



DATE 1-20-15
APPLICATION NUMBER 2015-626
For office use only

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION
OR CHANGE IN CONDITIONS
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners
Town of Matthews Planning Board
232 Matthews Station Street
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- A change in zoning classification of the property hereinafter described; or
- A change in conditions to an existing conditional zoning plan.

Tax parcel number: 213-231-01

Address of property: [vacant land]

Location of property: on the west-side of Monroe Road between Galleria Boulevard and Gander Cove Lane.

Title to the property was acquired on November 17, 1884
and was recorded in the name of T. J. Renfrow
whose mailing address is [deceased—Probate]

The deed is recorded in Book 40 and Pages 40-42 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: RVS Requested zoning classification: CMF + R-12MF(CD)

List reason(s) why zoning should be changed (use separate sheet if necessary):

The zoning for this parcel should be changed to allow the development of the Site with a high quality multi-family residential community that:

- Will provide an appropriate transition between the commercial and industrial uses located on the east side of Monroe Road and the existing residential uses located on the west side of the Monroe Road.
- Provides a housing choice for residents of Matthews.
- Provides housing in close proximity to a number of large employees.
- Provides a residential use that meets the density recommendations of the Monroe Road Area Plan.
- Orients multi-story buildings along Monroe Road with parking areas located to the rear of the buildings as called for in the Monroe Road Area Plan.
- Improves pedestrian access along Monroe Road by replacing the existing five foot sidewalk at the back of the curb with a new six foot sidewalk separated by an eight foot planting strip.
- Preserves open space areas along the rear of the Site adjacent to the Sardis Forest neighborhood, including the historical Roseland Cemetery.
- Provides a multi-use trail at the rear of the Site linking the proposed open space areas. This multi-use trail can be extended in the future onto the adjoining properties as called for in the Area Plan.
- Provides an area for a "Welcome to Matthews" sign along Monroe Road.

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[Petitioner and Owner's signatures on following two (2) pages]

X Evelyn R. Rogers

Signature of property owner (must be original)

Evelyn R. Rogers

Print Name of property owner

9813 Wesleyan Court

Property owner's mailing address

*7427 Matthews Mint Hill Rd
Suite 105-219
Mint Hill, NC 28227*

Charlotte, NC 28227

Property owner's mailing address, continued

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

704-578-0749 EVELYNROGERS@aol.com

Property owner's phone number/email address

Property owner's phone number/email address

X Keith MacVean

Signature of agent

Jeff Brown and Keith MacVean

Print name of agent(s)

Moore & Van Allen, PLLC

Agent's mailing address

100 N. Tryon Street, Suite 4700

Agent's mailing address, continued

Charlotte, NC 28202

Agent's mailing address, continued

(704) 331-1144 (JB)

(704) 331-3531 (KM)

jeffbrown@mvalaw.com

keithmacvean@mvalaw.com

Agent's phone number/email address

Everlane Development

Petitioner other than owner (if any)

Matt Poindexter, LEED AP

Print name of petitioner

401 Hawthorne Lane

Petitioner's mailing address

Suite 110-230

Petitioner's mailing address, continued

Charlotte, NC 28204

Petitioner's mailing address, continued

(704) 400-3008

matt@everlanedevelopment.com

Petitioner's phone number/email address

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number
2015-626
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193-55-101 and 193-55-102
TAX PARCELS

Family Dollar Stores, Inc.
PROPERTY OWNER NAME(S)

P.O. Box 1017
OWNER MAILING ADDRESS

Charlotte, NC 28201
OWNER MAILING ADDRESS, CONTINUED

213-22-203
TAX PARCEL

Trotter Properties, LLC
PROPERTY OWNER NAME(S)

1515 Mockingbird Lane, Suite 900
OWNER MAILING ADDRESS

Charlotte, NC 28209
OWNER MAILING ADDRESS, CONTINUED

213-22-258
TAX PARCEL

Denice Valentine-Boone
PROPERTY OWNER NAME(S)

3514 Wylie Meadow Lane
OWNER MAILING ADDRESS

Charlotte, NC 29269
OWNER MAILING ADDRESS, CONTINUED

213-22-259
TAX PARCEL

Sandra Karen Lutz
PROPERTY OWNER NAME(S)

9108 Nolley Court, Apartment D
OWNER MAILING ADDRESS

Charlotte, NC 28270
OWNER MAILING ADDRESS, CONTINUED

213-22-260
TAX PARCEL

Tracy P. Hudson
PROPERTY OWNER NAME(S)

9108 Nolley Court, Apartment E
OWNER MAILING ADDRESS

Charlotte, NC 28270
OWNER MAILING ADDRESS, CONTINUED

213-22-261
TAX PARCEL

W. Wilson Goolsby and Avonelle Stephens
PROPERTY OWNER NAME(S)

9108 Nolley Court, Apartment F
OWNER MAILING ADDRESS

Charlotte, NC 28270
OWNER MAILING ADDRESS, CONTINUED

213-22-262
TAX PARCEL

Gary D. Porter and Brenda D. Porter
PROPERTY OWNER NAME(S)

126 Norcross Lane
OWNER MAILING ADDRESS

Mooresville, NC 28117
OWNER MAILING ADDRESS, CONTINUED

213-22-263
TAX PARCEL

Charlotte W. Pettit
PROPERTY OWNER NAME(S)

9112 Nolley Court, Apartment F
OWNER MAILING ADDRESS

Charlotte, NC 28270
OWNER MAILING ADDRESS, CONTINUED

213-22-264

TAX PARCEL

Katherin J. Windley

PROPERTY OWNER NAME(S)

9112 Nolley Court, Apartment E

OWNER MAILING ADDRESS

Charlotte, NC 28270

OWNER MAILING ADDRESS, CONTINUED

213-22-265

TAX PARCEL

Karl Steinek

PROPERTY OWNER NAME(S)

12 Priest Road

OWNER MAILING ADDRESS

Watertown, MA 02472

OWNER MAILING ADDRESS, CONTINUED

213-22-271

TAX PARCEL

Craig A. Carr

PROPERTY OWNER NAME(S)

9120 Nolley Court, Apartment C

OWNER MAILING ADDRESS

Charlotte, NC 28270

OWNER MAILING ADDRESS, CONTINUED

213-22-272

TAX PARCEL

A. Charlene Bush

PROPERTY OWNER NAME(S)

9120 Nolley Court, Apartment D

OWNER MAILING ADDRESS

Charlotte, NC 28270

OWNER MAILING ADDRESS, CONTINUED

213-22-273

TAX PARCEL

Linda C. Hall

PROPERTY OWNER NAME(S)

9120 Nolley Court, Apartment E

OWNER MAILING ADDRESS

Charlotte, NC 28270

OWNER MAILING ADDRESS, CONTINUED

213-22-274

TAX PARCEL

Michael James Callahan and Marybeth Greziak

PROPERTY OWNER NAME(S)

9120 Nolley Court, Apartment F

OWNER MAILING ADDRESS

Charlotte, NC 28270

OWNER MAILING ADDRESS, CONTINUED

213-22-275

TAX PARCEL

Patricia L. Gignilliat

PROPERTY OWNER NAME(S)

9128 Nolley Court, Apartment G

OWNER MAILING ADDRESS

Charlotte, NC 28270

OWNER MAILING ADDRESS, CONTINUED

213-22-276

TAX PARCEL

William Edward McClellan, Jr.

PROPERTY OWNER NAME(S)

9128 Nolley Court, Apartment F

OWNER MAILING ADDRESS

Charlotte, NC 28270

OWNER MAILING ADDRESS, CONTINUED

213-22-277

TAX PARCEL

Michael James Whittington

PROPERTY OWNER NAME(S)

9128 Nolley Court, Apartment E

OWNER MAILING ADDRESS

Charlotte, NC 28270

OWNER MAILING ADDRESS, CONTINUED

213-22-298 and 213-22-299

TAX PARCEL

Sardis Forest Patio Homes Association

PROPERTY OWNER NAME(S)

P.O. Box 10503

OWNER MAILING ADDRESS

Charlotte, NC 28212

OWNER MAILING ADDRESS, CONTINUED

213-23-101

TAX PARCEL

James M. Renfrow and Evelyn Renfrow

PROPERTY OWNER NAME(S)

9813 Wesleyan Court

OWNER MAILING ADDRESS

Charlotte, NC 28227

OWNER MAILING ADDRESS, CONTINUED

213-23-101

TAX PARCEL

T. A. Brown, Jr.

PROPERTY OWNER NAME(S)

2901 Forest Park Drive

OWNER MAILING ADDRESS

Charlotte, NC 28201

OWNER MAILING ADDRESS, CONTINUED

213-23-101

TAX PARCEL

Merrie Pierce

PROPERTY OWNER NAME(S)

5717 Strawberry Lane

OWNER MAILING ADDRESS

Charlotte, NC 28277

OWNER MAILING ADDRESS, CONTINUED

213-23-102

TAX PARCEL

Legacy Matthews, LLC

PROPERTY OWNER NAME(S)

25101 Chagrain Boulevard, Suite 300

OWNER MAILING ADDRESS

Beachwood, OH 44122

OWNER MAILING ADDRESS, CONTINUED

213-24-111

TAX PARCEL

Kenneth R. Kissiah

PROPERTY OWNER NAME(S)

1437 Renfrow Lane

OWNER MAILING ADDRESS

Charlotte, NC 28270

OWNER MAILING ADDRESS, CONTINUED

213-24-113

TAX PARCEL

Bemie W. Stogner and Carolyn N. Stogner

PROPERTY OWNER NAME(S)

9114 New Towne Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

213-24-112

TAX PARCEL

**Norbert Adam Kieklak, Trustee under Family Trust
of Norbert Adam Kiekiak dated 4/11/12**

PROPERTY OWNER NAME(S)

1443 Renfrow Lane

OWNER MAILING ADDRESS

Charlotte, NC 28270

OWNER MAILING ADDRESS, CONTINUED

213-24-112

TAX PARCEL

**Mary Gail Kieklak, Trustee under Family Trust of
Mary Gail Kiekiak dated 4/11/12**

PROPERTY OWNER NAME(S)

1443 Renfrow Lane

OWNER MAILING ADDRESS

Charlotte, NC 28270

OWNER MAILING ADDRESS, CONTINUED

213-24-114

TAX PARCEL

David M. Marchant and Jasmine C. Marchant

PROPERTY OWNER NAME(S)

9108 New Towne Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

213-24-115

TAX PARCEL

Jeremy J. Dreyer and Sandra R. Dreyer

PROPERTY OWNER NAME(S)

9100 New Towne Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

213-24-116

TAX PARCEL

Bobby Ralph Hudso and Brenda L. Hudso

PROPERTY OWNER NAME(S)

9101 New Towne Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

213-24-165

TAX PARCEL

Penelope A. Pezdirtz

PROPERTY OWNER NAME(S)

1024 Black Oak Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

213-24-166

TAX PARCEL

Adam Woodcock and Amanda Woodcock

PROPERTY OWNER NAME(S)

1016 Black Oak Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

213-24-167

TAX PARCEL

Norman Larry Cross and Elizabeth Hazel

PROPERTY OWNER NAME(S)

1010 Black Oak Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

213-24-168
TAX PARCEL

Joerg Kuehni and Lynda D. Kuehni
PROPERTY OWNER NAME(S)

1008 Black Oak Drive
OWNER MAILING ADDRESS

Matthews, NC 28105
OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

213-24-182
TAX PARCEL

Justin D. Ridge and Sharon M. Ridge
PROPERTY OWNER NAME(S)

811 Old Pine Lane
OWNER MAILING ADDRESS

Matthews, NC 28105
OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

193-10-130
TAX PARCEL

Galleria Partners I, LLC
PROPERTY OWNER NAME(S)

8514 McAlphine Park, Suite 190
OWNER MAILING ADDRESS

Charlotte, NC 28211
OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

193-10-133
TAX PARCEL

Fifth Third Bank
PROPERTY OWNER NAME(S)

38 Fountain Square – MD10ATA1 Corp.
OWNER MAILING ADDRESS

Cincinnati, OH 45263
OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

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SUMMARY OF THE REZONING PROCESS

PETITIONER: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email mjgollnitz@matthewsnc.gov) for verification.

Application submitted to and accepted by the Town of Matthews _____ 1/15/15

Town Board of Commissioners formally accepts application and sets Public Hearing date _____ 2/9/15

Notices sent via mail to affected/adjacent property owners on or before _____ 3/30/15

Protest petition filed with Planning Department by 5:00 pm on _____ 4/8/15

Public hearing: petitioner may give explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning _____ 4/13/15

Town Planning Board reviews petition, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request _____ 4/28/15

Town Board of Commissioners approves or denies application _____ 5/11/15

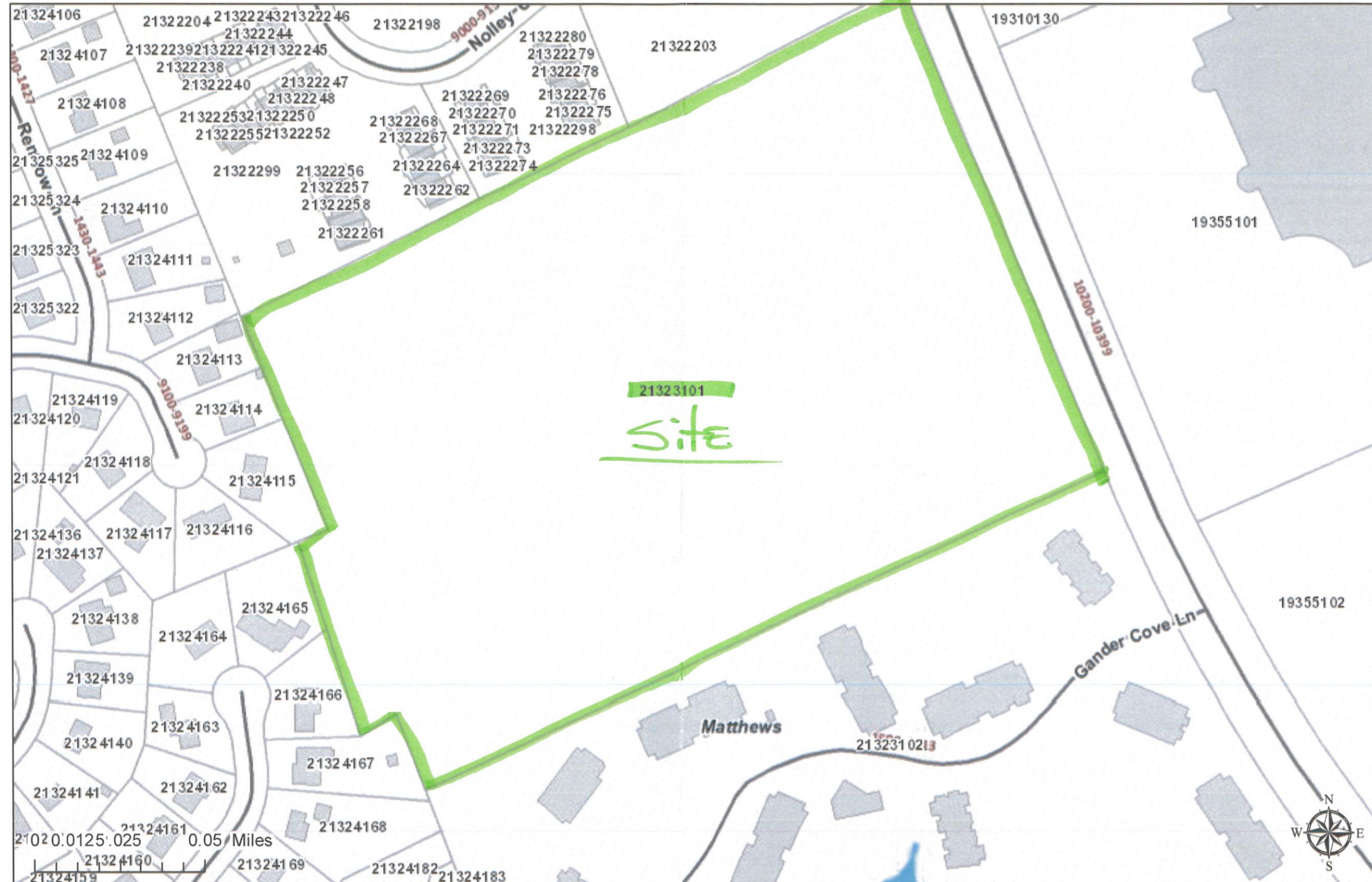
GENERAL STATUTE 160A-385: CHANGES.

- (a) Zoning ordinances may from time to time be amended, supplemented, changed, modified or repealed. In case, however, of a qualified protest against a zoning map amendment, that amendment shall not become effective except by favorable vote of three-fourths of all the members of the city council. For the purposes of this subsection, vacant positions on the council and members who are excused from voting shall not be considered "members of the council" for calculation of the requisite supermajority. To qualify as a protest under this section, the petition must be signed by the owners of either (i) twenty percent (20%) or more of the area included in the proposed change or (ii) five percent (5%) of a 100-foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right of way shall not be considered in computing the 100-foot buffer area as long as that street right of way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100-foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the "owners" of potentially qualifying areas. The foregoing provisions concerning protests shall not be applicable to any amendment which initially zones property added to the territorial coverage of the ordinance as a result of annexation or otherwise, or to an amendment to an adopted (i) special use district, (ii) conditional use district, or (iii) conditional district if the amendment does not change the types of uses that are permitted within the district or increase the approved density for residential development, or increase the total approved size of nonresidential development, or reduce the size of any buffers or screening approved for the special use district, conditional use district, or conditional district.
- (b) Amendments in zoning ordinances shall not be applicable or enforceable without consent of the owner with regard to buildings and uses for which either (i) building permits have been issued pursuant to GS 160A-417 prior to the enactment of the ordinance making the change or changes so long as the permits remain valid and unexpired pursuant to GS 160A-418 and unrevoked pursuant to GS 160A-422 or (ii) a vested right has been established pursuant to GS 160A-385.1 and such vested right remains valid and unexpired pursuant to GS 160A-385.1

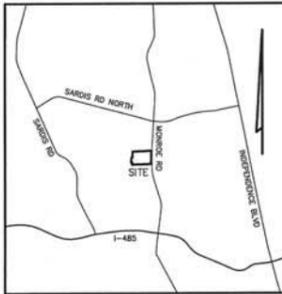
Polaris 3G Map – Mecklenburg County, North Carolina

Everlane Dev. Monroe Rd. Parcel

Date Printed: 1/13/2015 7:38:24 AM

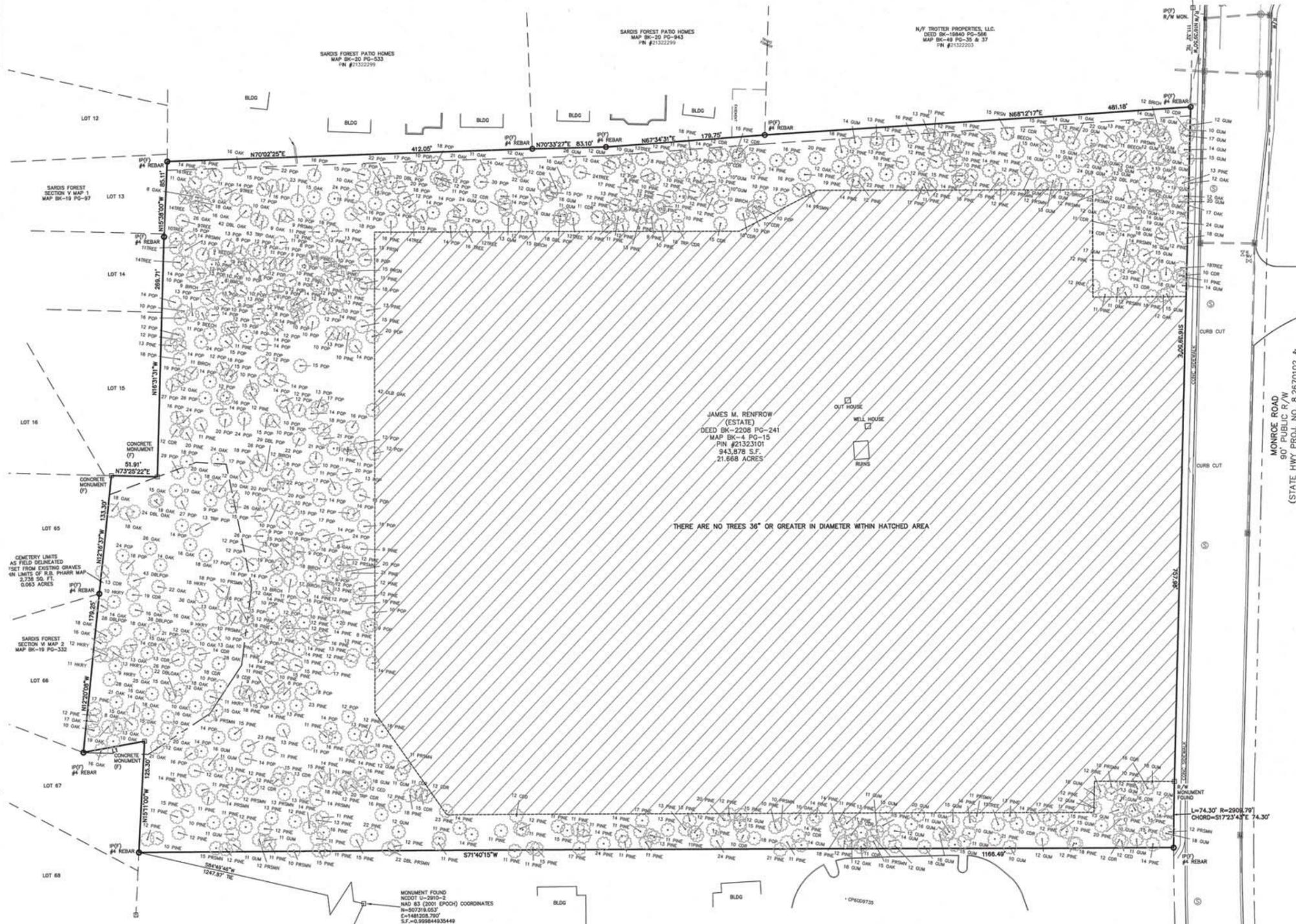


This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

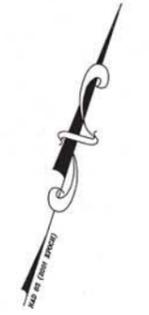
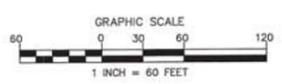


FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE RATE MAP, COMMUNITY NUMBER 370158-0249-E, DATED FEBRUARY 04, 2004.

- NOTES:**
- NO COMPLETE TITLE SEARCH DONE BY OR SUPPLIED TO THE ISAACS GROUP, P.C.
 - SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
 - NO NCGS GRID MONUMENTS LOCATED WITHIN 2000 FEET OF SITE.
 - IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - AREAS CALCULATED BY COORDINATE GEOMETRY.
 - SUBJECT PARCEL TAX PIN #21323101
 - FIELDWORK COMPLETED: 03-26-2015
 - CURRENT ZONING: R-20
 - SUBJECT PARCEL DEED REFERENCES:
DEED BK-2208 PG-241
DEED BK-3116 PG-194
MAP BK-4 PG-15
DOT PLANS 8.2670102 & 8.2670105



- LEGEND:**
- R/W RIGHT OF WAY
 - IP(F) EXISTING IRON PIN
 - IP(N) NEW IRON PIN
 - P.C. POINT COMPUTED
 - SS SANITARY SEWER LINE
 - OE OVERHEAD UTILITY LINE
 - Ⓜ TELEPHONE MANHOLE
 - UT TELEPHONE LINE
- TREE DESCRIPTIONS:**
- CDR - CEDAR TREE
 - POP - POPLAR
 - PRSMN - PERSIMMON
 - DBL - DOUBLE(TRUNK)
 - TRP - TRIPLE(TRUNK)



MONROE ROAD
90' PUBLIC R/W
(STATE HWY PROJ. NO. 8.2670102 & 8.2670105)

TREE LOCATION EXHIBIT
JAMES M. RENFROW PROPERTY

CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

File #: 14157-TREE | Date: 03-31-2015 | Project P.L.S.: SSD

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BLVD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

NO.	BY	DATE	REVISION



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200
 charlotte, nc 28208
 p 704.343.0608 f 704.358.3093
 www.drg.com



MATTHEWS MULTI-FAMILY
 MATTHEWS, NORTH CAROLINA
EVERLANE DEVELOPMENT
 401 HAWTHORN LANE
 SUITE 110-230
 CHARLOTTE, NC 28204

REZONING PETITION

REZONING PETITION
 FOR PUBLIC HEARING
 2015-626

40 0 40 80
 SCALE: 1" = 80'

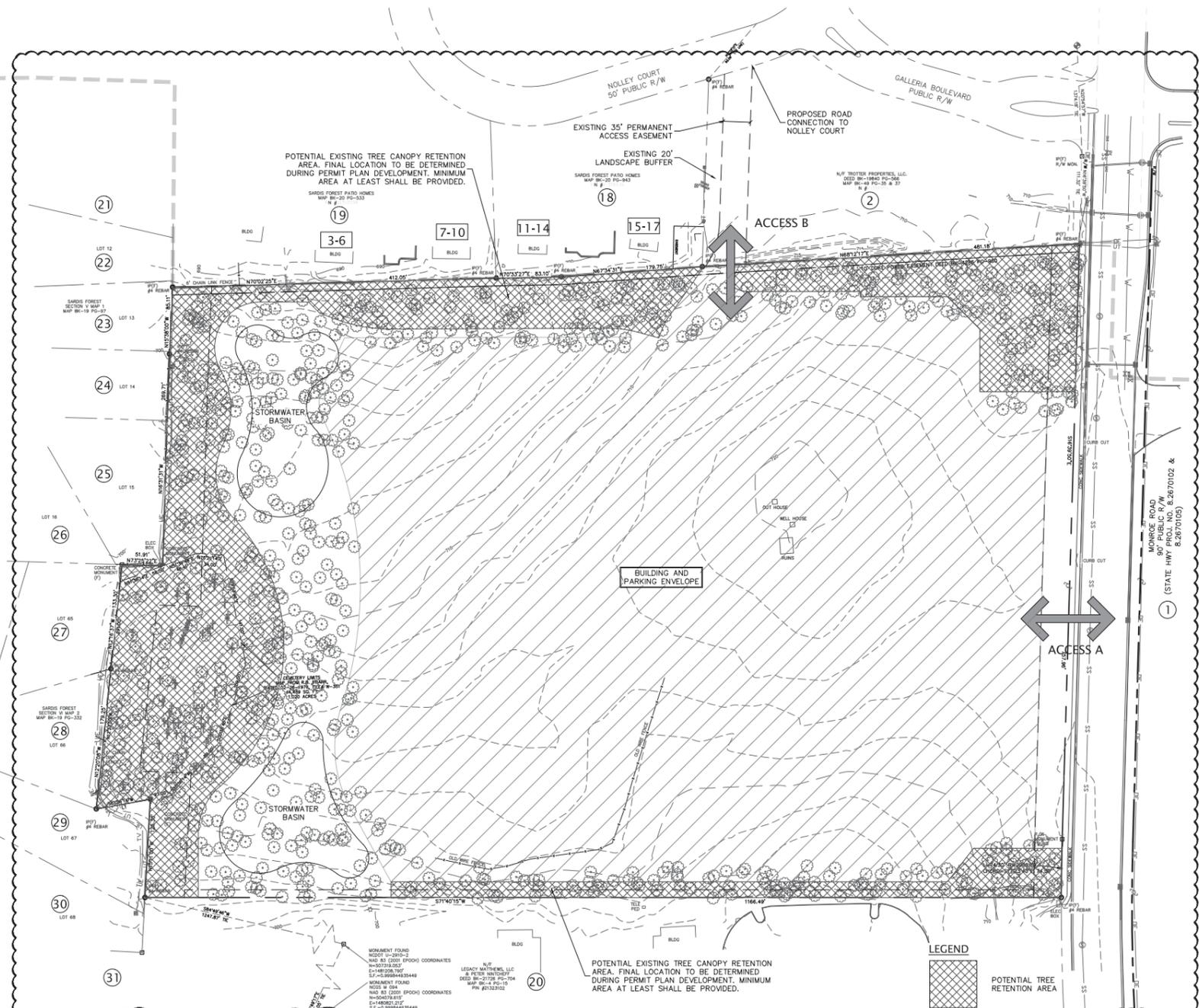
PROJECT #: 508-002
 DRAWN BY: DK
 CHECKED BY: TH

**TECHNICAL
 DATA SHEET**

JANUARY 20, 2015

REVISIONS:
 04.29.15 PER REZONING COMMENTS
 05.29.15 PER REZONING COMMENTS

RZ2.0



KEY TO ADJACENT PROPERTY OWNERS

- | | |
|---|---|
| 1. PARCEL ID: 19355501
ATTN: GEORGE R MAHONEY JR FAMILY
DOLLAR STORES INC
PO BOX 1017
CHARLOTTE NC 28201 | 17. PARCEL ID: 21322277
MICHAEL JAMES WHITTINGTON
9128 NOLLEY CT APT E
CHARLOTTE NC 28270-2424 |
| 2. PARCEL ID: 21322203
TROTTER PROPERTIES LLC
1515 MOCKINGBIRD LN STE 900
CHARLOTTE NC 28209-3292 | 18. PARCEL ID: 21322298
ASSOC. SARDIS FOREST PATIO HOMES
PO BOX 10503
CHARLOTTE NC 28212 |
| 3. PARCEL ID: 21322258
DENICE VALENTINE-BOONE
3514 WYLIE MEADOW LN
CHARLOTTE NC 28269 | 19. PARCEL ID: 21322299
ASSOC. SARDIS FOREST PATIO HOMES
PO BOX 10503
CHARLOTTE NC 28212 |
| 4. PARCEL ID: 21322259
SANDRA KAREN LUTZ
9108 NOLLEY CT APT D
CHARLOTTE NC 28270-2422 | 20. PARCEL ID: 21323102
LEGACY MATTHEWS LLC
PETER NINTCHEFF
25101 CHARRIN BR STE 300
BEACHWOOD OH 44122 |
| 5. PARCEL ID: 21322260
TRACEY P HUDSON
9108 NOLLEY CT APT E
CHARLOTTE NC 28270-2422 | 21. PARCEL ID: 21324111
KENNETH R KISSIAH
1437 RENFROW LN
CHARLOTTE NC 28270 |
| 6. PARCEL ID: 21322261
W WILSON GOOLSBY
AVONELLE STEPHENS C
9108 NOLLEY CT APT F
CHARLOTTE NC 28270-2422 | 22. PARCEL ID: 21324112
NORBERT A (F/T) KIEKLAK
MARY GAIL (F/T) KIEKLAK
1443 RENFROW LN
CHARLOTTE NC 28270-1469 |
| 7. PARCEL ID: 21322262
GARY D PORTER
BRENDA C PORTER
126 NORROSS LN
MOORESVILLE NC 28117 | 23. PARCEL ID: 21324113
BEMIE W STOONER
CAROLYN W STOONER
9114 NEW TOWNE DR
MATTHEWS NC 28105 |
| 8. PARCEL ID: 21322263
CHARLOTTE W PETTIT
9112 NOLLEY CT APT F
CHARLOTTE NC 28270-2423 | 24. PARCEL ID: 21324114
JASMINE C MARCHANT
DAVID M MARCHANT
9108 NEW TOWNE DR
MATTHEWS NC 28105 |
| 9. PARCEL ID: 21322264
KATHERINE J WINDLEY
9112 NOLLEY CT APT E
CHARLOTTE NC 28270-2423 | 25. PARCEL ID: 21324115
JEREMY J DREYER
SANDRA R DREYER
9100 NEW TOWNE DR
MATTHEWS NC 28105 |
| 10. PARCEL ID: 21322265
KARL STEINEK
12 PREST RD
WATERTOWN MA 02472 | 26. PARCEL ID: 21324116
BOBBY RALPH HUDSO
BRENDA L HUDSO
9101 NEW TOWNE DR
MATTHEWS NC 28105 |
| 11. PARCEL ID: 21322271
CRAIG A CARR
9120 NOLLEY CT APT C
CHARLOTTE NC 28270-1461 | 27. PARCEL ID: 21324165
PENELOPE A PEZDIRTZ
1024 BLACK OAK DR
MATTHEWS NC 28105 |
| 12. PARCEL ID: 21322272
A CHARLENE BUSH
9120 NOLLEY CT APT D
CHARLOTTE NC 28270-1461 | 28. PARCEL ID: 21324166
ADAM WOODCOCK
AMANDA WOODCOCK
1016 BLACK OAK DR
MATTHEWS NC 28105 |
| 13. PARCEL ID: 21322273
LINDA C HALL
9120 NOLLEY CT APT E
CHARLOTTE NC 28270-1461 | 29. PARCEL ID: 21324167
NORMAN LARRY CROSS
HAZEL ELIZABETH
1010 BLACK OAK DR
MATTHEWS NC 28105 |
| 14. PARCEL ID: 21322274
MARBETH GREZIAK
MICHAEL JAMES CALLAHAN
9120 NOLLEY CT APT F
CHARLOTTE NC 28270-1461 | 30. PARCEL ID: 21324168
JOERG KUEHNI
LYNDA D KUEHNI
1008 BLACK OAK DR
MATTHEWS NC 28105 |
| 15. PARCEL ID: 21322275
PATRICIA L GIGNILLIAT
9128 NOLLEY CT #G
CHARLOTTE NC 28270 | 31. PARCEL ID: 21324182
JUSTIN D RIDGE
SHARON M RIDGE
811 OLD PINE LN
MATTHEWS NC 28105 |

- SITE DEVELOPMENT DATA:**
 --ACREAGE: 2.168 ACRES
 --TAX PARCEL #: 213-231-01
 --EXISTING ZONING: R-1S
 --PROPOSED ZONING: R-12MF(CO)
 --EXISTING USES: VACANT
 --PROPOSED USES: UP TO 298 MULTI-FAMILY DWELLING UNITS (MULTIPLE BUILDING COMPLEX) TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE R-12MF ZONING DISTRICT AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2.
 --MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE BUT NOT TO EXCEED THREE (3) STORES.
 --PARKING: THE SITE WILL COMPLY WITH THE MINIMUM PARKING REQUIREMENTS OF THE ORDINANCE.
- 1. GENERAL PROVISIONS:**
 6. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING SITE PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY EVERLANE DEVELOPMENT TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY COMMUNITY ON AN APPROXIMATELY 2.168 ACRE SITE LOCATED ON THE WEST SIDE OF MONROE ROAD BETWEEN GALLERIA BOULEVARD AND GANDER COVE LANE (THE "SITE").
 7. 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 R-12MF ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
 8. 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 AND GRADING REPRESENTATIONS 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 155.401.5 OF THE ORDINANCE.
- 2. PERMITTED USES & DEVELOPMENT AREA LIMITATIONS:**
 a. THE SITE MAY BE DEVELOPED WITH UP TO 298 MULTI-FAMILY DWELLING UNITS (MULTIPLE BUILDING COMPLEX), TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-12MF ZONING DISTRICT.
 b. THE ROSELAND CEMETERY LOCATED AT THE REAR OF THE SITE WILL BE PRESERVED AND MAINTAINED AS A PASSIVE OPEN SPACE AREA.
- 3. ACCESS NOTES:**
 a. VEHICULAR ACCESS TO THE SITE WILL BE FROM MONROE ROAD AND A FUTURE ACCESS TO NOLLEY COURT VIA A PRIVATE ACCESS DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 b. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD) AND/OR NCDDOT, REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY MPWD AND/OR NCDDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 c. 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 NCDDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

- 4. TRANSPORTATION IMPROVEMENTS:**
 a. 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 SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:
 i. IMPROVE MONROE ROAD (SR 1009) & SARDIS ROAD N. (SIGNALIZED) AS FOLLOWS:
 1. CONSTRUCT AN EASTBOUND RIGHT TURN LANE ON SARDIS ROAD NORTH WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER; AND
 2. IMPROVE MONROE ROAD (SR 1009) & PROPOSED ACCESS "A" (UNSIGNALIZED) AS FOLLOWS:
 1. RE-MARK THE EXISTING TWO-WAY LEFT TURN LANE ON MONROE ROAD FOR A NORTHBOUND LEFT TURN LANE WITH 100 FEET OF STORAGE;
 2. CONSTRUCT A SOUTHBOUND RIGHT TURN LANE ON MONROE ROAD WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER; AND
 3. CONSTRUCT THE EASTBOUND APPROACH (PROPOSED ACCESS "A") FOR ONE INGRESS AND TWO EGRESS LANES (A LANE THAT TERMINATES AS A LEFT TURN LANE AND A RIGHT TURN LANE WITH 175 FEET OF STORAGE).
 c. NOLLEY COURT & PROPOSED ACCESS "B" (UNSIGNALIZED):
 1. CONSTRUCT THE NORTHBOUND APPROACH (PROPOSED ACCESS "B") FOR ONE INGRESS LANE AND ONE EGRESS LANE; AND
 2. EXTEND ACCESS "B" TO NOLLEY COURT.
 d. GALLERIA BOULEVARD AT MONROE ROAD (SIGNALIZED):
 1. IF PERMITTED BY CDOT AND NCDDOT THE PETITIONER WILL:
 RE-STRIPE THE EXISTING EASTBOUND THROUGH LANE ON GALLERIA BOULEVARD TO BE A SECOND LEFT TURN LANE FROM GALLERIA TO NORTH BOUND MONROE ROAD WITH 180 FEET OF STORAGE;
 RE-STRIPE THE EXISTING EAST BOUND RIGHT TURN LANE FROM GALLERIA BOULEVARD TO SOUTHBOUND MONROE ROAD TO BE A SHARED THROUGH/RIGHT TURN LANE; AND
 MODIFY THE EXISTING TRAFFIC SIGNAL TO ACCOMMODATE THE LANEWAY CHANGES.
 b. STANDARDS AND COMPLIANCE:
 a. MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD)/NCDDOT STANDARDS. ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF MPWD AND NCDDOT.
 c. COMPLIANCE. THE IMPROVEMENTS DESCRIBED ABOVE MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR ANY BUILDING CONSTRUCTED ON THE SITE.
 b. ARCHITECTURAL STANDARDS:
 THE FACADES OF PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE THAT ARE ORIENTED TOWARD THE PROPOSED PARKING AREAS AND MONROE ROAD WILL BE SIMILAR IN APPEARANCE AND CHARACTER TO THE BUILDINGS ELEVATIONS GENERALLY DEPICTED ON SHEET RE-3.0 OF THE REZONING PLAN. THESE BUILDING ELEVATIONS ILLUSTRATE THE GENERAL STYLE, QUALITY AND DESIGN TREATMENT FOR THE BUILDINGS THAT WILL BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY SLIGHTLY FROM THESE ILLUSTRATIONS AS LONG AS THE DESIGN CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).
 c. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
 d. AN OPEN SPACE AREA/TREE SAVE AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN WILL BE PROVIDED. THE OPEN SPACE/TREE SAVE AREA LOCATED ALONG THE WESTERN AND NORTHERN PROPERTY BOUNDARY WILL BE IMPROVED WITH AN EIGHT (8) FOOT MULTI-USE TRAIL. THE MULTI-USE TRAIL WILL BE CONSTRUCTED OF PERVIOUS MATERIALS SUCH AS BUT NOT LIMITED TO GRANITE FINES, MULCH, PINE STRAW OR OTHER SUITABLE PERVIOUS MATERIAL, THAT IS IN KEEPING WITH THE CHARACTER OF THE AREA.

- 5. BUILDING MATERIALS:**
 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 HARDI-PANEL), STUCCO, AND/OR WOOD.
 c. THE FOLLOWING ARCHITECTURAL COMMITMENTS SHALL APPLY TO THE PERMANENT BUILDINGS LOCATED ON THE SITE: (i) AT LEAST 50% OF THE CUMULATIVE PRIMARY EXTERIOR BUILDING FACADES, EXCLUSIVE OF WINDOWS, DOORS, BALCONIES AND ROOFS, SHALL BE CONSTRUCTED OF BRICK, STONE, NATIVE STONE (OR SYNTHETIC EQUIVALENT), PRE-CAST STONE OR PRE-CAST CONCRETE, OTHER MASONRY; AND (ii) ADDITIONALLY THE BASE ONE-THIRD (1/3) PORTION OF THE EXTERIOR BUILDING FACADES, EXCLUSIVE OF WINDOWS, DOORS, AND BALCONIES/PATIOS, OF ALL THE BUILDINGS ON THE SITE SHALL BE CONSTRUCTED OF BRICK, STONE, NATIVE STONE (OR SYNTHETIC EQUIVALENT), PRECAST STONE OR PRE-CAST CONCRETE, OTHER MASONRY, PROVIDED HOWEVER TO HELP ADD VARIETY AND VISUAL INTEREST TO THE BUILDING ARCHITECTURE, THE LOCATION OF THE BRICK, STONE, NATIVE STONE (OR SYNTHETIC EQUIVALENT), PRE-CAST STONE OR PRE-CAST CONCRETE, OTHER MASONRY, ALONG THE BASE ONE-THIRD (1/3) OF SUCH BUILDINGS MAY BE LOCATED UP TO SIX (6) FEET ABOVE OR BELOW THE LINE THAT DEFINES THE BUILDING'S ONE-THIRD (1/3) BASE SO LONG AS A BRICK, STONE, NATIVE STONE (OR SYNTHETIC EQUIVALENT), PRE-CAST STONE OR PRE-CAST CONCRETE, OTHER MASONRY, WATER TABLE OF EIGHT (8) FEET IS MAINTAINED.
 d. A MINIMUM OF TWO (2) "CARRIAGE" STYLE RESIDENTIAL BUILDINGS WILL BE CONSTRUCTED ON THE SITE. A CARRIAGE STYLE BUILDING IS A TWO STORY BUILDING DESIGNED WITH GARAGES ON THE GROUND FLOOR LEVEL AND RESIDENTIAL UNITS ABOVE. A MINIMUM OF THE (2) RESIDENTIAL UNITS AND NO MORE THAN FOUR (4) RESIDENTIAL UNITS WILL BE LOCATED ABOVE THE GARAGES IN A CARRIAGE STYLE BUILDING.
 e. BUILDING NUMBER 14 AS DEPICTED ON THE REZONING PLAN WILL BE DESIGNED TO HAVE THE APPEARANCE OF A TOWNHOME STYLE BUILDING THROUGH THE USE OF ARCHITECTURAL ELEMENTS, TREATMENTS AND DETAILS AS GENERALLY DEPICTED ON THE ATTACHED BUILDING ELEVATION.
 f. BUILDING NUMBER SIX (6) AS DEPICTED ON REZONING PLAN WILL BE DESIGNED TO INCLUDE AN ELEVATOR.
 g. METER BANKS WILL BE SCREENED.
 h. DIAPHRAGM COMPACTOR AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL USED TO ENCLOSE COMPACTOR, DIAPHRAGM AND RECYCLING AREAS WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE BUILDINGS. FENCE OR MORE SIDES OF A DIAPHRAGM AREA ADJACENT TO A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.
 i. THE ON-SITE COMPACTOR, DUMPSTER AND RECYCLING AREAS MUST BE PICKED UP BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM.
 j. SETBACKS, BUFFERS, OPEN SPACE AND LANDSCAPING:
 a. SETBACKS AND YARDS AS REQUIRED BY THE ORDINANCE AND AS GENERALLY DEPICTED ON THE REZONING PLAN 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 MONROE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
 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 ADJUTING PUBLIC STREETS. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET. NATURAL TRAILS CONSTRUCTED WITHIN THE OPEN SPACE AREA OR THE PROJECT EJECTA WILL BE CONSTRUCTED OF PERVIOUS MATERIALS SUCH AS BUT NOT LIMITED TO GRANITE FINES, MULCH, PINE STRAW OR OTHER SUITABLE PERVIOUS MATERIAL, THAT IS IN KEEPING WITH THE CHARACTER OF THE AREA.
 d. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
 e. AN OPEN SPACE AREA/TREE SAVE AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN WILL BE PROVIDED. THE OPEN SPACE/TREE SAVE AREA LOCATED ALONG THE WESTERN AND NORTHERN PROPERTY BOUNDARY WILL BE IMPROVED WITH AN EIGHT (8) FOOT MULTI-USE TRAIL. THE MULTI-USE TRAIL WILL BE CONSTRUCTED OF PERVIOUS MATERIALS SUCH AS BUT NOT LIMITED TO GRANITE FINES, MULCH, PINE STRAW OR OTHER SUITABLE PERVIOUS MATERIAL THAT IS IN KEEPING WITH THE CHARACTER OF THE AREA.
- 6. PERVIOUS MATERIAL THAT IS IN KEEPING WITH THE CHARACTER OF THE AREA:** THE HISTORIC ROSELAND CEMETERY WILL BE PART OF THE OPEN SPACE REQUIRED FOR THE SITE. THE PROPOSED MULTI-USE TRAIL WILL BE MAINTAINED BY THE PETITIONER.
 7. THE PETITIONER SHALL INSTALL A FENCE AROUND THE FRONT AND SIDES OF THE ROSELAND CEMETERY. THE DESIGN OF THE FENCE WILL ALSO INCLUDE A DECORATIVE ENTRY FEATURE. THE DESIGN OF THE FENCE TO BE APPROVED BY THE CHARLOTTE-MECKLENBURG HISTORIC LANDMARKS COMMISSION. THE DESIGN WILL BE ALSO BE SUBMITTED TO THE MATTHEWS HISTORICAL FOUNDATION FOR REVIEW AND COMMENT.
 8. THE PETITIONER SHALL REMOVE DEAD AND DYING VEGETATION LOCATED IN THE ROSELAND CEMETERY. REMOVAL OF DEAD AND DYING VEGETATION WILL BE DONE BY HAND. THE PETITIONER WILL MAINTAIN THE ROSELAND CEMETERY CLEAR OF DEBRIS AND FALLEN LIMBS ON AN ONGOING BASIS AS PART OF THE REGULAR UPKEEP AND MAINTENANCE OF THE RESIDENTIAL COMMUNITY.
 9. THE PETITIONER WILL ALLOW VISITORS TO THE ROSELAND CEMETERY TO PARK ON THE SITE WHEN VISITING THE CEMETERY. THE PETITIONER WILL REQUIRE VISITORS TO THE CEMETERY TO CHECK IN WITH THE LEASING OFFICE BEFORE ENTERING THE SITE.
 10. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.
 11. 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 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 SITE WILL COMPLY WITH THE TOWN OF MATTHEWS TREE ORDINANCE.
 d. SIGNAGE:
 a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.
 b. THE SITE WILL COMPLY WITH THE SIGNAGE REQUIREMENTS OF THE ORDINANCE.
 c. THE PETITIONER WILL PROVIDE THE TOWN OF MATTHEWS AN EASEMENT TO CONSTRUCT AND MAINTAIN A WELCOME TO MATTHEWS SIGN ALONG MONROE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE TOWN OF MATTHEWS WILL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE SIGN.
 e. LIGHTING:
 a. ALL NEW SITE LIGHTING WILL MEET THE STANDARDS OF THE MATTHEWS OUTDOOR LIGHTING ORDINANCE.
 b. CATS CONCRETE WAITING PAD ON MONROE ROAD:
 a. THE PETITIONER WILL PROVIDE A CONCRETE WAITING PAD, PER CHARLOTTE LAND DEVELOPMENT STANDARDS, FOR CATS PASSENGERS TO ACCESS BUS SERVICE ALONG MONROE ROAD. THE CONCRETE PAD WILL BE LOCATED NEAR THE NORTH-EAST PROPERTY BOUNDARY AS GENERALLY DEPICTED ON THE REZONING PLAN.
 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 155.401 AMENDMENTS OF THE ORDINANCE.
 b. 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, REMAIN IN FULL FORCE AND EFFECT TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THESE DEVELOPMENT STANDARDS, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNEES.



MONROE ROAD STREET ELEVATION



TYPICAL ELEVATION



GALLERIA APARTMENTS

MATTHEWS, NORTH CAROLINA



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- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

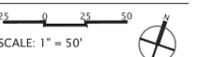
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www.drg.com



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REZONING PETITION

REZONING PETITION
FOR PUBLIC HEARING
2015-626



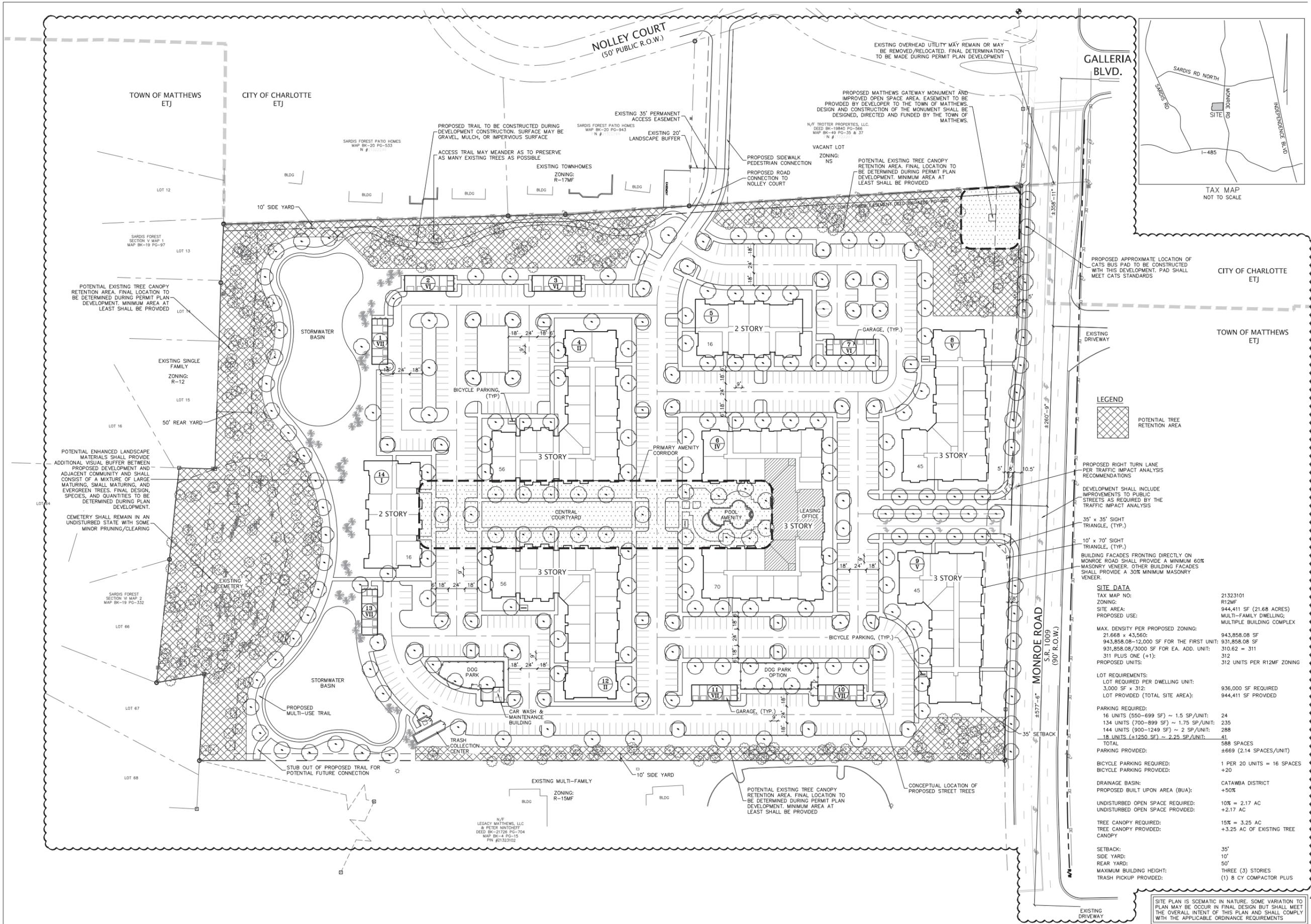
PROJECT #: 508-002
DRAWN BY: DK
CHECKED BY: TH

**SCHEMATIC
SITE PLAN**

JANUARY 20, 2015

REVISIONS:
04.29.15 PER REZONING COMMENTS

RZ1.0



LEGEND

POTENTIAL TREE RETENTION AREA

PROPOSED RIGHT TURN LANE RECOMMENDATIONS

DEVELOPMENT SHALL INCLUDE IMPROVEMENTS TO PUBLIC STREETS AS REQUIRED BY THE TRAFFIC IMPACT ANALYSIS

35' x 35' SIGHT TRIANGLE, (TYP.)

10' x 70' SIGHT TRIANGLE, (TYP.)

BUILDING FACADES FRONTING DIRECTLY ON MONROE ROAD SHALL PROVIDE A MINIMUM 60% MASONRY VENEER. OTHER BUILDING FACADES SHALL PROVIDE A 30% MINIMUM MASONRY VENEER.

SITE DATA

TAX MAP NO: 21323101
ZONING: R12MF
SITE AREA: 944,411 SF (21.68 ACRES)
PROPOSED USE: MULTI-FAMILY DWELLING; MULTIPLE BUILDING COMPLEX

MAX. DENSITY PER PROPOSED ZONING:
21,668 x 43,560: 943,858.08 SF
943,858.08-12,000 SF FOR THE FIRST UNIT: 931,858.08 SF
931,858.08/3000 SF FOR EA. ADD. UNIT: 310.62 = 311
311 PLUS ONE (+1): 312
PROPOSED UNITS: 312 UNITS PER R12MF ZONING

LOT REQUIREMENTS:
LOT REQUIRED PER DWELLING UNIT: 936,000 SF REQUIRED
3,000 SF x 312: 944,411 SF PROVIDED
LOT PROVIDED (TOTAL SITE AREA):

PARKING PROVIDED:
16 UNITS (550-699 SF) ~ 1.5 SP/UNIT: 24
134 UNITS (700-899 SF) ~ 1.75 SP/UNIT: 235
144 UNITS (900-1249 SF) ~ 2 SP/UNIT: 288
18 UNITS (+1250 SF) ~ 2.25 SP/UNIT: 41
TOTAL: 588 SPACES
PARKING PROVIDED: 588 SPACES
±669 (2.14 SPACES/UNIT)

BICYCLE PARKING REQUIRED: 1 PER 20 UNITS = 16 SPACES
BICYCLE PARKING PROVIDED: +20

DRAINAGE BASIN: CATAMBA DISTRICT
PROPOSED BUILT UPON AREA (BUA): +50%

UNDISTURBED OPEN SPACE REQUIRED: 10% = 2.17 AC
TREE CANOPY PROVIDED: +3.25 AC OF EXISTING TREE CANOPY

SETBACK: 35'
SIDE YARD: 10'
REAR YARD: 50'
MAXIMUM BUILDING HEIGHT: THREE (3) STORIES
TRASH PICKUP PROVIDED: (1) 8 CY COMPACTOR PLUS

SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY BE OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS



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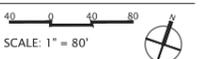
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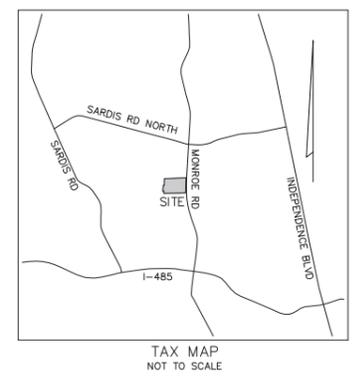
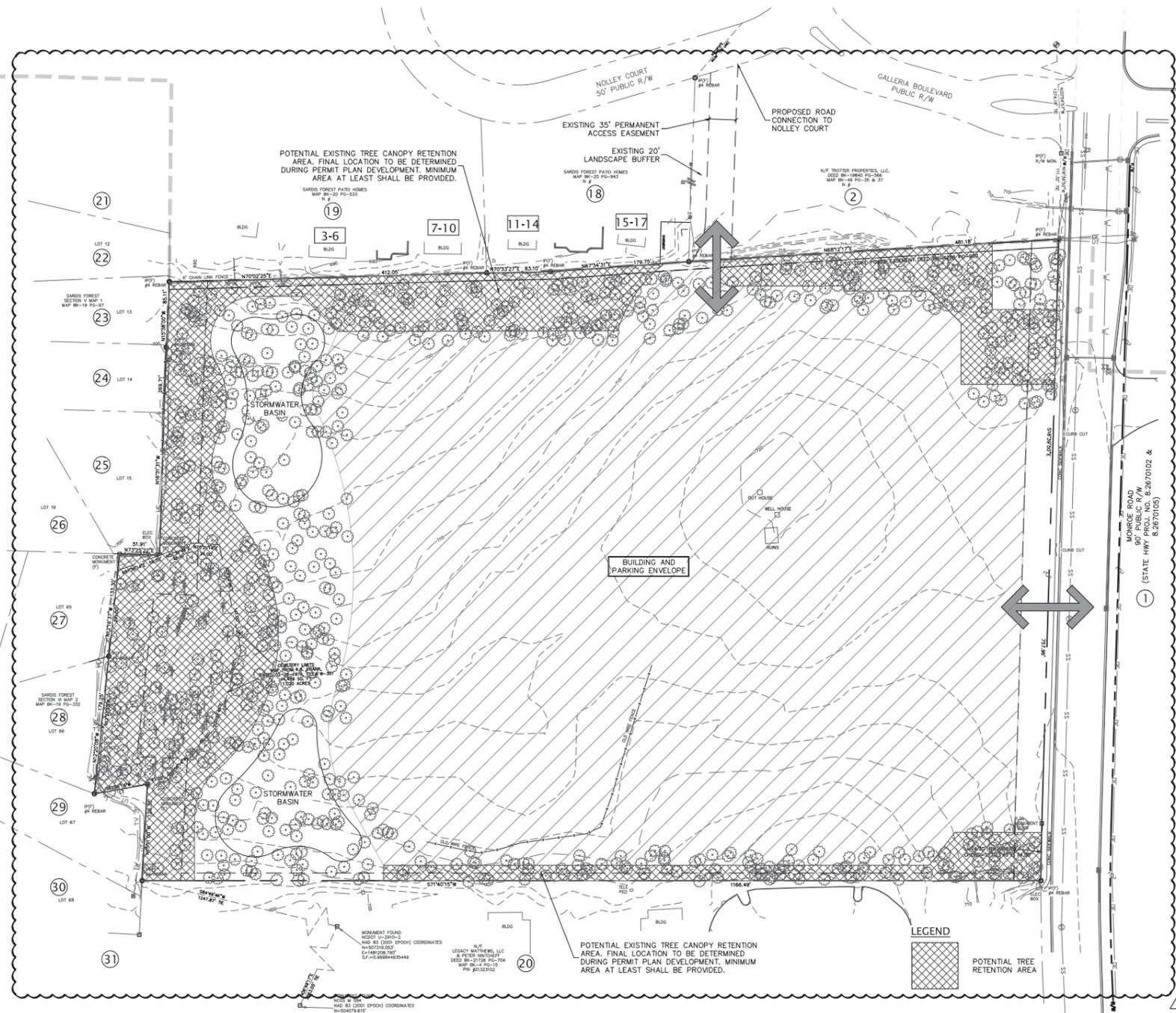
PROJECT #: 508-002
DRAWN BY: DK
CHECKED BY: TH

TECHNICAL
DATA SHEET

JANUARY 20, 2015

REVISIONS:
04.29.15 PER REZONING COMMENTS

RZ2.0



KEY TO ADJACENT PROPERTY OWNERS

- | | |
|--|---|
| 1. PARCEL ID: 19355501
ATTN: GEORGE R MAHONEY JR FAMILY
DOLLAR STORES INC
PO BOX 1017
CHARLOTTE NC 28201 | 17. PARCEL ID: 21322277
MICHAEL JAMES WHITTINGTON
9128 NOLLEY CT APT E
CHARLOTTE NC 28270-2424 |
| 2. PARCEL ID: 21322203
TROTTER PROPERTIES LLC
1515 MOCKINGBIRD LN STE 900
CHARLOTTE NC 28209-3292 | 18. PARCEL ID: 21322298
ASSOC. SARDIS FOREST PATIO HOMES
PO BOX 10503
CHARLOTTE NC 28212 |
| 3. PARCEL ID: 21322258
DENICE VALENTINE-BOONE
3514 WYLIE MEADOW LN
CHARLOTTE NC 28269 | 19. PARCEL ID: 21322299
ASSOC. SARDIS FOREST PATIO HOMES
PO BOX 10503
CHARLOTTE NC 28212 |
| 4. PARCEL ID: 21322259
SANDRA KAREN LUTZ
9108 NOLLEY CT APT D
CHARLOTTE NC 28270-2422 | 20. PARCEL ID: 21323102
LEGACY MATTHEWS LLC
PETER NINTCHEFF
25101 CHARGRIN BV STE 300
BEACHWOOD OH 44122 |
| 5. PARCEL ID: 21322260
TRACEY P HUDSON
9108 NOLLEY CT APT E
CHARLOTTE NC 28270-2422 | 21. PARCEL ID: 21324111
KENNETH R KISSIAH
1437 RENFROW LN
CHARLOTTE NC 28270 |
| 6. PARCEL ID: 21322261
W WILSON GOOLSBY
AVONELLE STEPHENS C
9108 NOLLEY CT APT F
CHARLOTTE NC 28270-2422 | 22. PARCEL ID: 21324112
NORBERT A (F/T) KIEKLAK
MARY GAIL (F/T) KIEKLAK
1443 RENFROW LN
CHARLOTTE NC 28270-1469 |
| 7. PARCEL ID: 21322262
GARY D PORTER
BRENDA C PORTER
126 NORCORSS LN
MOORESVILLE NC 28117 | 23. PARCEL ID: 21324113
BEMIE W STONGER
CAROLYN W STONGER
9114 NEW TOWNE DR
MATTHEWS NC 28105 |
| 8. PARCEL ID: 21322263
CHARLOTTE W PETTIT
9112 NOLLEY CT APT F
CHARLOTTE NC 28270-2423 | 24. PARCEL ID: 21324114
JASMINE C MARCHANT
DAVID M MARCHANT
9108 NEW TOWNE DR
MATTHEWS NC 28105 |
| 9. PARCEL ID: 21322264
KATHERINE J WINDLEY
9112 NOLLEY CT APT E
CHARLOTTE NC 28270-2423 | 25. PARCEL ID: 21324115
JEREMY J DREYER
SANDRA R DREYER
9100 NEW TOWNE DR
MATTHEWS NC 28105 |
| 10. PARCEL ID: 21322265
KARL STEINEK
12 PRIEST RD
WATERTOWN MA 02472 | 26. PARCEL ID: 21324116
BOBBY RALPH HUDSO
BRENDA L HUDSO
9101 NEW TOWNE DR
MATTHEWS NC 28105 |
| 11. PARCEL ID: 21322271
CRAIG A CARR
9120 NOLLEY CT APT C
CHARLOTTE NC 28270-1461 | 27. PARCEL ID: 21324165
PENELOPE A PEZDIRTZ
1024 BLACK OAK DR
MATTHEWS NC 28105 |
| 12. PARCEL ID: 21322272
A CHARLENE BUSH
9120 NOLLEY CT APT D
CHARLOTTE NC 28270-1461 | 28. PARCEL ID: 21324166
ADAM WOODCOCK
AMANDA WOODCOCK
1016 BLACK OAK DR
MATTHEWS NC 28105 |
| 13. PARCEL ID: 21322273
LINDA C HALL
9120 NOLLEY CT APT E
CHARLOTTE NC 28270-1461 | 29. PARCEL ID: 21324167
NORMAN LARRY CROSS
HAZEL ELIZABETH
1010 BLACK OAK DR
MATTHEWS NC 28105 |
| 14. PARCEL ID: 21322274
MARYBETH GREZIAK
MICHAEL JAMES CALLAHAN
9120 NOLLEY CT APT F
CHARLOTTE NC 28270-1461 | 30. PARCEL ID: 21324168
JOERG KUEHN
LYNDA D KUEHN
1008 BLACK OAK DR
MATTHEWS NC 28105 |
| 15. PARCEL ID: 21322275
PATRICIA L GINNILLATI
9128 NOLLEY CT #G
CHARLOTTE NC 28270 | 31. PARCEL ID: 21324182
JUSTIN D RIDGE
SHARON M RIDGE
811 OLD PINE LN
MATTHEWS NC 28105 |

SITE DEVELOPMENT DATA:
 --ACREAGE: 2.168 ACRES
 --TAX PARCEL #: 213-231-01
 --EXISTING ZONING: R-1S
 --PROPOSED ZONING: R-12MF(CD)
 --EXISTING USES: VACANT
 --PROPOSED USES: UP TO 312 MULTI-FAMILY DWELLING UNITS (MULTIPLE BUILDING COMPLEX) TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE R-12MF ZONING DISTRICT AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2.
 --MAXIMUM BUILDING HEIGHTS: AS ALLOWED BY THE ORDINANCE BUT NOT TO EXCEED THREE (3) STOREYS.
 --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 EVERLANE DEVELOPMENT TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY COMMUNITY ON AN APPROXIMATELY 21.68 ACRE SITE LOCATED ON THE WEST SIDE OF MONROE ROAD BETWEEN GALLERIA BOULEVARD AND GANDER COVE LANE (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 R-12MF ZONING CLASSIFICATION 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 155-401.5 OF THE ORDINANCE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATIONS
 a. THE SITE MAY BE DEVELOPED WITH UP TO 312 MULTI-FAMILY DWELLING UNITS (MULTIPLE BUILDING COMPLEX), TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-12MF ZONING DISTRICT.
 b. THE ROSELAND CEMETERY LOCATED AT THE REAR OF SITE WILL BE PRESERVED AND MAINTAINED AS A PASSIVE OPEN SPACE AREA.
 c. ACCESS NOTES
 1. VEHICULAR ACCESS TO THE SITE WILL BE FROM MONROE ROAD AND A FUTURE ACCESS TO NOLLEY COURT VIA A PRIVATE ACCESS DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 2. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINT IS 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.

3. 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.
 c. ARCHITECTURAL STANDARDS
 1. THE FACADES OF PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE THAT ARE ORIENTED TOWARD THE PROPOSED PARKING AREAS AND MONROE ROAD WILL BE SIMILAR IN APPEARANCE AND CHARACTER TO THE BUILDING ELEVATIONS GENERALLY DEPICTED ON THE REZONING PLAN. THESE BUILDING ELEVATIONS ILLUSTRATE THE GENERAL STYLE, QUALITY AND DESIGN TREATMENT FOR THE BUILDINGS THAT WILL BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY SLIGHTLY FROM THESE ILLUSTRATIONS AS LONG AS THE DESIGN CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).
 2. 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.
 3. THE FOLLOWING ARCHITECTURAL COMMITMENTS SHALL APPLY TO THE PERMANENT BUILDINGS LOCATED ON THE SITE: (I) AT LEAST 60% OF THE PRIMARY EXTERIOR BUILDING FACADES, EXCLUSIVE OF WINDOWS, DOORS, BALCONIES AND ROOFS, OF THE BUILDINGS ORIENTED TOWARD MONROE ROAD (BLDGS. 6, 8 AND 9) AS GENERALLY DEPICTED ON SHEET RZ-10 SHALL BE CONSTRUCTED OF BRICK, OTHER MASONRY, OR NATIVE STONE (OR SYNTHETIC EQUIVALENT); AND (II) IN ADDITION TO THE FOREGOING, UPON THE COMPLETION OF ALL OF THE PERMANENT BUILDINGS ON THE SITE AT LEAST 30% OF THE CUMULATIVE PRIMARY EXTERIOR FACADES, EXCLUSIVE OF WINDOWS, DOORS, BALCONIES/PATIOS AND ROOFS, OF ALL SUCH BUILDINGS LOCATED ON THE SITE SHALL BE CONSTRUCTED OF BRICK, OTHER MASONRY, OR NATIVE STONE (OR SYNTHETIC EQUIVALENT).
 4. WATER BANKS WILL BE SCREENED.
 5. DUMPSTER, COMPACTOR AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DEPRESSIVE 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.
 6. THE ON-SITE COMPACTOR, DUMPSTER AND RECYCLING AREAS MUST BE PICKED UP BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM.
 7. SETBACKS AND YARDS AS REQUIRED BY THE ORDINANCE AND AS GENERALLY DEPICTED ON THE REZONING PLAN SHALL BE MAINTAINED.
 8. THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK ALONG THE SITES FRONTAGE ON MONROE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
 9. ALONG THE SITES 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 ADJUTING PUBLIC STREETS. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET. NATURAL TRAILS CONSTRUCTED WITHIN THE OPEN SPACE AREA OR THE PROJECT EDGE WILL BE CONSTRUCTED OF PERVIOUS MATERIALS SUCH AS BUT NOT LIMITED TO GRANITE FINES, MULCH, PINE STRAW OR OTHER SUITABLE PERVIOUS MATERIAL THAT IS IN KEEPING WITH THE CHARACTER OF THE AREA.
 10. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
 11. AN OPEN SPACE AREA/TREE SAVE AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN WILL BE PROVIDED. THE OPEN SPACE/TREE SAVE AREA LOCATED ALONG THE WESTERN AND NORTHERN PROPERTY BOUNDARY WILL BE IMPROVED WITH AN EIGHT (8) FOOT MULTI-USE TRAIL (THE MULTI-USE TRAIL WILL BE CONSTRUCTED OF PERVIOUS MATERIALS SUCH AS BUT NOT LIMITED TO GRANITE FINES, MULCH, PINE STRAW OR OTHER SUITABLE PERVIOUS MATERIAL THAT IS IN KEEPING WITH THE CHARACTER OF THE AREA). THE HISTORIC ROSELAND CEMETERY WILL BE PART OF THE OPEN SPACE REQUIRED FOR THE SITE. THE PROPOSED MULTI-USE TRAIL WILL BE MAINTAINED BY THE PETITIONER.
 12. THE PETITIONER SHALL INSTALL A FENCE AROUND THE FRONT AND SIDES OF THE ROSELAND CEMETERY. THE DESIGN OF THE FENCE WILL ALSO INCLUDE A DECORATIVE ENTRY FEATURE. THE DESIGN OF THE FENCE TO BE APPROVED BY THE CHARLOTTE-MECKLENBURG HISTORIC LANDMARKS COMMISSION. THE DESIGN WILL ALSO BE SUBMITTED TO THE MATTHEWS HISTORICAL FOUNDATION FOR REVIEW AND COMMENT.
 13. THE PETITIONER SHALL REMOVE DEAD AND DYING VEGETATION LOCATED IN THE ROSELAND CEMETERY. REMOVAL OF DEAD AND DYING VEGETATION WILL BE DONE BY HAND. THE PETITIONER WILL MAINTAIN THE ROSELAND CEMETERY AND WILL KEEP THE AREA CLEAR OF DEBRIS AND FALLEN LIMBS.
 14. THE PETITIONER WILL ALLOW VISITORS TO THE ROSELAND CEMETERY TO PARK ON THE SITE WHEN VISITING THE CEMETERY. THE PETITIONER MAY REQUIRE VISITORS TO THE CEMETERY TO CHECK IN WITH THE LEASING OFFICE BEFORE ENTERING THE SITE.
 15. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.
 16. 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 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 NECESSARILY 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.
 17. SIGNAGE
 a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.
 b. THE SITE WILL COMPLY WITH THE SIGNAGE REQUIREMENTS OF THE ORDINANCE.
 c. THE PETITIONER WILL PROVIDE THE TOWN OF MATTHEWS AN EASEMENT TO CONSTRUCT AND MAINTAIN A WELCOME TO MATTHEWS SIGN ALONG MONROE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE TOWN OF MATTHEWS WILL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE SIGN.
 18. LIGHTING
 a. ALL NEW SITE LIGHTING WILL MEET THE STANDARDS OF THE MATTHEWS OUTDOOR LIGHTING ORDINANCE.
 19. CATS CONCRETE WAITING PAD ON MONROE ROAD.
 a. THE PETITIONER WILL PROVIDE A CONCRETE WAITING PAD, PER CHARLOTTE LAND DEVELOPMENT STANDARDS FOR CATS PASSENGERS TO ACCESS BUS SERVICE ALONG MONROE ROAD. THE CONCRETE PAD WILL BE LOCATED NEAR THE NORTHERN PROPERTY BOUNDARY AS GENERALLY DEPICTED ON THE REZONING PLAN.
 20. AMENDMENTS TO THE REZONING PLAN
 a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE TRIN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 155-401.5 AMENDMENTS OF THE ORDINANCE.
 b. BINDING EFFECT OF THE REZONING APPLICATION
 c. 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.



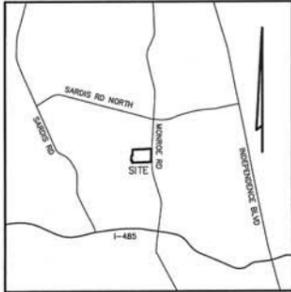
MONROE ROAD STREET ELEVATION



TYPICAL ELEVATION

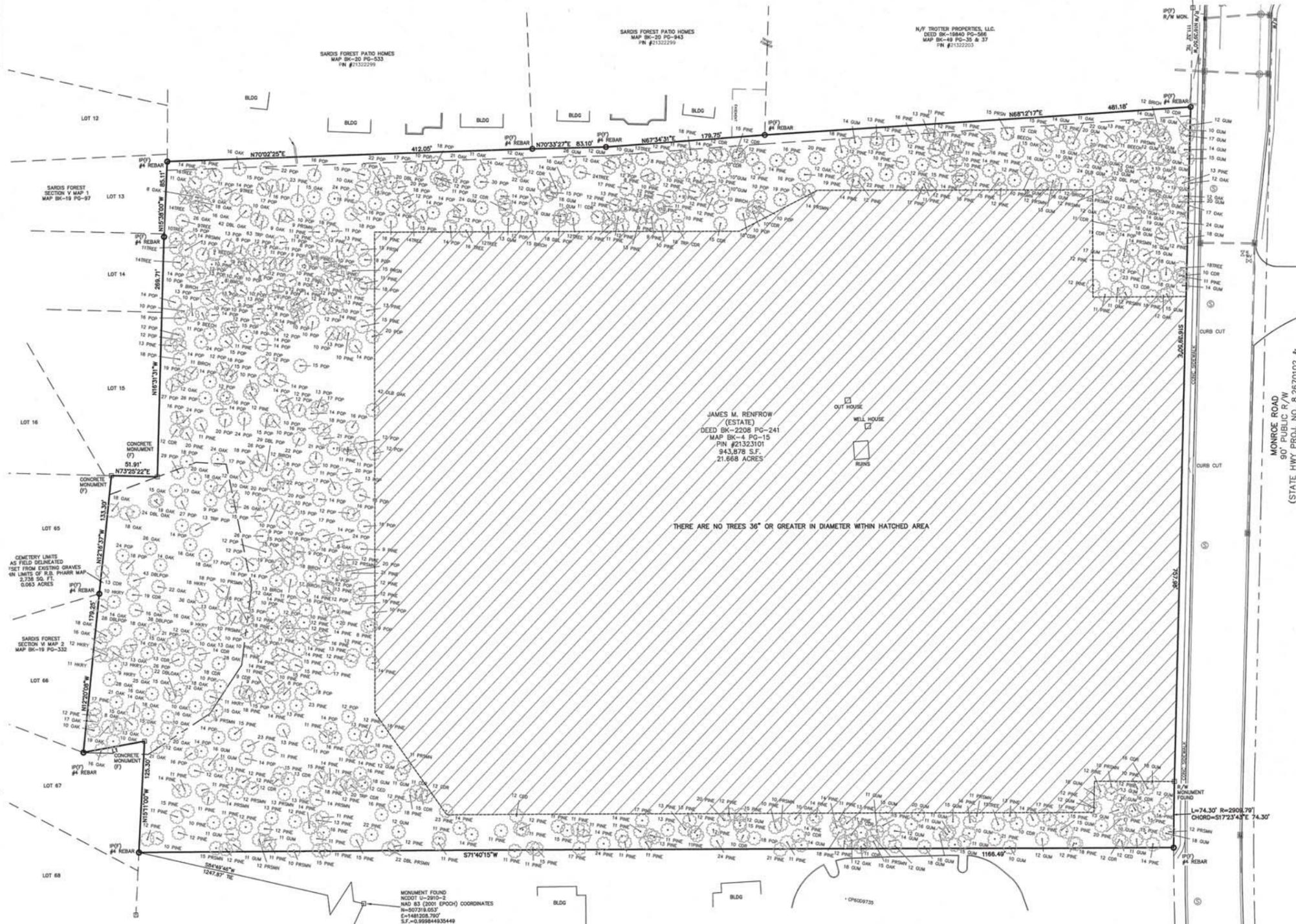
FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE RATE MAP, COMMUNITY NUMBER 370158-0249-E, DATED FEBRUARY 04, 2004.



LOCATION MAP NOT TO SCALE

- NOTES:**
- NO COMPLETE TITLE SEARCH DONE BY OR SUPPLIED TO THE ISAACS GROUP, P.C.
 - SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
 - NO NCGS GRID MONUMENTS LOCATED WITHIN 2000 FEET OF SITE.
 - IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - AREAS CALCULATED BY COORDINATE GEOMETRY.
 - SUBJECT PARCEL TAX PIN #21323101
 - FIELDWORK COMPLETED: 03-26-2015
 - CURRENT ZONING: R-20
 - SUBJECT PARCEL DEED REFERENCES:
DEED BK-2208 PG-241
DEED BK-3116 PG-194
MAP BK-4 PG-15
DOT PLANS 8.2670102 & 8.2670105



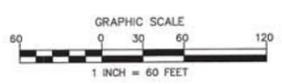
JAMES M. RENFROW (ESTATE)
DEED BK-2208 PG-241
MAP BK-4 PG-15
PIN #21323101
943,578 S.F.
21.668 ACRES

THERE ARE NO TREES 36" OR GREATER IN DIAMETER WITHIN HATCHED AREA

MONROE ROAD
90' PUBLIC R/W
(STATE HWY PROJ. NO. 8.2670102 & 8.2670105)

- LEGEND:**
- R/W RIGHT OF WAY
 - IP(F) EXISTING IRON PIN
 - IP(N) NEW IRON PIN
 - P.C. POINT COMPUTED
 - SS SANITARY SEWER LINE
 - OE OVERHEAD UTILITY LINE
 - ⊕ TELEPHONE MANHOLE
 - UT TELEPHONE LINE

- TREE DESCRIPTIONS:**
- CDR - CEDAR TREE
 - POP - POPLAR
 - PRSMN - PERSIMMON
 - DBL - DOUBLE(TRUNK)
 - TRP - TRIPLE(TRUNK)



TREE LOCATION EXHIBIT
JAMES M. RENFROW PROPERTY

CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

File #: 14157-TREE | Date: 03-31-2015 | Project P.L.S.: SSD

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BLVD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

NO.	BY	DATE	REVISION



design resource group

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- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200
charlotte, nc 28208
p 704.343.0608 f 704.358.3093
www.drgp.com



MATTHEWS MULTI-FAMILY

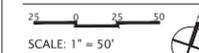
MATTHEWS, NORTH CAROLINA

EVERLANE DEVELOPMENT

401 HAWTHORN LANE
SUITE 110-230
CHARLOTTE, NC 28204

REZONING PETITION

REZONING PETITION
FOR PUBLIC HEARING
2015-XXX

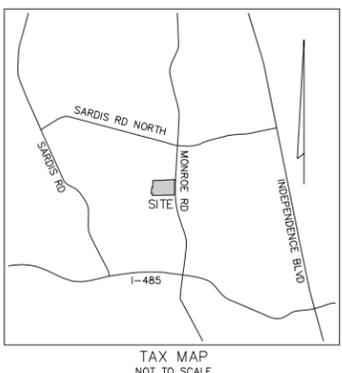
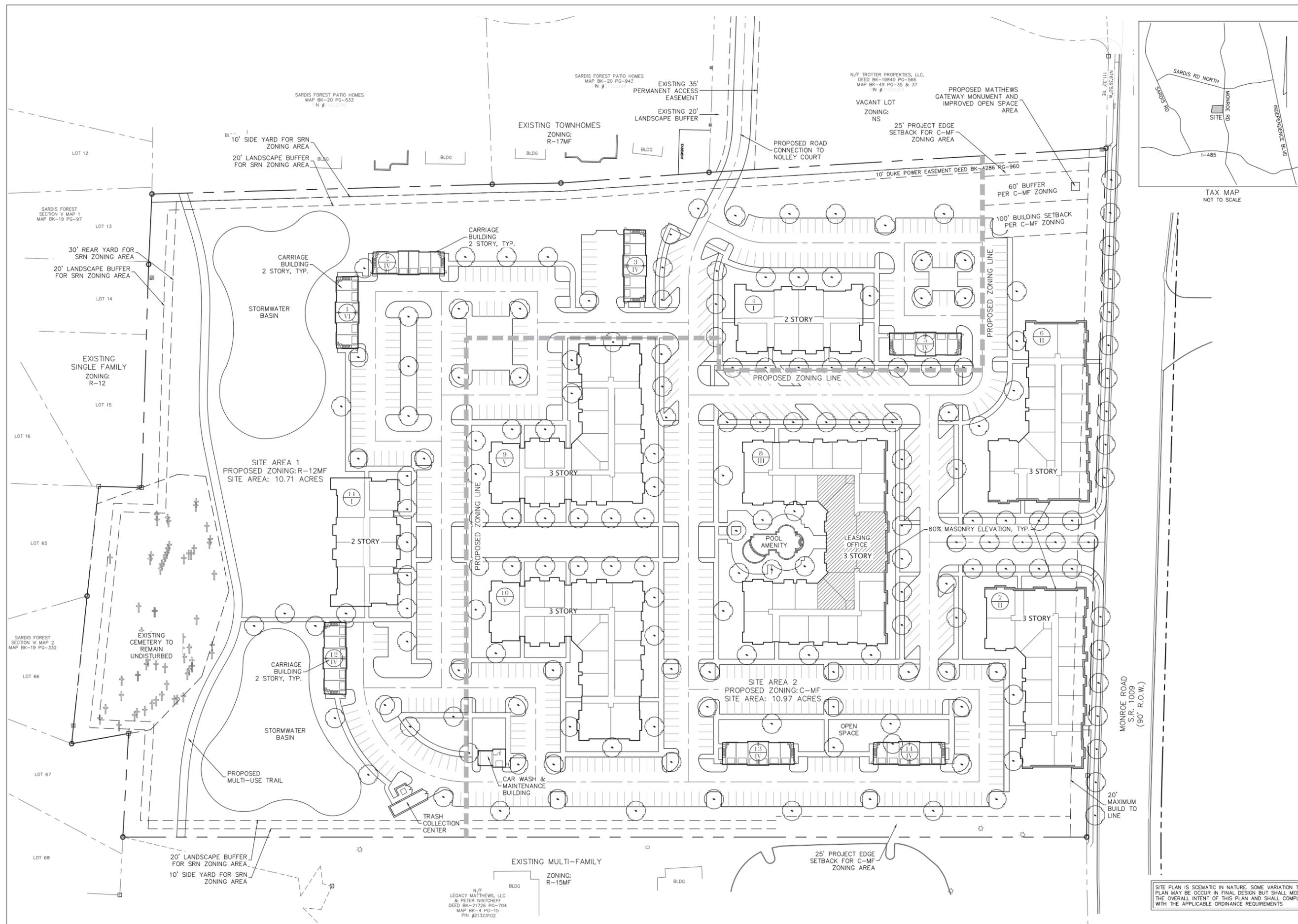


PROJECT #: 508-002
DRAWN BY: DK
CHECKED BY: TH

SCHEMATIC
SITE PLAN

JANUARY 20, 2015

REVISIONS:



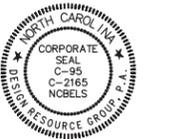
SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY BE OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS.



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www.drgp.com



MATTHEWS MULTI-FAMILY
MATTHEWS, NORTH CAROLINA

EVERLANE DEVELOPMENT
401 HAWTHORN LANE
SUITE 110-230
CHARLOTTE, NC 28204

REZONING PETITION

REZONING PETITION
FOR PUBLIC HEARING

2015-XXX

SCALE: 1" = 80'

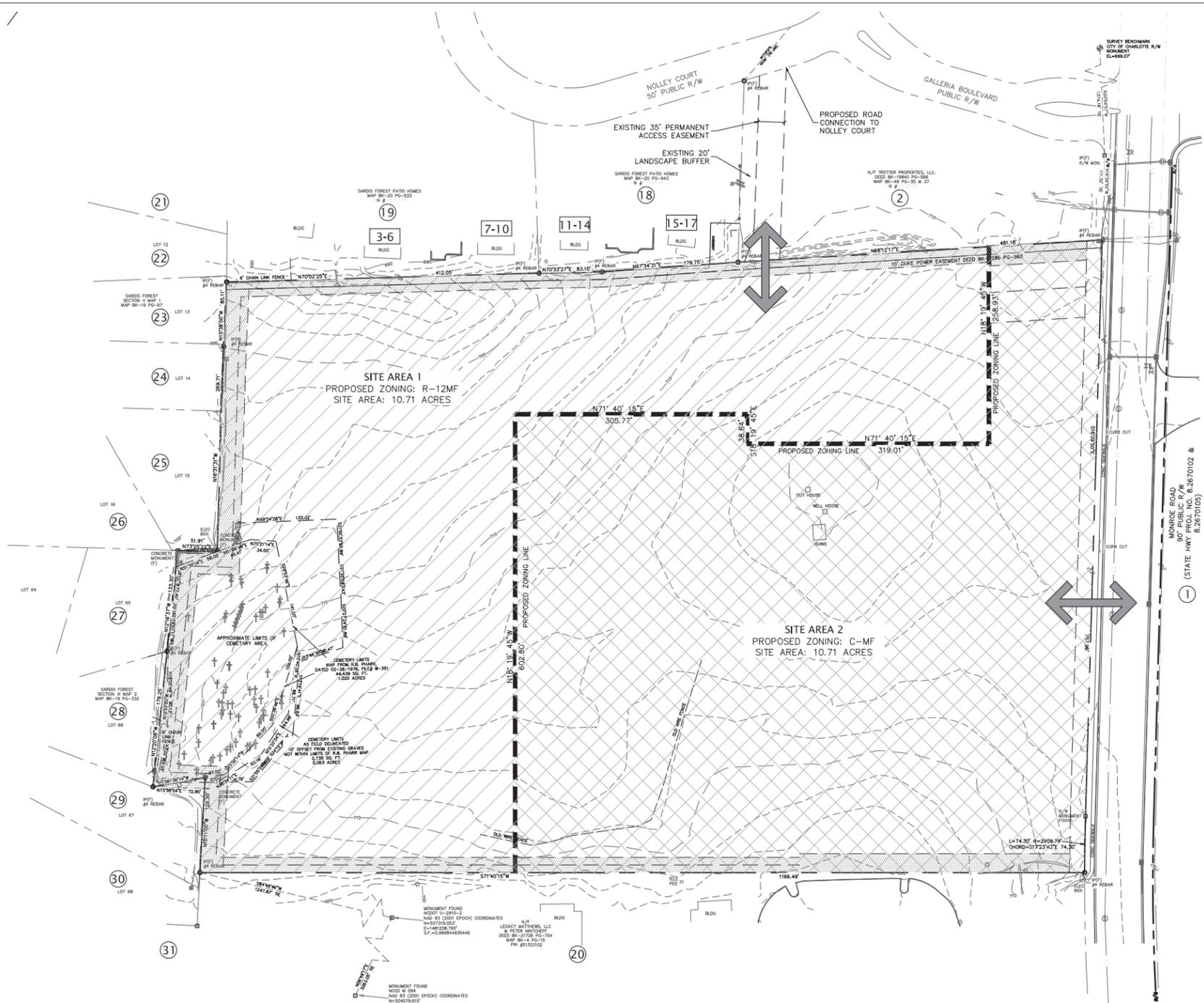
PROJECT #: 508-002
DRAWN BY: DK
CHECKED BY: TH

**TECHNICAL
DATA SHEET**

JANUARY 20, 2015

REVISIONS:

R22.0



KEY TO ADJACENT PROPERTY OWNERS

- | | |
|---|---|
| 1. PARCEL ID: 19355101
ATTN: GEORGE R MAHONEY JR FAMILY
DOLLAR STORES INC
PO BOX 1017
CHARLOTTE NC 28201 | 17. PARCEL ID: 21322277
MICHAEL JAMES WHITTINGTON
9128 NOLLEY CT APT E
CHARLOTTE NC 28270-2424 |
| 2. PARCEL ID: 21322203
TROTTER PROPERTIES LLC
1515 MOCKINGBIRD LN STE 900
CHARLOTTE NC 28209-3292 | 18. PARCEL ID: 21322298
ASSOC. SARDIS FOREST PATIO HOMES
PO BOX 10503
CHARLOTTE NC 28212 |
| 3. PARCEL ID: 21322258
DENISE VALENTINE-BOONE
3514 WYLIE MEADOW LN
CHARLOTTE NC 28269 | 19. PARCEL ID: 21322299
ASSOC. SARDIS FOREST PATIO HOMES
PO BOX 10503
CHARLOTTE NC 28212 |
| 4. PARCEL ID: 21322259
SANDRA KAREN LUTZ
9108 NOLLEY CT APT D
CHARLOTTE NC 28270-2422 | 20. PARCEL ID: 21323102
LEGACY MATTHEWS LLC
PETER NINTCHEFF
25101 CHARGRIN BV STE 300
BEACHWOOD OH 44122 |
| 5. PARCEL ID: 21322260
TRACEY P HUDSON
9108 NOLLEY CT APT E
CHARLOTTE NC 28270-2422 | 21. PARCEL ID: 21324111
KENNETH R KISSIAH
1437 RENFROW LN
CHARLOTTE NC 28270 |
| 6. PARCEL ID: 21322261
WILSON GOOLSBY
AVONELLE STEPHENS C
9108 NOLLEY CT APT F
CHARLOTTE NC 28270-2422 | 22. PARCEL ID: 21324112
NORBERT A (F/T) KIEKLAK
MARY GAIL (F/T) KIEKLAK
1443 RENFROW LN
CHARLOTTE NC 28270-1469 |
| 7. PARCEL ID: 21322262
GARY D PORTER
BRENDA C PORTER
126 NORCROSS LN
MOORESVILLE NC 28117 | 23. PARCEL ID: 21324113
BEMIE W STOENER
CAROLYN W STOENER
9114 NEW TOWNE DR
MATTHEWS NC 28105 |
| 8. PARCEL ID: 21322263
CHARLOTTE W PETTIT
9112 NOLLEY CT APT F
CHARLOTTE NC 28270-2423 | 24. PARCEL ID: 21324114
JASMINE C MARCHANT
DAVID M MARCHANT
9108 NEW TOWNE DR
MATTHEWS NC 28105 |
| 9. PARCEL ID: 21322264
KATHERINE J WINDLEY
9112 NOLLEY CT APT E
CHARLOTTE NC 28270-2423 | 25. PARCEL ID: 21324115
JEREMY J DREYER
SANDRA R DREYER
9100 NEW TOWNE DR
MATTHEWS NC 28105 |
| 10. PARCEL ID: 21322265
KARL STEINEK
12 PRIEST RD.
WATERTOWN MA 02472 | 26. PARCEL ID: 21324116
BOBBY RALPH HUDSO
BRENDA L HUDSO
9101 NEW TOWNE DR
MATTHEWS NC 28105 |
| 11. PARCEL ID: 21322271
CRAIG A CARR
9120 NOLLEY CT APT C
CHARLOTTE NC 28270-1461 | 27. PARCEL ID: 21324165
PENELOPE A PEZDIRTZ
1024 BLACK OAK DR
MATTHEWS NC 28105 |
| 12. PARCEL ID: 21322272
A CHARLENE BUSH
9120 NOLLEY CT APT D
CHARLOTTE NC 28270-1461 | 28. PARCEL ID: 21324166
ADAM WOODCOCK
AMANDA WOODCOCK
1016 BLACK OAK DR
MATTHEWS NC 28105 |
| 13. PARCEL ID: 21322273
LINDA C HALL
9120 NOLLEY CT APT E
CHARLOTTE NC 28270-1461 | 29. PARCEL ID: 21324167
NORMAN LARRY CROSS
HAZEL ELIZABETH
1010 BLACK OAK DR
MATTHEWS NC 28105 |
| 14. PARCEL ID: 21322274
MARYBETH GREZAK
MICHAEL JAMES CALLAHAN
9120 NOLLEY CT APT F
CHARLOTTE NC 28270-1461 | 30. PARCEL ID: 21324168
JOERG KUEHNI
LYNDA D KUEHNI
1008 BLACK OAK DR
MATTHEWS NC 28105 |
| 15. PARCEL ID: 21322275
PATRICIA L GIGNILLIAT
9128 NOLLEY CT #G
CHARLOTTE NC 28270 | 31. PARCEL ID: 21324182
JUSTIN D RIDGE
SHARON M RIDGE
811 OLD PINE LN
MATTHEWS NC 28105 |

SITE DEVELOPMENT DATA:

- ACREAGE: ± 21.68 ACRES
- TAX PARCEL #: 213-231-01
- EXISTING ZONING: R-12MF (FLEXIBLE DESIGN/INNOVATIVE) AND R-12MF(CD)
- EXISTING USES: UP TO [320] MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE C-MF AND R-12MF ZONING DISTRICTS AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2.
- MAX. 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 EVERLANE DEVELOPMENT TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY COMMUNITY ON AN APPROXIMATELY 21.68 ACRE SITE LOCATED ON THE WEST SIDE OF MONROCE ROAD BETWEEN GALLERIA BOULEVARD AND GANDER COVE LAKE (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 R-12MF AND THE C-MF ZONING CLASSIFICATIONS SUBJECT TO THE [FLEXIBLE DESIGN/INNOVATIVE] PROVISIONS PROVIDED BELOW SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

c. THE SCHEMATIC DEFINITIONS 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 155.401.5 OF THE ORDINANCE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. THE SITE MAY BE DEVELOPED WITH UP TO [320] MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE C-MF AND R-12MF ZONING DISTRICT. OF THE ALLOWED 320 MULTI-FAMILY UP TO [53] RESIDENTIAL DWELLING UNITS MAY BE CONSTRUCTED ON THE PORTION OF THE SITE ZONED R-12MF(CD), AND UP TO [267] RESIDENTIAL DWELLING UNITS MAY BE CONSTRUCTED ON THE PORTION OF THE SITE ZONED C-MF AS LONG AS IN THE AGGREGATE THE TOTAL NUMBER OF DWELLINGS UNITS CONSTRUCTED ON THE SITE DOES NOT EXCEED 320 DWELLING UNITS.

b. THE ROSELAND CEMETERY LOCATED AT THE REAR OF THE SITE WILL BE PRESERVED AND MAINTAINED AS A PASSIVE OPEN SPACE AREA.

c. TO ALLOW THE PRIMARY EXTERIOR BUILDING FACADES ORIENTED TOWARD MONROCE ROAD OF BUILDING #S 7, 8 AND 9 TO HAVE A MINIMUM OF [60%] OF EACH PRIMARY EXTERIOR BUILDING FACADE, EXCLUDING ANY GLAZED AREAS, DOORS, BALCONIES/PATIOS AND ROOFS, TO BE COMPOSED OF BRICK, OTHER MASONRY, OR NATIVE STONE (OR SYNTHETIC EQUIVALENT). IN ADDITION TO THE FOREGOING, UPON THE COMPLETION OF ALL OF THE PERMANENT BUILDINGS ON THE SITE AT LEAST [50%] OF THE CUMULATIVE PRIMARY EXTERIOR FACADES, EXCLUSIVE OF GLAZED AREAS, DOORS, BALCONIES/PATIOS AND ROOFS, OF ALL SUCH BUILDINGS LOCATED ON THE SITE SHALL BE CONSTRUCTED OF BRICK, OTHER MASONRY, OR NATIVE STONE (OR SYNTHETIC EQUIVALENT).

d. TO ALLOW THE BUILDINGS CONSTRUCTED ON THE SITE LOCATED IN THE C-MF DISTRICT TO HAVE A GROUND STORY HEIGHT OF NINE (9) FEET, THE STORY HEIGHT OF ALL OTHER STORIES IN EACH BUILDING WILL ALSO BE NINE (9) FEET.

e. ACCESS ADJUSTS:

- i. VEHICULAR ACCESS TO THE SITE WILL BE FROM MONROCE ROAD AND A FUTURE ACCESS TO NOLLEY COURT VIA A PRIVATE ACCESS DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- ii. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINT IS 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.
- iii. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND/OR ADJUSTMENTS REQUIRED FOR APPROVAL BY THE MPWD AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

3. ELEGIBLE DESIGN/INNOVATIVE DEVELOPMENT PROVISIONS:

a. THE ROSELAND CEMETERY LOCATED AT THE REAR OF THE SITE WILL BE PRESERVED AND MAINTAINED AS A PASSIVE OPEN SPACE AREA.

b. TO ALLOW THE BUILDINGS CONSTRUCTED ON THE SITE LOCATED IN THE C-MF DISTRICT TO HAVE A GROUND STORY HEIGHT OF NINE (9) FEET, THE STORY HEIGHT OF ALL OTHER STORIES IN EACH BUILDING WILL ALSO BE NINE (9) FEET.

c. ACCESS ADJUSTS:

- i. VEHICULAR ACCESS TO THE SITE WILL BE FROM MONROCE ROAD AND A FUTURE ACCESS TO NOLLEY COURT VIA A PRIVATE ACCESS DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- ii. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINT IS 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.
- iii. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND/OR ADJUSTMENTS REQUIRED FOR APPROVAL BY THE MPWD AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

4. TRANSPORTATION IMPROVEMENTS:

1. PROPOSED IMPROVEMENTS:

a. 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:

- i. IMPROVE MONROCE ROAD (SR 1009) & SARDIS ROAD N. (SIGNALIZED) AS FOLLOWS:
 - 1. CONSTRUCT AN EASTBOUND RIGHT TURN LANE ON SARDIS ROAD NORTH WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.
 - ii. IMPROVE MONROCE ROAD (SR 1009) & PROPOSED ACCESS "A" (UNSIGNALIZED) AS FOLLOWS:
 - 1. RE-MARK THE EXISTING TWO-WAY LEFT TURN LANE ON MONROCE ROAD FOR A NORTHBOUND LEFT TURN LANE WITH 100 FEET OF STORAGE;
 - 2. CONSTRUCT A SOUTHBOUND RIGHT TURN LANE ON MONROCE ROAD WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER;
 - 3. CONSTRUCT THE EASTBOUND APPROACH (PROPOSED ACCESS "A") FOR ONE INGRESS AND TWO EGRESS LANES (A LANE THAT TERMINATES AS A LEFT TURN LANE AND A RIGHT TURN LANE WITH 175 FEET OF STORAGE).
 - iii. NOLLEY COURT & PROPOSED ACCESS "B" (UNSIGNALIZED):
 - 1. CONSTRUCT THE NORTHBOUND APPROACH (PROPOSED ACCESS "B") FOR ONE INGRESS LANE AND ONE EGRESS LANE; AND
 - ii. EXTEND ACCESS "B" TO NOLLEY COURT.

5. STANDARDS AND COMPLETION:

a. MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD) AND/OR NCDOT STANDARDS. ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF MPWD AND NCDOT.

- i. 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 FACADES OF PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE THAT ARE ORIENTED TOWARD THE PROPOSED PARKING AREAS AND MONROCE ROAD WILL BE SIMILAR IN APPEARANCE AND CHARACTER TO THE BUILDINGS ELEVATIONS GENERALLY DEPICTED ON SHEET 155.401.5 OF THE REZONING PLAN. THESE BUILDING ELEVATIONS ILLUSTRATE THE GENERAL STYLE, QUALITY AND DESIGN TREATMENT FOR THE BUILDINGS THAT WILL BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY SLIGHTLY FROM THESE ILLUSTRATIONS AS LONG AS THE DESIGN CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).

b. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST CONCRETE, MANUFACTURED STONE, CEMENTITIOUS SIDING (SUCH AS HARDI-PANK), STUCCO, AND/OR WOOD.

c. THE FOLLOWING ARCHITECTURAL COMMITMENTS SHALL APPLY TO THE PERMANENT BUILDINGS LOCATED ON THE SITE: (i) AT LEAST [60%] OF THE PRIMARY EXTERIOR BUILDING FACADES, EXCLUSIVE OF WINDOWS, DOORS, BALCONIES AND ROOFS, OF THE BUILDINGS ORIENTED TOWARD MONROCE ROAD (BLOSSES 7, 8 AND 9) AS GENERALLY DEPICTED ON SHEET 155.401.5 OF THE REZONING PLAN SHALL BE CONSTRUCTED OF BRICK, OTHER MASONRY, OR NATIVE STONE (OR SYNTHETIC EQUIVALENT); AND (ii) IN ADDITION TO THE FOREGOING, UPON THE COMPLETION OF ALL OF THE PERMANENT BUILDINGS ON THE SITE AT LEAST [50%] OF THE CUMULATIVE PRIMARY EXTERIOR FACADES, EXCLUSIVE OF WINDOWS, DOORS, BALCONIES/PATIOS AND ROOFS, OF ALL SUCH BUILDINGS LOCATED ON THE SITE SHALL BE CONSTRUCTED OF BRICK, OTHER MASONRY, OR NATIVE STONE (OR SYNTHETIC EQUIVALENT).

d. METER BANKS WILL BE SCREENED.

e. 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.

f. THE ON-SITE COMPACTOR, DUMPSTER AND RECYCLING AREAS MUST BE PICKED UP BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM.

g. SETBACKS AND YARDS AS REQUIRED BY THE ORDINANCE 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.

h. THE SITE WILL COMPLY WITH THE TOWN OF MATTHEWS TREE ORDINANCE.

i. SIGNAGE

- a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.
- b. THE SITE WILL COMPLY WITH THE SIGNAGE REQUIREMENTS OF THE ORDINANCE.

j. LIGHTING

- a. ALL NEW SITE LIGHTING WILL MEET THE STANDARDS OF THE MATTHEWS OUTDOOR LIGHTING ORDINANCE.

7. STREETSIDES, BUILDINGS, SIDEWALKS AND LANDSCAPING:

a. SETBACKS AND YARDS AS REQUIRED BY THE ORDINANCE 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.

b. THE SITE WILL COMPLY WITH THE TOWN OF MATTHEWS TREE ORDINANCE.

c. SIGNAGE

- a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.
- b. THE SITE WILL COMPLY WITH THE SIGNAGE REQUIREMENTS OF THE ORDINANCE.

d. LIGHTING

- a. ALL NEW SITE LIGHTING WILL MEET THE STANDARDS OF THE MATTHEWS OUTDOOR LIGHTING ORDINANCE.

11. 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 155.401.5 AMENDMENTS OF THE ORDINANCE.

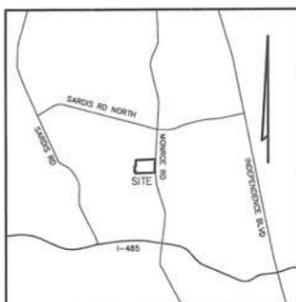
12. BINDING EFFECT OF THE REZONING APPLICATION:

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 APPLICABLE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

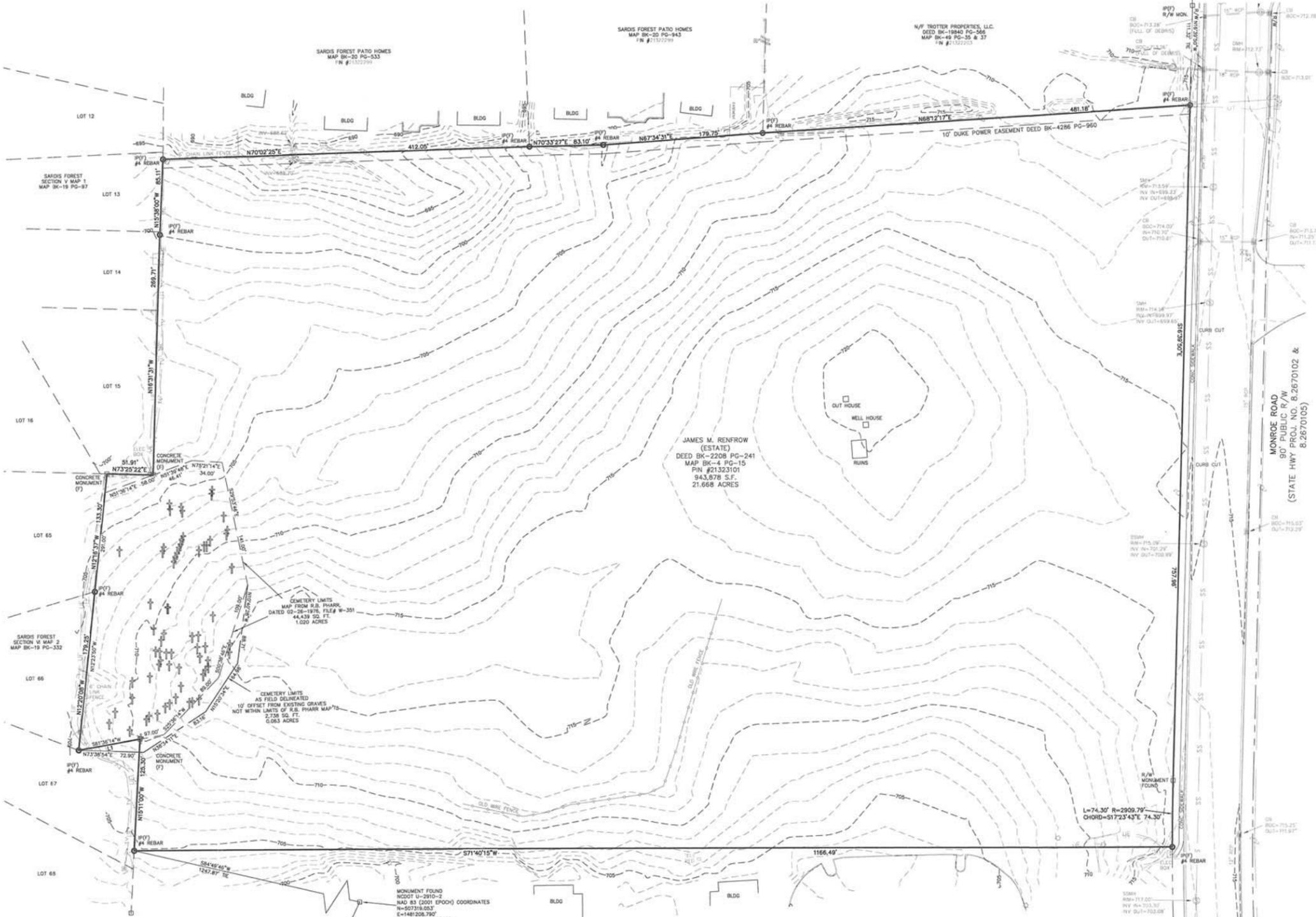
SUPERCEDED 2015-626
1-29-2015

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE RATE MAP, COMMUNITY NUMBER 370158-0249-E, DATED FEBRUARY 04, 2004.

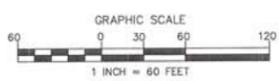
- NOTES:**
- NO COMPLETE TITLE SEARCH DONE BY OR SUPPLIED TO THE ISAACS GROUP, PC.
 - SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
 - NO NCGS GRID MONUMENTS LOCATED WITHIN 2000 FEET OF SITE.
 - IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - AREAS CALCULATED BY COORDINATE GEOMETRY.
 - SUBJECT PARCEL TAX PIN #21323101
 - FIELDWORK COMPLETED: 06-25-2014
 - CURRENT ZONING: R-20
 - SUBJECT PARCEL DEED REFERENCES:
DEED BK-2208 PG-241
DEED BK-3116 PG-194
MAP BK-4 PG-15
DOT PLANS 8.2670102 & 8.2670105



LOCATION MAP
NOT TO SCALE



- LEGEND:**
- R/W RIGHT OF WAY
 - IP(F) EXISTING IRON PIN
 - IP(N) NEW IRON PIN
 - P.C. POINT COMPUTED
 - SS SANITARY SEWER LINE
 - FIRE HYDRANT
 - WATER LINE
 - WATER VALVE
 - WATER METER
 - LIGHT POLE
 - UTILITY POLE
 - OVERHEAD UTILITY LINE
 - TELEPHONE MANHOLE
 - TELEPHONE LINE
 - GAS VALVE
 - GAS LINE
 - GUY WIRE
 - UTILITY PEDESTAL
 - UNDERGROUND CABLE TV
 - UNDERGROUND ELECTRIC
 - † HEAD STONE/GRAVE SITE



MONUMENT FOUND
NODS W ORK
NAD 83 (2011 EPOCH) COORDINATES
N=50479.615'
E=148021.217'
S.F.=0.999844935449

N/W
LEGACY MATTHEWS, LLC
& PETER HINTON/STRE
DEED BK-21728 PG-704
MAP BK-4 PG-15
PIN #21323102

NO.	BY	DATE	REVISION
1	MMJ	7-21-2014	UPDATED SITE SURVEY

BOUNDARY AND TOPOGRAPHIC SURVEY
JAMES M. RENFROW PROPERTY

CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

File #: 14157-1.dwg Date: 03-12-2008 Project P.L.S.: SSD

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

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