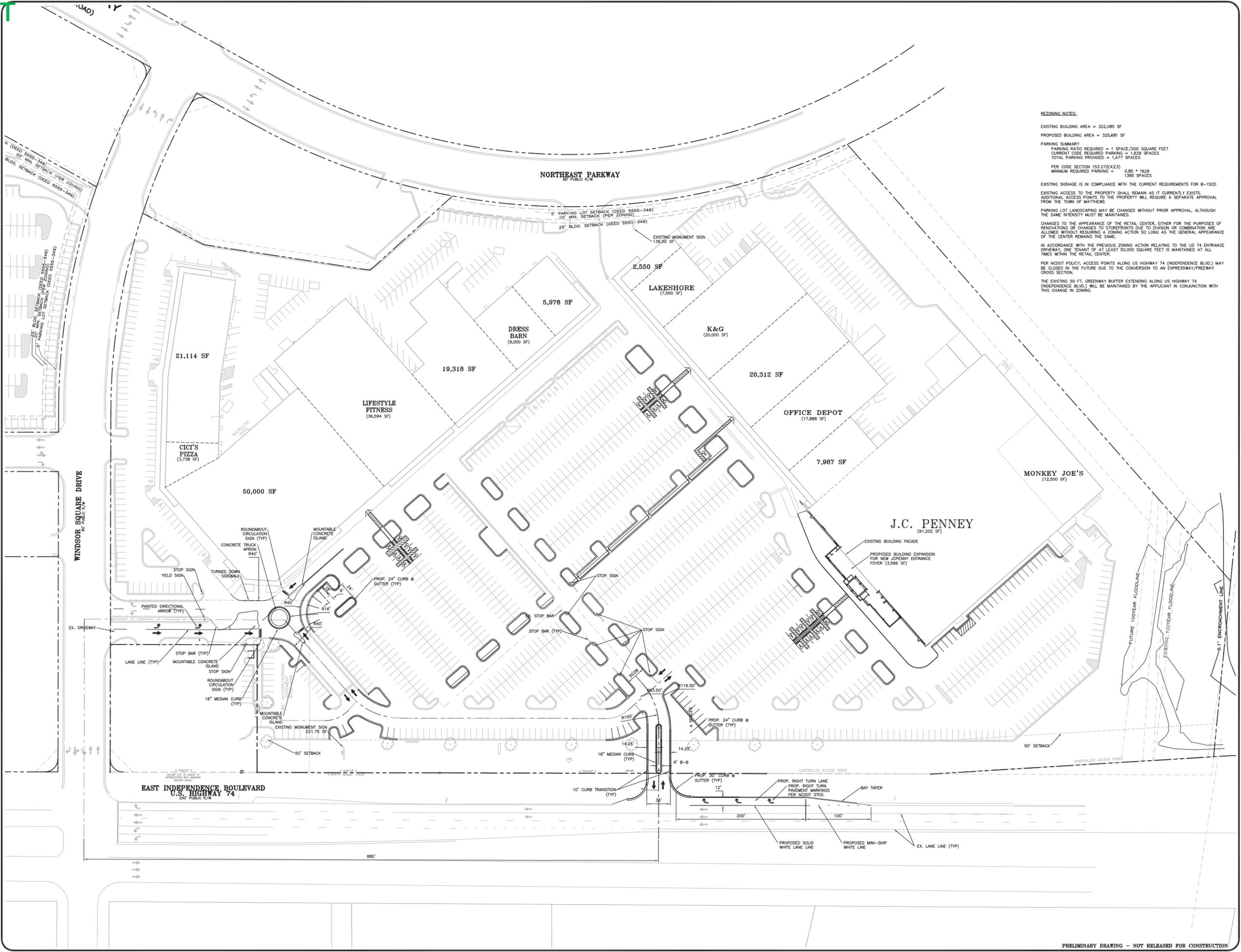
RE: Updated Site Plan Information – Zoning Application 580

The most up-to-date site plan we are in receipt of contains new information provided by the applicant in response to comments by Town Staff. Most notably, the following changes were made to the site plan since the initial submittal on 12/2/11:

New conditional notes –

- Parking requirements were corrected
- New note regarding signage being in compliance with B-1 SCD
- Note that access points will remain as they are today
- Note stating landscaping to be maintained at existing intensity
- Changes to the appearance of the center are allowed without a rezoning request
- Note carrying over 50,000 sq. ft. tenant requirement from September 2010 rezoning approval
- Note stating that access on 74 may be removed upon the conversion to an expressway
- Note stating that 50' "green buffer" along 74 is to be maintained going forward

In additional, the area of expansion for the JC Penney store is called out on the site plan as well as the locations of the two monument signs.



**REZONING NOTES:**

EXISTING BUILDING AREA = 322,085 SF  
 PROPOSED BUILDING AREA = 325,681 SF

**PARKING SUMMARY:**  
 PARKING RATIO REQUIRED = 1 SPACE/200 SQUARE FEET  
 CURRENT CODE REQUIRED PARKING = 1,629 SPACES  
 TOTAL PARKING PROVIDED = 1,477 SPACES

PER CODE SECTION 153.272(A)(3)  
 MINIMUM REQUIRED PARKING = 0.85 \* 1629 = 1385 SPACES

EXISTING SIGNAGE IS IN COMPLIANCE WITH THE CURRENT REQUIREMENTS FOR B-1SCD. EXISTING ACCESS TO THE PROPERTY SHALL REMAIN AS IT CURRENTLY EXISTS. ADDITIONAL ACCESS POINTS TO THE PROPERTY WILL REQUIRE A SEPARATE APPROVAL FROM THE TOWN OF MATTHEWS.

PARKING LOT LANDSCAPING MAY BE CHANGED WITHOUT PRIOR APPROVAL, ALTHOUGH THE SAME INTENSITY MUST BE MAINTAINED.

CHANGES TO THE APPEARANCE OF THE RETAIL CENTER, EITHER FOR THE PURPOSES OF RENOVATIONS OR CHANGES TO STOREFRONTS DUE TO DIVISION OR COMBINATION ARE ALLOWED WITHOUT REQUIRING A ZONING ACTION SO LONG AS THE GENERAL APPEARANCE OF THE CENTER REMAINS THE SAME.

IN ACCORDANCE WITH THE PREVIOUS ZONING ACTION RELATING TO THE US 74 ENTRANCE DRIVEWAY, ONE TENANT OF AT LEAST 50,000 SQUARE FEET IS MAINTAINED AT ALL TIMES WITHIN THE RETAIL CENTER.

PER NCDOT POLICY, ACCESS POINTS ALONG US HIGHWAY 74 (INDEPENDENCE BLVD.) MAY BE CLOSED IN THE FUTURE DUE TO THE CONVERSION TO AN EXPRESSWAY/FREEWAY CROSS SECTION.

THE EXISTING 50 FT. GREENWAY BUFFER EXTENDING ALONG US HIGHWAY 74 (INDEPENDENCE BLVD.) WILL BE MAINTAINED BY THE APPLICANT IN CONJUNCTION WITH THIS CHANGE IN ZONING.

**THE JOHN R. McADAMS COMPANY, INC.**  
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REVISIONS:  
 02-08-12 PER TOWN OF MATTHEWS COMMENTS

OWNER:  
 SC WINDSOR SQUARE, LLC  
 1814 WINDSOR SQUARE DRIVE  
 MATTHEWS, NORTH CAROLINA, 28105

**WINDSOR SQUARE BUILDING EXPANSION SITE PLAN**  
 MATTHEWS, NORTH CAROLINA  
 SITE PLAN

PROJECT NO. SCC-10000  
 PLAN NUMBER: SCC10000-S1  
 DESIGNED BY: BGP  
 DRAWN BY: BGP  
 SCALE: 1"=50'  
 DATE: 11-30-11  
 SHEET NO. C-1



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