



2015-633

DATE FILED 7/1/15 07-01-2015

APPLICATION NUMBER 2015-633

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(s): 193-431-25, 31, 32, 33, 34, 35, 36, 37, 38

Address of property: 9709 Northeast Parkway, 9715 Northeast Parkway

Location of property:

Title to the property was acquired on See attached exhibit A
and was recorded in the name of _____
whose mailing address is _____

The deed is recorded in Book _____ and Page _____ in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: C (conditional) Requested zoning classification: O (CD)

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

Add two add'l building. Expand multi tenant signage

Kendall Parker
Signature of property owner (must be original)

Signature of property owner (must be original)

Kendall Parker
Print name of property owner

Print name of property owner

9715 Northeast Parkway Suite 300
Property owner's mailing address

Property owner's mailing address

Matthews NC 28105
Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's mailing address, continued

704-365-4016 Kparker@carolinaseca.org
Property owner's phone number/email address

Property owner's phone number/email address

Signature of agent (if any)

Petitioner other than owner (if any)

Print name of agent

Print name of petitioner

Agent's mailing address

Petitioner's mailing address

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's phone number/email address

Petitioner's phone number/email address

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

Add two additional buildings (IF NO COST ATTACHED)

William Kress Query Jr.
Signature of property owner (must be original)

Signature of property owner (must be original)

WILLIAM KRESS QUERY JR.
Print name of property owner

Print name of property owner

1417 SPRINGWATER DRIVE
Property owner's mailing address

Property owner's mailing address

MATTHEWS, N.C. 28105
Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's mailing address, continued

704-572-1934
Property owner's phone number/email address

Property owner's phone number/email address

Signature of agent (if any)

Petitioner other than owner (if any)

Print name of agent

Print name of petitioner

Agent's mailing address

Petitioner's mailing address

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's phone number/email address

Petitioner's phone number/email address

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

Add two additional buildings

[Handwritten signature]

Signature of property owner (must be original)

Signature of property owner (must be original)

Yuriy Vagnshteyn

Print name of property owner

Print name of property owner

17232 Lancaster Hwy Ste 108

Property owner's mailing address

Property owner's mailing address

Charlotte NC 28277

Property owner's mailing address, continued

704 405 0634 x105
yuriy@carolinasmetro.com

Property owner's phone number/email address

Property owner's phone number/email address

Signature of agent (if any)

Petitioner other than owner (if any)

Print name of agent

Print name of petitioner

Agent's mailing address

Petitioner's mailing address

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's phone number/email address

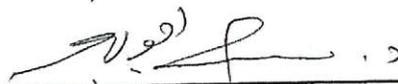
Petitioner's phone number/email address

recd
7.1.15

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

Add two additional buildings



Signature of property owner (must be original)

BETHAYNA NABA

Print name of property owner
8420 FAIRGREEN AVE

Property owner's mailing address
WAXHAW, NC 28173

Property owner's mailing address, continued

Property owner's mailing address, continued

BethNaba@hotmail.com

Property owner's phone number/email address
980-298-9220

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

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

Add two additional buildings



Signature of property owner (must be original)

Terry Stanley

Print name of property owner

9709 Northeast Parkway-200

Property owner's mailing address

Matthews NC

Property owner's mailing address, continued

28105

Property owner's mailing address, continued

704-321-9491

Property owner's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

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

Add two additional buildings

Mark D. Cocca for North East Pkwy, Corp LLC

Signature of property owner (must be original)

Signature of property owner (must be original)

North East Parkway Group, LLC

Print name of property owner

Print name of property owner

9709 Northeast Pkwy, 400

Property owner's mailing address

Property owner's mailing address

Matthews, NC 28105

Property owner's mailing address, continued

Property owner's mailing address, continued

704-845-1072

Property owner's mailing address, continued

Property owner's mailing address, continued

CCAclaims@gmail.com

Property owner's phone number/email address

Property owner's phone number/email address

Mark D. Cocca, Partner/Member

Signature of agent (if any)

Petitioner other than owner (if any)

Mark D. Cocca

Print name of agent

Print name of petitioner

9709 Northeast Pkwy, 400

Agent's mailing address

Petitioner's mailing address

Matthews, NC 28105

Agent's mailing address, continued

Petitioner's mailing address, continued

704-845-1072

Agent's mailing address, continued

Petitioner's mailing address, continued

CCAclaims@gmail.com

Agent's phone number/email address

Petitioner's phone number/email address

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

Add two additional buildings

Ukambaluu
Signature of property owner (must be original)

Honor Properties, LLC
Print name of property owner

1637 Thornblade Ridge Dr.
Property owner's mailing address

Matthews, NC 28105
Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's mailing address, continued

908-565-0137 / galimincny@gmail.com
Property owner's phone number/email address

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

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

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Add two additional buildings


Signature of property owner (must be original)

Richard S Farris
Print name of property owner
9715 Northeast Pkwy #100
Property owner's mailing address
Matthews, NC 28105
Property owner's mailing address, continued

Property owner's mailing address, continued
704-845-2500
rfdclaw@windstream.net
Property owner's phone number/email address

Signature of agent (if any)

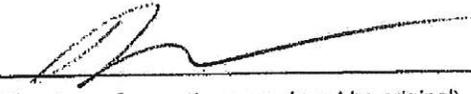
Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address


Signature of property owner (must be original)

DEANNE M. COAN
Print name of property owner
9715 Northeast Pkwy #100
Property owner's mailing address
Matthews, NC 28105
Property owner's mailing address, continued

Property owner's mailing address, continued
704-845-2500
rfdclaw@windstream.net
Property owner's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

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

Add two additional buildings

[Signature] member-manager

Signature of property owner (must be original)

Signature of property owner (must be original)

Madaris Properties LLC

Print name of property owner

Print name of property owner

9715 Northeast Parkway #200

Property owner's mailing address

Property owner's mailing address

Matthews, NC 28105

Property owner's mailing address, continued

704-246-0090 x 12
cmadaris@madaristrans.com

Property owner's phone number/email address

Property owner's phone number/email address

Signature of agent (if any)

Petitioner other than owner (if any)

Print name of agent

Print name of petitioner

Agent's mailing address

Petitioner's mailing address

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's phone number/email address

Petitioner's phone number/email address

Recd
7-1-15

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."

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19330305

TAX PARCEL

John H & Mechelle F Hanna

PROPERTY OWNER NAME(S)

9808 Northeast Pkwy

OWNER MAILING ADDRESS

Matthews NC 28105

OWNER MAILING ADDRESS, CONTINUED

19330315

TAX PARCEL

SC Windsor Associates LP c/o Kohls Dept Stores

PROPERTY OWNER NAME(S)

17000 Ridgewood Dr

OWNER MAILING ADDRESS

Menomonee Falls WI 53051

OWNER MAILING ADDRESS, CONTINUED

19339102

TAX PARCEL

Richard H & Elva E Sedliacik

PROPERTY OWNER NAME(S)

1915 Annecy Dr

OWNER MAILING ADDRESS

Matthews NC 28105

OWNER MAILING ADDRESS, CONTINUED

19339280

TAX PARCEL

Windsor Landing Investments i & II LLC

PROPERTY OWNER NAME(S)

1900 Windsor Hill Dr

OWNER MAILING ADDRESS

Matthews NC 28105

OWNER MAILING ADDRESS, CONTINUED

19330309

TAX PARCEL

SC Windsor Associates LP

PROPERTY OWNER NAME(S)

340 Royal Poinciana Way #316

OWNER MAILING ADDRESS

Palm Beach FL 33480

OWNER MAILING ADDRESS, CONTINUED

19339101

TAX PARCEL

Donna L Marin

PROPERTY OWNER NAME(S)

1909 Annecy Drive

OWNER MAILING ADDRESS

Matthews NC 28105

OWNER MAILING ADDRESS, CONTINUED

19339279

TAX PARCEL

Mario & Rose Marie Carvajal

PROPERTY OWNER NAME(S)

1908 Annecy Dr

OWNER MAILING ADDRESS

Matthews NC 28105

OWNER MAILING ADDRESS, CONTINUED

19343109

TAX PARCEL

Raja C & Vencenzina Anabtawi

PROPERTY OWNER NAME(S)

1931 Tanfield Dr

OWNER MAILING ADDRESS

Matthews NC 28105

OWNER MAILING ADDRESS, CONTINUED

recd
7/15

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.

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19343110

TAX PARCEL

Paul W & Kelly M Philbee

PROPERTY OWNER NAME(S)

1937 Tanfield Drive

OWNER MAILING ADDRESS

Matthews NC 28105

OWNER MAILING ADDRESS, CONTINUED

19343111

TAX PARCEL

Arbenore & Faton Fetiu

PROPERTY OWNER NAME(S)

1943 Tanfield Dr

OWNER MAILING ADDRESS

Matthews NC 28105

OWNER MAILING ADDRESS, CONTINUED

19343112

TAX PARCEL

Richard Latorre

PROPERTY OWNER NAME(S)

2001 Tanfield Dr

OWNER MAILING ADDRESS

Matthews NC 28105

OWNER MAILING ADDRESS, CONTINUED

19343113

TAX PARCEL

Sergey, Tatyana N, & Yevgeniy Sukharevskiy

PROPERTY OWNER NAME(S)

2005 Tanfield Dr

OWNER MAILING ADDRESS

Matthews NC 28105

OWNER MAILING ADDRESS, CONTINUED

19343114

TAX PARCEL

Colfin AH orth Carolina 1 LLC

PROPERTY OWNER NAME(S)

9305 E Via De Ventura Ste 201

OWNER MAILING ADDRESS

Scottsdale AZ 85258

OWNER MAILING ADDRESS, CONTINUED

19343115

TAX PARCEL

James L & Kerry A Hummel

PROPERTY OWNER NAME(S)

2013 Tanfield Dr

OWNER MAILING ADDRESS

Matthews NC 28105

OWNER MAILING ADDRESS, CONTINUED

19343121

TAX PARCEL

Larry Edward Reed & Joyce Rice

PROPERTY OWNER NAME(S)

2116 Rice Rd

OWNER MAILING ADDRESS

Matthews NC 28105

OWNER MAILING ADDRESS, CONTINUED

19343122

TAX PARCEL

Charlotte Adelpnos Church

PROPERTY OWNER NAME(S)

2024 Sam Newell Rd

OWNER MAILING ADDRESS

Matthews NC 28105

OWNER MAILING ADDRESS, CONTINUED

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.

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19343127

TAX PARCEL

Robert P & Joyce L Freeman

PROPERTY OWNER NAME(S)

PO Box 2686

OWNER MAILING ADDRESS

Florence OR 97439

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

recd
7-1-15

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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 blynd@matthewsnc.gov) for verification.

Application submitted to and accepted by the Town of Matthews July 1, 2015

Town Board of Commissioners formally accepts application and sets Public Hearing date July 13, 2015

Notices sent via mail to affected/adjacent property owners on or before August 31, 2015

Protest petition filed with Planning Department by 5:00 pm on September 9, 2015

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 September 14, 2015

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 September 22, 2015

Town Board of Commissioners approves or denies application October 12, 2015

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

Exhibit A

Title to the property was acquired on May 23, 2005 and was recorded in the name of Northeast Parkway Group LLC whose mailing address is 9709 Northeast Parkway #400 Matthews NC 28105.

The deed is recorded in Book 18771 and Page 947 in the office of the Register of Deeds for Mecklenburg County.

Title to the property was acquired on May 19, 2005 and was recorded in the name of FARCO LLC whose mailing address is 9715 Northeast Parkway #100 Matthews NC 28105.

The deed is recorded in Book 18760 and Page 202 in the office of the Register of Deeds for Mecklenburg County.

Title to the property was acquired on January 30, 2012 and was recorded in the name of Terrence Virgil Stanley & Tina Marcel Stanley Living Trust whose mailing address is 928 Searidge Lane Carolina Beach NC 28428.

The deed is recorded in Book 27064 and Page 782 in the office of the Register of Deeds for Mecklenburg County.

Title to the property was acquired on November 6, 2014 and was recorded in the name of Buthayna Naba whose mailing address is 8420 Fairview Rd Waxhaw NC 28173.

The deed is recorded in Book 18771 and Page 947 in the office of the Register of Deeds for Mecklenburg County.

Title to the property was acquired on February 8, 2013 and was recorded in the name of Honor Properties LLC whose mailing address is 1637 Thornblade Ridge Drive Matthews NC 28105.

The deed is recorded in Book 28056 and Page 122 in the office of the Register of Deeds for Mecklenburg County.

Title to the property was acquired on May 7, 2007 and was recorded in the name of Madaris Properties LLC whose mailing address is 9715 Northeast Parkway #200 Matthews NC 28105.

The deed is recorded in Book 22187 and Page 105 in the office of the Register of Deeds for Mecklenburg County.

Title to the property was acquired on September 8, 2008 and was recorded in the name of Carolinas Electrical Contractors Association Inc whose mailing address is 9715 Northeast Parkway #300 Matthews NC 28105.

The deed is recorded in Book 24131 and Page 556 in the office of the Register of Deeds for Mecklenburg County.

Title to the property was acquired on June 11, 2015 and was recorded in the name of WKQ Properties LLC whose mailing address is 14117 Springwater Drive Matthews NC 28105.

The deed is recorded in Book 30040 and Page 827 in the office of the Register of Deeds for Mecklenburg County.

Title to the property was acquired on March 8, 2013 and was recorded in the name of Elida Properties LLC whose mailing address is 17232 Lancaster Hwy Ste 108 Charlotte NC 28277.

The deed is recorded in Book 30040 and Page 827 in the office of the Register of Deeds for Mecklenburg County.



Full Service Real Estate Sales & Marketing

www.CaroliniasMetro.com Phone: **704-405-0634** E-mail: Info@CaroliniasMetro.com Fax: **866-357-5331**

Fox Run Business Park, 17232 Lancaster Hwy, Ste. 108, Charlotte, NC 28277

July 1, 2015

List reason(s) why zoning should be changed

To allow multi tenant signage

To convert old conditional zoned properties to current zoning categories

Add two additional buildings

We would also like to request a traffic study waiver due to the fact this is an existing development with four buildings

PARKING SUMMARY (RE-ZONING):

GENERAL OFFICE AREAS:
1 SPACE PER 300 SF REQUIRED

MEDICAL OFFICE AREAS:
1 SPACE PER 200 SF REQUIRED
(MAXIMUM MEDICAL OFFICE ALLOWED = 26,400 SF GROSS)

SIX OFFICE/MEDICAL BUILDINGS
EXIST. BUILDING 'A' = 5,937 SF
EXIST. BUILDING 'B' = 5,937 SF
APPROVED BUILDING 'C' = 7,560 SF
APPROVED BUILDING 'D' = 8,000 SF
PROPOSED BUILDING 'E' = 7,560 SF
PROPOSED BUILDING 'F' = 6,250 SF

TOTAL OFFICE/MEDICAL SPACE = 41,244 SF

PARKING CALCULATIONS FOR MAXIMUM DEMAND:

TOTAL SPACES REQUIRED AT THE MAXIMUM ALLOWED MEDICAL OFFICE SPACE OF 26,400 SF (GROSS):
26,400 SF MEDICAL / 200 = 132 TOTAL SPACES REQUIRED
14,844 SF OFFICE / 300 = 50 TOTAL SPACES REQUIRED

TOTAL SPACES REQUIRED = 182 SPACES

TOTAL EXISTING SPACES = 138 SPACES
TOTAL NEW SPACES = 44 SPACES

TOTAL SPACES REQUIRED = 182 SPACES

TOTAL SPACES PROVIDED = 182 SPACES

TOTAL HANDICAP SPACES REQUIRED = 6
VAN ACCESSIBLE SPACES REQUIRED = 2

TOTAL HANDICAP SPACES PROVIDED = 9
TOTAL VAN ACCESSIBLE SPACES = 5

CONDITIONAL NOTES:

- THE EXISTING 30' LANDSCAPE BUFFER IN THE REAR AND THE EXISTING 50' LANDSCAPE BUFFER IN THE SIDE YARD ARE TO REMAIN AND BE LEFT UNDISTURBED.
- ONE NEW STREET TREE IS TO BE ADDED ON THE SOUTHEAST END OF PROPERTY.
- TWO STREET TREES ARE TO BE REMOVED FROM THE 35' x 35' SIGHT TRIANGLES.
- ALL NEW LANDSCAPING SHOULD MEET CHAPTER 6 (SECTION 606) OF THE TOWN OF MATTHEWS U.D.O. ALL UTILITIES ON THE NORTHEAST PARKWAY SIDE OF THE PROPOSED BUILDINGS ARE TO BE SCREENED PER SECTION 155.606.6 (B).
- PROPOSED BUILDINGS MATERIAL LIST:
-EXTERIOR WALLS TO BE STANDARD MODULAR BRICK VENEER W/ A BRICK SOLDIER COURSE WITH EIFS QUIONS ON THE CORNERS, AND METAL FREEZE TRIM TO MATCH THE EXISTING BUILDINGS.
-ROOF SYSTEM TO HAVE ARCHITECTURAL STYLE FIBERGLASS ROOF SHINGLES, AND A CONTINUOUS RIDGE VENT. PRE-FINISHED METAL GUTTERS AND DOWNSPOUTS TO MATCH EXISTING BUILDINGS.
-GABLED PORCHES TO MATCH EXISTING, WITH EIFS SYSTEM, PRE-FINISHED METAL RAKE TRIM, BRICK BASE COLUMNS WITH EIFS WRAP AND ARCHITECTURAL STYLE FIBERGLASS ROOF SHINGLES.
-THE LARGE GABLED PORCHES ON BUILDING 'E' TO HAVE DECORATIVE 4'-0" GABLE VENT TO MATCH BUILDING 'C'.
-WINDOWS TO BE 1" CLEAR INSULATED GLASS IN A VINYL FRAME WITH A SLOPING BRICK ROWLOCK AND EIFS JACK ARCH KEYSTONE ABOVE (TO MATCH EXISTING BUILDINGS).
-EXTERIOR DOORS TO BE 3' x 7' HOLLOW METAL DOOR AND FRAME TO MATCH EXISTING BUILDINGS.
- THE EXISTING APPROVED STORMWATER DETENTION BASIN WILL HAVE TO BE REDESIGNED BY A N.C. P.E. THE NEW BASIN WILL NEED TO BE DESIGNED TO DETAIN THE ADDITIONAL BUILDINGS AND ASPHALT BEING ADDED TO ACCOMMODATE THE PROPOSED BUILDINGS 'E' AND 'F' AND IT WILL NEED TO MEET THE POST CONSTRUCTION STORMWATER ORDINANCE.
- ALL NEW PARKING IS TO MEET SECTION 155.607 OF THE TOWN OF MATTHEWS U.D.O.
- MAXIMUM MEDICAL OFFICE ALLOWED ON THIS PARCEL SHALL BE 26,400 SF GROSS.
- THE EXISTING MONUMENT SIGN MAY BE RELOCATED AT THE OWNERS DISCRETION IF PROPOSED BUILDING 'F' AFFECTS ITS VISIBILITY.

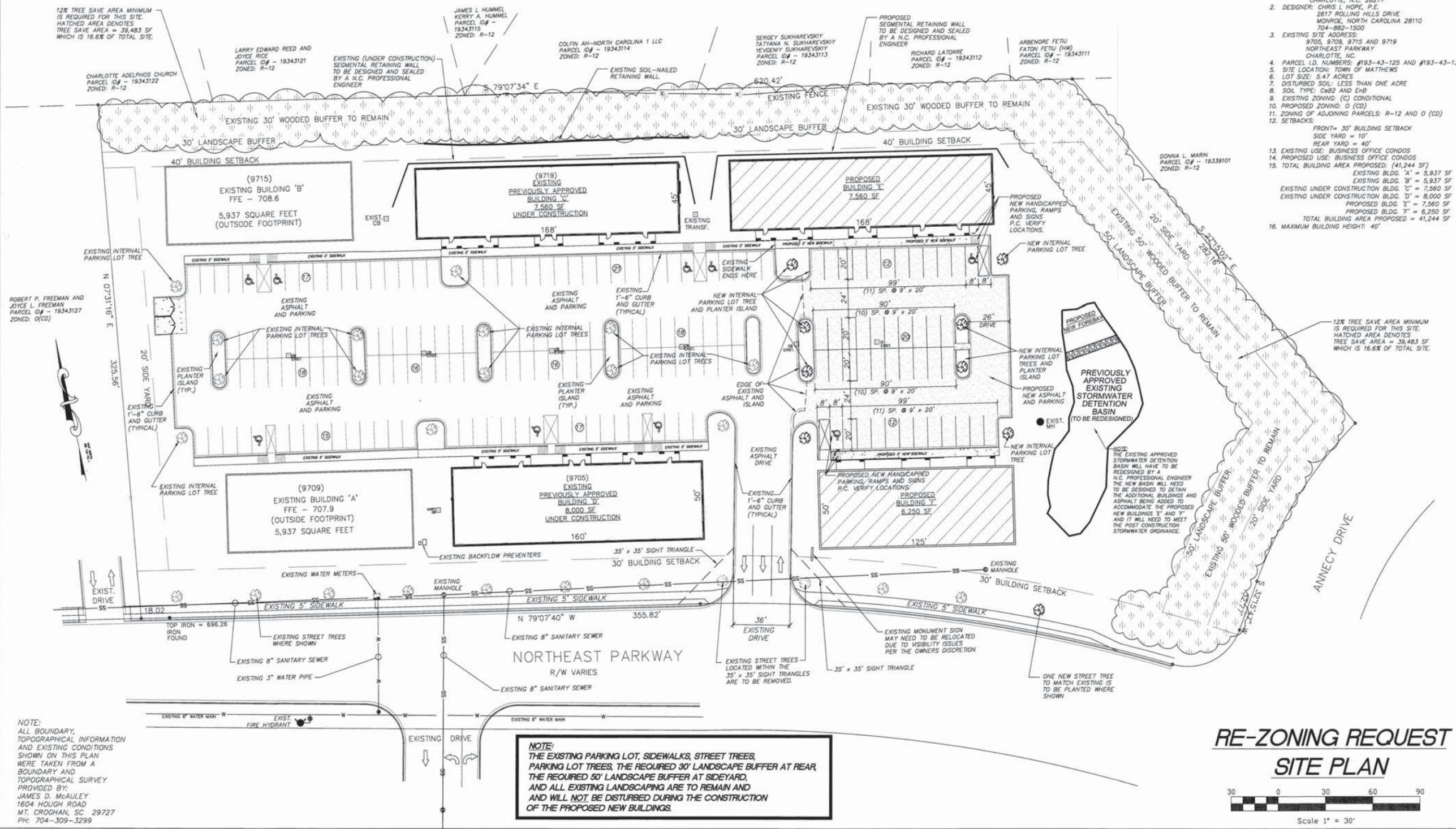
RE-ZONING NOTES:

- EXISTING ZONING: (C) CONDITIONAL
- PROPOSED ZONING: O (CD) "OFFICE"
- EXISTING USE: GENERAL OFFICE
- PROPOSED USES: GENERAL OFFICE AND MEDICAL OFFICE PER TABLE 155.505.2 TOWN OF MATTHEWS U.D.O. BOTH PERMITTED USES BY RIGHT AS OF (09-08-2015)
- FOR ALL ALLOWED USES IN O(CD) (OFFICE) ZONING: SEE TABLE 155.505.2 TOWN OF MATTHEWS U.D.O. PERMITTED BY RIGHT (P) ALLOWED UNDER PRESCRIBED CONDITIONS (PC) ALLOWED AS AN ACCESSORY USE (ACC)



PROJECT DATA FOR (RE-ZONING):

- OWNER: ELIDA PROPERTIES, LLC
11220 ELM LANE
SUITE 207
CHARLOTTE, N.C. 28277
- DESIGNER: CHRIS L. HOPE, P.E.
2617 ROLLING HILLS DRIVE
MONROE, NORTH CAROLINA 28110
704-882-1500
- EXISTING SITE ADDRESS:
9705, 9709, 9715 AND 9719
NORTHEAST PARKWAY
CHARLOTTE, NC.
- PARCEL I.D. NUMBERS: #193-43-125 AND #193-43-131
- SITE LOCATION: TOWN OF MATTHEWS
- LOT SIZE: 5.47 ACRES
- DISTURBED SOIL: LESS THAN ONE ACRE
- SOIL TYPE: C6B2 AND E8B
- EXISTING ZONING: (C) CONDITIONAL
- PROPOSED ZONING: O (CD)
- ZONING OF ADJOINING PARCELS: R-12 AND O (CD)
- SETBACKS:
FRONT= 30' BUILDING SETBACK
SIDE YARD = 10'
REAR YARD = 40'
- EXISTING USE: BUSINESS OFFICE CONDOS
- PROPOSED USE: BUSINESS OFFICE CONDOS
- TOTAL BUILDING AREA PROPOSED: (41,244 SF)
EXISTING BLDG. 'A' = 5,937 SF
EXISTING BLDG. 'B' = 5,937 SF
EXISTING UNDER CONSTRUCTION BLDG. 'C' = 7,560 SF
EXISTING UNDER CONSTRUCTION BLDG. 'D' = 8,000 SF
PROPOSED BLDG. 'E' = 7,560 SF
PROPOSED BLDG. 'F' = 6,250 SF
TOTAL BUILDING AREA PROPOSED = 41,244 SF
- MAXIMUM BUILDING HEIGHT: 40'

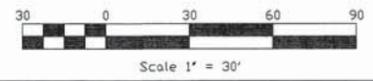


PROPOSED RE-ZONING SITE PLAN FOR:
Windsor Professional Center
NORTHEAST PARKWAY
MATTHEWS, NORTH CAROLINA 28105



Rev. _____
Scale NOTED
Drawn By CLH
Checked By CLH
Date 9/8/15
Job No. 13914

RE-ZONING REQUEST
SITE PLAN

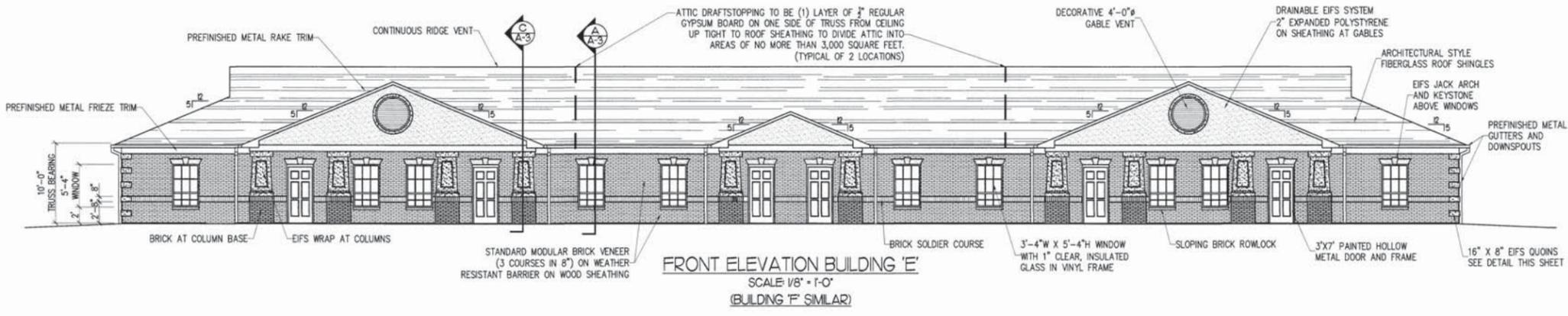


SP-1
OF 1

Ted Richard Brown, PLLC
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 339-1111

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

PROPOSED SHELL OFFICE BUILDING FOR:
Windsor Professional Center
Building E
NORTHEAST PARKWAY
MATTHEWS, NORTH CAROLINA 28105

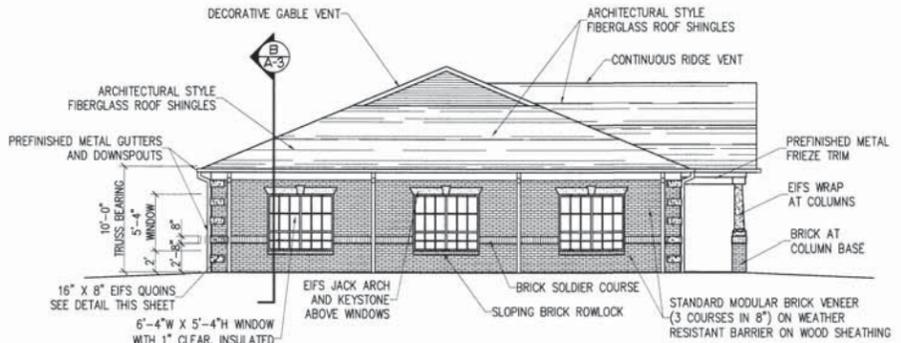


FRONT ELEVATION BUILDING 'E'
SCALE 1/8" = 1'-0"
(BUILDING 'F' SIMILAR)

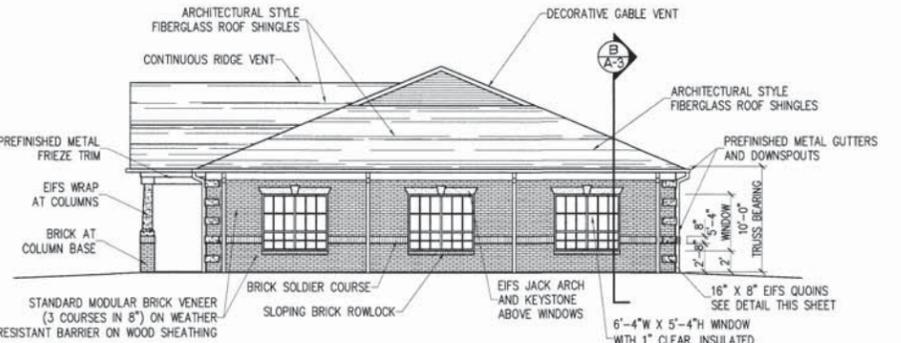
- GENERAL NOTES**
1. ALL MATERIALS AND FINISHES TO MATCH EXISTING ADJACENT BUILDING AS CLOSELY AS POSSIBLE.
 1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
 2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.
 3. REFER TO SHOP DRAWINGS BY WOOD TRUSS MANUFACTURER'S ENGINEER.
 4. REFER TO STRUCTURAL ENGINEERING DRAWINGS.
 5. INSTALL EXPANSION JOINTS IN BRICK VENEER AS SHOWN FLOOR PLAN. EXPANSION JOINTS TO START AT TOP OF CONCRETE FOOTING AND EXTEND TO TOP OF BRICK WALL. CAULK COLOR TO MATCH MORTAR COLOR.

- CAULKING/SEALANTS REQUIREMENTS**
1. WORK INCLUDES FURNISHING AND INSTALLING SEALANTS AND BACKING MATERIALS AROUND DOORS AND WINDOWS, UTILITY SERVICE PENETRATIONS THRU WALLS AND ROOF, AT FLOOR UNDER FRAMES, BETWEEN EXTERIOR WALLS AND ROOF, AND BETWEEN EXTERIOR WALLS AND FOUNDATION.
 2. CLEAN AND PREPARE SURFACES TO RECEIVE SEALANT MATERIALS.
 3. PROVIDE SEALANTS TO COMPLY WITH THE 2012 NORTH CAROLINA ENERGY CONVERSION CODE FOR COMMERCIAL BUILDINGS. THIS INVOLVES SEALING OF THE BUILDING ENVELOPE BOTH ON THE EXTERIOR AND INTERIOR.
 4. CLEAN AND PREPARE JOINTS BY REMOVING ANY LOOSE MATERIALS AND OTHER FOREIGN MATTER WHICH MIGHT IMPAIR ADHESION OF SEALANTS.
 5. ASSURE THAT JOINT FORMING MATERIALS ARE COMPATIBLE WITH SEALANT.
 6. APPLY SEALANT WITHIN MANUFACTURERS RECOMMENDED TEMPERATURE RANGES.
 7. IF JOINT DEPTH EXCEEDS 1/2", INSTALL BACK UP ROD OR OTHER APPROVED BACK-UP MATERIAL TO A DISTANCE OF NOT LESS THAN 1/2" FROM THE SURFACE OF THE JOINT.

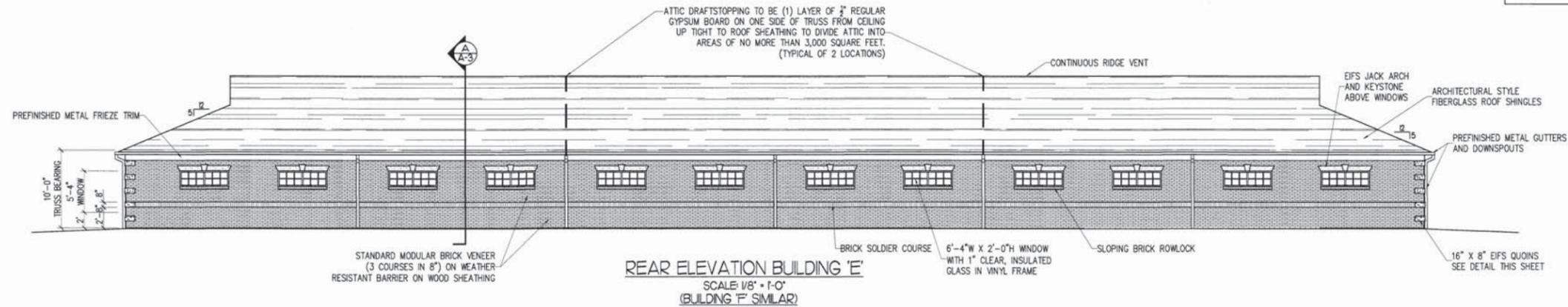
LINTEL SCHEDULE
DOORS AND WINDOWS AT FRONT ELEVATION: 3/4x3/4x1/8 ANGLE
WINDOW AT SIDE AND REAR: 4X3 1/2x1/8 LLV ANGLE



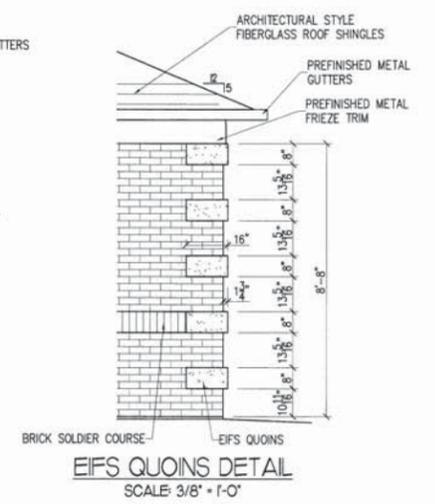
LEFT SIDE ELEVATION BUILDING 'E'
SCALE 1/8" = 1'-0"
(BUILDING 'F' SIMILAR)



RIGHT SIDE ELEVATION BUILDING 'E'
SCALE 1/8" = 1'-0"
(BUILDING 'F' SIMILAR)



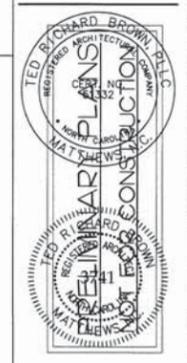
REAR ELEVATION BUILDING 'E'
SCALE 1/8" = 1'-0"
(BUILDING 'F' SIMILAR)



EIFS QUIONS DETAIL
SCALE 3/8" = 1'-0"

NOTE:
PROPOSED BUILDING 'E' SHOWN ABOVE WILL BE IDENTICAL TO BUILDING 'C' WHICH IS UNDER CONSTRUCTION

PROPOSED BUILDING 'F' WILL BE VERY SIMILAR. IT WILL BE A SMALLER VERSION OF BUILDING 'C' AND 'E' CONSTRUCTED OF THE SAME BUILDING MATERIALS WITH THREE IDENTICAL GABLED PORCHES IN THE FRONT.



Bids Due	
Set No	
Revisions	
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	9/8/2015
Job No	13914

SUPERCEDED

NOTE:
THE EXISTING PARKING LOT, SIDEWALKS, STREET TREES, PARKING LOT TREES, REQUIRED 30' BUFFER AT REAR, AND ALL EXISTING LANDSCAPING ARE TO REMAIN AND WILL NOT BE DISTURBED DURING THE CONSTRUCTION OF THE PROPOSED NEW BUILDINGS.

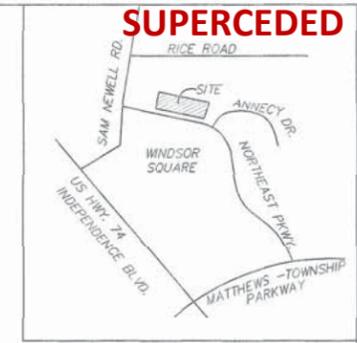
PARKING SUMMARY (PHASE II):
OFFICE AREA:
1 SPACE PER 300 SF REQUIRED

FOUR OFFICE BUILDINGS
EXIST. BUILDING 'A' = 5,937 SF
EXIST. BUILDING 'B' = 5,937 SF
APPROVED BUILDING 'C' = 7,560 SF
APPROVED BUILDING 'D' = 8,000 SF
PROPOSED BUILDING 'E' = 7,560 SF
PROPOSED BUILDING 'F' = 6,250 SF

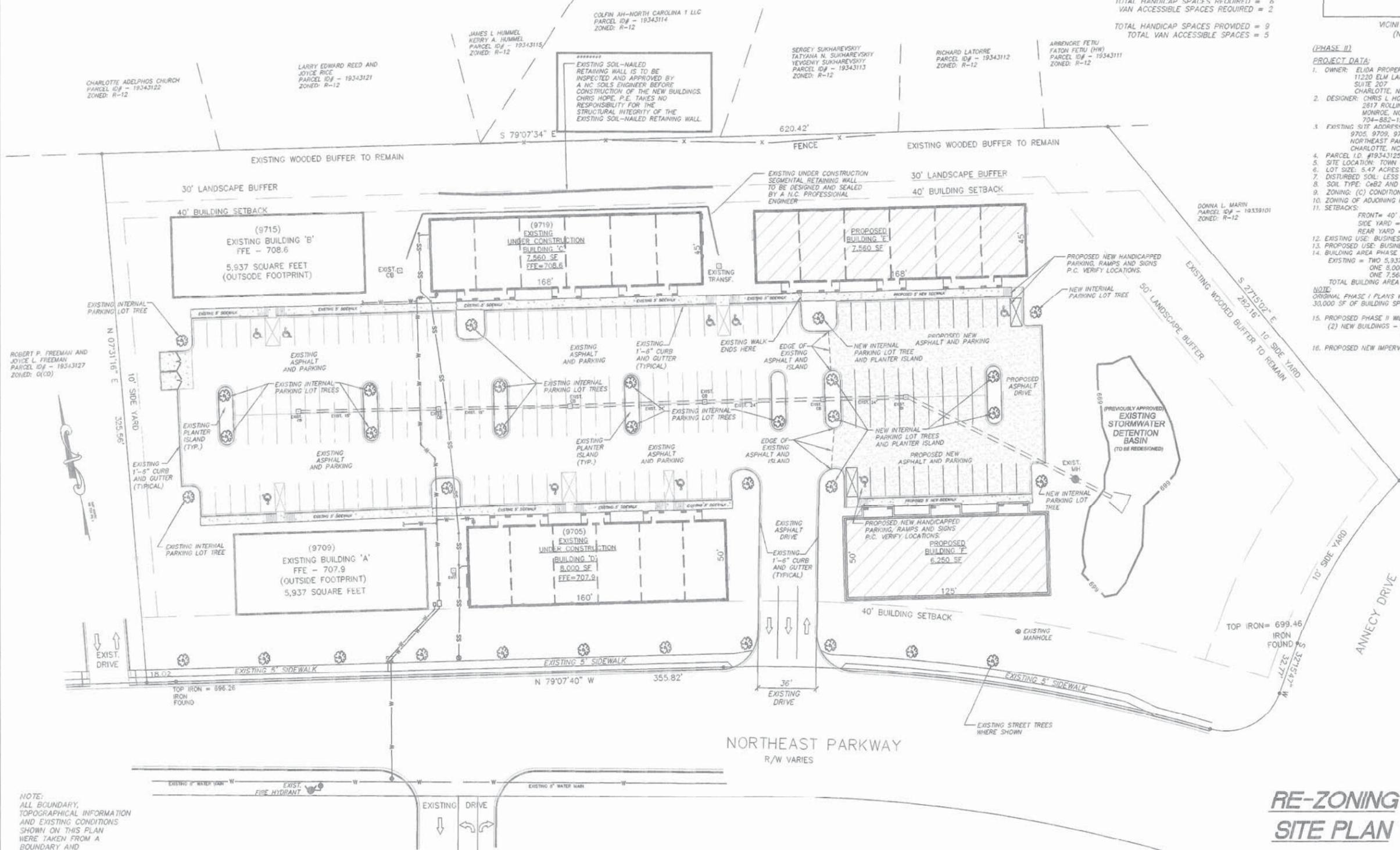
TOTAL OFFICE SPACE = 41,234 SF
1 SPACE PER 300 SF REQUIRED

41,234 / 300 = 138 TOTAL SPACES REQUIRED
138 SPACES EXISTING
182 SPACES PROPOSED
TOTAL HANDICAP SPACES REQUIRED = 6
VAN ACCESSIBLE SPACES REQUIRED = 2

TOTAL HANDICAP SPACES PROVIDED = 9
TOTAL VAN ACCESSIBLE SPACES = 5



- (PHASE II) PROJECT DATA:**
- OWNER: ELIDA PROPERTIES, LLC
11220 ELM LANE
SUITE 207
CHARLOTTE, N.C. 28277
 - DESIGNER: CHRIS L. HOPE, P.E.
2617 ROLLING HILLS DRIVE
MONROE, NORTH CAROLINA 28110
704-882-1500
 - EXISTING SITE ADDRESS:
9705, 9709, 9715 AND 9719
NORTHEAST PARKWAY
CHARLOTTE, NC
 - PARCEL I.D. #19343125
 - SITE LOCATION: TOWN OF MATTHEWS
 - LOT SIZE: 5.47 ACRES
 - DISTURBED SOIL: LESS THAN ONE ACRE
 - SOIL TYPE: CAB2 AND ENB
 - ZONING: (C) CONDITIONAL (SEE NOTE BELOW)
 - ZONING OF ADJOINING PARCELS: R-12 AND O(CO)
 - SETBACKS:
FRONT = 40' BUILDING SETBACK
SIDE YARD = 10'
REAR YARD = 40'
 - EXISTING USE: BUSINESS OFFICE CONDOS
 - PROPOSED USE: BUSINESS OFFICE CONDOS
 - BUILDING AREA PHASE I:
EXISTING = TWO 5,937 SF BUILDINGS (11,874 SF)
ONE 8,000 SF BUILDING AND
ONE 7,560 SF BUILDING
TOTAL BUILDING AREA EXISTING = 27,434 SF
 - NOTE:
ORIGINAL PHASE I PLANS WERE APPROVED FOR 30,000 SF OF BUILDING SPACE
 - PROPOSED PHASE II WILL INCLUDE:
(2) NEW BUILDINGS - (1) 7,560 SF
(1) 6,250 SF
 - PROPOSED NEW IMPERVIOUS FOR PHASE II = 16,760 SF



PROPOSED RE-ZONING SITE PLAN FOR:
Windsor Professional Center
9705, 9709, 9715, AND 9719 NORTHEAST PARKWAY
MATTHEWS, NORTH CAROLINA 28105



Rev.	
Scale	NOTED
Drawn By	CLH
Checked By	CLH
Date	6/22/15
Job No.	13914

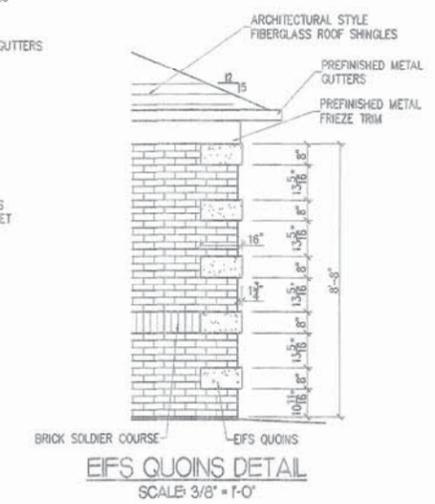
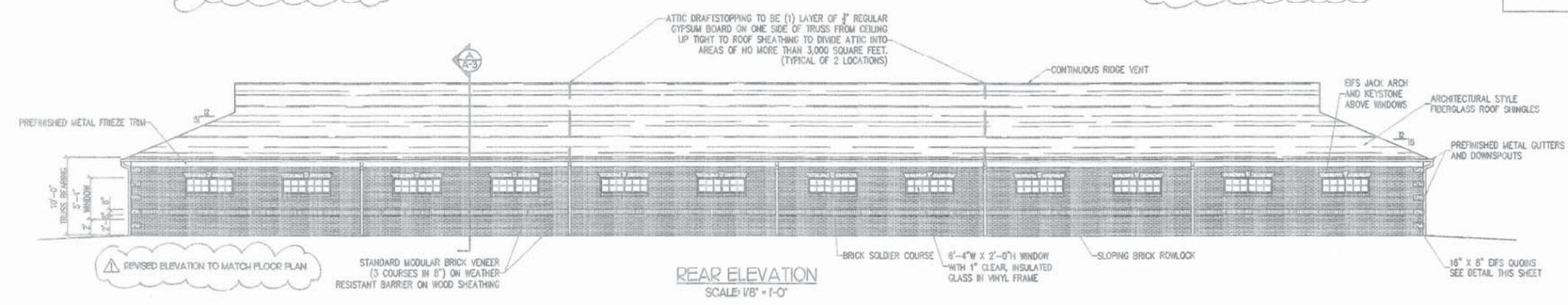
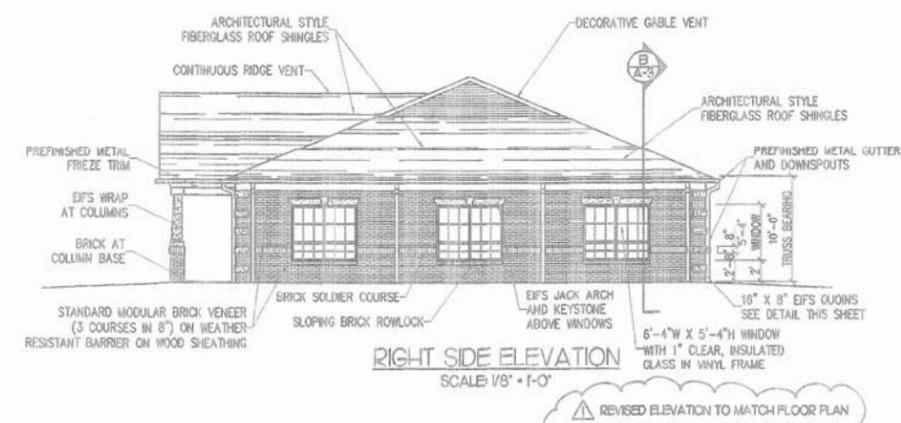
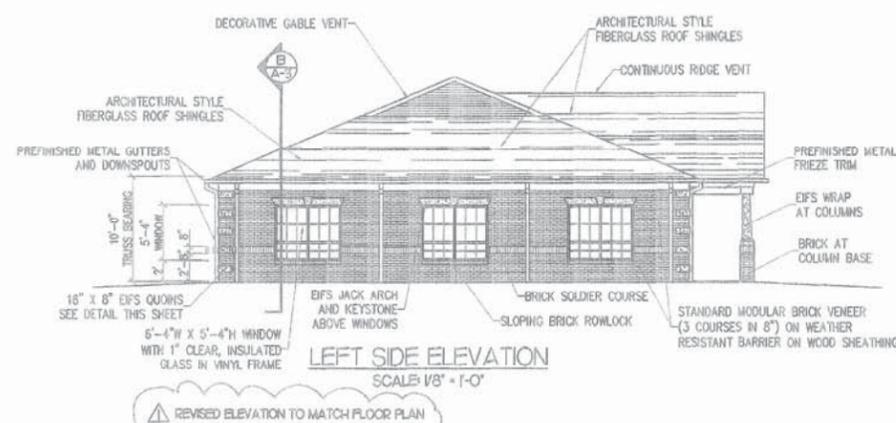
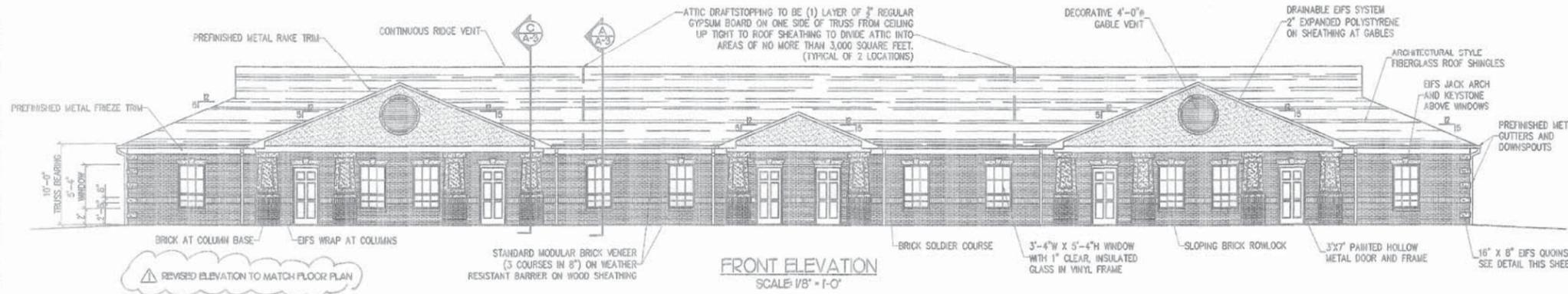


NOTE:
ALL BOUNDARY, TOPOGRAPHICAL INFORMATION AND EXISTING CONDITIONS SHOWN ON THIS PLAN WERE TAKEN FROM A BOUNDARY AND TOPOGRAPHICAL SURVEY PROVIDED BY:
JAMES D. MCAULEY
1604 HOUGH ROAD
MT. CROGHAN, SC 29727
PH: 704-308-3299

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

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Telephone: (704) 330-1111

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500



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LINTEL SCHEDULE

DOORS AND WINDOWS AT FRONT ELEVATION: 3 1/2 X 3 1/2 X 8 ANGLE

WINDOW AT SIDE AND REAR: 4 X 3 1/2 X 8 LLV ANGLE

PROPOSED SHELL OFFICE BUILDING FOR:
Windsor Professional Center
Building C
 979 NORTHEAST PARKWAY
 MATTHEWS, NORTH CAROLINA 28105



Drawn By	CTC
Checked By	TRB
Date	9/18/2014
Job No.	13914