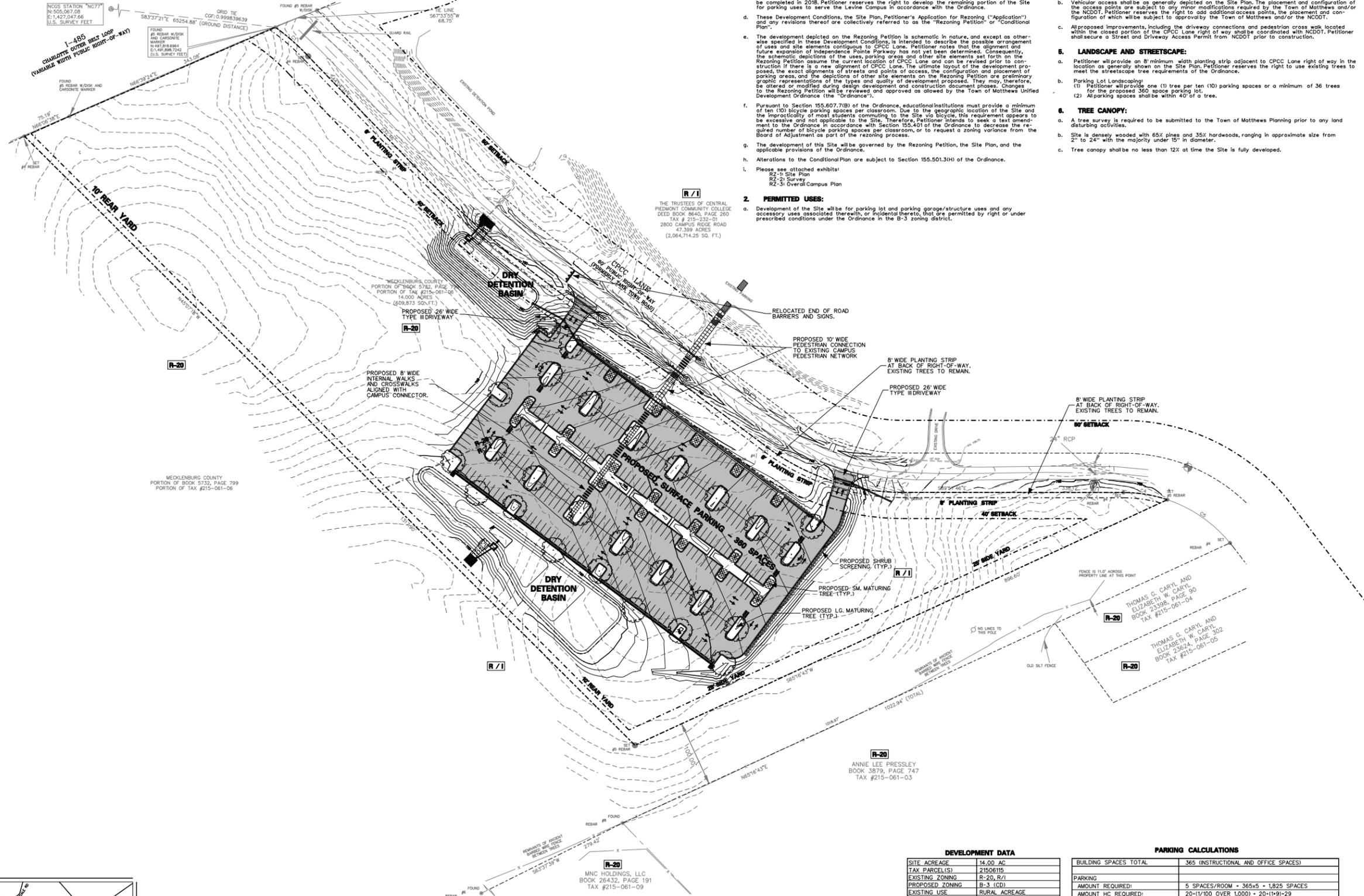


CURRENT 2016-642
3-3-2016



- 1. GENERAL PROVISIONS:**
- These Development Conditions form a part of the rezoning petition filed by Central Piedmont Community College ("Petitioner" or "Owner") to accommodate the future development of an approximately 14.0 acre site located at 1800 CPCC Lane, Matthews, North Carolina, having Tax Parcel ID # 215-061-15, and which is more particularly depicted on the enclosed Site Plan (the "Site").
 - Petitioner desires to rezone the Site from R-20 and R-1 to B-3 (CD) so that it will be compatible with its existing Levine Campus to allow for seamless expansion of the Existing Campus and harmonious development of the Site.
 - Proposed plans currently call for the construction of a new 90,000 square foot building on the Existing Campus (Tax Parcel # 215-232-01) to include facilities, classrooms and offices. Proposed development of the Site calls for the construction of a new 360-space parking lot to accommodate the expansion of the Levine Campus. The Levine Campus expansion is expected to be completed in 2018. Petitioner reserves the right to develop the remaining portion of the Site for parking uses to serve the Levine Campus in accordance with the Ordinance.
 - These Development Conditions, the Site Plan, Petitioner's Application for Rezoning ("Application") and any revisions thereof are collectively referred to as the "Rezoning Petition" or "Conditional Plan".
 - The development depicted in the Rezoning Petition is schematic in nature, and except as otherwise specified in these Development Conditions, is intended to describe the possible arrangement of uses and site elements contiguous to CPCC Lane. Petitioner notes that the alignment and future expansion of Independence Pointe Parkway has not yet been determined. Consequently, the schematic depictions of the uses, parking areas and other site elements set forth on the Rezoning Petition assume the current location of CPCC Lane and can be revised prior to construction if there is a new alignment of CPCC Lane. The ultimate layout of the development proposed, the exact alignments of streets and points of access, the configuration and placement of parking areas, and the depictions of other site elements of the Rezoning Petition are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases. Changes to the Rezoning Petition will be reviewed and approved or disapproved by the Town of Matthews Unified Development Ordinance (the "Ordinance").
 - Pursuant to Section 155.607.7(B) of the Ordinance, educational institutions must provide a minimum of ten (10) bicycle parking spaces per classroom. Due to the geographic location of the Site and the impracticality of most students commuting to the Site via bicycle, this requirement appears to be excessive and not applicable to the Site. Therefore, Petitioner intends to seek a text amendment to the Ordinance in accordance with Section 155.401 of the Ordinance to decrease the required number of bicycle parking spaces per classroom, or to request a zoning variance from the Board of Adjustment as part of the rezoning process.
 - The development of this Site will be governed by the Rezoning Petition, the Site Plan, and the applicable provisions of the Ordinance.
 - Alterations to the Conditional Plan are subject to Section 155.501.3(h) of the Ordinance.
 - Please see attached exhibits:
 - RZ-1b Site Plan
 - RZ-1c Survey
 - RZ-3i Overall Campus Plan

- 2. PERMITTED USES:**
- Development of the Site will be for parking lot and parking garage/structure uses and any accessory uses associated therewith, or incidental thereto, that are permitted by right or under prescribed conditions under the Ordinance in the B-3 zoning district.

- 3. LIGHTING:**
- Any lighting installed on the Site shall comply with the requirements of the Ordinance. A lighting plan will be submitted prior to construction.
- 4. TRANSPORTATION:**
- In connection with rezoning the Site, Petitioner has obtained a Traffic Impact Analysis ("TIA") prepared by Design Resource Group and having Project No. 306-003 (C2165), which TIA identified the intersection of Mokee Road and Matthews-Indian Trail Road as a potential traffic issue resulting from the expansion of the Levine Campus. To remedy this potential adverse effect on traffic, Petitioner and NCDOT (STIP Project No. R-3329/R-2559) have agreed to share the cost of constructing a full westbound left turn lane on future Mokee Road Extension between the deceleration driveway and Matthews-Indian Trail Road.
 - Vehicular access shall be as generally depicted on the Site Plan. The placement and configuration of the access points are subject to any minor modification required by the Town of Matthews and/or the NCDOT. Petitioner reserves the right to add additional access points, the placement and configuration of which will be subject to approval by the Town of Matthews and/or the NCDOT.
 - All proposed improvements, including the driveway connections and pedestrian cross walk located within the closed portion of the CPCC Lane right of way shall be coordinated with NCDOT. Petitioner shall secure a Street and Driveway Access Permit from NCDOT prior to construction.
- 5. LANDSCAPE AND STREETSCAPE:**
- Petitioner will provide an 8' minimum width planting strip adjacent to CPCC Lane right of way in the location as generally shown on the Site Plan. Petitioner reserves the right to use existing trees to meet the streetscape tree requirements of the Ordinance.
 - Parking Lot Landscaping:
 - Petitioner will provide one (1) tree per ten (10) parking spaces or a minimum of 36 trees for the proposed 360 space parking lot.
 - All parking spaces shall be within 40' of a tree.
- 6. TREE CANOPY:**
- A tree survey is required to be submitted to the Town of Matthews Planning prior to any land disturbing activities.
 - Site is densely wooded with 65% pines and 35% hardwoods, ranging in approximate size from 2" to 24" with the majority under 15" in diameter.
 - Tree canopy shall be no less than 12% at time the Site is fully developed.

R / I
THE TRUSTEES OF CENTRAL
PIEDMONT COMMUNITY COLLEGE
DEED BOOK 8640, PAGE 260
TAX # 215-232-01
2800 CAMPUS RIDGE ROAD
47.399 ACRES
(2,064,714.25 SQ. FT.)

R-20
THOMAS G. CARYL AND
ELIZABETH W. CARYL
BOOK 2366, PAGE 90
TAX # 215-061-04

R-20
THOMAS G. CARYL AND
ELIZABETH W. CARYL
BOOK 2364, PAGE 302
TAX # 215-061-05

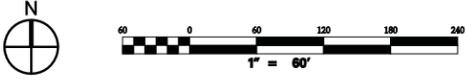
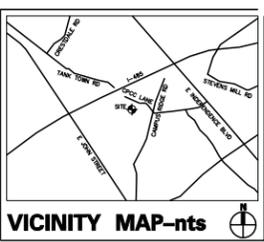
R-20
MNC HOLDINGS, LLC
BOOK 28432, PAGE 191
TAX # 215-061-09

DEVELOPMENT DATA

| | |
|------------------|---|
| SITE ACREAGE | 14.00 AC |
| TAX PARCEL(S) | 2150615 |
| EXISTING ZONING | R-20, R/I |
| PROPOSED ZONING | B-3 (CD) |
| EXISTING USE | RURAL ACREAGE |
| PROPOSED USE | COLLEGE/PARKING |
| BLDG. HEIGHT | 35' MIN. / 50' MAX. |
| PROPOSED PARKING | 5 SPACES/INSTRUCTIONAL ROOM OR OFFICE SPACE |

PARKING CALCULATIONS

| | |
|--------------------------|---------------------------------------|
| BUILDING SPACES TOTAL | 365 (INSTRUCTIONAL AND OFFICE SPACES) |
| PARKING | |
| AMOUNT REQUIRED: | 5 SPACES/ROOM = 365x5 = 1,825 SPACES |
| AMOUNT HC REQUIRED: | 20-(1/100 OVER 1,000) = 20-(1+9)-29 |
| TOTAL PROVIDED: | 1,858 SPACES |
| EX. STANDARD SPACES | 1457 SPACES |
| EX. HANDICAP SPACES | 41 SPACES (11 VAN + 30 STD.) |
| NEW STANDARD SPACES | 360 SPACES |
| NEW HANDICAP SPACES | 0 SPACES |
| BIKE PARKING | 10 SPACES / CLASSROOM |
| AMOUNT REQUIRED: | 29 NEW INSTRUCTIONAL ROOMS + 10 = 290 |
| AMOUNT COVERED/REQUIRED: | 145 SPACES |



BSDE
BULLA SMITH
DESIGN ENGINEERING
NC Certificate of Licensure C-1863
1347 Harding Place Suite 201
Charlotte, NC 28204
704.333.3122 704.333.8252
Civil Engineer

Project Team:

Professional Seal:

**EXHIBIT FOR
REZONING PURPOSES
NOT FOR
CONSTRUCTION**

Submission Date:
December 17, 2015

Revision Dates:
Zoning Comments March 2, 2016

Owner/Developer:

CPCC

**CPCC Levine
Campus**
Matthews, NC

Project Title:

**Rezoning Petition
2016-642 For
Public Hearing**

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**SCHEMATIC SITE
PLAN**

RZ-1
Sheet 1 of 2

| SITE INFORMATION | |
|-------------------------|--|
| SITE ADDRESS | 1800 CPCC LANE MATTHEWS, NC 28105 |
| PROPERTY OWNER(S) | TRUSTEES OF CENTRAL PIEDMONT COMMUNITY COLLEGE |
| TAX PARCEL(S) | 21506115 |
| EXISTING ZONING | R-20, R/I |
| EXISTING USE | RURAL ACREAGE |
| TOTAL PROJECT SITE (AC) | 14.00 |

BS&E
BULLA SMITH
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1347 Harding Place Suite 201
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704.333.3122 704.333.8252
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RZ-2

Sheet 2 of 2

THE SURVEY
COMPANY, INC.
4105-S STUART ANDREW BLVD
CHARLOTTE, NC 28217
(704) 361-9970 (704) 361-9972 FAX
WWW.SURVEYCO.COM
REGISTRATION NUMBER C-1718

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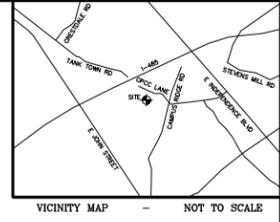
TOPOGRAPHIC SURVEY OF:
1800 CPCC LANE
TAX #215-081-06
TOWN OF MATTHEWS
MECKLENBURG COUNTY - NORTH CAROLINA

PROPERTY OWNER:
MECKLENBURG COUNTY
600 EAST 4TH STREET
CHARLOTTE, NC 28202

PREPARED FOR:
CPCC DESIGN AND
CONSTRUCTION DIVISION
1325 E. SEVENTH STREET
CHARLOTTE, NC 28205
PHONE: 704.330.8186
CONTACT: RON REAGAN

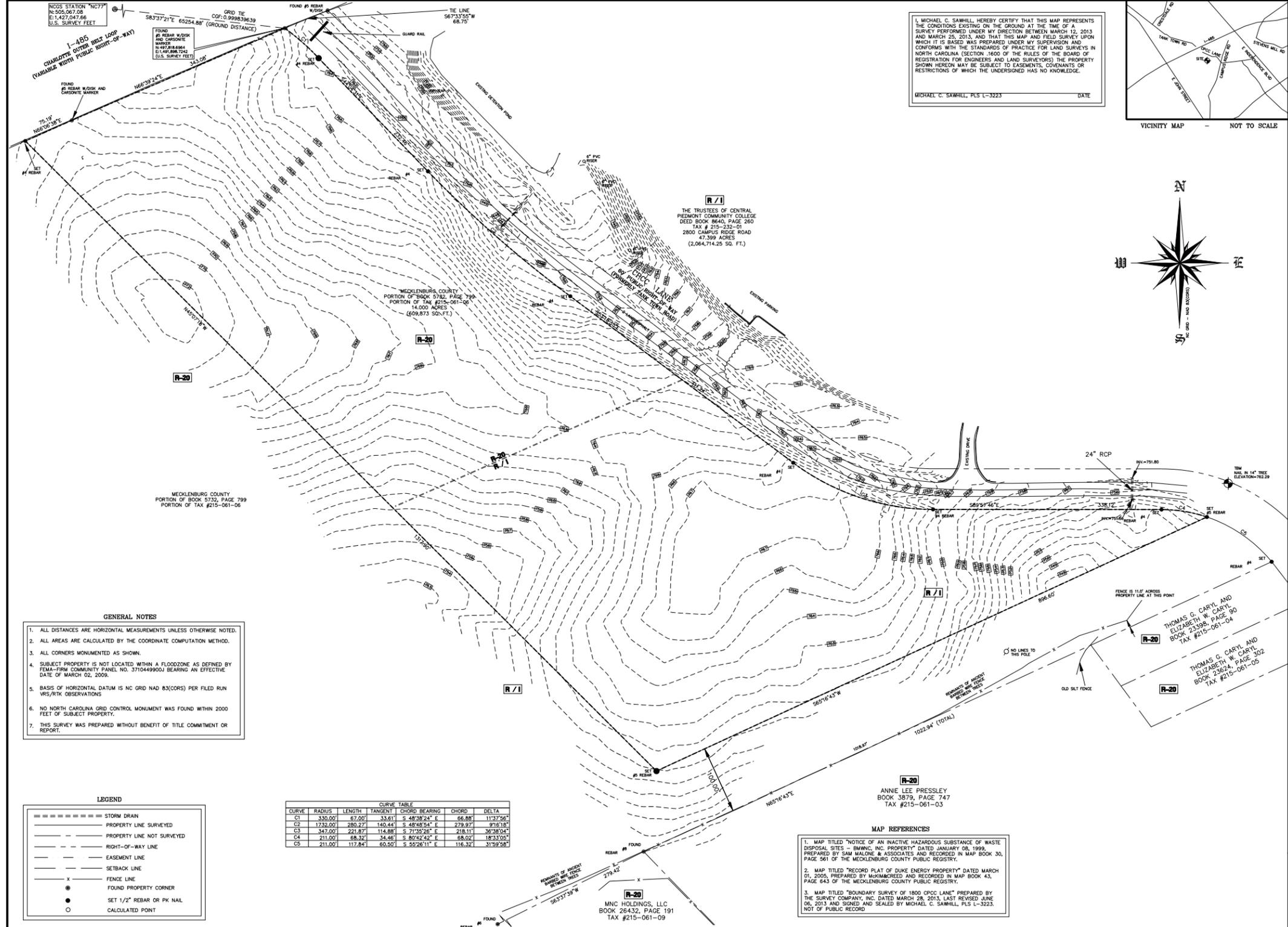
PROJECT NUMBER: CPC 37
SURVEYED BY: RRD/CCG
DRAWN BY: TRB
CHECKED BY: MCR
ISSUE DATE: 01/17/2016
REVISIONS:

CAD FILE: CPC37_TOPO.DWG

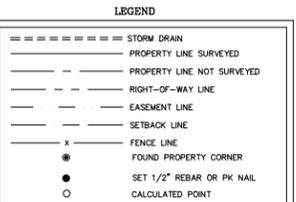


I, MICHAEL C. SAWHILL, HEREBY CERTIFY THAT THIS MAP REPRESENTS
THE CONDITIONS EXISTING ON THE GROUND AT THE TIME OF A
SURVEY PERFORMED UNDER MY DIRECTION BETWEEN MARCH 12, 2015
AND MARCH 25, 2015, AND THAT THIS MAP AND FIELD SURVEY UPON
WHICH IT IS BASED WAS PREPARED UNDER MY SUPERVISION AND
CONFORMS WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYS IN
NORTH CAROLINA (SECTION 1600 OF THE RULES OF THE BOARD OF
REGISTRATION FOR ENGINEERS AND LAND SURVEYORS). THE PROPERTY
SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, COVENANTS OR
RESTRICTIONS OF WHICH THE UNDERSIGNED HAS NO KNOWLEDGE.
MICHAEL C. SAWHILL, PLS L-3223 DATE

MAP REFERENCES
1. MAP TITLED "NOTICE OF AN INACTIVE HAZARDOUS SUBSTANCE OF WASTE
DISPOSAL SITES - BWINC, INC. PROPERTY" DATED JANUARY 08, 1999,
PREPARED BY SAM MALDINE & ASSOCIATES AND RECORDED IN MAP BOOK 30,
PAGE 561 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY.
2. MAP TITLED "RECORD PLAT OF DUKE ENERGY PROPERTY" DATED MARCH
01, 2005, PREPARED BY MCKIMCREED AND RECORDED IN MAP BOOK 43,
PAGE 943 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY.
3. MAP TITLED "BOUNDARY SURVEY OF 1800 CPCC LANE" PREPARED BY
THE SURVEY COMPANY, INC. DATED MARCH 28, 2013, LAST REVISED JUNE
06, 2015 AND SIGNED AND SEALED BY MICHAEL C. SAWHILL, PLS L-3223,
NOT OF PUBLIC RECORD.



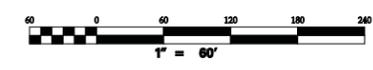
- GENERAL NOTES
- ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
 - ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
 - ALL CORNERS MONUMENTED AS SHOWN.
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOODZONE AS DEFINED BY FEMA-FIRM COMMUNITY PANEL NO. 3710449900J BEARING AN EFFECTIVE DATE OF MARCH 02, 2009.
 - BASIS OF HORIZONTAL DATUM IS NC GRID NAD 83(CORS) PER FILED RUN VRS/RTK OBSERVATIONS.
 - NO NORTH CAROLINA GRID CONTROL MONUMENT WAS FOUND WITHIN 2000 FEET OF SUBJECT PROPERTY.
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT OR REPORT.



| CURVE | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD | DELTA |
|-------|----------|---------|---------|---------------|---------|-----------|
| C1 | 330.00' | 67.00' | 33.61' | S 48°38'24" E | 66.88' | 11°37'56" |
| C2 | 1730.00' | 280.27' | 140.44' | S 49°48'54" E | 279.87' | °18'18" |
| C3 | 3470.00' | 221.87' | 114.88' | S 71°55'26" E | 218.11' | 36°38'04" |
| C4 | 211.00' | 68.32' | 34.46' | S 80°52'42" E | 68.02' | 18°33'05" |
| C5 | 211.00' | 117.84' | 60.50' | S 55°28'11" E | 116.32' | 31°59'58" |

02-MAR-2016 13:41

F:\2014\2014.07 CPCC Levine Ph \SCADD Files\New\RZ200.dwg



Project Team:

Professional Seal:
**EXHIBIT FOR
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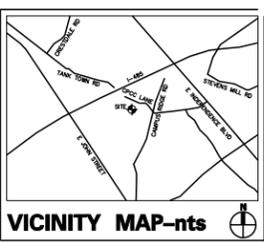
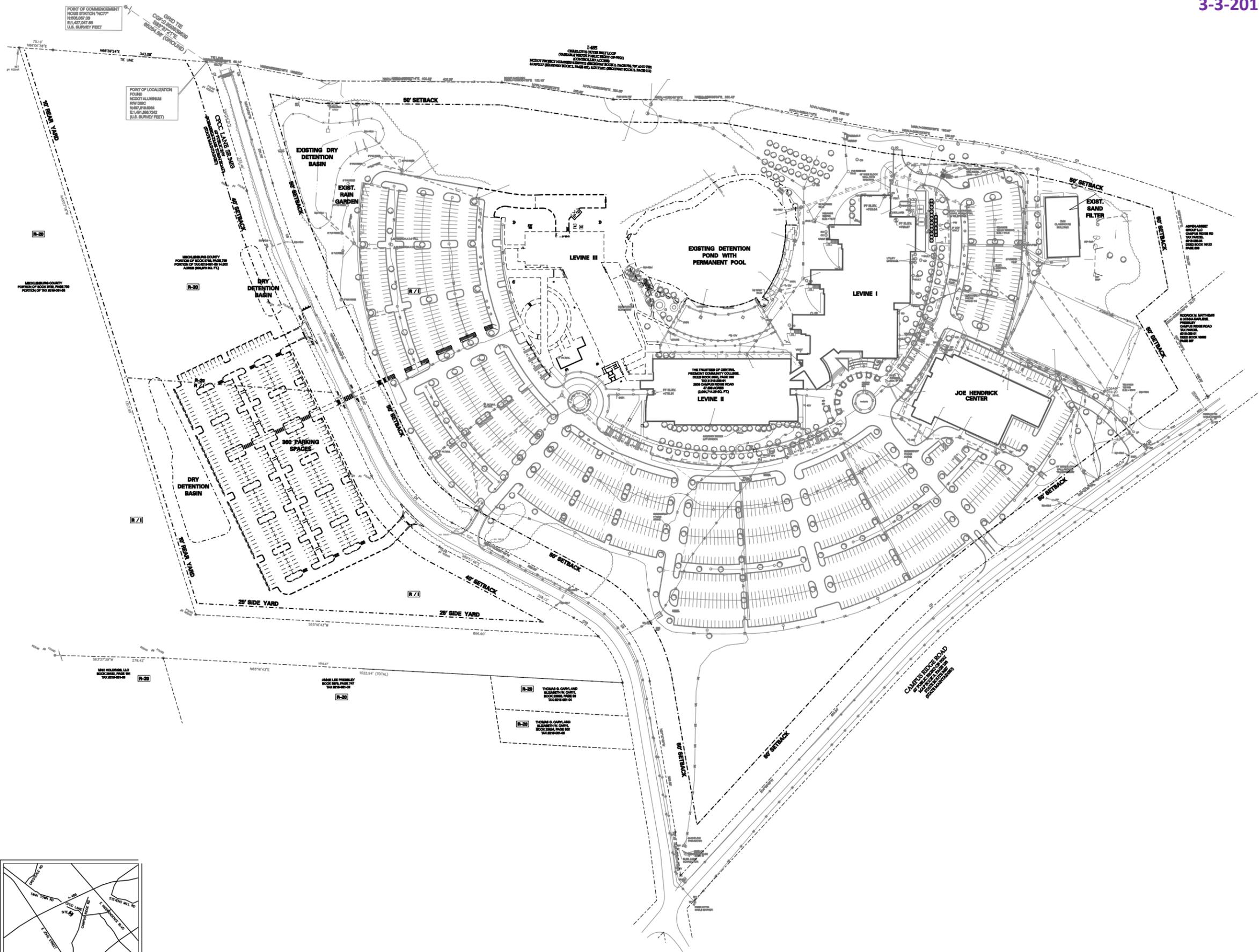
**CPCC Levine
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Matthews, NC

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OVERALL CAMPUS
PLAN

RZ-3



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