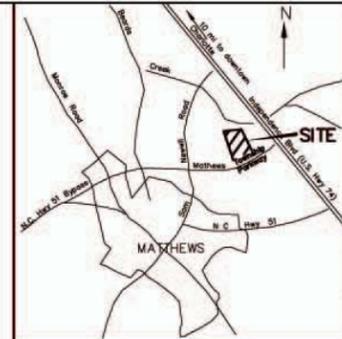


CURRENT 2012-590
9/14/2012



Harris Teeter

Your Neighborhood Food Store



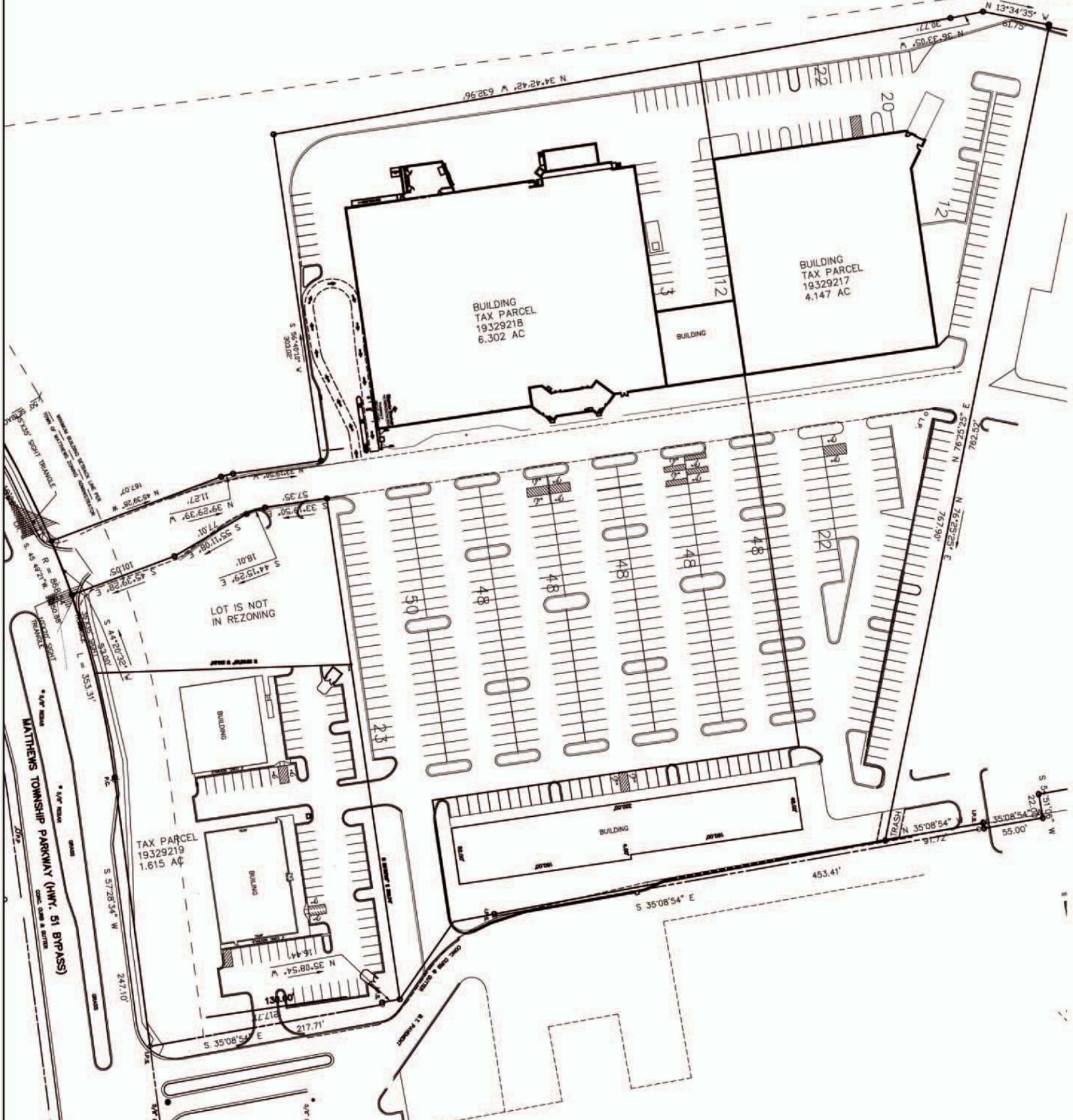
VICINITY MAP

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JMA

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Pineville, North Carolina 28134
(704) 888-8200
James McGovern & Associates
Consulting Engineers

ACCESS TO FUTURE INDEPENDENCE POINTE PARKWAY WILL BE ALLOWED FROM THIS SITE.



SITE INFORMATION

Owner: Matthews Township Shopping Center, LLC
C/O INVESCO Real Estate Advisors
500 Three Galleria Tower
13155 Noel Road
Dallas, Texas 75240

Tax Parcels: 19329217
19329218
19329219

Average: 12.064 AC.

Existing Floor Area: 134,927 square feet

Proposed Maximum Floor Area: 137,427 square feet.

EXISTING ZONING—CONDITIONAL
PROPOSED ZONING— B-1SCD

DEVELOPMENT STANDARDS

September 12, 2012

PARKING SUMMARY

Ordinance Requirement: 1 parking space per 200 square feet of floor area

Ordinance Requirement for Site with Existing 134,927 Square Feet of Total Floor Area: 675

Parking Spaces Provided on Site: 603

Reduced Parking Requirement for Site Per Section 153.272(A)(3) with Existing 134,927 Square Feet of Total Floor Area: 675 parking spaces x 89% = 601 parking spaces

As noted below, up to 2,500 square feet of floor area may be added to the Site. Any additional floor area will be required to meet the current parking requirements of the Town of Matthews Zoning Ordinance (the "Ordinance").

GENERAL PROVISIONS

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Matthews Township Shopping Center, LLC for an approximately 12.064 acre site located on the north side of Matthews Township Parkway west of East Independence Boulevard, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Ordinance. Subject to the exemptions from the Ordinance requirements set out on this Rezoning Plan pursuant to Section 153.272 of the Ordinance, the regulations established under the Ordinance for the B-1 SCD zoning district shall govern the use and development of the Site.

EXEMPTIONS PURSUANT TO SECTION 153.272 OF THE ORDINANCE

- As set out under Parking Summary, pursuant to Section 153.272(A)(3) of the Ordinance, the amount of required parking on the Site is reduced by 11 percent to 601 parking spaces for the existing 134,927 square feet of total floor area on the Site.
- To the extent that the Site does not meet the landscape regulations of the Ordinance, the Site will be exempt from the installation of new landscaping to meet current standards pursuant to Section 153.272(A) of the Ordinance.

PERMITTED USES

The Site may be devoted to any use or uses permitted by right or under prescribed conditions in the B-1 SCD zoning district, and to any accessory uses allowed in the B-1 SCD zoning district.

MAXIMUM FLOOR AREA

- The total floor area of the existing buildings located on the Site is 134,927 square feet.
- One or more buildings located on the Site may be expanded provided, however, that the maximum total floor area of the buildings located on the Site shall be 137,427 square feet.

TRANSPORTATION AND PARKING

- Vehicular access into the Site shall be limited to the existing access points which are generally depicted on the Rezoning Plan.
- Notwithstanding the foregoing, in the event that future Independence Pointe Parkway is constructed adjacent to the Site's western boundary line, then the Applicant may, at its option, construct a vehicular access point into the Site from future Independence Pointe Parkway.
- Off-street parking shall be provided on the Site as described above under Parking Summary.

PARKING LOT LANDSCAPING

The existing landscaping within the parking lot located on the Site will be maintained. If the parking lot is expanded or revised, then the expanded or revised portions of the parking lot must meet the parking lot landscaping requirements of the Ordinance.

ARCHITECTURAL STANDARDS

Removals or alterations to the exterior portions of any building located on the Site and the expansion of any building located on the Site shall be permitted without an amendment to this Rezoning Plan or the approval of the Matthews Board of Commissioners provided that the exterior building materials utilized on any renovated, altered or expanded building are the same as those currently utilized on such building.

SIGNS

All signs installed on the Site shall comply with the requirements of the Ordinance and the approved Master Sign Plan.

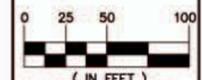
BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

Harris Teeter
 Matthews Township Parkway
 Charlotte, North Carolina
 Rezoning for INVESCO Real Estate Advisors
 Site Plan



Graphic Scale:



(IN FEET)

Scale: (1"=50')

Engineer
James J. McGovern
Senior Designer

Ted W. Lawrence
Date

8.3.2012

Revisions

No. 1	Date 8.30.2012
No. 2	Date 9.12.2012
No. 3	Date
No. 4	Date
No. 5	Date

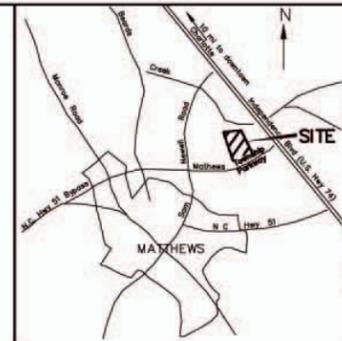
No. Date

SUPERSEDED 2012-590
8/31/2012



Harris Teeter

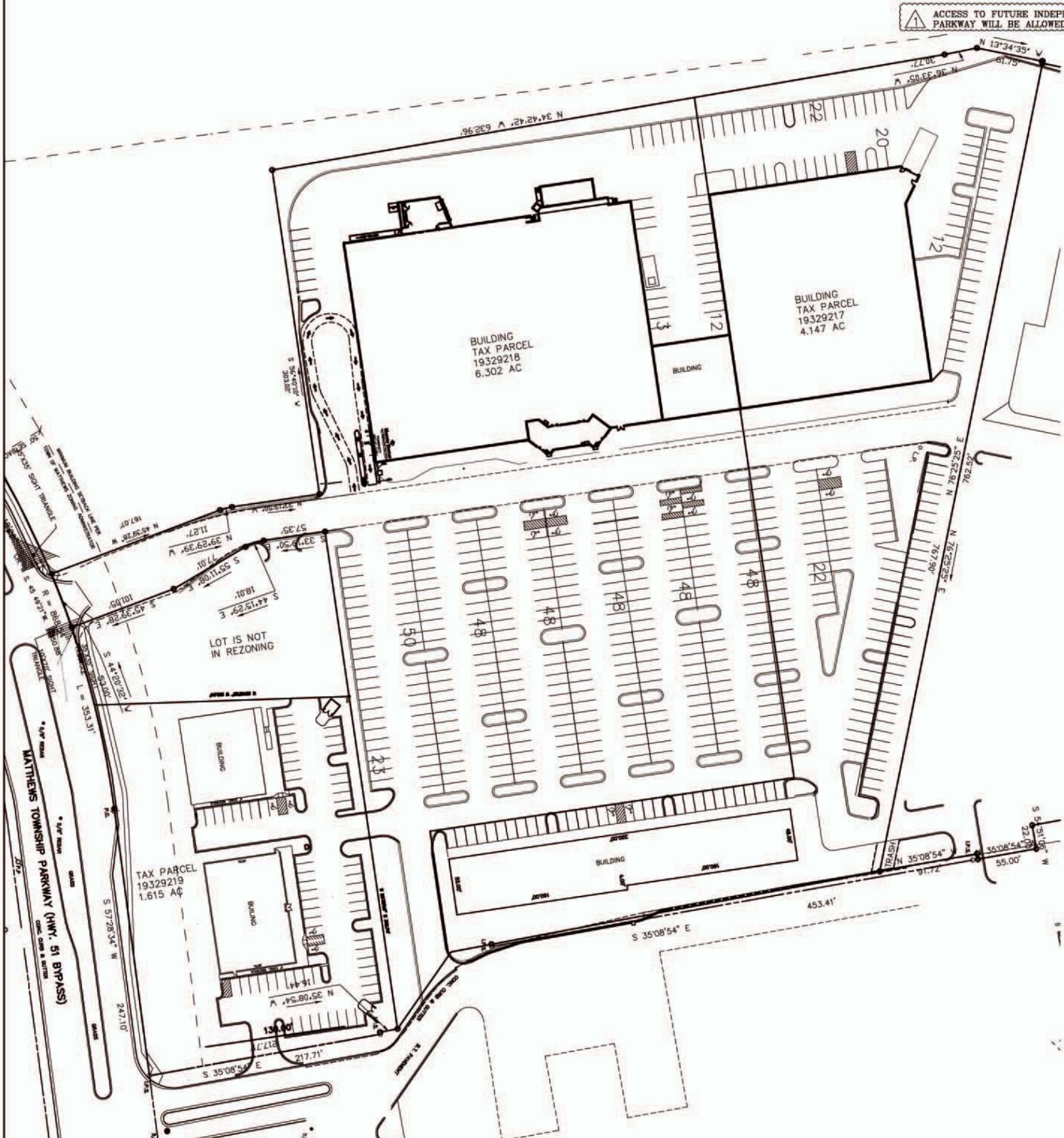
Your Neighborhood Food Store



VICINITY MAP NTS

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Pineville, North Carolina 28134
(704) 898-8200
James McGovern & Associates
Consulting Engineers



SITE INFORMATION

Owner: Matthews Township Shopping Center, LLC
C/O INVESCO Real Estate Advisors
500 Three Galleria Tower
13155 Noel Road
Dallas, Texas 75240

Tax Parcels: 19329217
19329218
19329219

EXISTING ZONING—CONDITIONAL
PROPOSED ZONING—B-1SCD

Average: 12.064 AC.

Existing Floor Area: 134,927 square feet

Proposed Maximum Floor Area: 137,427 square feet.

DEVELOPMENT STANDARDS
August 31, 2012

PARKING SUMMARY

Ordinance Requirement: 1 parking space per 200 square feet of floor area

Ordinance Requirement for Site with 134,927 Square Feet of Total Floor Area: 675

Ordinance Requirement for Site with 137,427 Square Feet of Total Floor Area: 687

Parking Spaces Provided on Site: 603

Parking Spaces Provided on Site if Total Floor Area Increased to 137,427 square feet: 598

Reduced Parking Requirement Per Section 153.272(A)(3) with 134,927 Square Feet of Total Floor Area: 675 parking spaces x 89% = 601 parking spaces

Reduced Parking Requirement Per Section 153.272(A)(3) with 137,427 Square Feet of Total Floor Area: 687 parking spaces x 87% = 598 parking spaces

GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Matthews Township Shopping Center, LLC for an approximately 12.064 acre site located on the north side of Matthews Township Parkway west of East Independence Boulevard, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").

B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Zoning Ordinance (the "Ordinance"). Subject to the exemptions from the Ordinance requirements set out on this Rezoning Plan pursuant to Section 153.272 of the Ordinance, the regulations established under the Ordinance for the B-1 SCD zoning district shall govern the use and development of the Site.

EXEMPTIONS PURSUANT TO SECTION 153.272 OF THE ORDINANCE

A. As set out under Parking Summary, pursuant to Section 153.272(A)(3) of the Ordinance, the amount of required parking for the Site is reduced by 11 percent to 601 parking spaces with 134,927 square feet of total floor area on the Site, and by 13 percent to 598 parking spaces with 137,427 square feet of total floor area on the Site.

B. To the extent that the Site does not meet the landscape regulations of the Ordinance, the Site will be exempt from the installation of new landscaping to meet current standards under Section 153.272(A) of the Ordinance.

PERMITTED USES

The Site may be devoted to any use or uses permitted by right or under prescribed conditions in the B-1 SCD zoning district, and to any accessory uses allowed in the B-1 SCD zoning district.

MAXIMUM FLOOR AREA

A. The total floor area of the existing buildings located on the Site is 134,927 square feet.

B. One or more buildings located on the Site may be expanded provided, however, that the maximum total floor area of the buildings located on the Site shall be 137,427 square feet.

TRANSPORTATION AND PARKING

A. Vehicular access into the Site shall be limited to the existing access points which are generally depicted on the Rezoning Plan.

B. Notwithstanding the foregoing, in the event that future Independence Parkway is constructed adjacent to the Site's western boundary line, then the Applicant may, at its option, construct a vehicular access point into the Site from future Independence Parkway.

C. Off-street parking shall be provided on the Site as described above under Parking Summary.

PARKING LOT LANDSCAPING

The existing landscaping within the parking lot located on the Site will be maintained. If the parking lot is expanded or revised, then the expanded or revised portions of the parking lot must meet the parking lot landscaping requirements of the Ordinance.

ARCHITECTURAL STANDARDS

Renovations or alterations to the exterior portions of any building located on the Site and the expansion of any building located on the Site shall be permitted without an amendment to this Rezoning Plan or the approval of the Matthews Board of Commissioners provided that the exterior building materials utilized on any renovated, altered or expanded building are the same as those currently utilized on such building.

SIGNS

All signs installed on the Site shall comply with the requirements of the Ordinance and the approved Master Sign Plan.

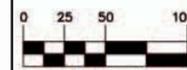
BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

Harris Teeter
Matthews Township Parkway
Charlotte, North Carolina
Rezoning for INVESCO Real Estate Advisors
Site Plan



Graphic Scale:



(IN FEET)
Scale: (1"=50')

Engineer
James J. McGovern
Senior Designer

Ted W. Lawrence
Date
8.3.2012

Revisions

No.	Date
No. 1	Date 8.30.2012
No.	Date

Dwg. No.
rezoningplan

Project Number
471004

Sheet No. No. of Sheet

Cz 1 of 1

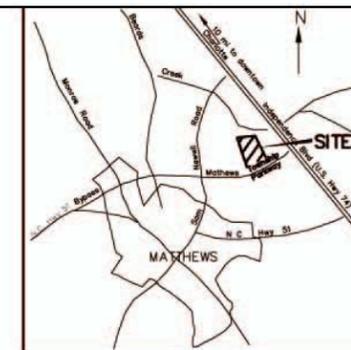
SUPERSEDED

2012-590
8/3/2012



Harris Teeter

Your Neighborhood Food Store



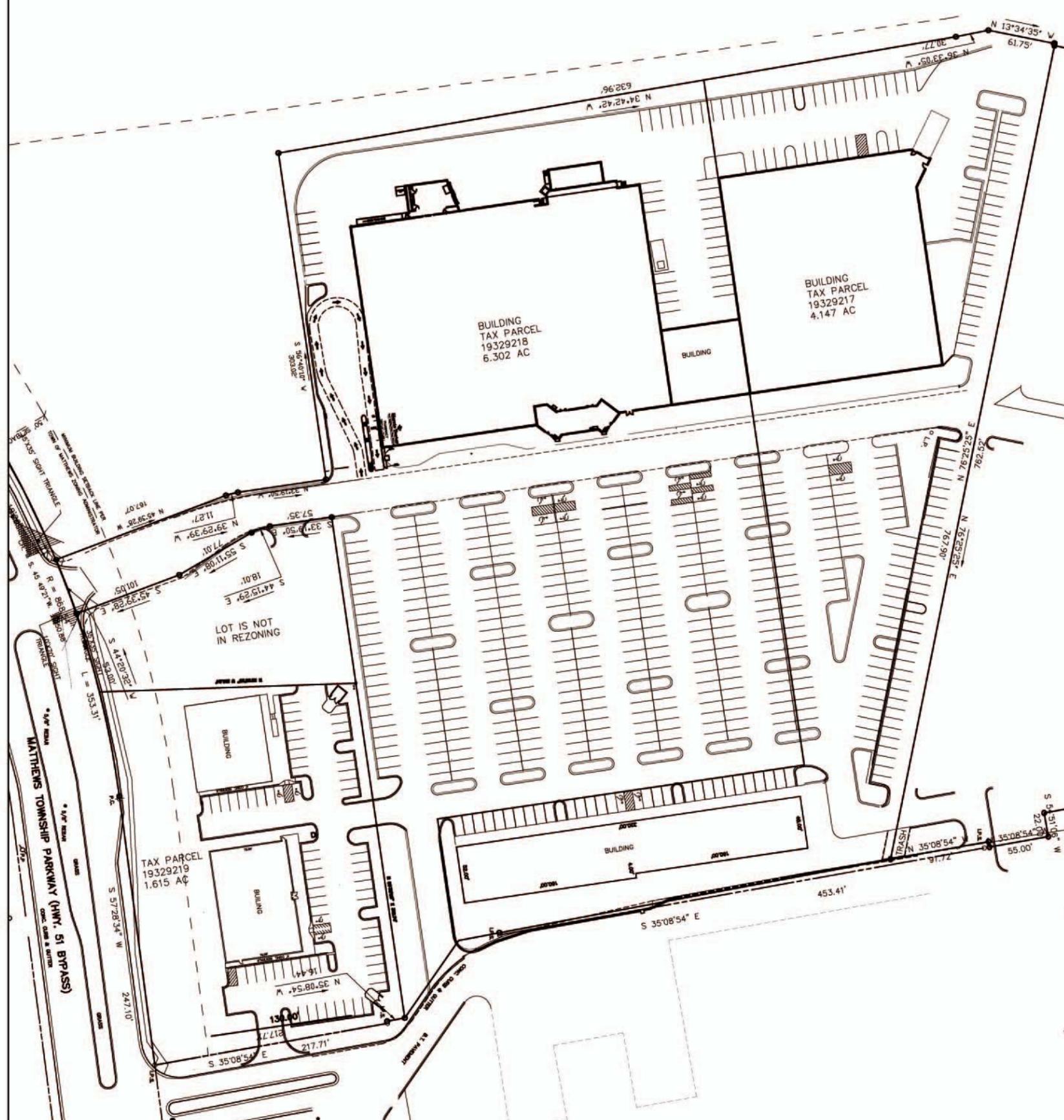
VICINITY MAP

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JMA

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P.O. Box 591
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(704) 889-6200
James McGovern & Associates
Consulting Engineers

Harris Teeter
Matthews Township Parkway
Charlotte, North Carolina
Reasoning for INVESCO Real Estate Advisors
Site Plan



SITE INFORMATION

Owner: Matthews Township Shopping Center, LLC
C/O INVESCO Real Estate Advisors
500 Three Galleria Tower
13155 Noel Road
Dallas, Texas 75240

Tax Parcels: 19329217
19329218
19329219

Acreage: 12.064 AC.

Existing Floor Area: 134,927 square feet

Proposed Maximum Floor Area: 137,427 square feet.

Parking Summary: Ordinance Requirement: 1 parking space per 200 sq.ft.
Ordinance requirement for site 137,424 sq. ft./200=687 parking spaces.
Reduced Parking Requirement per section 153.272(A)(3)
687 parking spaces x 87%=598 parking spaces

DEVELOPMENT STANDARDS

August 3, 2012

GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Harris Teeter, Inc. for an approximately 12.064 acre site located on the north side of Matthews Township Parkway west of East Independence Boulevard, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Zoning Ordinance (the "Ordinance"). Subject to the exemptions from the Ordinance requirements set out below pursuant to Section 153.272 of the Ordinance, the regulations established under the Ordinance for the B-1 SCD zoning district shall govern the use and development of the Site.

EXEMPTIONS PURSUANT TO SECTION 153.272 OF THE ORDINANCE

As set out on the Rezoning Plan, pursuant to Section 153.272(A)(3) of the Ordinance, the amount of required parking for the Site is reduced by 13 percent to 598 parking spaces.

PERMITTED USES

The Site may be devoted to any use or uses permitted by right or under prescribed conditions in the B-1 SCD zoning district, and to any accessory uses allowed in the B-1 SCD zoning district.

MAXIMUM FLOOR AREA

- A. The total floor area of the existing buildings located on the Site is 134,927 square feet.
- B. One or more buildings located on the Site may be expanded provided, however, that the maximum total floor area of the buildings located on the Site shall be 137,427 square feet.

TRANSPORTATION AND PARKING

- A. Vehicular access into the Site shall be limited to the existing access points which are generally depicted on the Rezoning Plan.
- B. A minimum of 598 parking spaces shall be provided on the Site as depicted on the Rezoning Plan.

ARCHITECTURAL STANDARDS

Renovations or alterations to the exterior portions of any building located on the Site and the expansion of any building located on the Site shall be permitted without an amendment to this Rezoning Plan or the approval of the Matthews Board of Commissioners provided that the exterior building materials utilized on any renovated, altered or expanded building are the same as those currently utilized on such building.

SIGNS

All signs installed on the Site shall comply with the requirements of the Ordinance and the approved Master Sign Plan.

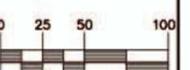
BINDING EFFECT OF THE REZONING PETITION

If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

Project



Graphic Scale:



(IN FEET)
Scale: (1"=50')
Engineer
James J. McGovern
Senior Designer

Ted W. Lawrence
Date
8.3.2012

Revisions	
No.	Date

Dwg. No.

rezoningplan

Project Number

471004

Sheet No. No. of Sheet

1 of 1