

- DEVELOPMENT SUMMARY:**
- TAX PARCEL NUMBERS
- 19331130, 19331134, 19331141
 - SITE JURISDICTION
- TOWN OF MATTHEWS
 - TOTAL SITE ACREAGE
- ±15.01 AC
 - EXISTING ZONING & USES
- B-1 SCD (SPECIAL HIGHWAY OVERLAY DISTRICT)
- VACANT
 - PROPOSED ZONING
- MIXED USE DEVELOPMENT (MUD)
 - PROPOSED USES
- MULTI-FAMILY RESIDENTIAL
- NON-RESIDENTIAL
 - PROJECT DENSITY
- 250 RESIDENTIAL UNITS MAXIMUM
- 8,000 SF NON-RESIDENTIAL MAXIMUM
 - MAXIMUM BUILDING HEIGHT
- 3 STORY BUILDING
 - VEHICLE AND BICYCLE PARKING
- PER ZONING ORDINANCE

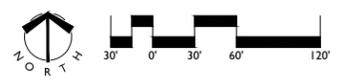
LandDesign
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FOR PUBLIC HEARING
APPLICATION # 2013-602

FOUNTAINS MATTHEWS
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEW, NORTH CAROLINA
TECHNICAL DATA SHEET

REVISIONS
10/02/2013 - PER TOWN/PUBLIC COMMENTS

DATE: 08/02/2013
DESIGNED BY: LDJ
DRAWN BY: LDJ
CHECKED BY:
SCALE: 1" = 40' 0"
PROJECT #: 1013110
SHEET #:
RZ1.0



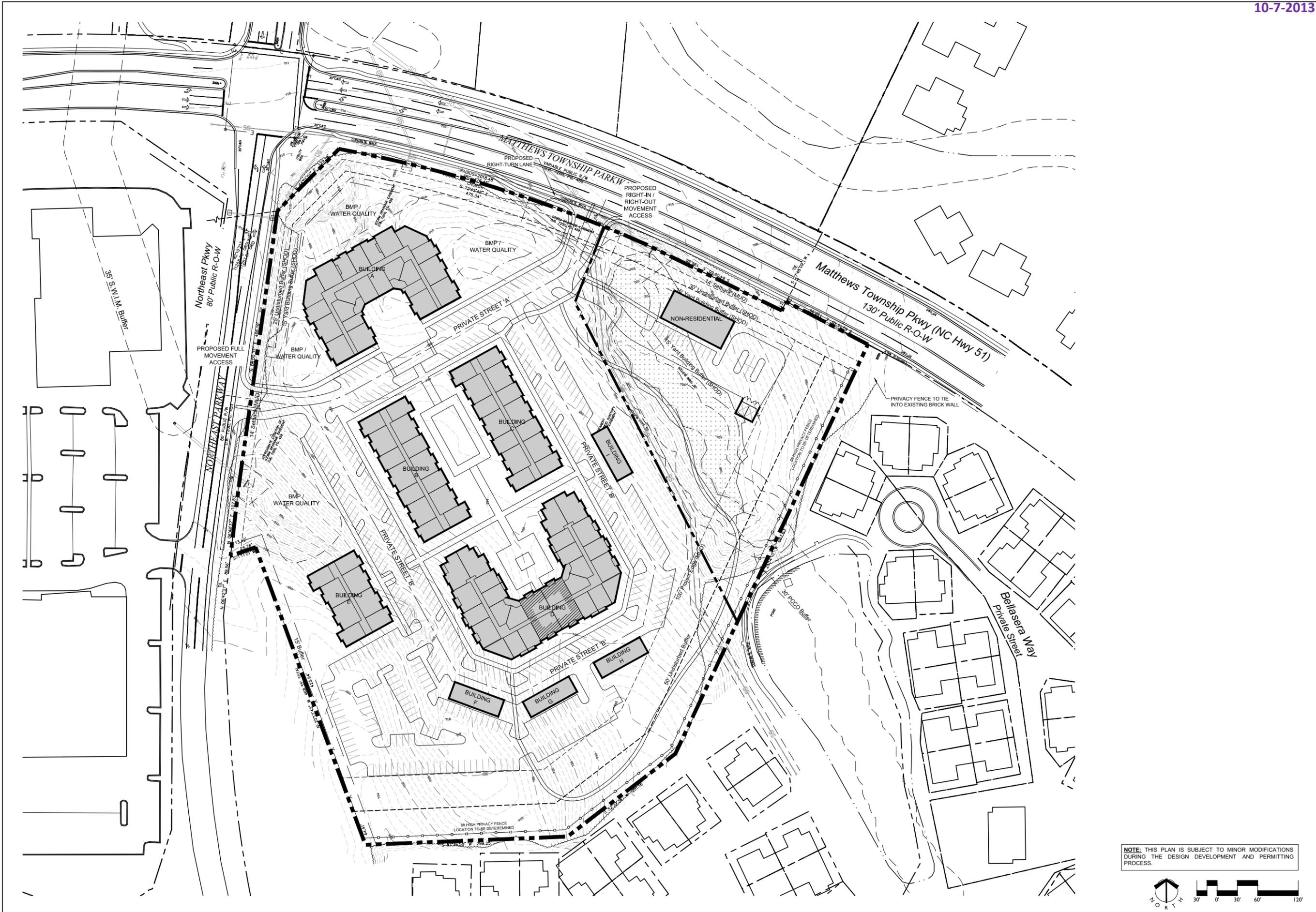
FOR PUBLIC HEARING
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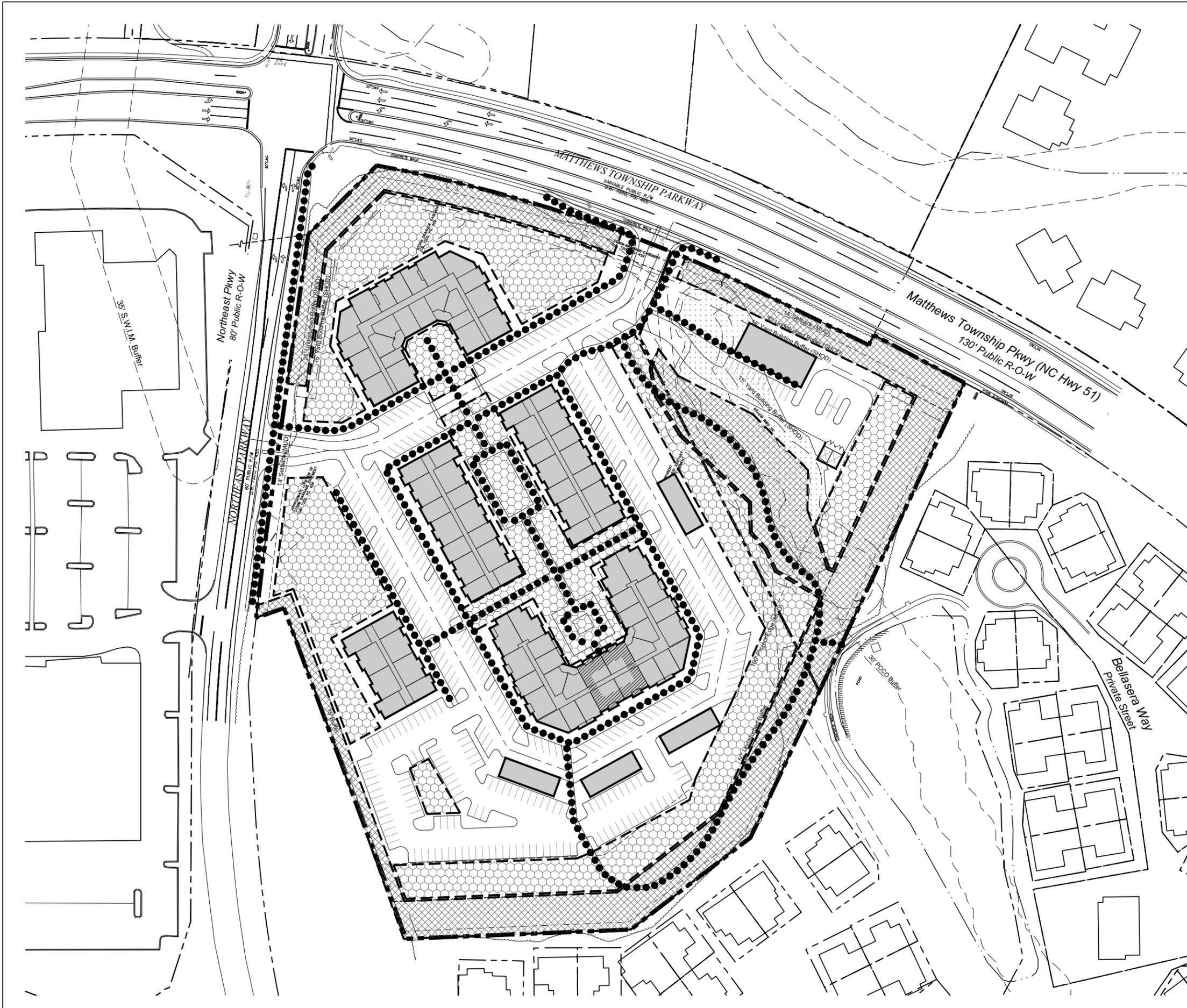
FOUNTAINS MATTHEWS
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEW, NORTH CAROLINA
SCHEMATIC SITE PLAN

REVISIONS
10/02/2013 - PER TOWN/PUBLIC COMMENTS

DATE: 08/07/2013
DESIGNED BY: LDJ
DRAWN BY: LDJ
CHECKED BY:
SCALE: 1" = 40' 0"
PROJECT #: 1013110
SHEET #:

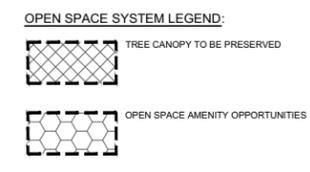
RZ2.0





OPEN SPACE SUMMARY:

1. TOTAL SITE ACREAGE:	+/- 15.01 ACRES
2. TREE CANOPY TO BE PRESERVED REQUIRED:	+/- 2.25 ACRES (15% OF SITE ACREAGE)
PROPOSED:	+/- 2.76 ACRES (18.39% OF SITE ACREAGE)



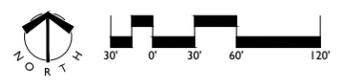
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**FOR PUBLIC HEARING
APPLICATION # 2013-602**

**FOUNTAINS MATTHEWS
CONDITIONAL REZONING**
PROFFITT DIXON PARTNERS | MATTHEW, NORTH CAROLINA
OPEN SPACE SYSTEM

REVISIONS
10/02/2013 - PER TOWN/PUBLIC COMMENTS

DATE: 08/02/2013
DESIGNED BY: LDJ
DRAWN BY: LDJ
CHECKED BY:
SCALE: 1" = 40' 0"
PROJECT #: 1013110
SHEET #:
RZ2.1



SITE DEVELOPMENT DATA:

- ACREAGE: ± 15.01 ACRES
- TAX PARCEL #: 193-311-30, 34, AND 41
- EXISTING ZONING: B-1SCD (SHO)
- PROPOSED ZONING: MUD (INNOVATIVE) (SHO)
- EXISTING USES: VACANT.
- PROPOSED USES: UP TO 250 MULTI-FAMILY DWELLING UNITS AND UP TO 8,000 SQUARE FEET OF NON-RESIDENTIAL USES, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUD ZONING DISTRICT.
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE BUT NOT TO EXCEED THREE (3) STORIES.
- PARKING: THE SITE WILL COMPLY WITH THE MINIMUM PARKING REQUIREMENTS OF THE ORDINANCE.

1. GENERAL PROVISIONS:

- a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING SITE PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY PROFFITT DIXON PARTNERS TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY COMMUNITY DWELLINGS AND A LIMITED AMOUNT OF NON-RESIDENTIAL USE ON AN APPROXIMATELY 15.01 ACRE SITE LOCATED ON THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MATTHEWS TOWNSHIP PARKWAY (NC HWY. 51) AND NORTHEAST PARKWAY (THE "SITE").
- b. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF MATTHEWS ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUD CLASSIFICATION AND THE SPECIAL HIGHWAY OVERLAY DISTRICT (SHO) SUBJECT TO THE INNOVATIVE PROVISIONS PROVIDED BELOW, SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- c. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN AS WELL AS ANY SCHEMATIC BUILDING ELEVATIONS ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 153.201(E) OF THE ORDINANCE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION :

- a. THE SITE MAY BE DEVELOPED WITH UP TO 250 MULTI-FAMILY DWELLING UNITS AND UP TO 8,000 SQUARE FEET OF GROSS FLOOR OF NON-RESIDENTIAL USES, TOGETHER WITH ACCESSORY USES ALLOWED IN THE MUD ZONING DISTRICT.
- b. THE ALLOWED NON-RESIDENTIAL USES MAY BE LOCATED IN ONE OR MORE OF THE FOLLOWING BUILDINGS: THE BUILDING LABELED "NON-RESIDENTIAL" OR ON THE GROUND FLOOR OF BUILDINGS A, B OR C AS INDICATED ON SHEET RZ2.0 OF THE REZONING PLAN.
- c. THE PETITIONER RESERVES THE RIGHT TO RELOCATE THE PROPOSED DRIVEWAY ALONG NORTHEAST PARKWAY SO THAT IT ALIGNS WITH THE EXISTING DRIVEWAY TO THE SHOPPING CENTER LOCATED ON THE EAST SIDE OF NORTHEAST PARKWAY AND TO MAKE ADJUSTMENTS TO THE REQUIRED PONDS AND DETENTION FACILITIES ADJACENT TO THE DRIVEWAY LOCATION. IF THE PETITIONER IS ABLE TO RELOCATE THE DRIVEWAY AS DESCRIBED ABOVE THE PETITIONER, WITH THE APPROVAL OF THE PLANNING DEPARTMENT, MAY LOCATE A BUILDING ON EACH SIDE OF THE RELOCATED DRIVEWAY. THESE TWO BUILDINGS MAY CONTAIN NON-RESIDENTIAL USES, DWELLINGS UNITS OR A COMBINATION OF BOTH. PARKING WILL NOT BE ALLOWED BETWEEN THE BUILDINGS AND NORTHEAST PARKWAY.

3. INNOVATIVE DEVELOPMENT PROVISIONS:

- a. TO ALLOW PARKING AND MANEUVERING FOR PARKING WITHIN THE FIRST 25 FEET OF THE 100 PROJECT EDGE.
- b. TO ALLOW PORTIONS OF THE PROPOSED WATER QUALITY AND STORM WATER PONDS TO ENCR OACH INTO THE 15 FOOT YARD ADJACENT TO THE BUFFER REQUIRED BY SPECIAL HIGHWAY OVERLAY DISTRICT (SHOD) ALONG NORTHEAST PARKWAY AND MATTHEWS TOWNSHIP PARKWAY.

4. ACCESS NOTES:

- a. VEHICULAR ACCESS TO THE SITE WILL BE FROM MATTHEWS TOWNSHIP PARKWAY (NC HWY. 51) AND NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE PETITIONER RESERVES THE RIGHT TO WORK WITH NCDOT, MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD) AND THE PLANNING DEPARTMENT TO RELOCATE THE DRIVEWAY ALONG NORTHEAST PARKWAY TO ALIGN WITH THE DRIVEWAY FOR THE SHOPPING CENTER LOCATED ON THE EAST SIDE OF NORTHEAST PARKWAY.
- c. THE PETITIONER WILL REQUEST THAT NCDOT ADD A NO U-TURN SIGN AT THE MEDIAN OPENING LOCATED AT THE INTERSECTION OF MATTHEWS TOWNSHIP PARKWAY AND SENNA DRIVE/POLO CLUB BOULEVARD FOR TRAFFIC HEADING SOUTH ON MATTHEWS TOWNSHIP PARKWAY.
- d. THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD) AND/OR NCDOT, REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY MPWD AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- e. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE MPWD AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

5. TRANSPORTATION IMPROVEMENTS:

1. PROPOSED IMPROVEMENTS:

THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:

- a. IMPROVE NORTHEAST PKWY. & PROPOSED ACCESS "A" (UNSIGNALIZED) AS FOLLOWS:
- i. RE-MARK THE EXISTING PAVEMENT (36-FOOT WIDE) FOR A SOUTHBOUND LEFT TURN LANE ON NORTHEAST PARKWAY WITH 100 FEET OF STORAGE AND A 100-FOOT BAY TAPER; AND
- ii. RE-MARK THE EXISTING NORTHBOUND LEFT TURN LANE AT NC 51 FROM 155 FEET TO 255 FEET OF STORAGE AND A 100-FOOT BAY TAPER (BACK TO BACK WITH THE PROPOSED BAY TAPER FOR THE SOUTHBOUND LEFT TURN LANE AT PROPOSED ACCESS "A"); AND

- iii. CONSTRUCT THE WESTBOUND APPROACH (PROPOSED ACCESS "A") FOR ONE INGRESS AND TWO EGRESS LANES (A LEFT TURN LANE WITH 100 FEET OF STORAGE [FOR THE FUTURE EXTENSION OF NORTHEAST PKWY.] AND A LANE THAT TERMINATES AS A RIGHT TURN LANE).

b. IMPROVE NC 51 (MATTHEWS TWP. PKWY.) & PROPOSED ACCESS "B" (UNSIGNALIZED) RI/O) AS FOLLOWS:

- i. CONSTRUCT AN EASTBOUND RIGHT TURN LANE ON NC 51 WITH 100 FEET OF STORAGE AND A 150-FOOT BAY TAPER; AND
- ii. CONSTRUCT THE NORTHBOUND APPROACH (PROPOSED ACCESS "B") FOR ONE INGRESS AND ONE EGRESS LANE (WHICH TERMINATES AS A RIGHT TURN LANE AT NC 51).

II. STANDARDS AND COMPLETION:

- a. MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD)/NCDOT STANDARDS. ALL OF THE FOREGOING "PUBLIC ROADWAY IMPROVEMENTS" WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF MPWD AND NCDOT.
- b. COMPLETION. THE IMPROVEMENTS DESCRIBED ABOVE MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR ANY BUILDING CONSTRUCTED ON THE SITE.

6. ARCHITECTURAL STANDARDS:

- a. THE PRINCIPAL AND ACCESSORY BUILDINGS CONSTRUCTED ON THE SITE WILL USE A "CRAFTSMAN" STYLE OF ARCHITECTURE WHICH WILL UTILIZE STAGGER LAP AND SHINGLE ACCENT SIDING, TAPER COLUMNS, AND LARGE OVERHANGS WITH BRACKETS.
- b. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, MANUFACTURED STONE, CEMENTITIOUS SIDING (SUCH AS HARD-PLANK), STUCCO, AND/OR WOOD. AT LEAST 35% OF THE EXTERIOR BUILDING FACADES, EXCLUSIVE OF WINDOWS, DOORS AND ROOFS, ORIENTED TOWARD THE PROPOSED PARKING AREAS, NORTHEAST PARKWAY OR MATTHEWS TOWNSHIP PARKWAY WILL BE CONSTRUCTED OF BRICK, STONE, PRECAST STONE OR PRE-CAST CONCRETE.
- c. AS PART OF THE DEVELOPMENT OF THE SITE THE PETITIONER MAY CONSTRUCT DETACHED GARAGES STRUCTURES AS GENERALLY ILLUSTRATED ON SHEET RZ2.0 OF THE REZONING PLAN (BUILDINGS F THROUGH I). THESE DETACHED STRUCTURES MAY CONTAIN EITHER: (I) SINGLE-STORY GARAGES (EACH BUILDING MAY CONTAIN MULTIPLE GARAGES); OR (II) RESIDENTIAL UNITS ABOVE GARAGES ("TWO-STORY CARRIAGE HOUSES").
- d. METER BANKS WILL BE SCREENED.
- e. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE.
- f. DUMPSTER, COMPACTOR AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL USED TO ENCLOSE COMPACTOR, DUMPSTER AND RECYCLING AREAS WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE BUILDINGS. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.

7. STREETScape, BUFFERS AND LANDSCAPING :

- a. SETBACKS AND YARDS AS REQUIRED BY THE ORDINANCE AND AS MODIFIED THE INNOVATIVE PROVISIONS ABOVE SHALL BE PROVIDED.
- b. THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON THE NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN. THE EXISTING SIDEWALK AND PLANTING STRIP WILL BE MAINTAINED ALONG NC HWY. 51. WHERE THE EXISTING SIDEWALK AND PLANTING STRIP ALONG NC HWY. 51 HAS TO BE REMOVED FOR THE CONSTRUCTION OF ANY REQUIRED ROADWAY IMPROVEMENTS A NEW SIDEWALK AND PLANTING STRIP WILL BE INSTALLED SO A CONTINUOUS SIDEWALK AND PLANTING STRIP IS MAINTAINED ALONG THE SITE'S FRONTAGE ALONG NC HWY. 51.
- c. ALONG THE SITE'S INTERNAL PARKING AREAS, THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS THE BUILDINGS ON THE SITE WITH ONE ANOTHER AND LINKS THE BUILDINGS TO THE SIDEWALKS ALONG THE ABUTTING PUBLIC STREETS. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.

- d. ALONG THE SOUTHEASTERN PROPERTY BOUNDARY, ABUTTING THE EXISTING HOMES IN THE BELLA SERA VILLAS NEIGHBORHOOD, THE PETITIONER WILL PROVIDE A 100 PROJECT EDGE, SUBJECT TO THE INNOVATIVE PROVISIONS LISTED ABOVE. THE OUTER 50 FEET OF THE PROJECT EDGE WILL BE TREATED AS AN UNDISTURBED BUFFER. UTILITIES AND NATURAL DRAINAGE AREAS WILL BE ALLOWED WITHIN THE UNDISTURBED BUFFER PORTION OF THE PROJECT EDGE. GRADING ASSOCIATED WITH THE INSTALLATION OF UTILITIES OR FOR THE STABILIZATION, REPAIR AND MAINTENANCE OF NATURAL DRAINAGE AREAS WILL ALSO BE ALLOWED WITHIN THE UNDISTURBED PORTION OF THE PROJECT EDGE. ANY AREA DISTURBED FOR THE INSTALLATION OF UTILITIES AND/OR THE STABILIZATION, REPAIR AND MAINTENANCE OF NATURAL DRAINAGE AREAS WILL BE REPLANTED WITH LANDSCAPING AS REQUIRED BY SECTION 153.075 (G) OF THE ORDINANCE. UTILITIES IF REQUIRED TO CROSS THE BUFFER MUST CROSS THE BUFFER AT NO LESS THAN 75 DEGREE ANGLE. A FENCE AND A NATURE TRAIL MAY BE PLACED WITHIN THE PROJECT EDGE INCLUDING WITHIN THE UNDISTURBED BUFFER PORTION. THE PETITIONER RESERVES THE RIGHT TO REMOVE DEAD AND DYING PLANT MATERIAL LOCATED WITHIN THE UNDISTURBED BUFFER.

- e. THE INNER HALF OF THE PROJECT EDGE WHERE THE EXISTING VEGETATION IS CLEARED TO ACCOMMODATE GRADING AND OTHER SITE IMPROVEMENTS AND AREAS NOT USED FOR PARKING OR FOR MANEUVERING FOR PARKING AS ALLOWED BY THE INNOVATIVE PROVISIONS ABOVE WILL BE REPLANTED TO MEET TO PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 153.075 (G) OF THE ORDINANCE.

- f. THE PETITIONER WILL PROVIDE A SIX (6) FOOT FENCE ALONG THE COMMON PROPERTY BOUNDARY WITH THE BELLA SERA VILLAS. THE LOCATION AND DESIGN OF THIS FENCE TO BE DETERMINED DURING THE BUILDING PERMIT PROCESS. THIS PROPOSED FENCE MAY NOT BE LOCATED WITHIN 20 FEET OF THE PROPERTY LINE

OF THE BELLA SERA VILLAS. THE FINISHED SIDE OF THE FENCE MUST BE ORIENTED TOWARD THE BELLA SERA VILLAS. THIS PROPOSED FENCE WILL BE INSTALLED WHILE THE SITE IS BEING CLEARED FOR CONSTRUCTION. A LOCKABLE GATE FOR MAINTENANCE PURPOSES ONLY WILL BE INSTALLED ALONG THE 6' FENCE.

- g. THE PETITIONER WILL PERMIT THE FUTURE INSTALLATION OF A PEDESTRIAN GATE AND WALKING TRAIL CONNECTING THE ON-SITE WALKING TRAILS TO THE ADJACENT BELLA SERA NEIGHBORHOOD. THIS PEDESTRIAN GATE WILL NOT BE INSTALLED UNLESS AND UNTIL PETITIONER RECEIVES A FORMAL WRITTEN REQUEST FROM THE BELLA SERA HOMEOWNERS ASSOCIATION, AND UPON RECEIPT OF APPROPRIATE EASEMENTS AND CROSS ACCESS AGREEMENTS FROM THE SAME.

- h. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.

- i. THE PETITIONER WILL PROVIDE DECORATIVE LANDSCAPING AT THE INTERSECTION OF NORTHEAST PARKWAY AND MATTHEWS TOWNSHIP PARKWAY SO AS TO ENHANCE THE APPEARANCE THE INTERSECTION AND THE DEVELOPMENT.

- j. PARKING LOCATED ON THE SITE WILL BE SCREENED FROM NORTHEAST PARKWAY, MATTHEWS TOWNSHIP PARKWAY AND THE ADJOINING PROPERTIES.

- k. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

8. ENVIRONMENTAL FEATURES:

- a. THE PROJECT WILL PROVIDE FOR STORM WATER BEST MANAGEMENT PRACTICES (BMPs) DESIGNED TO MEET REGULATORY REQUIREMENTS FOR STORM WATER CAPTURE, TREATMENT, VOLUME ATTENUATION AND DETENTION AS APPLICABLE AS GENERALLY ILLUSTRATED ON SHEET RZ2.0 OF THE REZONING PLAN.

- b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

- c. THE PROPOSED WATER QUALITY AND STORM WATER DETENTION PONDS AS GENERALLY ILLUSTRATED ON THE REZONING PLAN WILL BE DESIGNED AS WET PONDS.

- d. THE SITE WILL COMPLY WITH THE TOWN OF MATTHEWS TREE ORDINANCE.

9. OPEN SPACE:

- a. OPEN SPACE AREAS AS REQUIRED BY THE MUD ZONING DISTRICT WILL BE PROVIDED.

10. SIGNAGE:

- a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED. THE LOCATIONS OF THE PROPOSED SIGNS HAVE BEEN GENERALLY ILLUSTRATED ON SHEET RZ-1 OF THE REZONING PLAN. THE FINAL LOCATION OF THE ALLOWED SIGNS MAY SHIFT FROM THESE LOCATIONS AS ALLOWED BY THE ORDINANCE AND TO ACCOMMODATE FINAL SITE GRADES, UTILITIES, EXISTING VEGETATION, PROPOSED LANDSCAPING AND WATER QUALITY AND STORM WATER STRUCTURES AND ALIKE.
- b. THE SITE WILL COMPLY WITH THE SIGNAGE REQUIREMENTS OF THE ORDINANCE.

11. LIGHTING:

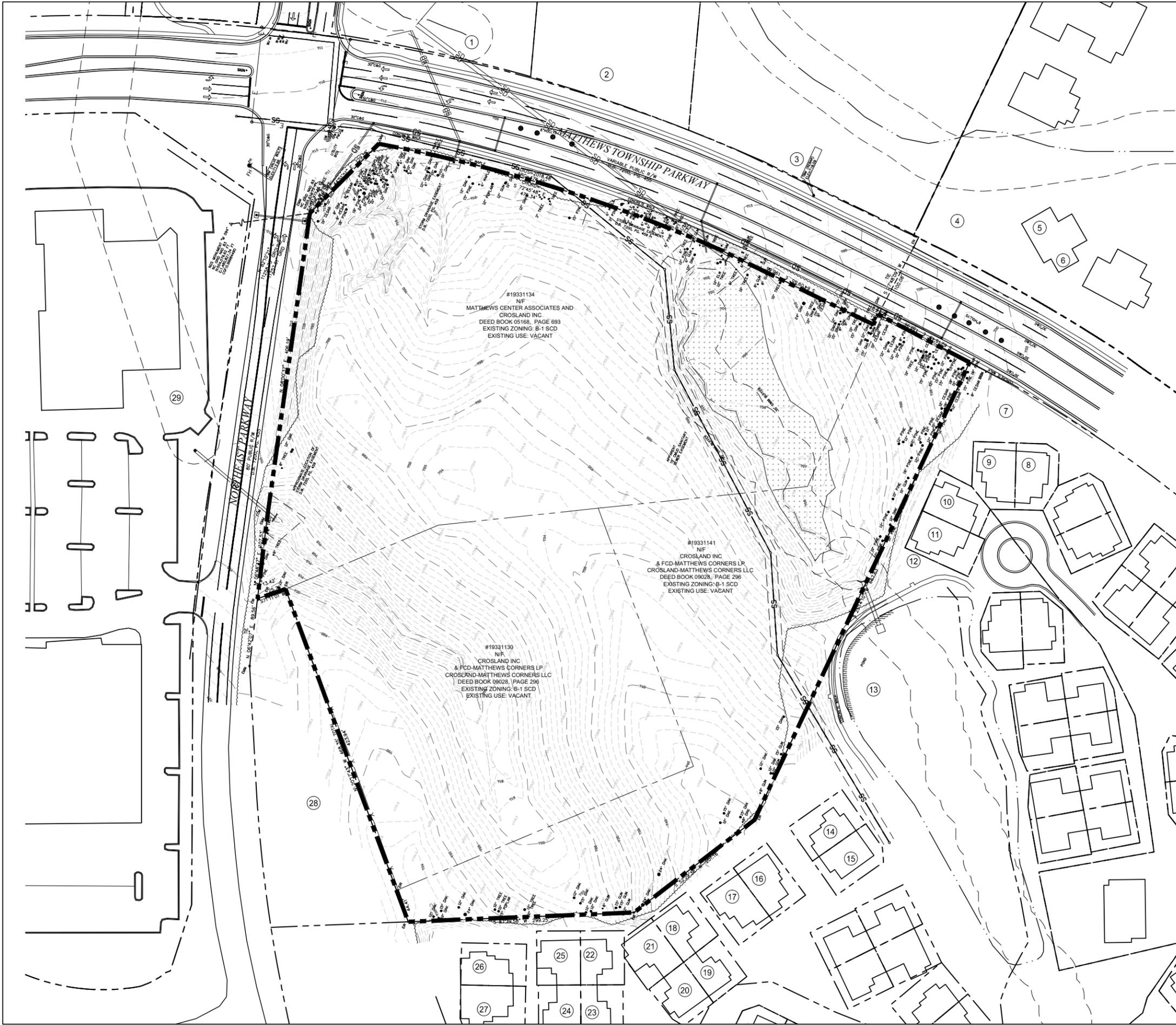
- a. ALL NEW SITE LIGHTING WILL MEET THE STANDARDS OF THE MATTHEWS OUTDOOR LIGHTING ORDINANCE.
- b. ANY DETACHED LIGHTING LOCATED WITHIN 100 FEET OF THE BELLA SERA VILLAS PROPERTY LINE WILL BE LIMITED TO 15 FEET IN HEIGHT.

12. AMENDMENTS TO THE REZONING PLAN :

- a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 153.265 THROUGH 153.271 AS WELL AS SECTION 153.200 OF THE ORDINANCE.

13. BINDING EFFECT OF THE REZONING APPLICATION :

- a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



ADJACENT PROPERTY INFORMATION

1. ID# 19352110
N/F - MATTHEWS CENTER ASSOCIATES AND CROSLAND GROUP INC
5960 FAIRVIEW RD, SUITE 200, CHARLOTTE, NC 28210
L3 M36-772
2. ID# 19352111
N/F - MATTHEWS CENTER ASSOCIATES AND CROSLAND GROUP INC
5960 FAIRVIEW RD, SUITE 200, CHARLOTTE, NC 28210
L4 M36-772
3. ID# 19352112
N/F - SENIOR ACTIVITIES & SERVICES AND DEVORE INC
3221 CHIPWOOD LN, MATTHEWS, NC 28105
DB 13793 PG 166
4. ID# 19352C99
N/F - POLO CLUB VILLAS
EXISTING USE: ATTACHED RESIDENTIAL CONDOMINIUMS
5. ID# 19352223
N/F - JUANITA F HILDENBRAND
2640 POLO CLUB BV MATTHEWS, NC 28105
DB 18622 PG 351
6. ID# 19352224
N/F - TOM D SR PARSONS AND C/O TERRY DAWSON
2636 POLO CLUB BLVD MATTHEWS, NC 28105
DB 18630 PG 746
7. ID# 19331179
N/F - BELLA SERA VILLAS ASSOC INC AND DORTCH & LYONS C/O SELLERS HINSHAW AYERS
301 S MCDOWELL ST #410 CHARLOTTE, NC 28204
DB 27625 PG 330
8. ID# 19331214
N/F - JUNE L HAMRICK
2607 BELLASERA WY MATTHEWS, NC 28105
DB 16961 PG 932
9. ID# 19331213
N/F - RENALDO O MUNOZ AND LINDA MUNOZ
2603 BELLASERA WY MATTHEWS, NC 28105
DB 16892 PG 676
10. ID# 19331212
N/F - JOHN E FEATHERSTON AND LAEL C FEATHERSTON
PO BOX 546 MATTHEWS, NC 28106
DB 22591 PG 286
11. ID# 19331211
N/F - HAROLD P DUNNING AND ROBBYE C DUNNING
2608 BELLA SERA WY MATTHEWS, NC 28105
DB 21226 PG 864
12. ID# 19331178
N/F - BELLA SERA VILLAS ASSOCIATION INC
PO BOX 18771 RALEIGH, NC 27619
DB 23288 PG 775
13. ID# 19331274
N/F - BELLA SERA VILLAS ASSOCIATION INC
PO BOX 18771 RALEIGH, NC 27619
DB 23288 PG 775
14. ID# 19331249
N/F - KAI K ENG AND BETTY ENG
2647 CIRCA DR MATTHEWS, NC 28105
DB 19542 PG 543
15. ID# 19331250
N/F - AZITA A TOUSSI AND FRANK SAFRIT
2651 CIRCA DR MATTHEWS, NC 28105
DB 22943 PG 348
16. ID# 19331246
N/F - KENNETH B MEDLIN AND DONNA C MEDLIN
2629 CIRCA DR MATTHEWS, NC 28105
DB 27480 PG 473
17. ID# 19331245
N/F - THOMAS M CHRISTOPHER AND DARLENE M TEAGUE
2625 CIRCA DR MATTHEWS, NC 28105
DB 19036 PG 408
18. ID# 19331244
N/F - FRANK FULTON GALER
2619 CIRCA DR MATTHEWS, NC 28105
DB 27674 PG 101
19. ID# 19331243
N/F - BRYAN L SMITH AND LOUISE S SMITH
2615 CIRCA DR MATTHEWS, NC 28105
DB 19574 PG 108
20. ID# 19331242
N/F - GILBERT F FORD AND MARTHA C FORD
10910 CASSETTA DR MATTHEWS, NC 28105
DB 20262 PG 136
21. ID# 19331241
N/F - BRUCE D THORESON AND ANGELA E THORESON
1814 MOREHEAD HILL DR DURHAM, NC 27703
DB 20498 PG 273
22. ID# 19331240
N/F - VINCENT L CLARK AND SHARON K CLARK
10920 CASSETTA DR MATTHEWS, NC 28105
DB 20921 PG 39
23. ID# 19331239
N/F - ROBERT EVANS AND IRMA JEAN EVANS
10924 CASSETTA DR MATTHEWS, NC 28105
DB 21047 PG 917
24. ID# 19331238
N/F - THOMAS D HAMLETT
10930 CASSETTA DR MATTHEWS, NC 28105
DB 26982 PG 813
25. ID# 19331237
N/F - HAL L (REVOC TRUST) HELMS AND AUDREY T (REVOC TRUST) HELMS
10934 CASSETTA DR MATTHEWS, NC 28105
DB 20340 PG 785
26. ID# 19331236
N/F - M LAMOND VERNER AND BETTY S VERNER
10940 CASSETTA DR MATTHEWS, NC 28105
DB 19904 PG 652
27. ID# 19331235
N/F - KATHLEEN A WILSBACH AND RONALD K WILSBACH
10944 CASSETTA DR MATTHEWS, NC 28105
DB 19904 PG 677
28. ID# 19331121
N/F - JEBOMM LLC
PO BOX 20636 CHARLESTON, SC 29413
DB 13075 PG 383
29. ID# 19331104
N/F - USA MATTHEWS CORNERS 12 LLC AND USA MATTHEWS CORNERS 1 LLC AND USA MATTHEWS CORNERS 2 LLC
C/O CORRELLOGIC COMM TAX SVC ATTN: E. CHAPA- PO BOX 961009 FT WORTH, TX 76161-0099
DB 19545 PG 953

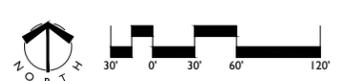
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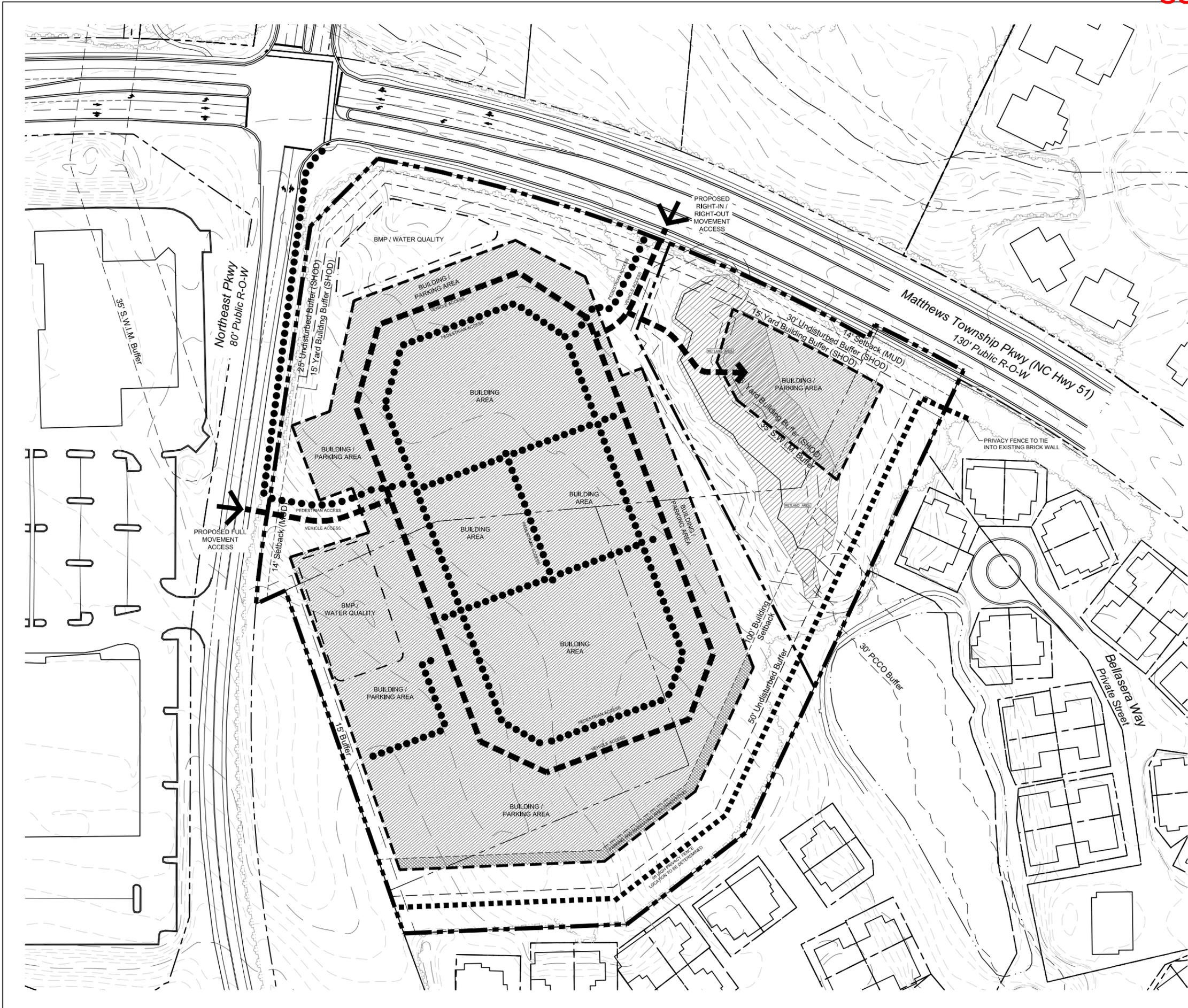
**FOR PUBLIC HEARING
APPLICATION # 2013-602**

**FOUNTAINS MATTHEWS
CONDITIONAL REZONING**
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA
EXISTING CONDITIONS

REVISIONS
10/02/2013 - PER TOWN/PUBLIC COMMENTS

DATE: 08/02/2013
DESIGNED BY: LDJ
DRAWN BY: LDJ
CHECKED BY:
C.C. BY: - 4/07
PROJECT #: 1013110
SHEET #:
RZ4.0





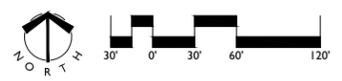
- DEVELOPMENT SUMMARY:**
- TAX PARCEL NUMBERS
- 19331130, 19331134, 19331141
 - SITE JURISDICTION
- TOWN OF MATTHEWS
 - TOTAL SITE ACREAGE
- ±15.10 AC (PER MECKLENBURG COUNTY GIS)
 - EXISTING ZONING & USES
- B-1 SCD (SPECIAL HIGHWAY OVERLAY DISTRICT)
- VACANT
 - PROPOSED ZONING
- MIXED USE DEVELOPMENT (MUD)
 - PROPOSED USES
- MULTI-FAMILY RESIDENTIAL
- RETAIL
 - PROJECT DENSITY
- 250 RESIDENTIAL UNITS MAXIMUM
- 10,000 SF RETAIL MAXIMUM
 - MAXIMUM BUILDING HEIGHT
- 3 STORY BUILDING
 - VEHICLE AND BICYCLE PARKING
- PER ZONING ORDINANCE

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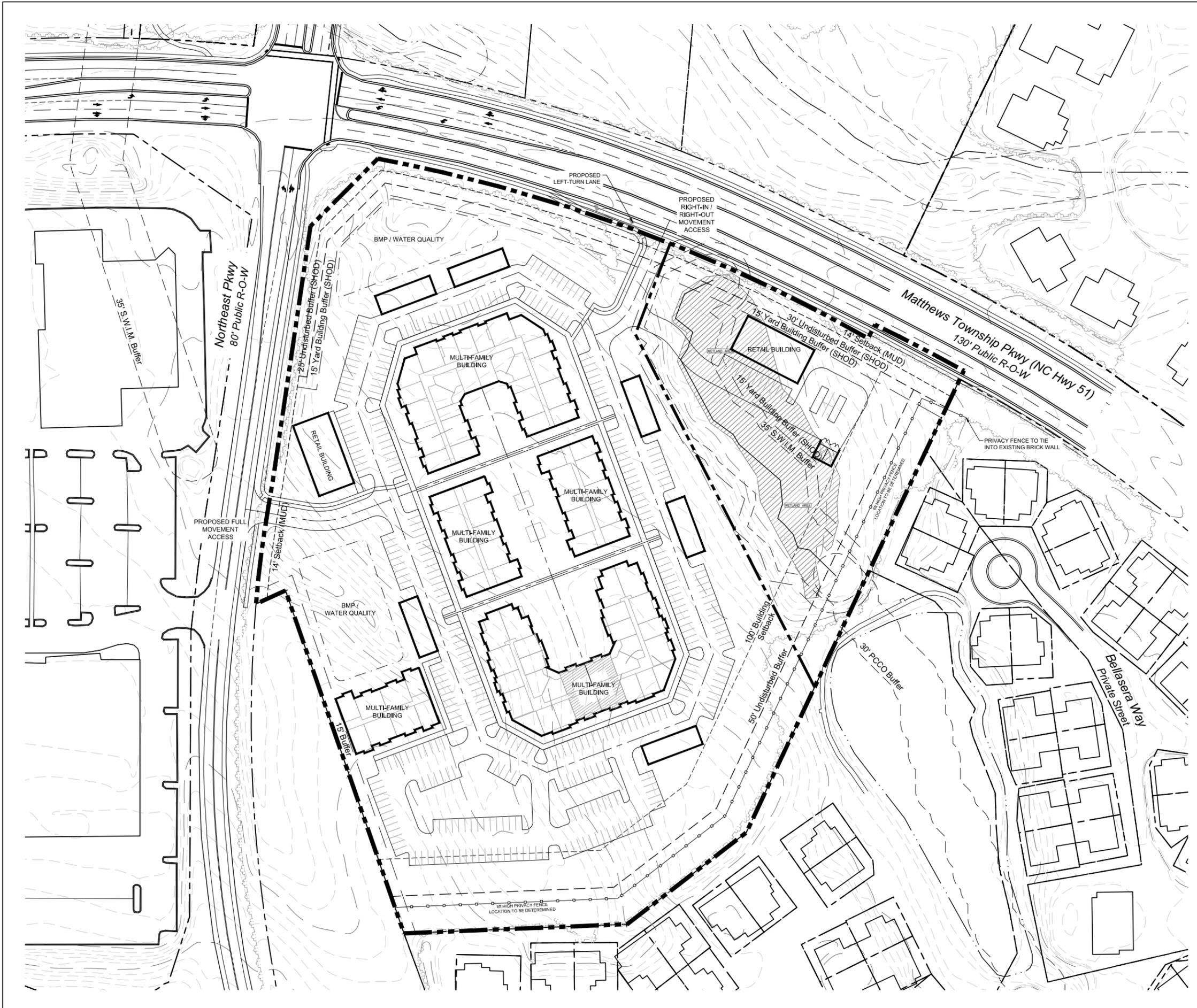
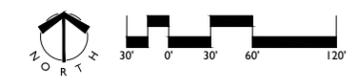
**FOR PUBLIC HEARING
APPLICATION # 2013-xxx**

**FOUNTAINS MATTHEWS
CONDITIONAL REZONING**
PROFFITT DIXON PARTNERS | MATTHEW, NORTH CAROLINA
TECHNICAL DATA SHEET

REVISIONS
DATE: 08/02/2013
DESIGNED BY: LDJ
DRAWN BY: LDJ
CHECKED BY:
C.C. BY: " " = 40' 0"
PROJECT #: 1013110
SHEET #:
RZ1.0



NOTE: THIS PLAN IS SUBJECT TO MINOR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS.



SITE DEVELOPMENT DATA:

- ACREAGE: ± 15.10 ACRES
-TAX PARCEL #: 193-311-30, 34, AND 41
-EXISTING ZONING: B-1SCD (SHO)
-PROPOSED ZONING: MUD (INNOVATIVE) (SHO)
-EXISTING USES: VACANT.
-PROPOSED USES: UP TO 250 MULTI-FAMILY DWELLING UNITS AND UP TO 8,000 SQUARE FEET OF NON-RESIDENTIAL USES, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUD ZONING DISTRICT.
-MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE BUT NOT TO EXCEED THREE (3) STORIES.
-PARKING: THE SITE WILL COMPLY WITH THE MINIMUM PARKING REQUIREMENTS OF THE ORDINANCE.

1. GENERAL PROVISIONS:

- a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING SITE PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY PROFFITT DIXON PARTNERS TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY COMMUNITY DWELLINGS AND A LIMITED AMOUNT OF NON-RESIDENTIAL USE ON AN APPROXIMATELY 15.10 ACRE SITE LOCATED ON THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MATTHEWS TOWNSHIP PARKWAY
b. (NC HWY. 51) AND NORTHEAST PARKWAY (THE "SITE").
c. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF MATTHEWS ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUD CLASSIFICATION AND THE SPECIAL HIGHWAY OVERLAY DISTRICT (SHO) SUBJECT TO THE INNOVATIVE PROVISIONS PROVIDED BELOW, SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
d. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN AS WELL AS ANY SCHEMATIC BUILDING ELEVATIONS ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 153.201(E) OF THE ORDINANCE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- a. THE SITE MAY BE DEVELOPED WITH UP TO 250 MULTI-FAMILY DWELLING UNITS AND UP TO 8,000 SQUARE FEET OF GROSS FLOOR OF NON-RESIDENTIAL USES, TOGETHER WITH ACCESSORY USES ALLOWED IN THE MUD ZONING DISTRICT.
b. THE PETITIONER RESERVES THE RIGHT TO RELOCATE THE PROPOSED DRIVEWAY ALONG NORTHEAST PARKWAY SO THAT IT ALIGNS WITH THE EXISTING DRIVEWAY TO THE SHOPPING CENTER LOCATED ON THE EAST SIDE OF NORTHEAST PARKWAY. IF THE PETITIONER IS ABLE TO RELOCATE THE DRIVEWAY AS DESCRIBED ABOVE THE PETITIONER, WITH THE APPROVAL OF THE PLANNING DEPARTMENT, MAY LOCATE A BUILDING ON EACH SIDE OF THE RELOCATED DRIVEWAY. THESE TWO BUILDINGS MAY CONTAIN NON-RESIDENTIAL USES, DWELLINGS UNITS OR A COMBINATION OF BOTH. PARKING WILL NOT BE ALLOWED BETWEEN THE BUILDINGS AND NORTHEAST PARKWAY.

3. INNOVATIVE DEVELOPMENT PROVISIONS:

- a. TO ALLOW PARKING AND MANEUVERING FOR PARKING WITHIN THE FIRST 25 FEET OF THE 100 PROJECT EDGE.
b. THE PETITIONER RESERVES THE RIGHT TO REQUEST ADDITIONAL INNOVATIVE DEVELOPMENT REQUESTS AS PERMITTED BY SECTION 153.207 OF THE ORDINANCE.

4. ACCESS NOTES:

- a. VEHICULAR ACCESS TO THE SITE WILL BE FROM MATTHEWS TOWNSHIP PARKWAY (NC HWY. 51) AND NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN.
b. THE PETITIONER RESERVES THE RIGHT TO WORK WITH NCDOT, MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD) AND THE PLANNING DEPARTMENT TO RELOCATE THE DRIVEWAY ALONG NORTHEAST PARKWAY TO ALIGN WITH THE DRIVEWAY FOR THE SHOPPING CENTER LOCATED ON THE EAST SIDE OF NORTHEAST PARKWAY.
c. THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD) AND/OR NCDOT, REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY MPWD AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
d. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE MPWD AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

5. TRANSPORTATION IMPROVEMENTS:

I. PROPOSED IMPROVEMENTS:

THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:

- a. IMPROVE NORTHEAST PKWY. & PROPOSED ACCESS "A" (UNSIGNALIZED) AS FOLLOWS:
i. RE-MARK THE EXISTING PAVEMENT (36-FEET WIDE) FOR A SOUTHBOUND LEFT TURN LANE ON NORTHEAST PARKWAY WITH 100 FEET OF STORAGE AND A 100-FOOT BAY TAPER; AND
ii. RE-MARK THE EXISTING NORTHBOUND LEFT TURN LANE AT NC 51 FROM 155 FEET TO 255 FEET OF STORAGE AND A 100-FOOT BAY TAPER (BACK TO BACK WITH THE PROPOSED BAY TAPER FOR THE SOUTHBOUND LEFT TURN LANE AT PROPOSED ACCESS "A"); AND
iii. CONSTRUCT THE WESTBOUND APPROACH (PROPOSED ACCESS "A") FOR ONE INGRESS AND TWO EGRESS LANES (A LEFT TURN LANE WITH 100 FEET OF STORAGE [FOR THE FUTURE EXTENSION OF NORTHEAST PKWY.] AND A LANE THAT TERMINATES AS A RIGHT TURN LANE).
b. IMPROVE NC 51 (MATTHEWS TWP. PKWY.) & PROPOSED ACCESS "B" (UNSIGNALIZED RI/RO) AS FOLLOWS:

- i. CONSTRUCT AN EASTBOUND RIGHT TURN LANE ON NC 51 WITH 100 FEET OF STORAGE AND A 150-FOOT BAY TAPER; AND

- ii. CONSTRUCT THE NORTHBOUND APPROACH (PROPOSED ACCESS "B") FOR ONE INGRESS AND ONE EGRESS LANE (WHICH TERMINATES AS A RIGHT TURN LANE AT NC 51).

II. STANDARDS AND COMPLETION:

- a. MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD)/NCDOT STANDARDS. ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF MPWD AND NCDOT.
b. COMPLETION. THE IMPROVEMENTS DESCRIBED ABOVE MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING CONSTRUCTED ON THE SITE.

6. ARCHITECTURAL STANDARDS:

- a. THE BUILDING MATERIALS USED ON THE PRINCIPLE BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTATIIOUS SIDING (SUCH AS HARDI-PLANK), STUCCO, AND/OR WOOD. AT LEAST [35%] OF THE EXTERIOR OF EACH BUILDING, EXCLUSIVE OF WINDOWS, DOORS AND ROOFS, WILL BE CONSTRUCTED OF BRICK, STONE, SYNTHETIC STONE, PRECAST STONE OR PRECAST CONCRETE. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS AND SOFFITS.
b. METER BANKS WILL BE WILL BE SCREENED.
c. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE.
d. DUMPSTER, COMPACTOR AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL USED TO ENCLOSE COMPACTOR, DUMPSTER AND RECYCLING AREAS WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE BUILDINGS. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.

7. STREETScape, BUFFERS AND LANDSCAPING:

- a. SETBACKS AND YARDS AS REQUIRED BY THE ORDINANCE AND AS MODIFIED THE INNOVATIVE PROVISIONS ABOVE SHALL BE PROVIDED.
b. THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A [SIX (6)] FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON THE NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN. THE EXISTING SIDEWALK AND PLANTING STRIP WILL BE MAINTAINED ALONG NC HWY. 51. WHERE THE EXISTING SIDEWALK AND PLANTING STRIP ALONG NC HWY. 51 HAS TO BE REMOVED FOR THE CONSTRUCTION OF ANY REQUIRED ROADWAY IMPROVEMENTS A NEW SIDEWALK AND PLANTING STRIP WILL BE INSTALLED SO A CONTINUOUS SIDEWALK AND PLANTING STRIP IS MAINTAINED ALONG THE SITE'S FRONTAGE ALONG NC HWY. 51.
c. ALONG THE SITE'S INTERNAL PARKING AREAS, THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS THE BUILDINGS ON THE SITE WITH ONE ANOTHER AND LINKS THE BUILDINGS TO THE SIDEWALKS ALONG THE ABUTTING PUBLIC STREETS. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.
d. ALONG THE SOUTHEASTERN PROPERTY BOUNDARY, ABUTTING THE EXISTING HOMES IN THE BELLA SERA VILLAS NEIGHBORHOOD, THE PETITIONER WILL PROVIDE A 100 PROJECT EDGE, SUBJECT TO THE INNOVATIVE PROVISIONS LISTED ABOVE. THE OUTER 50 FEET OF THE PROJECT EDGE WILL BE TREATED AS AN UNDISTURBED BUFFER. UTILITIES AND NATURAL DRAINAGE AREAS WILL BE ALLOWED TO CROSS THE UNDISTURBED BUFFER PORTION OF THE PROJECT EDGE. UTILITIES IF REQUIRED TO CROSS THE BUFFER MUST CROSS THE BUFFER AT NO LESS THAN 75 DEGREE ANGLE. A FENCE AND A NATURE TRAIL MAY BE PLACED WITHIN THE PROJECT EDGE INCLUDING WITHIN THE UNDISTURBED BUFFER PORTION. THE PETITIONER RESERVES THE RIGHT TO REMOVE DEAD AND DYING PLANT MATERIAL LOCATED WITHIN THE UNDISTURBED BUFFER.
e. THE INNER HALF OF THE PROJECT EDGE WHERE THE EXISTING VEGETATION IS CLEARED TO ACCOMMODATE GRADING AND OTHER SITE IMPROVEMENTS AND AREAS NOT USED FOR PARKING OR FOR MANEUVERING FOR PARKING AS ALLOWED BY THE INNOVATIVE PROVISIONS ABOVE WILL BE REPLANTED TO MEET TO PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 153.075 (G) OF THE ORDINANCE.
f. THE PETITIONER WILL PROVIDE A SIX (6) FOOT FENCE ALONG THE COMMON PROPERTY BOUNDARY WITH THE BELLA SERA VILLAS. THE LOCATION AND DESIGN OF THIS FENCE TO BE DETERMINED DURING THE BUILDING PERMIT PROCESS.
g. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
h. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

8. ENVIRONMENTAL FEATURES:

- a. THE PROJECT WILL PROVIDE FOR STORM WATER BEST MANAGEMENT PRACTICES (BMPs) DESIGNED TO MEET REGULATORY REQUIREMENTS FOR STORM WATER CAPTURE, TREATMENT, VOLUME ATTENUATION AND DETENTION AS APPLICABLE.
b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS
c. THE SITE WILL COMPLY WITH THE TOWN OF MATTHEWS TREE ORDINANCE.

9. OPEN SPACE:

- a. OPEN SPACE AREAS AS REQUIRED BY THE MUD ZONING DISTRICT WILL BE PROVIDED.

10. SIGNAGE:

- a. SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.

11. LIGHTING:

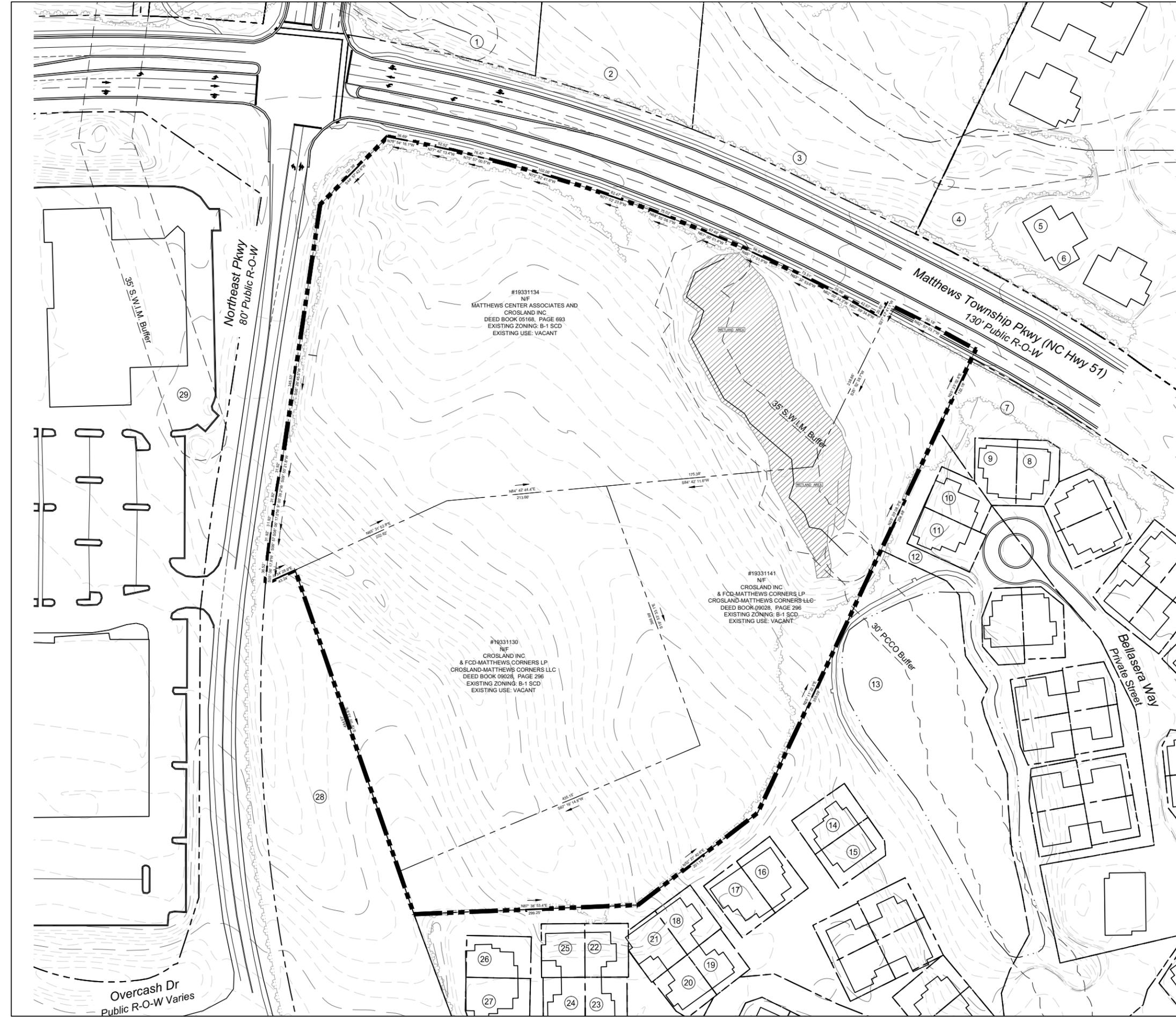
- a. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 15 FEET IN HEIGHT.

12. AMENDMENTS TO THE REZONING PLAN:

- a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 153.265 THROUGH 153.271 AS WELL AS SECTION 153.200 OF THE ORDINANCE.

13. BINDING EFFECT OF THE REZONING APPLICATION:

- a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



ADJACENT PROPERTY INFORMATION

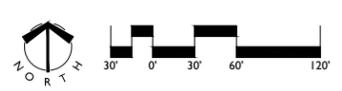
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5960 FAIRVIEW RD, SUITE 200, CHARLOTTE, NC 28210
L3 M36-772
2. ID# 19352111
N/F - MATTHEWS CENTER ASSOCIATES AND CROSLAND GROUP INC
5960 FAIRVIEW RD, SUITE 200, CHARLOTTE, NC 28210
L4 M36-772
3. ID# 19352112
N/F - SENIOR ACTIVITIES & SERVICES AND DEVORE INC
3221 CHIPWOOD LN, MATTHEWS, NC 28105
DB 13793 PG 166
4. ID# 19352C99
N/F - POLO CLUB VILLAS
EXISTING USE: ATTACHED RESIDENTIAL CONDOMINIUMS
5. ID# 19352223
N/F - JUANITA P HILDENBRAND
2640 POLO CLUB BV MATTHEWS, NC 28105
DB 18622 PG 351
6. ID# 19352224
N/F - TOM D SR PARSONS AND C/O TERRY DAWSON
2636 POLO CLUB BLVD MATTHEWS, NC 28105
DB 18630 PG 746
7. ID# 19331179
N/F - BELLA SERA VILLAS ASSOC INC AND DORTCH & LYONS C/O SELLERS HINSHAW AYERS
301 S MCDOWELL ST #410 CHARLOTTE, NC 28204
DB 27625 PG 330
8. ID# 19331214
N/F - JUNE L HAMRICK
2607 BELLASERA WY MATTHEWS, NC 28105
DB 16961 PG 932
9. ID# 19331213
N/F - RENALDO O MUNOZ AND LINDA MUNOZ
2603 BELLASERA WY MATTHEWS, NC 28105
DB 16892 PG 676
10. ID# 19331212
N/F - JOHN E FEATHERSTON AND LAEL C FEATHERSTON
PO BOX 546 MATTHEWS, NC 28106
DB 22591 PG 286
11. ID# 19331211
N/F - HAROLD P DUNNING AND ROBBYE C DUNNING
2608 BELLA SERA WY MATTHEWS, NC 28105
DB 21226 PG 864
12. ID# 19331178
N/F - BELLA SERA VILLAS ASSOCIATION INC
PO BOX 18771 RALEIGH, NC 27619
DB 23288 PG 775
13. ID# 19331274
N/F - BELLA SERA VILLAS ASSOCIATION INC
PO BOX 18771 RALEIGH, NC 27619
DB 23288 PG 775
14. ID# 19331249
N/F - KAI K ENG AND BETTY ENG
2647 CIRCA DR MATTHEWS, NC 28105
DB 19542 PG 543
15. ID# 19331250
N/F - AZITA A TOULSI AND FRANK SAFRIT
2651 CIRCA DR MATTHEWS, NC 28105
DB 22943 PG 348
16. ID# 19331246
N/F - KENNETH B MEDLIN AND DONNA C MEDLIN
2629 CIRCA DR MATTHEWS, NC 28105
DB 27480 PG 473
17. ID# 19331245
N/F - THOMAS M CHRISTOPHER AND DARLENE M TEAGUE
2626 CIRCA DR MATTHEWS, NC 28105
DB 19036 PG 408
18. ID# 19331244
N/F - FRANK FULTON GALER
2619 CIRCA DR MATTHEWS, NC 28105
DB 27674 PG 101
19. ID# 19331243
N/F - BRYAN L SMITH AND LOUISE S SMITH
2616 CIRCA DR MATTHEWS, NC 28105
DB 19574 PG 108
20. ID# 19331242
N/F - GILBERT F FORD AND MARTHA C FORD
10910 CASETTA DR MATTHEWS, NC 28105
DB 20262 PG 136
21. ID# 19331241
N/F - BRUCE D THORESON AND ANGELA E THORESON
1814 MOREHEAD HILL DR DURHAM, NC 27703
DB 20498 PG 273
22. ID# 19331240
N/F - VINCENT L CLARK AND SHARON K CLARK
10920 CASETTA DR MATTHEWS, NC 28105
DB 20921 PG 39
23. ID# 19331239
N/F - ROBERT EVANS AND IRMA JEAN EVANS
10924 CASETTA DR MATTHEWS, NC 28105
DB 21047 PG 917
24. ID# 19331238
N/F - THOMAS D HAMLETT
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C/O CORRELOGIC COMM TAX SVC ATTN: E. CHAPA- PO BOX 961009 FT WORTH, TX 76161-009
DB 19545 PG 953

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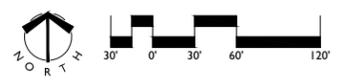
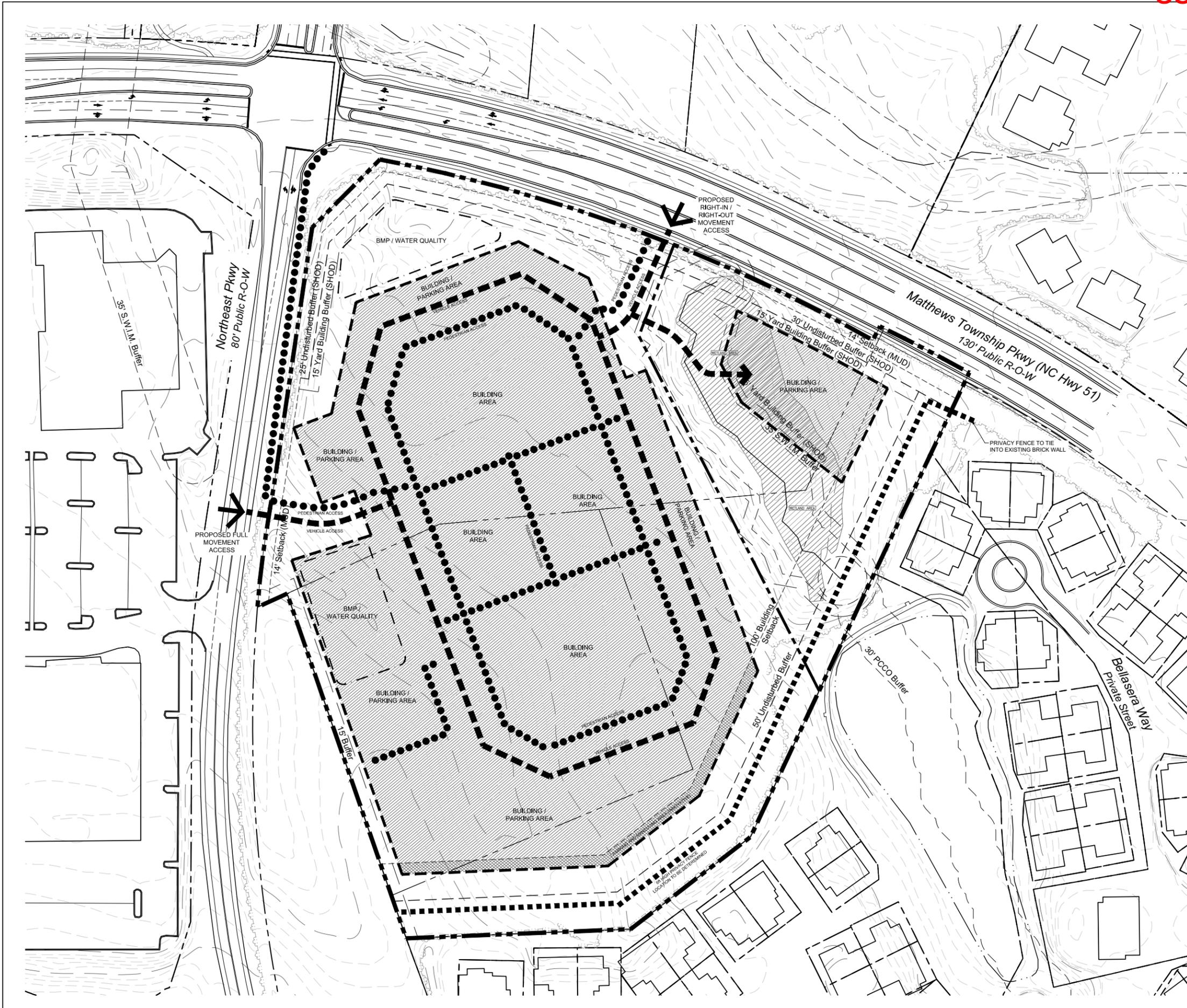
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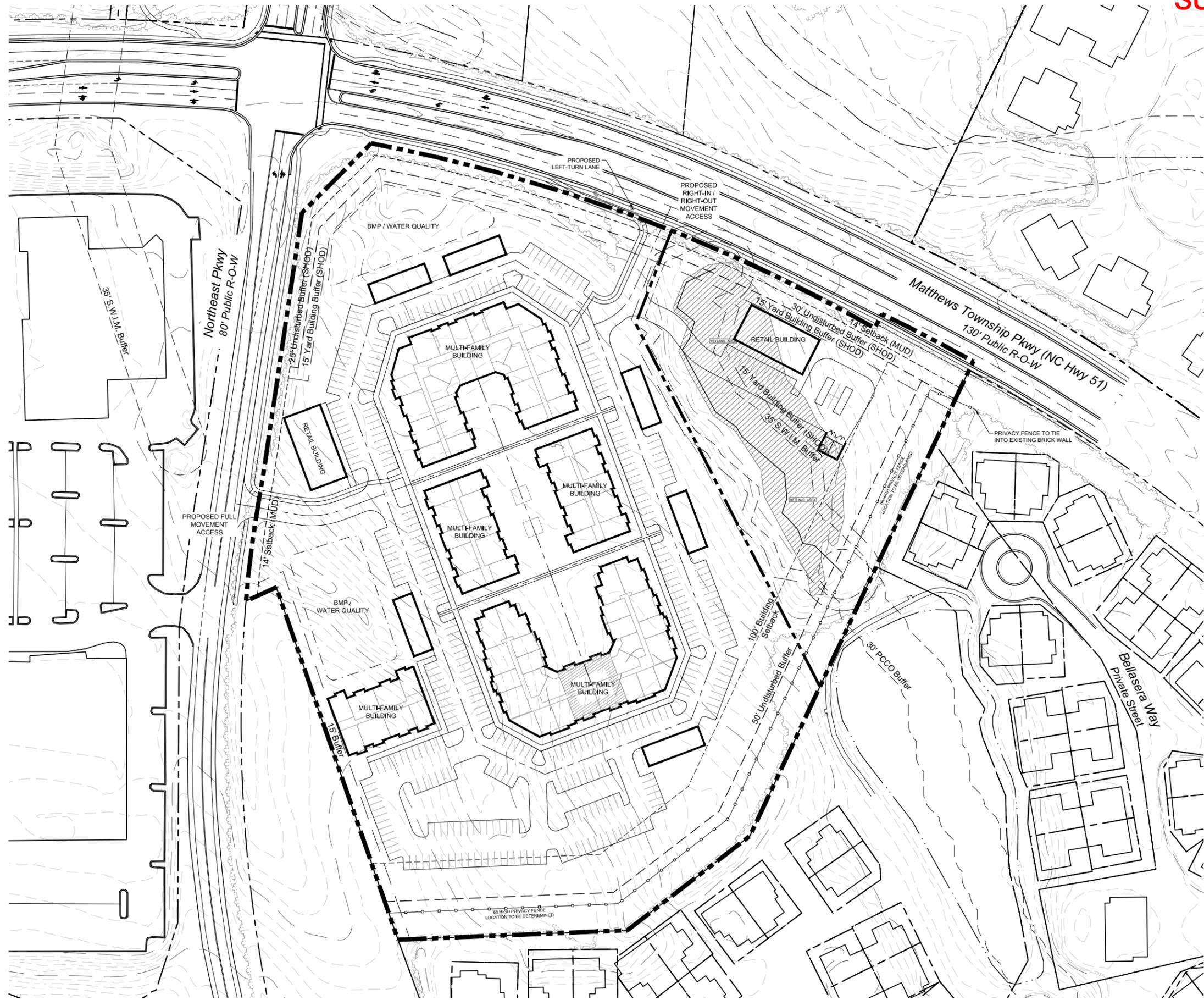
REVISIONS
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DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY:
C.C. BY: = 46' 0"
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DEVELOPMENT SUMMARY:

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- PER ZONING ORDINANCE





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- ACREAGE: ± 15.10 ACRES
- TAX PARCEL #: 193-311-30, 34, AND 41
- EXISTING ZONING: B-1SCD (SHO)
- PROPOSED ZONING: MUD (INNOVATIVE) (SHO)
- EXISTING USES: VACANT.
- PROPOSED USES: UP TO 250 MULTI-FAMILY DWELLING UNITS AND UP TO 8,000 SQUARE FEET OF NON-RESIDENTIAL USES, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUD ZONING DISTRICT.
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE BUT NOT TO EXCEED THREE (3) STORIES.
- PARKING: THE SITE WILL COMPLY WITH THE MINIMUM PARKING REQUIREMENTS OF THE ORDINANCE.

1. GENERAL PROVISIONS:

- a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING SITE PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY PROFFITT DIXON PARTNERS TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY COMMUNITY DWELLINGS AND A LIMITED AMOUNT OF NON-RESIDENTIAL USE ON AN APPROXIMATELY 15.10 ACRE SITE LOCATED ON THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MATTHEWS TOWNSHIP PARKWAY
- b. (NC HWY. 51) AND NORTHEAST PARKWAY (THE "SITE").
- c. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF MATTHEWS ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUD CLASSIFICATION AND THE SPECIAL HIGHWAY OVERLAY DISTRICT (SHO) SUBJECT TO THE INNOVATIVE PROVISIONS PROVIDED BELOW, SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- d. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN AS WELL AS ANY SCHEMATIC BUILDING ELEVATIONS ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 153.201(E) OF THE ORDINANCE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION :

- a. THE SITE MAY BE DEVELOPED WITH UP TO 250 MULTI-FAMILY DWELLING UNITS AND UP TO 8,000 SQUARE FEET OF GROSS FLOOR OF NON-RESIDENTIAL USES, TOGETHER WITH ACCESSORY USES ALLOWED IN THE MUD ZONING DISTRICT.
- b. THE PETITIONER RESERVES THE RIGHT TO RELOCATE THE PROPOSED DRIVEWAY ALONG NORTHEAST PARKWAY SO THAT IT ALIGNS WITH THE EXISTING DRIVEWAY TO THE SHOPPING CENTER LOCATED ON THE EAST SIDE OF NORTHEAST PARKWAY. IF THE PETITIONER IS ABLE TO RELOCATE THE DRIVEWAY AS DESCRIBED ABOVE THE PETITIONER, WITH THE APPROVAL OF THE PLANNING DEPARTMENT, MAY LOCATE A BUILDING ON EACH SIDE OF THE RELOCATED DRIVEWAY. THESE TWO BUILDINGS MAY CONTAIN NON-RESIDENTIAL USES, DWELLINGS UNITS OR A COMBINATION OF BOTH. PARKING WILL NOT BE ALLOWED BETWEEN THE BUILDINGS AND NORTHEAST PARKWAY.

3. INNOVATIVE DEVELOPMENT PROVISIONS:

- a. TO ALLOW PARKING AND MANEUVERING FOR PARKING WITHIN THE FIRST 25 FEET OF THE 100 PROJECT EDGE.
- b. THE PETITIONER RESERVES THE RIGHT TO REQUEST ADDITIONAL INNOVATIVE DEVELOPMENT REQUESTS AS PERMITTED BY SECTION 153.207 OF THE ORDINANCE.

4. ACCESS NOTES:

- a. VEHICULAR ACCESS TO THE SITE WILL BE FROM MATTHEWS TOWNSHIP PARKWAY (NC HWY. 51) AND NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE PETITIONER RESERVES THE RIGHT TO WORK WITH NCDOT, MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD) AND THE PLANNING DEPARTMENT TO RELOCATE THE DRIVEWAY ALONG NORTHEAST PARKWAY TO ALIGN WITH THE DRIVEWAY FOR THE SHOPPING CENTER LOCATED ON THE EAST SIDE OF NORTHEAST PARKWAY.
- c. THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD) AND/OR NCDOT, REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY MPWD AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- d. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE MPWD AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

5. TRANSPORTATION IMPROVEMENTS:

I. PROPOSED IMPROVEMENTS:

THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:

- a. **IMPROVE NORTHEAST PKWY. & PROPOSED ACCESS "A" (UNSIGNALIZED) AS FOLLOWS:**
 - i. RE-MARK THE EXISTING PAVEMENT (36-FEET WIDE) FOR A SOUTHBOUND LEFT TURN LANE ON NORTHEAST PARKWAY WITH 100 FEET OF STORAGE AND A 100-FOOT BAY TAPER; AND
 - ii. RE-MARK THE EXISTING NORTHBOUND LEFT TURN LANE AT NC 51 FROM 155 FEET TO 255 FEET OF STORAGE AND A 100-FOOT BAY TAPER (BACK TO BACK WITH THE PROPOSED BAY TAPER FOR THE SOUTHBOUND LEFT TURN LANE AT PROPOSED ACCESS "A"); AND
 - iii. CONSTRUCT THE WESTBOUND APPROACH (PROPOSED ACCESS "A") FOR ONE INGRESS AND TWO EGRESS LANES (A LEFT TURN LANE WITH 100 FEET OF STORAGE [FOR THE FUTURE EXTENSION OF NORTHEAST PKWY.] AND A LANE THAT TERMINATES AS A RIGHT TURN LANE).
- b. **IMPROVE NC 51 (MATTHEWS TWP. PKWY.) & PROPOSED ACCESS "B" (UNSIGNALIZED RI/RO) AS FOLLOWS:**

- i. CONSTRUCT AN EASTBOUND RIGHT TURN LANE ON NC 51 WITH 100 FEET OF STORAGE AND A 150-FOOT BAY TAPER; AND
- ii. CONSTRUCT THE NORTHBOUND APPROACH (PROPOSED ACCESS "B") FOR ONE INGRESS AND ONE EGRESS LANE (WHICH TERMINATES AS A RIGHT TURN LANE AT NC 51).

II. STANDARDS AND COMPLETION:

- a. **MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD)/NCDOT STANDARDS.** ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF MPWD AND NCDOT.
- b. **COMPLETION.** THE IMPROVEMENTS DESCRIBED ABOVE MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING CONSTRUCTED ON THE SITE.

6. ARCHITECTURAL STANDARDS :

- a. THE BUILDING MATERIALS USED ON THE PRINCIPLE BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTATIIOUS SIDING (SUCH AS HARDI-PLANK), STUCCO, AND/OR WOOD. AT LEAST [35%] OF THE EXTERIOR OF EACH BUILDING, EXCLUSIVE OF WINDOWS, DOORS AND ROOFS, WILL BE CONSTRUCTED OF BRICK, STONE, SYNTHETIC STONE, PRECAST STONE OR PRECAST CONCRETE. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS AND SOFFITS.
- b. METER BANKS WILL BE WILL BE SCREENED.
- c. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE.
- d. DUMPSTER, COMPACTOR AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL USED TO ENCLOSE COMPACTOR, DUMPSTER AND RECYCLING AREAS WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE BUILDINGS. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.

7. STREETScape, BUFFERS AND LANDSCAPING :

- a. SETBACKS AND YARDS AS REQUIRED BY THE ORDINANCE AND AS MODIFIED THE INNOVATIVE PROVISIONS ABOVE SHALL BE PROVIDED.
- b. THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A [SIX (6)] FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON THE NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN. THE EXISTING SIDEWALK AND PLANTING STRIP WILL BE MAINTAINED ALONG NC HWY. 51. WHERE THE EXISTING SIDEWALK AND PLANTING STRIP ALONG NC HWY. 51 HAS TO BE REMOVED FOR THE CONSTRUCTION OF ANY REQUIRED ROADWAY IMPROVEMENTS A NEW SIDEWALK AND PLANTING STRIP WILL BE INSTALLED SO A CONTINUOUS SIDEWALK AND PLANTING STRIP IS MAINTAINED ALONG THE SITE'S FRONTAGE ALONG NC HWY. 51.
- c. ALONG THE SITE'S INTERNAL PARKING AREAS, THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS THE BUILDINGS ON THE SITE WITH ONE ANOTHER AND LINKS THE BUILDINGS TO THE SIDEWALKS ALONG THE ABUTTING PUBLIC STREETS. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.
- d. ALONG THE SOUTHEASTERN PROPERTY BOUNDARY, ABUTTING THE EXISTING HOMES IN THE BELLA SERA VILLAS NEIGHBORHOOD, THE PETITIONER WILL PROVIDE A 100 PROJECT EDGE, SUBJECT TO THE INNOVATIVE PROVISIONS LISTED ABOVE. THE OUTER 50 FEET OF THE PROJECT EDGE WILL BE TREATED AS AN UNDISTURBED BUFFER. UTILITIES AND NATURAL DRAINAGE AREAS WILL BE ALLOWED TO CROSS THE UNDISTURBED BUFFER PORTION OF THE PROJECT EDGE. UTILITIES IF REQUIRED TO CROSS THE BUFFER MUST CROSS THE BUFFER AT NO LESS THAN 75 DEGREE ANGLE. A FENCE AND A NATURE TRAIL MAY BE PLACED WITHIN THE PROJECT EDGE INCLUDING WITHIN THE UNDISTURBED BUFFER PORTION. THE PETITIONER RESERVES THE RIGHT TO REMOVE DEAD AND DYING PLANT MATERIAL LOCATED WITHIN THE UNDISTURBED BUFFER.
- e. THE INNER HALF OF THE PROJECT EDGE WHERE THE EXISTING VEGETATION IS CLEARED TO ACCOMMODATE GRADING AND OTHER SITE IMPROVEMENTS AND AREAS NOT USED FOR PARKING OR FOR MANEUVERING FOR PARKING AS ALLOWED BY THE INNOVATIVE PROVISIONS ABOVE WILL BE REPLANTED TO MEET TO PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 153.075 (G) OF THE ORDINANCE.
- f. THE PETITIONER WILL PROVIDE A SIX (6) FOOT FENCE ALONG THE COMMON PROPERTY BOUNDARY WITH THE BELLA SERA VILLAS. THE LOCATION AND DESIGN OF THIS FENCE TO BE DETERMINED DURING THE BUILDING PERMIT PROCESS.
- g. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
- h. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

8. ENVIRONMENTAL FEATURES :

- a. THE PROJECT WILL PROVIDE FOR STORM WATER BEST MANAGEMENT PRACTICES (BMPs) DESIGNED TO MEET REGULATORY REQUIREMENTS FOR STORM WATER CAPTURE, TREATMENT, VOLUME ATTENUATION AND DETENTION AS APPLICABLE.
- b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS
- c. THE SITE WILL COMPLY WITH THE TOWN OF MATTHEWS TREE ORDINANCE.

9. OPEN SPACE:

- a. OPEN SPACE AREAS AS REQUIRED BY THE MUD ZONING DISTRICT WILL BE PROVIDED.

10. SIGNAGE:

- a. SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.

11. LIGHTING:

- a. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
- b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 15 FEET IN HEIGHT.

12. AMENDMENTS TO THE REZONING PLAN :

- a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 153.265 THROUGH 153.271 AS WELL AS SECTION 153.200 OF THE ORDINANCE.

13. BINDING EFFECT OF THE REZONING APPLICATION :

- a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



ADJACENT PROPERTY INFORMATION

1. ID# 19352110
N/F - MATTHEWS CENTER ASSOCIATES AND CROSLAND GROUP INC
5960 FAIRVIEW RD, SUITE 200, CHARLOTTE, NC 28210
L3 M36-772
2. ID# 19352111
N/F - MATTHEWS CENTER ASSOCIATES AND CROSLAND GROUP INC
5960 FAIRVIEW RD, SUITE 200, CHARLOTTE, NC 28210
L4 M36-772
3. ID# 19352112
N/F - SENIOR ACTIVITIES & SERVICES AND DEVORE INC
3221 CHIPWOOD LN, MATTHEWS, NC 28105
DB 13793 PG 166
4. ID# 19352C99
N/F - POLO CLUB VILLAS
EXISTING USE: ATTACHED RESIDENTIAL CONDOMINIUMS
5. ID# 19352223
N/F - JUANITA P HILDENBRAND
2640 POLO CLUB BV MATTHEWS, NC 28105
DB 18622 PG 351
6. ID# 19352224
N/F - TOM D SR PARSONS AND C/O TERRY DAWSON
2636 POLO CLUB BLVD MATTHEWS, NC 28105
DB 18630 PG 746
7. ID# 19331179
N/F - BELLA SERA VILLAS ASSOC INC AND DORTCH & LYONS C/O SELLERS HINSHAW AYERS
301 S MCDOWELL ST #410 CHARLOTTE, NC 28204
DB 27625 PG 330
8. ID# 19331214
N/F - JUNE L HAMRICK
2607 BELLASERA WY MATTHEWS, NC 28105
DB 16961 PG 932
9. ID# 19331213
N/F - RENALDO O MUNOZ AND LINDA MUNOZ
2603 BELLASERA WY MATTHEWS, NC 28105
DB 16892 PG 676
10. ID# 19331212
N/F - JOHN E FEATHERSTON AND LAEL C FEATHERSTON
PO BOX 546 MATTHEWS, NC 28106
DB 22591 PG 286
11. ID# 19331211
N/F - HAROLD P DUNNING AND ROBBYE C DUNNING
2908 BELLA SERA WY MATTHEWS, NC 28105
DB 21226 PG 864
12. ID# 19331178
N/F - BELLA SERA VILLAS ASSOCIATION INC
PO BOX 18771 RALEIGH, NC 27619
DB 23288 PG 775
13. ID# 19331274
N/F - BELLA SERA VILLAS ASSOCIATION INC
PO BOX 18771 RALEIGH, NC 27619
DB 23288 PG 775
14. ID# 19331249
N/F - KAI K ENG AND BETTY ENG
2647 CIRCA DR MATTHEWS, NC 28105
DB 19542 PG 543
15. ID# 19331250
N/F - AZITA A TOULSI AND FRANK SAFRIT
2651 CIRCA DR MATTHEWS, NC 28105
DB 22943 PG 348
16. ID# 19331246
N/F - KENNETH B MEDLIN AND DONNA C MEDLIN
2629 CIRCA DR MATTHEWS, NC 28105
DB 27480 PG 473
17. ID# 19331245
N/F - THOMAS M CHRISTOPHER AND DARLENE M TEAGUE
2626 CIRCA DR MATTHEWS, NC 28105
DB 19036 PG 408
18. ID# 19331244
N/F - FRANK FULTON GALER
2619 CIRCA DR MATTHEWS, NC 28105
DB 27674 PG 101
19. ID# 19331243
N/F - BRYAN L SMITH AND LOUISE S SMITH
2615 CIRCA DR MATTHEWS, NC 28105
DB 19574 PG 108
20. ID# 19331242
N/F - GILBERT F FORD AND MARTHA C FORD
10910 CASETTA DR MATTHEWS, NC 28105
DB 20262 PG 136
21. ID# 19331241
N/F - BRUCE D THORESON AND ANGELA E THORESON
1814 MOREHEAD HILL DR DURHAM, NC 27703
DB 20498 PG 273
22. ID# 19331240
N/F - VINCENT L CLARK AND SHARON K CLARK
10920 CASETTA DR MATTHEWS, NC 28105
DB 20921 PG 39
23. ID# 19331239
N/F - ROBERT EVANS AND IRMA JEAN EVANS
19024 CASETTA DR MATTHEWS, NC 28105
DB 21047 PG 917
24. ID# 19331238
N/F - THOMAS D HAMLETT
10930 CASETTA DR MATTHEWS, NC 28105
DB 26982 PG 813
25. ID# 19331237
N/F - HAL L (REVOC TRUST) HELMS AND AUDREY T (REVOC TRUST) HELMS
10934 CASETTA DR MATTHEWS, NC 28105
DB 23040 PG 785
26. ID# 19331236
N/F - M LAMOND VERNER AND BETTY S VERNER
10940 CASETTA DR MATTHEWS, NC 28105
DB 19904 PG 652
27. ID# 19331235
N/F - KATHLEEN A WILSBACH AND RONALD K WILSBACH
10944 CASETTA DR MATTHEWS, NC 28105
DB 19904 PG 677
28. ID# 19331121
N/F - JCOMMH LLC
PO BOX 20636 CHARLESTON, SC 29413
DB 13075 PG 383
29. ID# 19331104
N/F - USA MATTHEWS CORNERS 12 LLC AND USA MATTHEWS CORNERS 1 LLC AND USA MATTHEWS CORNERS 2 LLC
C/O CORRELOGIC COMM TAX SVC ATTN: E. CHAPA- PO BOX 961009 FT WORTH, TX 76161-0099
DB 19545 PG 953

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**FOR PUBLIC HEARING
APPLICATION # 2013-xxx**

**FOUNTAINS MATTHEWS
CONDITIONAL REZONING**
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA
EXISTING CONDITIONS

REVISIONS
DATE: 08/02/2013
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY:
C.C. BY: - 4/07
PROJECT #: 1013110
SHEET #:
RZ4.0