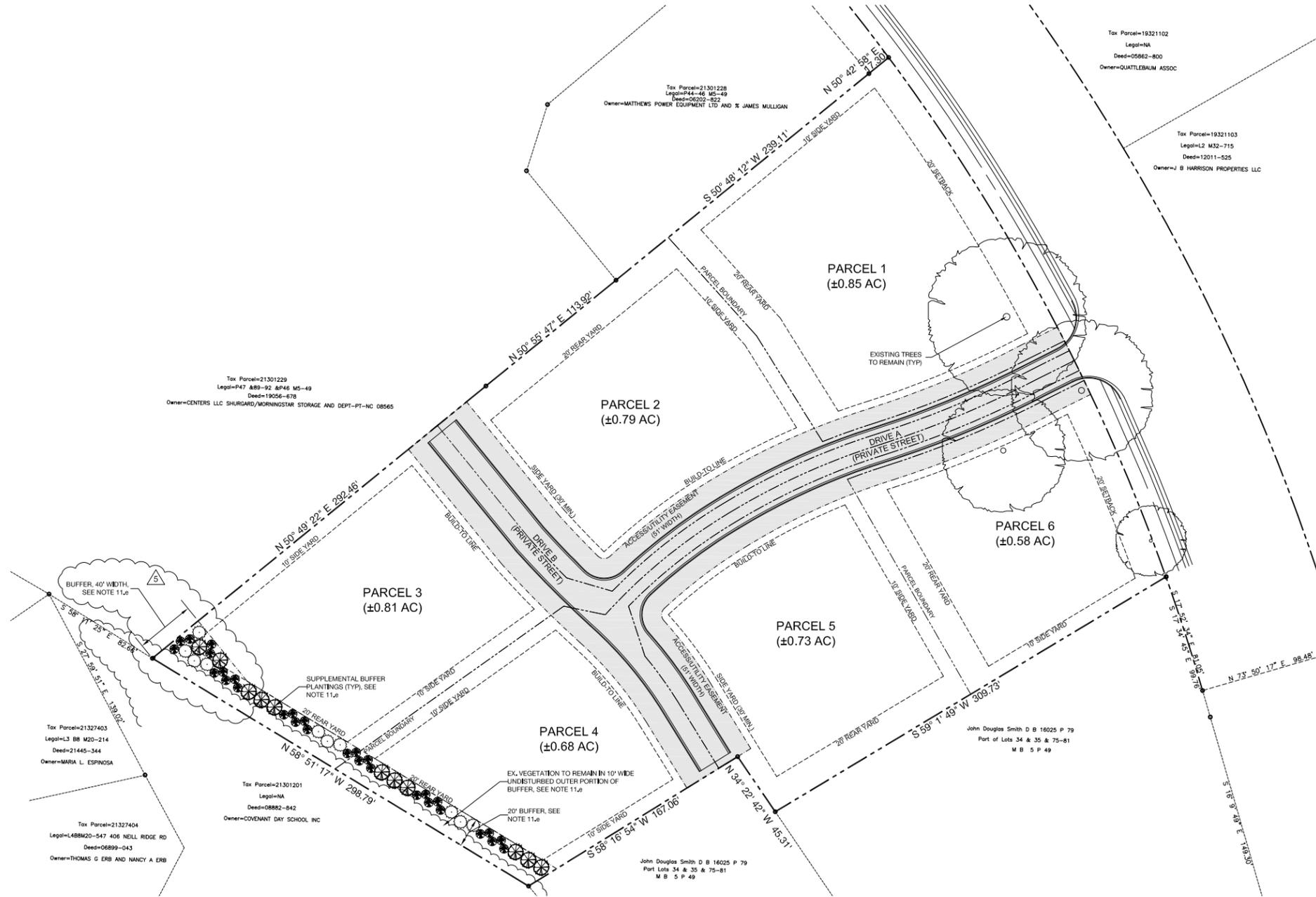


CURRENT 2010-561
2/4/2011

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	213-012-22; 213-012-23; 213-012-24; 213-012-25; 213-012-26
EXISTING ZONING:	R-20
PROPOSED ZONING:	I-1 (CD)
TOTAL SITE AREA:	4.45 AC
PROPOSED USES:	As Allowed in I-1 District Except as Noted In Development Standards
BUILDING AREA:	65,000 SF Maximum (Aggregate Total for All Parcels In Development)
PARKING:	As Required in Ordinance Per Use

LEGEND	
	PROPERTY LINE
	RIGHT OF WAY
	SETBACK / BUILD-TO LINE / YARDS
	INTERNAL PARCEL BOUNDARY
	PROPOSED ACCESS/UTILITY EASEMENT



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Development, LLC

Daniel Schwarz
101 E. Matthews Street, Suite 200
Matthews, NC 28105

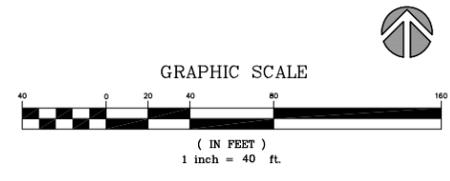
Matthews Commerce Center

**Rezoning Plan
Rezoning Petition #2010-561**
Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	10/29/10	CC	Per Town of Matthews comments
2	12/3/10	CC	Per Town of Matthews comments
3	12/23/10	CC	Per Town of Matthews comments
4	01/07/11	CC	Per Planning Board comments
5	02/04/11	CC	Per Town Board Additional Comments

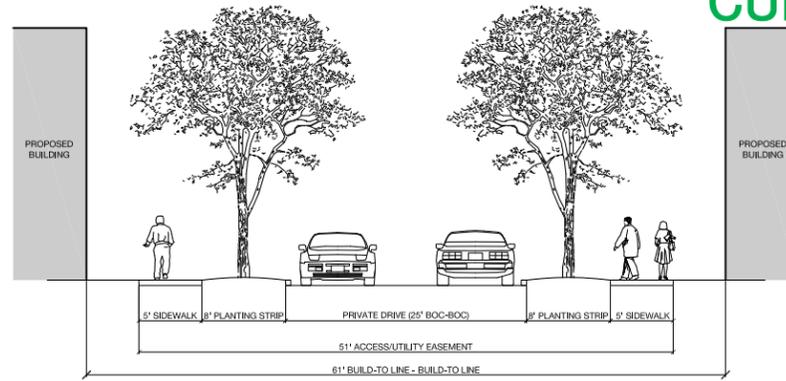
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Date: September 3, 2010
Designed by: cc
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Sheet No:

RZ-2

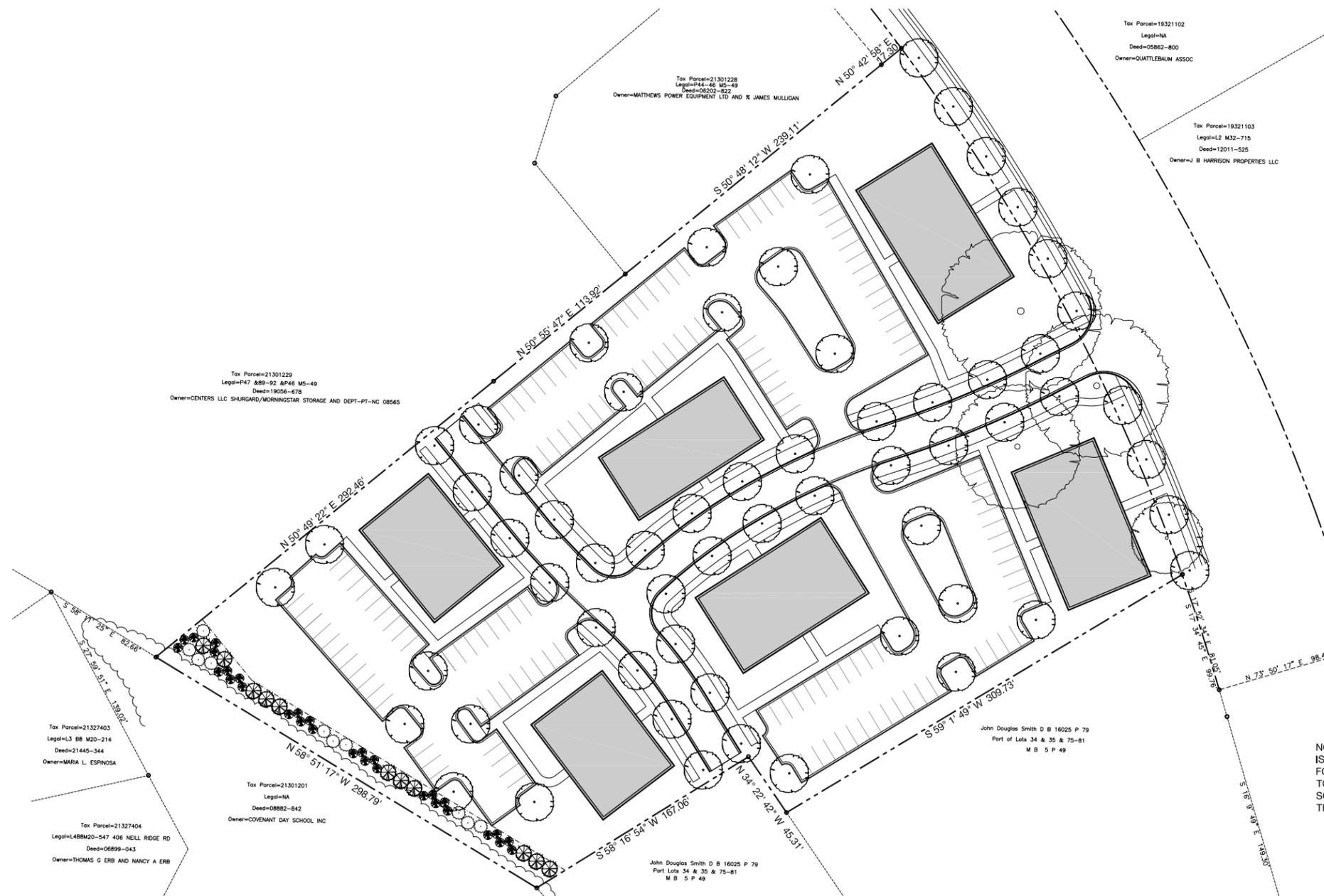


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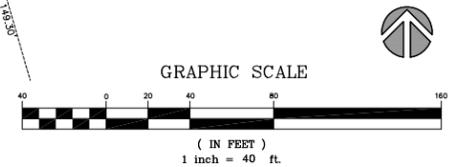
2010-561
2/4/2011



PRIVATE STREET SECTION



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ILLUSTRATIVE SITE PLAN A
SIX PARCEL LAYOUT



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Matthews Commerce Center

Illustrative Site Plan A
Rezoning Petition #2010-561
Matthews, North Carolina

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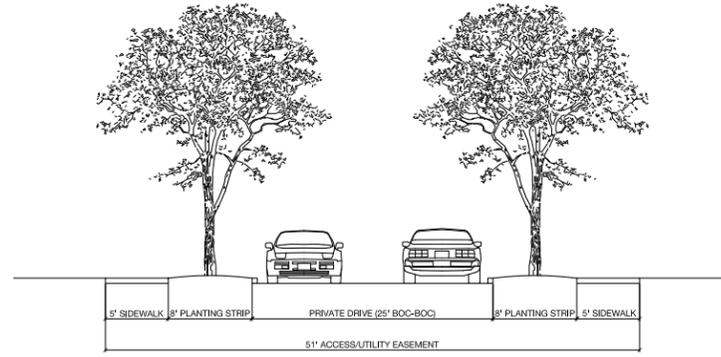
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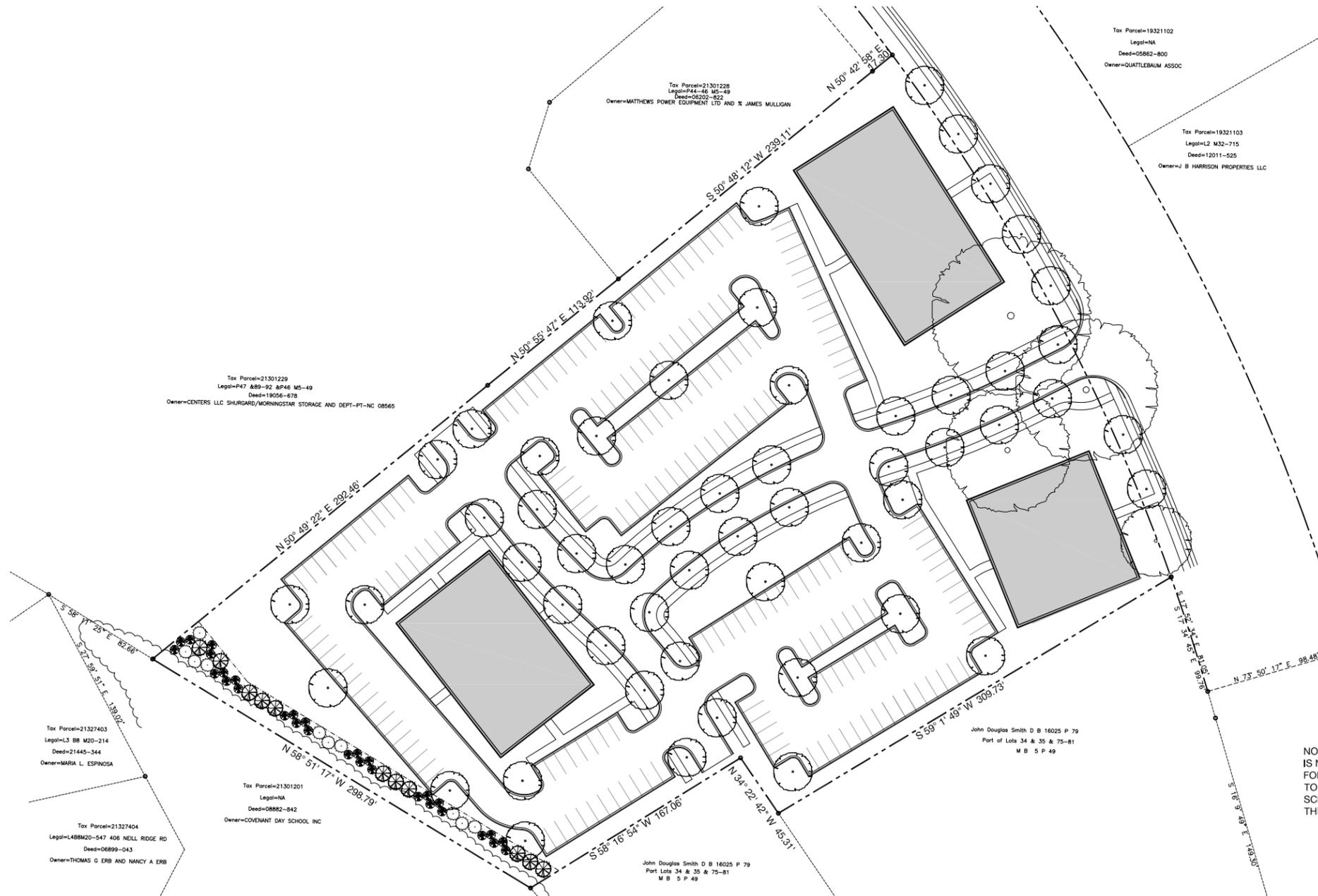
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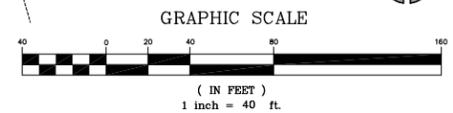
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ILLUSTRATIVE SITE PLAN B
THREE PARCEL LAYOUT

Blackstone
Development, LLC

Daniel Schwarz
101 E. Matthews Street, Suite 200
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Matthews Commerce Center

Illustrative Site Plan B
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Matthews, North Carolina

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Project No: 10-013
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RZ-4

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

- a. Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the Town of Matthews Zoning Ordinance (the "Ordinance") for the I-1 zoning district classification shall be followed in connection with development taking place on the Site.
- b. The Petitioner reserves the right to subdivide the property into individual parcels for sale or lease.
- c. The exact configuration and sizes of the internal parcels are schematic in nature and may be altered or modified during design development, subdivision, and construction document phases.
- d. The Petitioner reserves the right to subdivide the Site to allow for a maximum of six internal parcels as shown on the Rezoning Plan or a minimum of three internal parcels. If the Petitioner elects to subdivide the Site into a three parcels, it may be configured in the following manner: Parcel 1 and Parcel 2 may be combined into a single parcel; Parcel 3 and Parcel 4 may be combined into a single parcel; Parcel 5 and Parcel 6 may be combined into a single parcel; or any combination thereof.
- e. The Petitioner reserves the right to combine the existing Site parcels into a single parcel. This option will be allowed only if the resulting parcel is permitted for a single use.
- f. Any or all portions of the development permitted may be constructed in separate phases or in a single phase at the discretion of the Petitioner. Separate parcels may be developed in any order at the discretion of the Petitioner and may be developed independently of other parcels.
- g. The Petitioner will require site plan and building elevation approval by the Town Board of Commissioners for each individual parcel prior to the development of each lot. However, this approval will not be required for the subdivision permitting process.

2. PERMITTED USES

- a. The Site may be developed with uses allowed in the I-1 district by right or as prescribed conditions including the following:
 - (5) Fraternal Organization
 - (7) Parks and playgrounds
 - (13) Automobile and truck rentals, excluding trucks exceeding Class 3 (14,000 lb. maximum limits and box-type trucks
 - (18) Banks
 - (19) Beauty shops and barber shops
 - (20) Blueprinting, photocopying, and photostating
 - (21) Boats, retail sales
 - (22) Buildings for the display of sample merchandise
 - (24) Cafeterias
 - (25) Civic organizations
 - (26) Clinics, medical, dental, and doctor offices
 - (27) Commercial schools and schools providing adult training in any of the arts, sciences, trades, and professions
 - (28) Contractors' offices, excluding accessory storage
 - (29) Exterminators
 - (31) Feed, retail sales
 - (32) Fences and fence material, retail sales
 - (33) Fertilizer, packaged retail sales
 - (34) Florist shops
 - (36) Funeral homes
 - (37) Government office buildings and public utility office buildings such as telephone exchanges and similar uses
 - (38) Laboratories for research and testing of products
 - (39) Laboratory, dental, medical, and optical
 - (40) Laundries and dry cleaning establishments not to exceed 4,500 square feet of gross floor area
 - (42) Locksmiths and gunsmiths
 - (43) Mail order houses
 - (49) Offices
 - (50) Optician
 - (52) Second hand goods, retail sales
 - (53) Post offices
 - (55) Printing and photo processing
 - (56) Repair and service of any article, the sale of which is permitted in the district, except as otherwise indicated in the list
 - (57) Restaurants, lounges, and nightclubs without drive-through services
 - (59) Retail sales, businesses and professional, financial, personal, and recreation services
 - (60) Sign manufacturing
 - (62) Social and social service organizations
 - (63) Studios for artists, photographers, designers, musicians, sculptors, and gymnasts
 - (72) Assembly of previously prepared parts into a finished product, except as otherwise restricted on this list
 - (73) Bakeries and baking plants, including manufacturing, wholesale and retail
 - (75) Book binding
 - (77) Building materials storage and wholesale and retail sales, including lumber, brick, tile, stone, concrete, cement, and similar materials within enclosed buildings, tanks, and similar structures
 - (84) Crating services
 - (89) Engraving, including textile engraving
 - (93) Garment manufacturing, limited to cutting and assembly from previously manufactured textile material
 - (97) Ice manufacture, storage, and sales, involving greater than 150 square feet of gross floor area
 - (98) Laundries and dry cleaning plants
 - (99) Leather goods manufacture, excluding the tanning and curing of hides
 - (102)(b) Manufacture of candy and confectioneries
 - (102)(l) Manufacture of handicrafts, including carving, jewelry making, pottery making, weaving, and similar uses
 - (102)(o) Manufacture of jewelry and buttons
 - (110) Repair of any goods and equipment, the manufacture, assembly, or sales of which are permitted in that district
 - (118) Upholstering
 - (119) Warehousing
 - (120) Wholesales and storage
 - (121) Woodworking shops and cabinet making shops
 - (123) Radio and television stations and/or offices with no external tower antennas or satellites
 - (126) Temporary buildings and storage of materials in conjunction with construction of a building on a lot where construction is taking place or on adjacent lots, those temporary uses to be terminated upon completion of construction.
 - (128) Assembly of paper products, cardboard products, and building board.
 - (C)(2) Churches, synagogues, and related uses
 - (C)(3) Community recreation centers
 - (C)(5) Fire stations
 - (C)(7) Police stations
 - (C)(9) Veterinary hospitals

- b. Gas station convenience stores may not be developed on the Site.
- c. Automobile service stations providing minor adjustments, minor repairs, and lubrication to any type of motor vehicle may not be developed on the Site.
- d. Extended or overnight truck parking is not permitted on the Site.

3. SETBACKS, SIDE YARDS AND REAR YARDS

- a. Development of the Site shall comply with setback, rear yard, side yard, and build-to lines as established on the Rezoning Plan or with the same as established in the Ordinance for the I-1 zoning district. However, if the Petitioner elects to maintain single ownership of all parcels, the yards will apply only to the exterior property lines of the Site and not to the internal parcel boundary lines.
- b. No buildings, parking spaces, or maneuvering areas may be located within the setback along Monroe Road or between any build-to line and private street.

4. BUILDING HEIGHTS

- a. All buildings may be one story or two stories.
- b. Buildings will not exceed 35 feet in height except as provided for in Section 153.06(E)(2) of the Ordinance.

5. PARKING/INTERNAL VEHICULAR CIRCULATION

- a. Off-street parking will be provided at the ratio required by the Ordinance based on use and will be provided on-site for each parcel.
- b. The Petitioner will allow and encourage a shared/connected parking lot scenario with connectivity between parcels as shown on the Illustrative Site Plans. However, required parking spaces for each use shall be located on their respective parcel.
- c. Access into parcels will be provided from private streets Drive A and/or Drive B.
- d. The exact configuration and locations of the access points from the private streets into the internal parcels as shown on the Illustrative Site Plans are schematic in nature and may be altered or modified during design development and construction document phases.

6. ACCESS POINTS (DRIVEWAYS AND PRIVATE STREETS)

- a. The Petitioner will provide a single vehicular access point to the Site from Monroe Road as generally depicted on the Rezoning Plan.
- b. Drive A and Drive B will be designed, built, and maintained as Private Streets. The pavement section will be designed and constructed to the Town of Matthews public street standards.
- c. The Petitioner reserves the right to delay full construction of Drive B until such time that the adjoining parcels develop and connect to the Site with their drives. In the interim, a portion of Drive B will be constructed to provide a hammerhead-style turnaround for fire and other access.
- d. The Petitioner will provide and record a 51-foot wide access/utility easement as shown on the Rezoning Plan in the locations of Drive A and Drive B. This easement will be used for driveway and utility access to the parcels and to adjacent properties. The easement width will include the private drives and an eight foot wide planting strip and a five foot wide sidewalk on each side of the drives.
- e. Access to Monroe Road will be limited to a single drive. This access point may be for a private street as shown on the Rezoning Plan or as a driveway if the Petitioner elects to combine the Site into a single parcel for a single use.
- f. The placement and configuration of the access point at Monroe Road and to the adjacent properties is subject to modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Town of Matthews Public Works and/or the North Carolina Department of Transportation.
- g. The Petitioner will allow future connections from adjacent properties into the Site at each end of Drive B and will provide any necessary access easement.

7. INTERNAL SIDEWALKS

The Petitioner shall provide an internal sidewalk system that links the proposed buildings with each other and with Monroe Road. Five foot wide sidewalks will be provided along Drive A and Drive B by individual parcel owners as a part of individual parcel site development.

8. STORMWATER/WETLANDS

- a. The project will comply with the Mecklenburg County and Town of Matthews approved Post Construction Controls Ordinance.
- b. Each individual parcel will be responsible for compliance with water quality requirements of the PCCO as a part of individual parcel site permitting.
- c. The Petitioner will provide detention for the entire project site in a single detention facility to meet the requirements of the PCCO.

9. LIGHTING

- a. Lighting will be provided throughout the Site and shall be full cut-off or semi-cut off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Site lighting will be limited to 20 feet in height.
- c. No "wall pack" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.

10. SIGNAGE

Any signage placed on the Site will conform to the requirements of the Ordinance for a unified development. The Petitioner will allow a single unified development sign as well as signage on each building as allowed by the Ordinance.

11. SCREENING, BUFFERS, AND TREE ORDINANCE

- a. Screening will be provided as required by the Ordinance.
- b. The project will comply with the Town of Matthews Tree Ordinance, including provisions for street trees and internal trees.
- c. Street trees will be provided along Monroe Road, Drive A, and Drive B at the required spacing for street trees along public roads.
- d. The street trees along Drive A and Drive B will be installed by individual parcel owners as a part of individual parcel site development. The street trees along Monroe Road will be installed by the Petitioner as a part of development of the first parcel and prior to issuance of the Certificate of Occupancy for the first building constructed on the Site.
- e. A twenty foot wide buffer will be provided along the western property line as shown on the Rezoning Plan or at any property line abutting a residentially zoned property as required by the Ordinance. The outer half of this buffer will remain undisturbed. The existing vegetation to remain in the buffer will be supplemented by evergreen plantings. These evergreen plantings will be installed at the time of site grading of the rear parcels. The supplemental plantings may be a mix of large shrubs and trees such as pine, magnolia, american holly, and wax myrtle which will mature to a minimum height of eight feet and form an opaque screen at full maturity.
- f. The buffer width will be increased to forty feet at the rear property (northwest) corner as generally depicted on the plan to allow for additional buffer plantings.
- g. All roof mounted mechanical equipment will be screened from view.
- h. Dumpster areas and recycling areas will be enclosed by solid fences or a brick wall with one side being a decorative wooden gate. 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.
- j. The four existing trees near the front of the property as shown "to remain" on the Rezoning Plan will be saved.

12. ARCHITECTURAL CONTROLS

- a. All buildings will be built using four sided architecture. Four sided architecture is defined as having the following characteristics:
 - 1) No expanses of blank walls greater than 25' in length are allowed. A blank wall is a façade that does not add to the character of the streetscape and does not contain windows or doors or sufficient ornamentations, decoration, or articulation (such as alternating materials, brick patterns, or similar architectural features).
 - 2) Provide an operable doorway entrance from the street side along with a pedestrian walkway to that door. If the building is on a corner lot with two street frontages, the operable doorway entrance must be located on the primary street side (Monroe Road facade).
 - 3) All mechanical and HVAC equipment must be screened from view from the street, whether located on the roof or ground. Such equipment may not be located between the building and the street.
- b. The principle building materials will be masonry and may include brick, stone, simulated stone, pre-cast stone, decorative concrete block, or a combination thereof. At least 80% of each building façade exclusive of windows, doors and roofs will be constructed of masonry. Stucco or EFIS accents will be allowed. Vinyl, metal, and wood siding will not be allowed as building materials.
- c. Meter banks will be hidden from view from public streets to the greatest practical extent.
- d. Street side doorway entrances will remain unlocked, usable, and operable for use by the public and pedestrians during normal business hours.
- e. Trash pickup will be limited to regular business hours and may not occur before 7 a.m. or after 7 p.m.
- f. Deliveries will be limited to regular business hours and may not occur before 7 a.m. or after 7 p.m.

13. AMENDMENTS TO THE REZONING PLAN

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

14. BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and 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.



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Matthews, NC 28105

Matthews Commerce Center

Developing Standards Notes
Rezoning Petition #2010-561
Matthews, North Carolina

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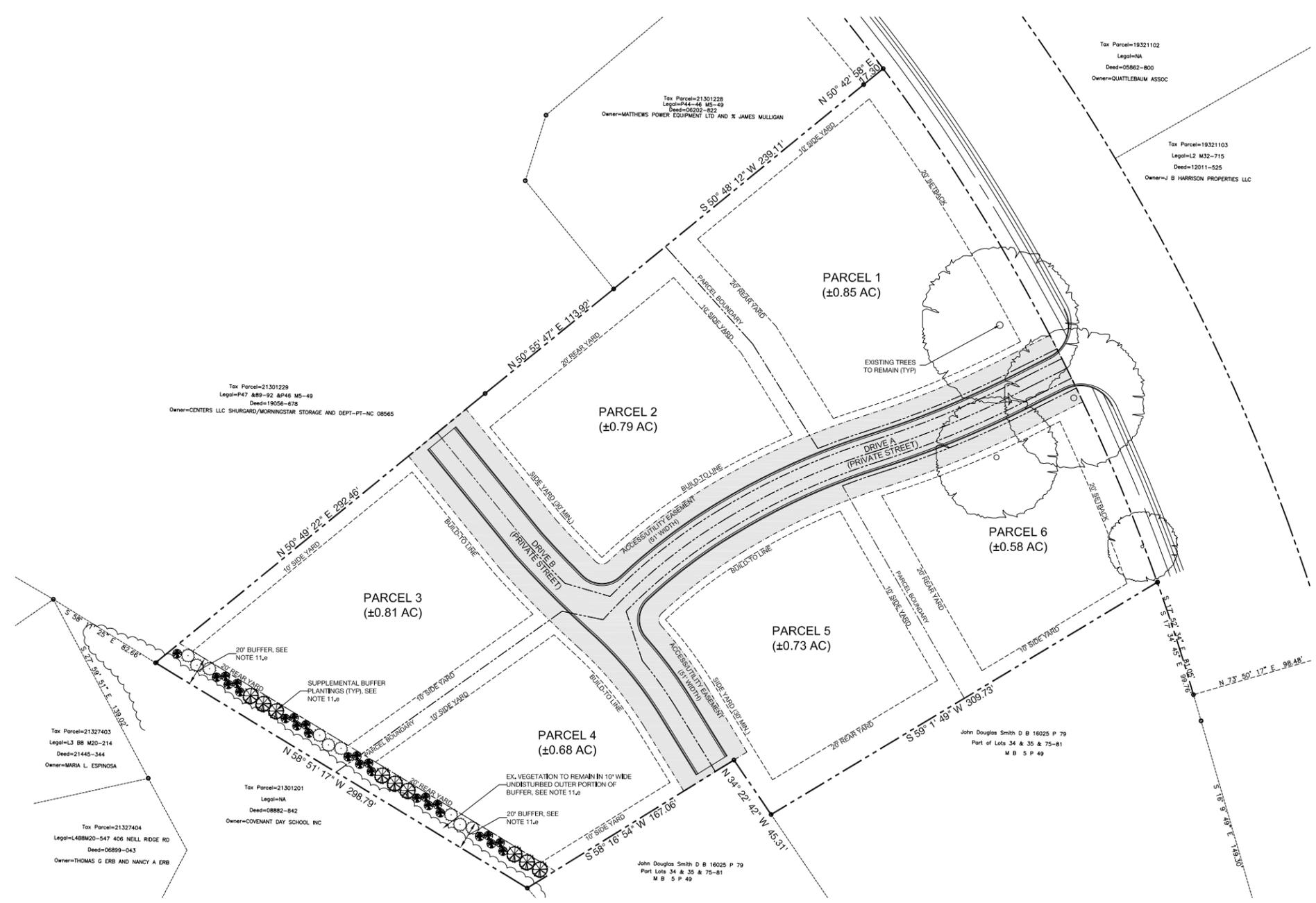
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RZ-5

SUPERSEDED 2010-561
1/7/2011

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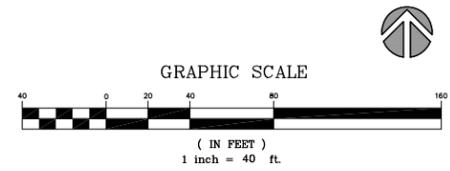
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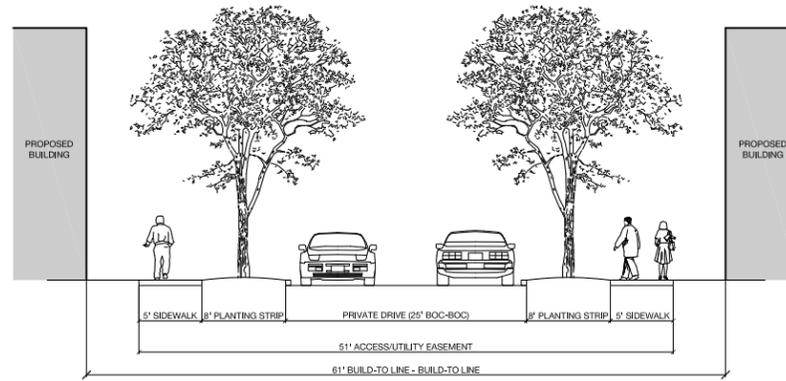
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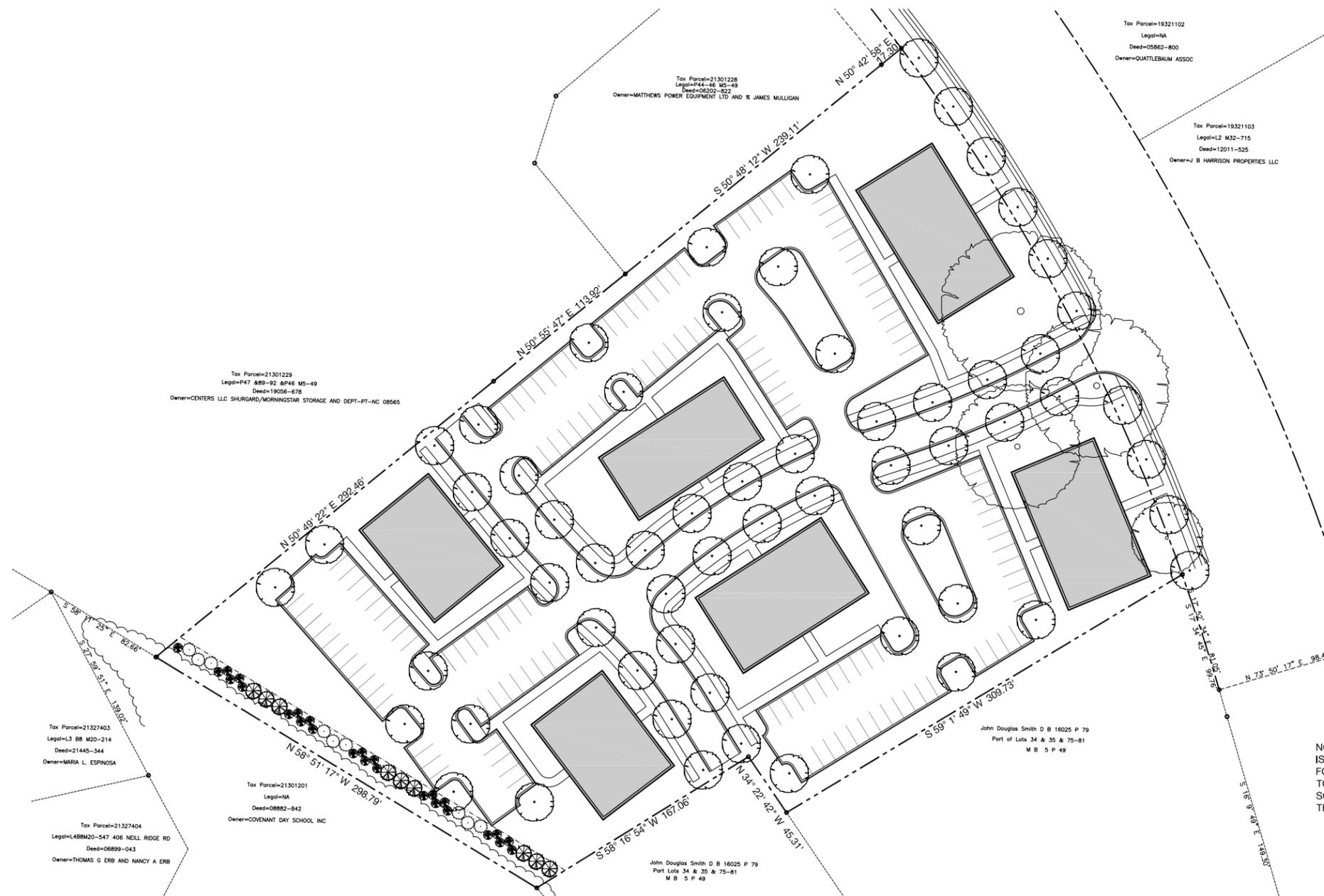
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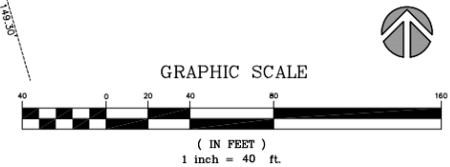
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PRIVATE STREET SECTION



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ILLUSTRATIVE SITE PLAN A
SIX PARCEL LAYOUT

Blacktowne Development, LLC
Daniel Schwarz
101 E. Matthews Street, Suite 200
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Matthews Commerce Center
Illustrative Site Plan A
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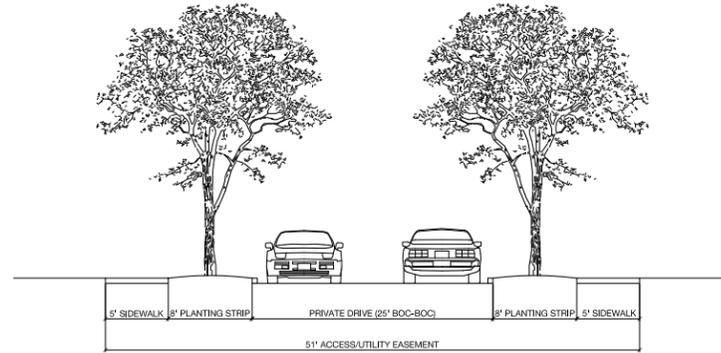
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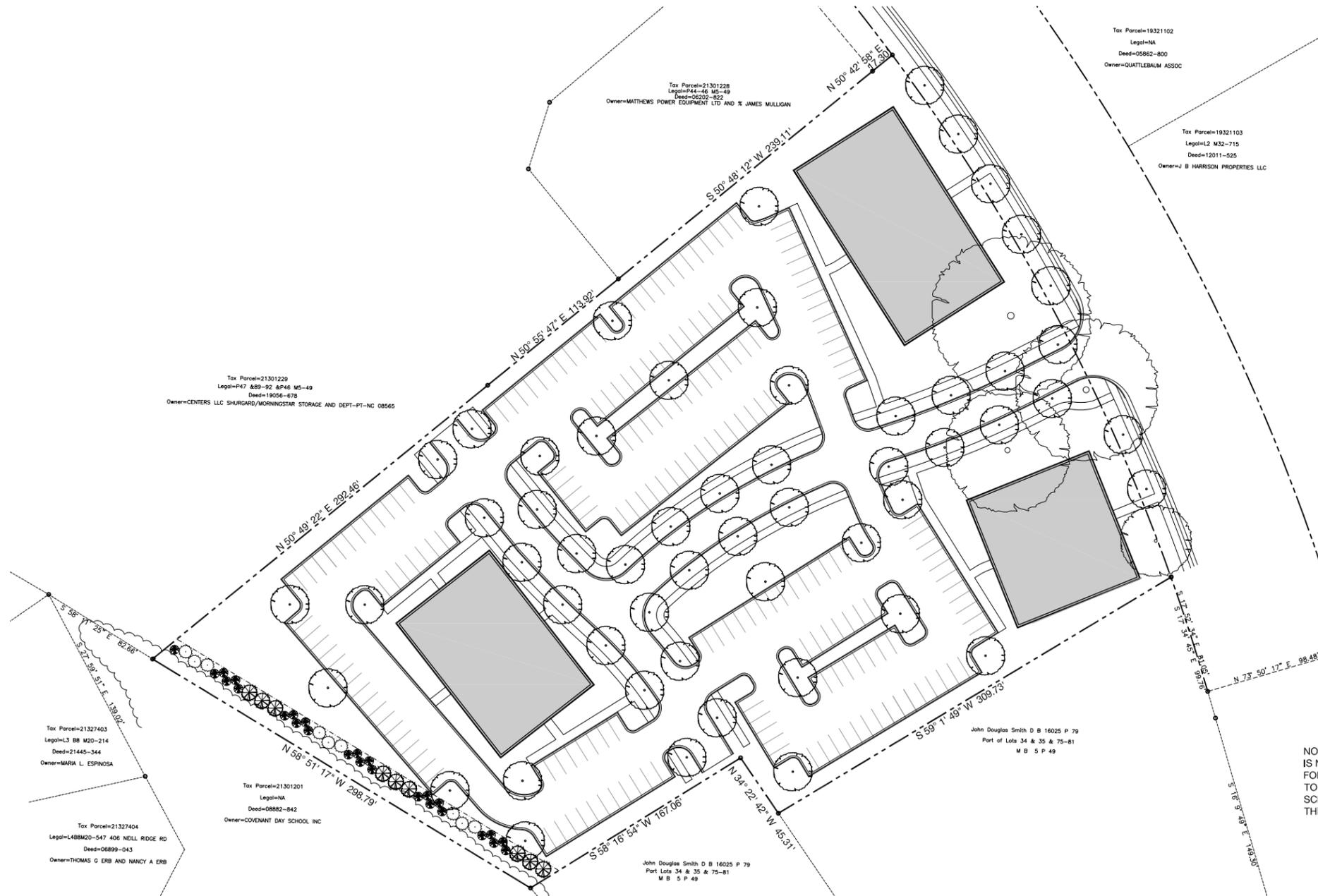


**URBAN
DESIGN
PARTNERS**

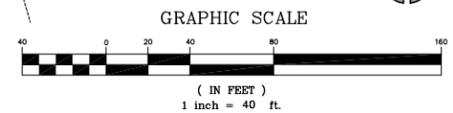
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○ ILLUSTRATIVE SITE PLAN B
THREE PARCEL LAYOUT

Blackstone
Development, LLC

Daniel Schwarz
101 E. Matthews Street, Suite 200
Matthews, NC 28105

Matthews Commerce Center

**Illustrative Site Plan B
Rezoning Petition #2010-561**
Matthews, North Carolina

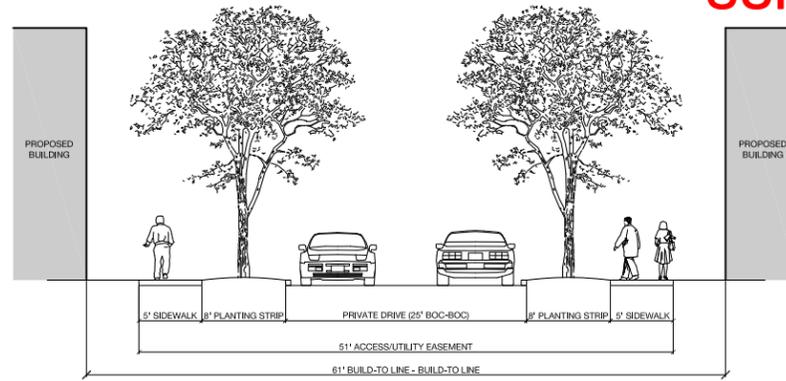
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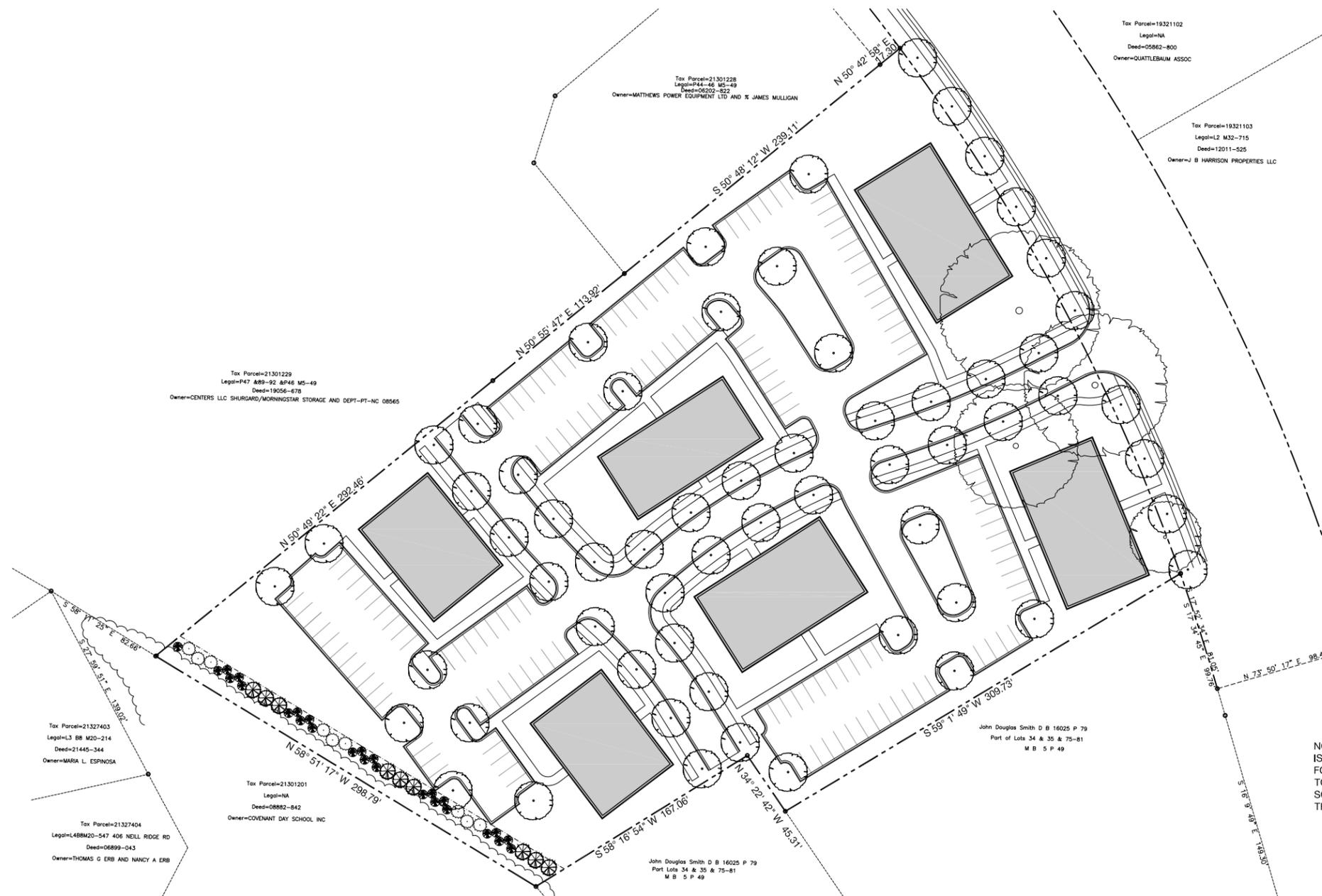
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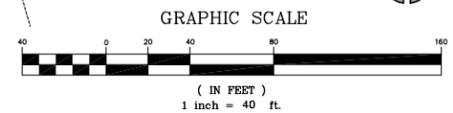
2010-561
12/22/10



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ILLUSTRATIVE SITE PLAN A
SIX PARCEL LAYOUT



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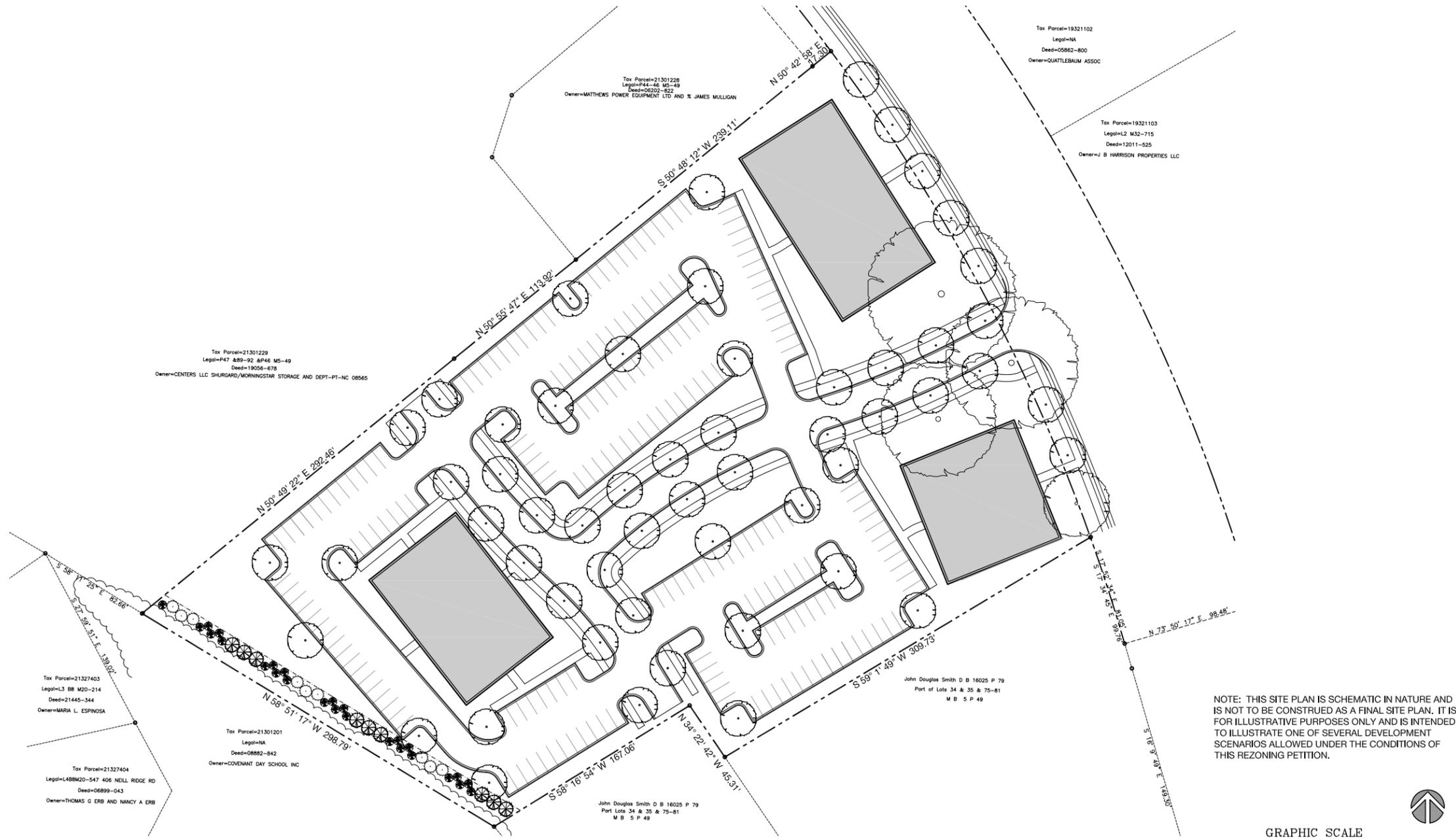
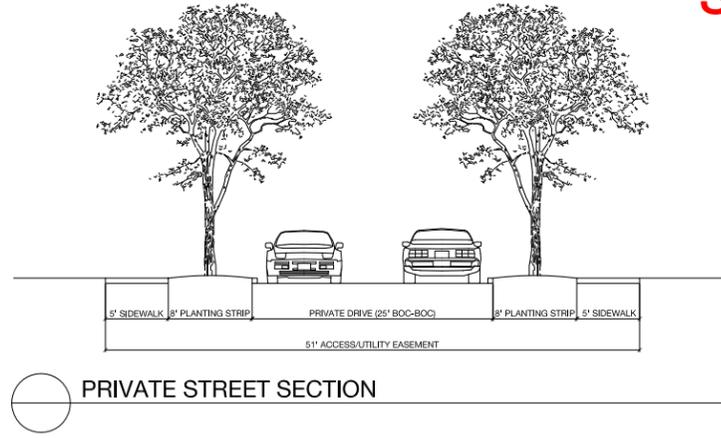
Matthews Commerce Center
Illustrative Site Plan A
Rezoning Petition #2010-561
Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
1	10.29.10	CC	Per Town of Matthews comments
2	12.3.10	CC	Per Town of Matthews comments
3	12.23.10	CC	Per Town of Matthews comments

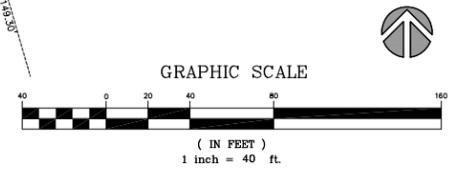
Project No: 10-013
Date: September 3, 2010
Designed by: cc
Drawn By: cc
Scale: 1" = 40'-0"
Sheet No:

RZ-3

SUPERSEDED 2010-561
12/22/10



NOTE: THIS SITE PLAN IS SCHEMATIC IN NATURE AND IS NOT TO BE CONSTRUED AS A FINAL SITE PLAN. IT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO ILLUSTRATE ONE OF SEVERAL DEVELOPMENT SCENARIOS ALLOWED UNDER THE CONDITIONS OF THIS REZONING PETITION.



ILLUSTRATIVE SITE PLAN B
THREE PARCEL LAYOUT

**URBAN
DESIGN
PARTNERS**
1318-e6 central ave., # 704,334,2303
charlotte, nc 28205 # 704,334,3305
urbandesignpartners.com

Blacktowne
Development, LLC
Daniel Schwarz
101 E. Matthews Street, Suite 200
Matthews, NC 28105

Matthews Commerce Center
Illustrative Site Plan B
Rezoning Petition #2010-561
Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
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Project No: 10-013
Date: September 3, 2010
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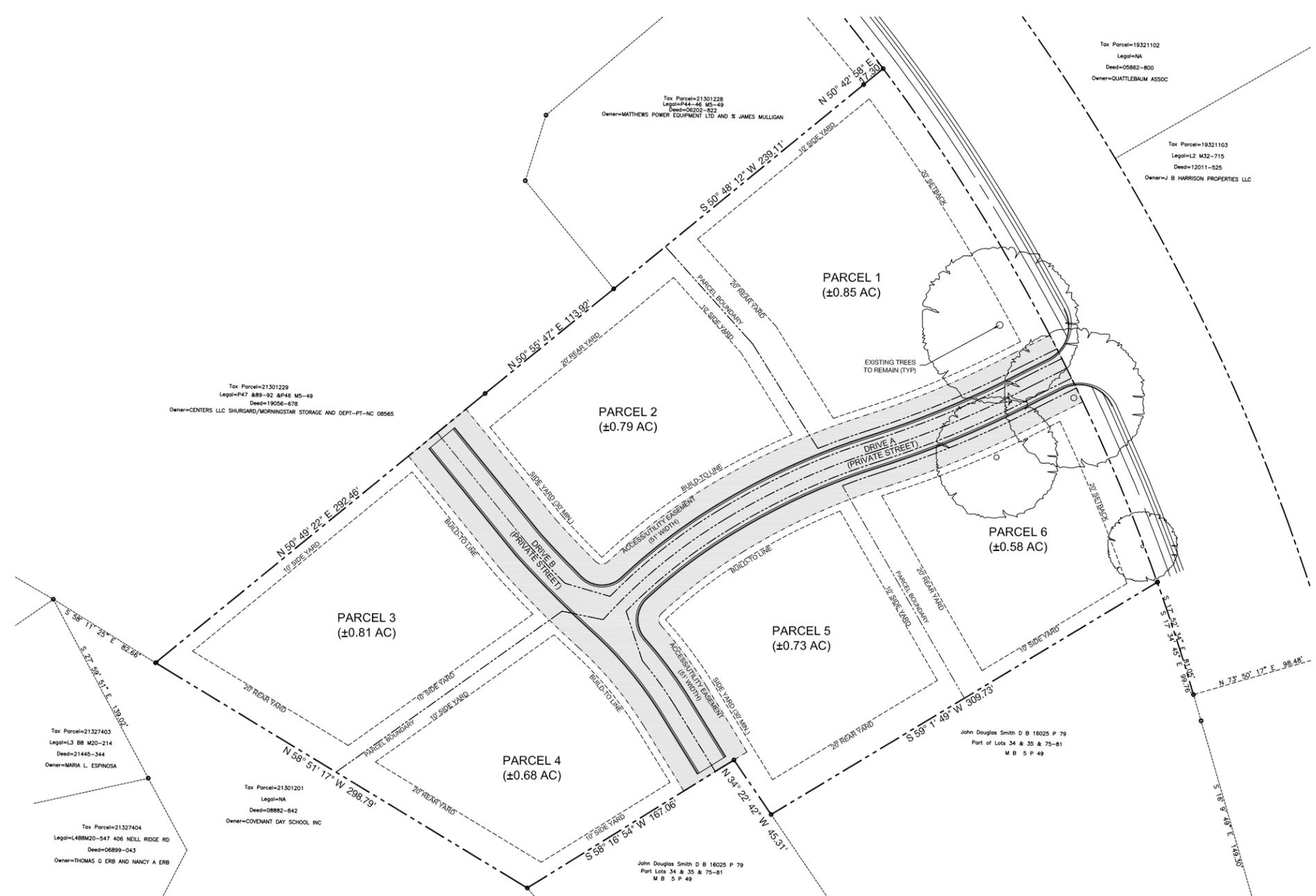
RZ-4

SUPERSEDED

2010-561
12/3/2010

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	213-012-22; 213-012-23; 213-012-24; 213-012-25; 213-012-26
EXISTING ZONING:	R-20
PROPOSED ZONING:	I-1 (CD)
TOTAL SITE AREA:	4.45 AC
PROPOSED USES:	As Allowed in I-1 District Except as Noted In Development Standards
BUILDING AREA:	65,000 SF Maximum (Aggregate Total for All Parcels In Development)
PARKING:	As Required in Ordinance Per Use

LEGEND	
	PROPERTY LINE
	RIGHT OF WAY
	SETBACK / BUILD-TO LINE / YARDS
	INTERNAL PARCEL BOUNDARY
	PROPOSED ACCESS/UTILITY EASEMENT

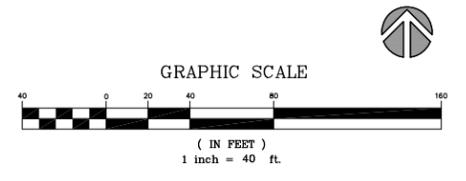


Blacktowne Development, LLC
Daniel Schwarz
101 E. Matthews Street, Suite 200
Matthews, NC 28105

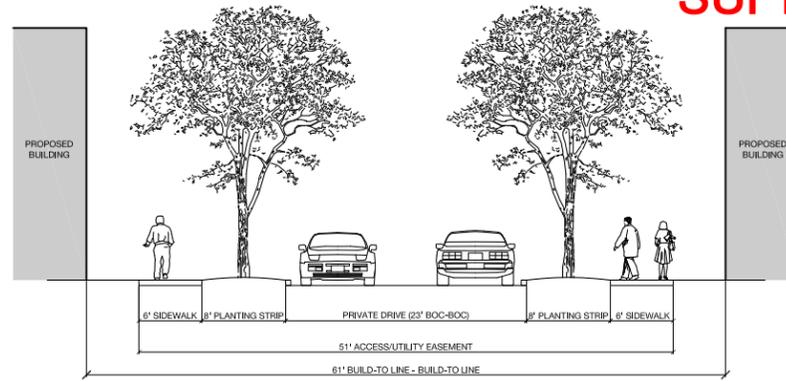
Matthews Commerce Center
Rezoning Plan
Rezoning Petition #2010-561
Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	10.29.10	CC	Per Town of Matthews comments
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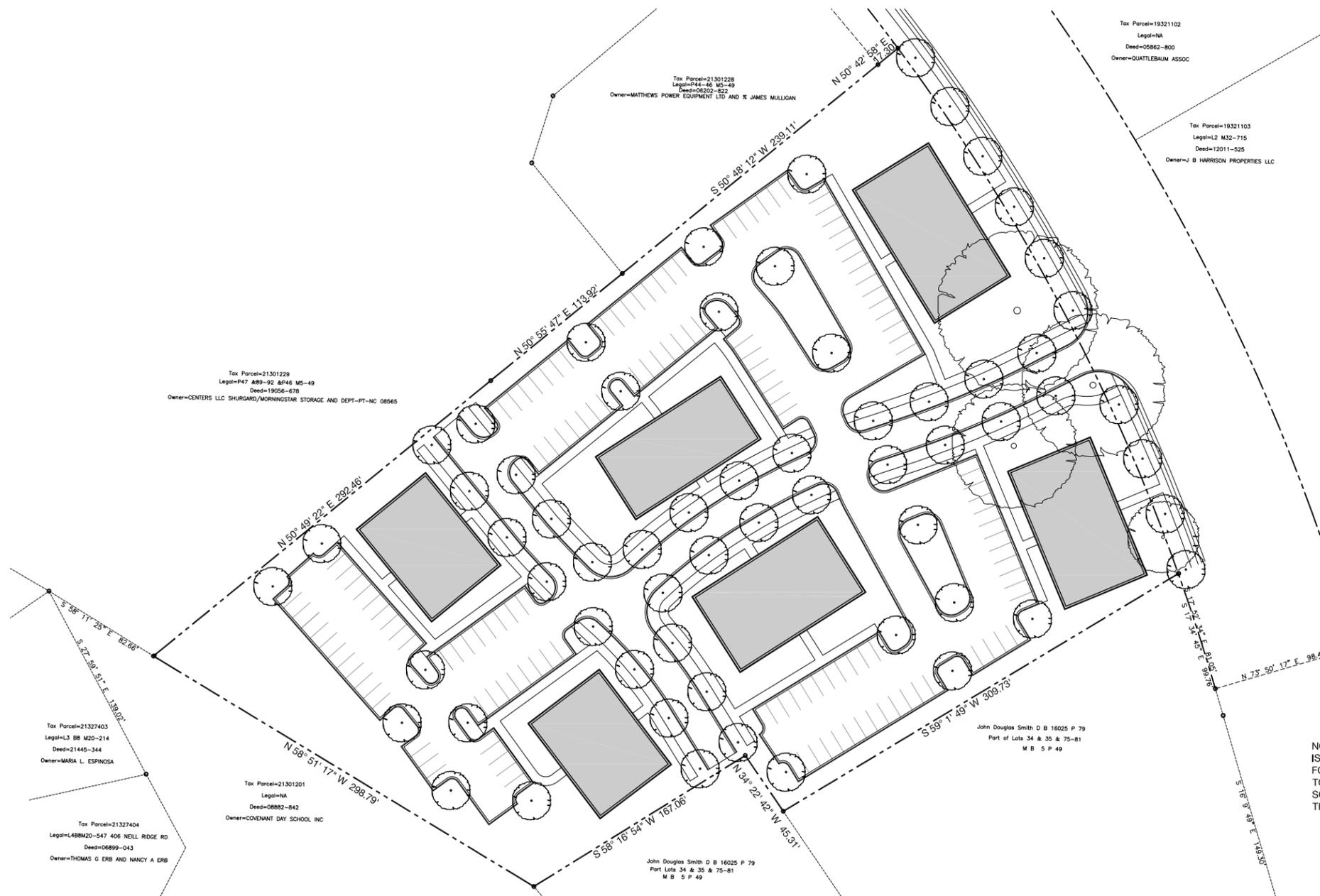
Project No: 10-013
Date: September 3, 2010
Designed by: cc
Drawn by: cc
Scale: 1" = 40'-0"
Sheet No:
RZ-2



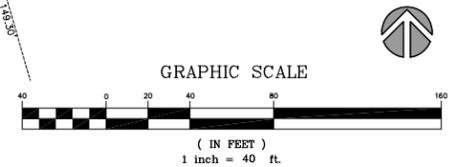
SUPERSEDED 2010-561
12/3/2010



PRIVATE STREET SECTION



NOTE: THIS SITE PLAN IS SCHEMATIC IN NATURE AND IS NOT TO BE CONSTRUED AS A FINAL SITE PLAN. IT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO ILLUSTRATE ONE OF SEVERAL DEVELOPMENT SCENARIOS ALLOWED UNDER THE CONDITIONS OF THIS REZONING PETITION.



ILLUSTRATIVE SITE PLAN A
SIX PARCEL LAYOUT



1318-e6 central ave., # 704,334,2303
charlotte, nc 28205 # 704,334,3305
urbandesgnpartners.com

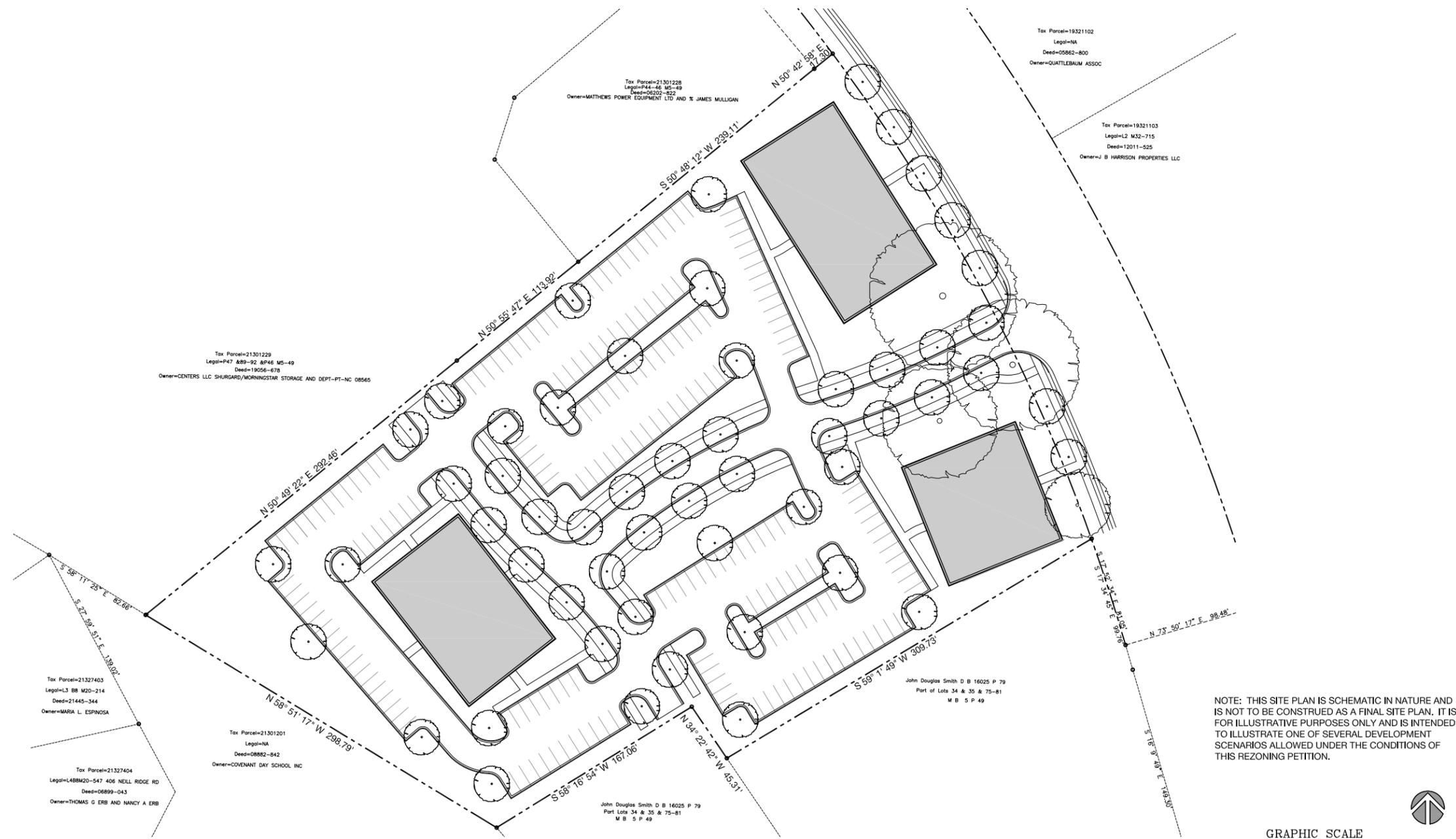
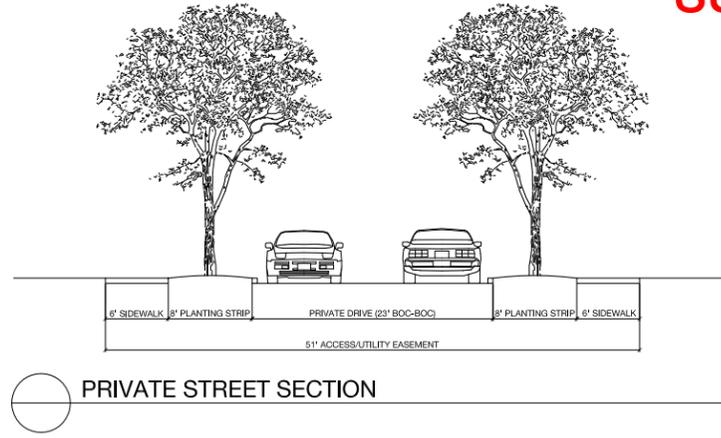
Blacktowne
Development, LLC
Daniel Schwarz
101 E. Matthews Street, Suite 200
Matthews, NC 28105

Matthews Commerce Center
Illustrative Site Plan A
Rezoning Petition #2010-561
Matthews, North Carolina

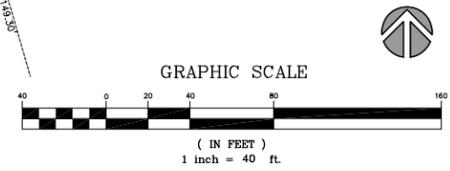
NO.	DATE	BY	REVISIONS:
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Project No: 10-013
Date: September 3, 2010
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Sheet No:
RZ-3

SUPERSEDED 2010-561
12/3/2010



○ ILLUSTRATIVE SITE PLAN B
THREE PARCEL LAYOUT



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Blacktowne Development, LLC
Daniel Schwarz
101 E. Matthews Street, Suite 200
Matthews, NC 28105

Matthews Commerce Center
Illustrative Site Plan B
Rezoning Petition #2010-561
Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
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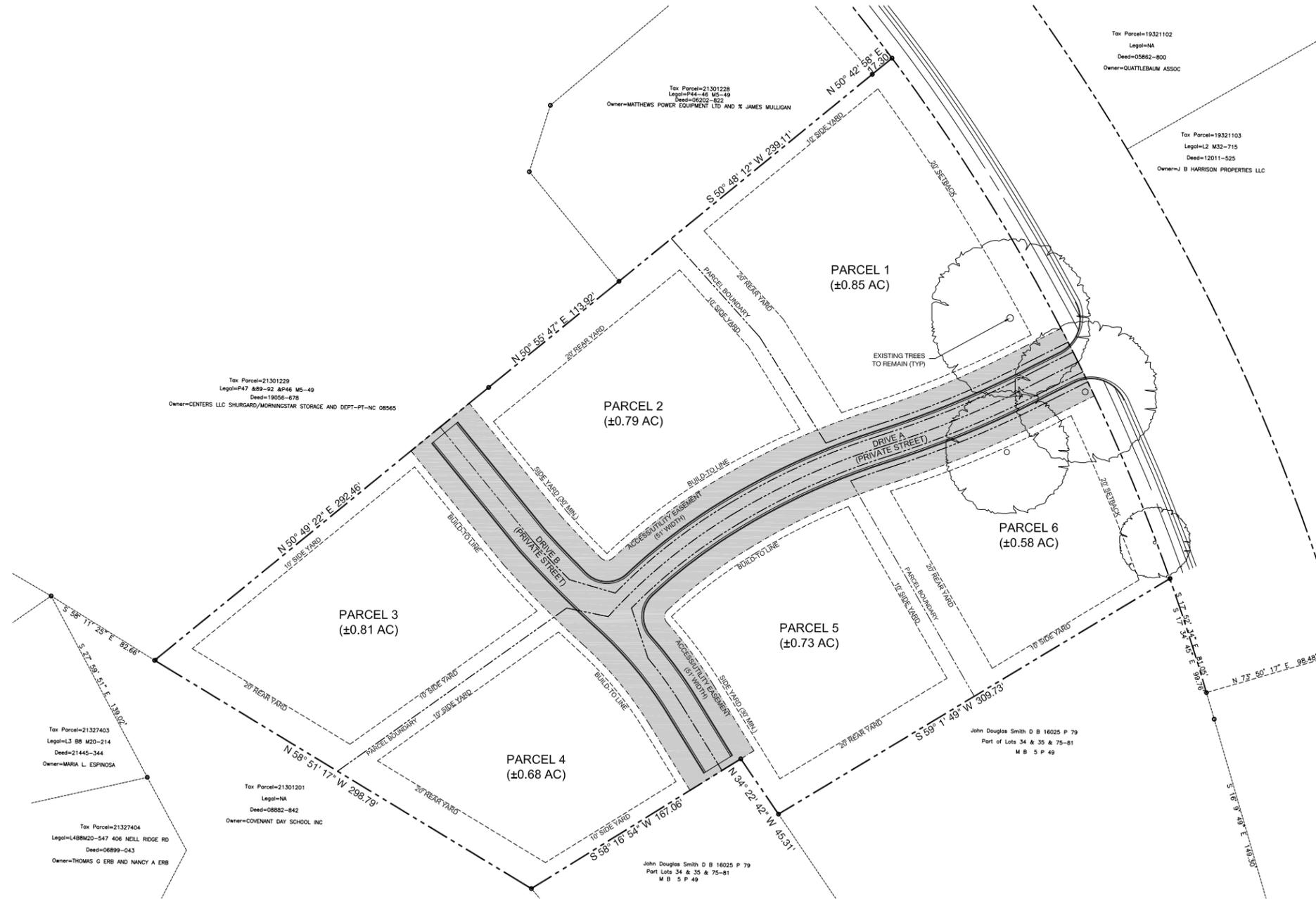
Project No: 10-013
Date: September 3, 2010
Designed by: cc
Drawn By: cc
Scale: 1" = 40'-0"
Sheet No:
RZ-4

SUPERSEDED

2010-561
10/29/10

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	213-012-22; 213-012-23; 213-012-24; 213-012-25; 213-012-26
EXISTING ZONING:	R-20
PROPOSED ZONING:	I-1 (CD)
TOTAL SITE AREA:	4.45 AC
PROPOSED USES:	As Allowed in I-1 District Except as Noted in Development Standards
BUILDING AREA:	65,000 SF Maximum (Aggregate Total for All Parcels in Development)
PARKING:	As Required in Ordinance Per Use

LEGEND	
	PROPERTY LINE
	RIGHT OF WAY
	SETBACK / BUILD-TO LINE / YARDS
	INTERNAL PARCEL BOUNDARY
	PROPOSED ACCESS/UTILITY EASEMENT



**URBAN
DESIGN
PARTNERS**

1318-e6 central ave., P. 704.334.3303
charlotte, nc 28205 F. 704.334.3305
urbandesignpartners.com

Blacktownne
Development, LLC

Daniel Schwarz
101 E. Matthews Street, Suite 200
Matthews, NC 28105

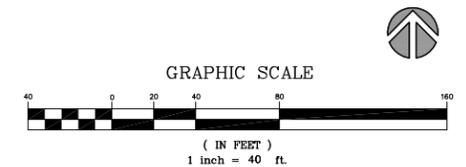
Matthews Commerce Center

**Rezoning Plan
Rezoning Petition #2010-561**
Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
1	10/29/10	CC	Per Town of Matthews comments

Project No: 10-013
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RZ-2



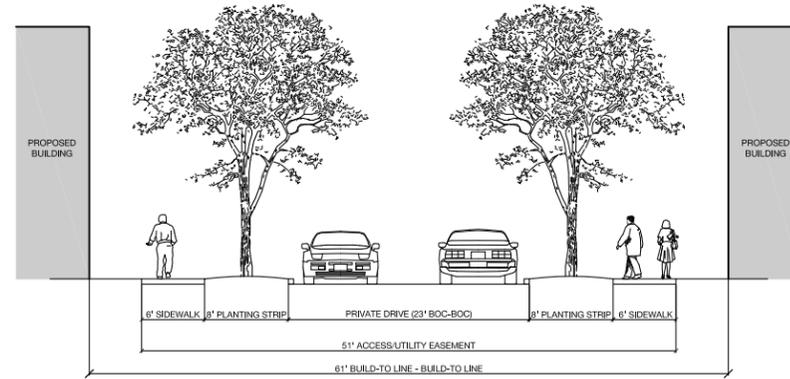
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2010-561
10/29/10

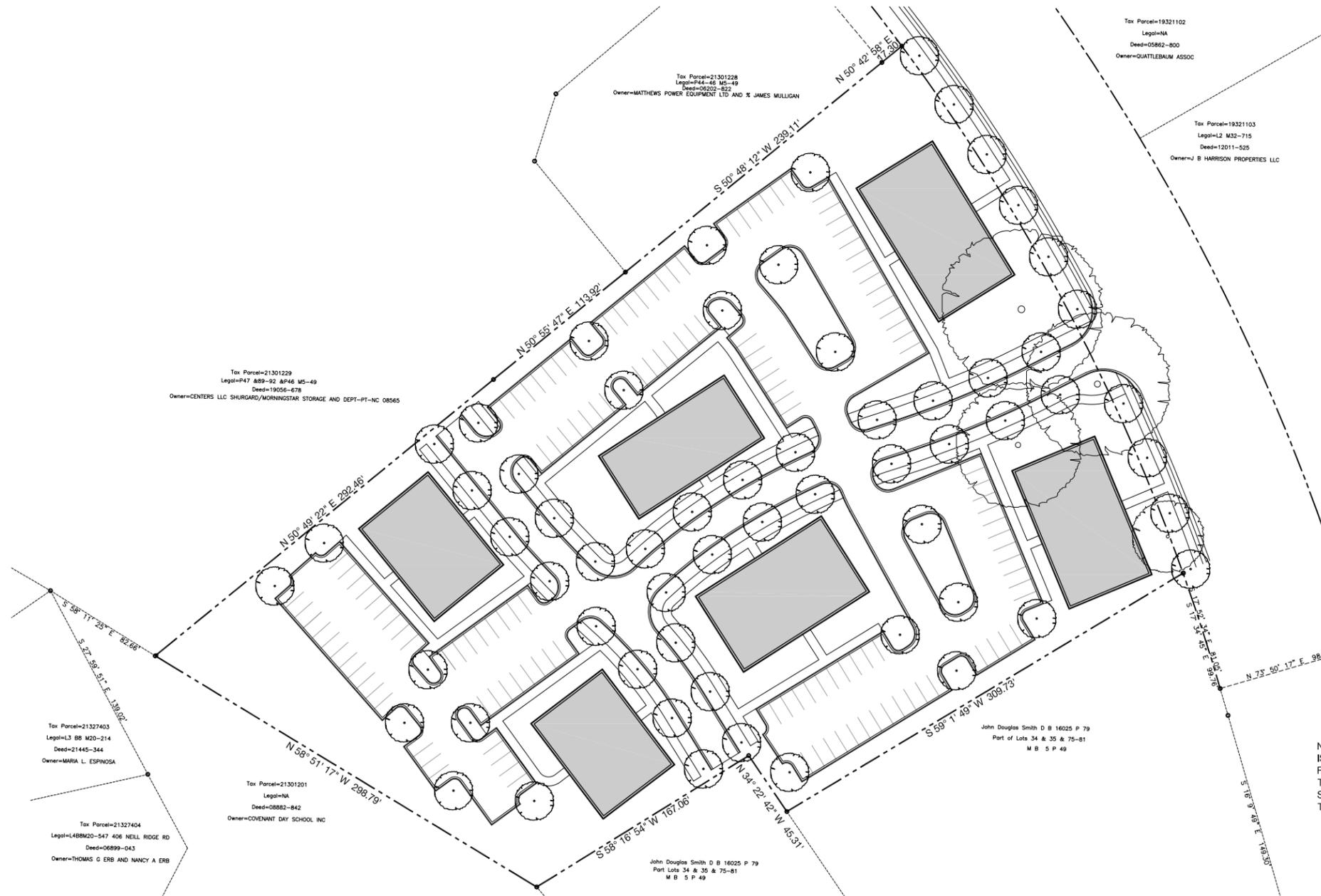


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PARTNERS**

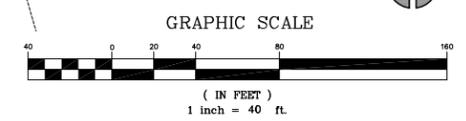
1318-e6 central ave., P. 704.334.3303
charlotte, nc 28205 F. 704.334.3305
urbandesignpartners.com



PRIVATE STREET SECTION



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ILLUSTRATIVE SITE PLAN A
SIX PARCEL LAYOUT

Blacktowne
Development, LLC

Daniel Schwaiz
101 E. Matthews Street, Suite 200
Matthews, NC 28105

Matthews Commerce Center

Illustrative Site Plan A
Rezoning Petition #2010-561
Matthews, North Carolina

NO. DATE: BY: REVISIONS:

1	10/29/10	CC	Per Town of Matthews comments
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Project No: 10-013

Date: September 3, 2010

Designed By: cc

Drawn By: cc

Scale: 1" = 40'-0"

Sheet No:

RZ-3

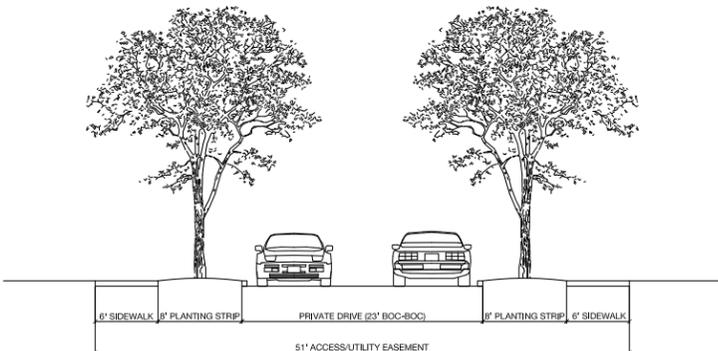
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2010-561
10/29/10

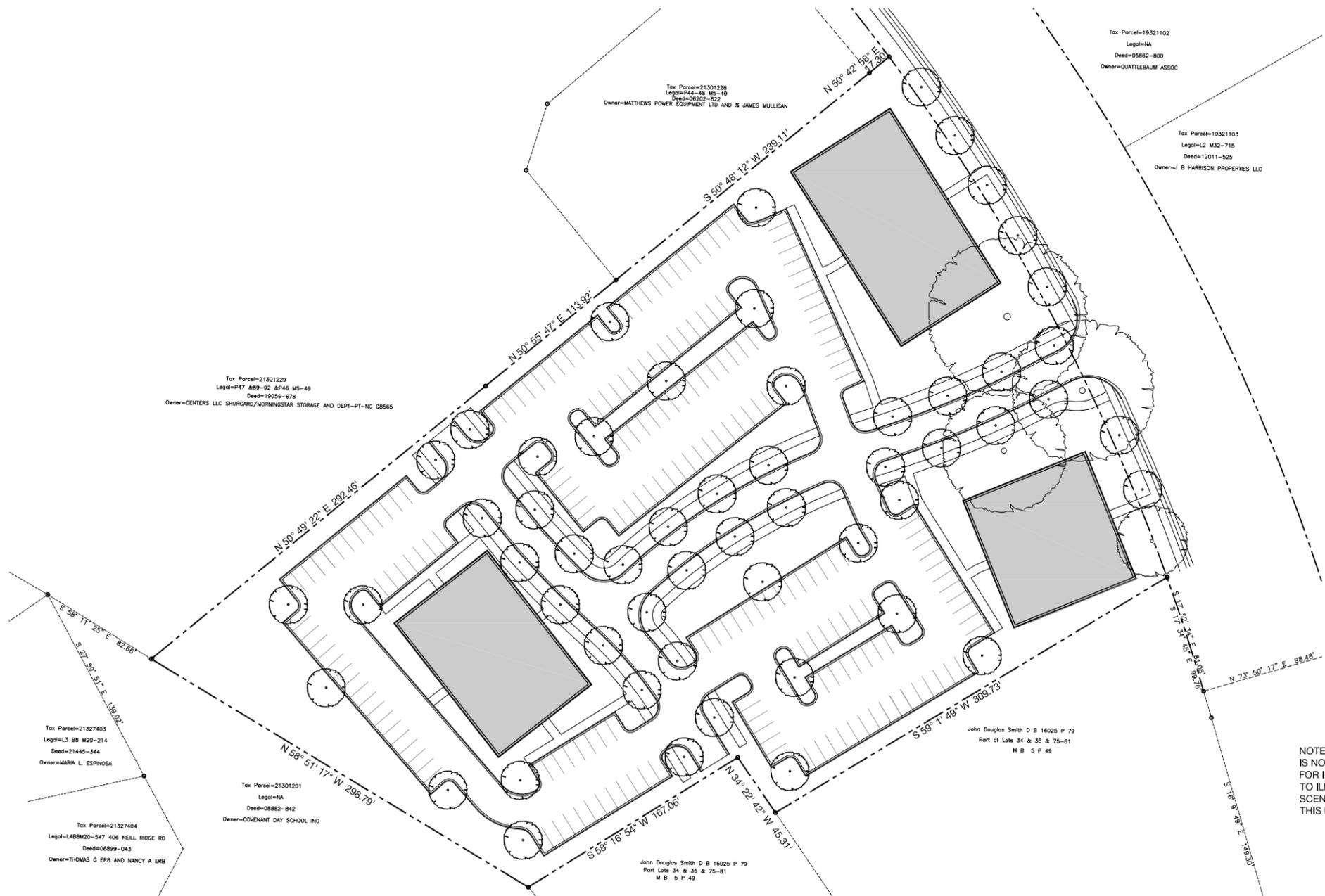


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PARTNERS**

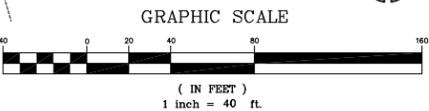
1318-e6 central ave., P. 704.334.3303
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ILLUSTRATIVE SITE PLAN B
THREE PARCEL LAYOUT

Blacktowne
Development, LLC

Daniel Schwaiz
101 E. Matthews Street, Suite 200
Matthews, NC 28105

Matthews Commerce Center

Illustrative Site Plan B
Rezoning Petition #2010-561
Matthews, North Carolina

NO. DATE: BY: REVISIONS:

Project No: 10-013
Date: September 3, 2010
Designed By: cc
Drawn By: cc
Scale: 1" = 40'-0"
Sheet No:

RZ-4

SUPERSEDED

2010-561
10/29/10

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

- a. Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the Town of Matthews Zoning Ordinance (the "Ordinance") for the I-1 zoning district classification shall be followed in connection with development taking place on the Site.
- b. The Petitioner reserves the right to subdivide the property into individual parcels for sale or lease.
- c. The exact configuration and sizes of the internal parcels are schematic in nature and may be altered or modified during design development, subdivision, and construction document phases.
- d. The petitioner reserves the right to subdivide the Site to allow for a maximum of six internal parcels as shown on the Rezoning Plan or a minimum of three internal parcels. If the Petitioner elects to subdivide the Site into a three parcels, it may be configured in the following manner: Parcel 1 and Parcel 2 may be combined into a single parcel; Parcel 3 and Parcel 4 may be combined into a single parcel; Parcel 5 and Parcel 6 may be combined into a single parcel; or any combination thereof.
- f. The Petitioner reserves the right to combine the existing Site parcels into a single parcel. This option will be allowed only if the resulting parcel is permitted for a single use.
- g. Any or all portions of the development permitted may be constructed in separate phases or in a single phase at the discretion of the Petitioner. Separate parcels may be developed in any order at the discretion of the Petitioner and may be developed independently of other parcels.
- h. The Petitioner will require site plan and building elevation approval by the Town Board of Commissioners for each individual parcel prior to the development of each lot. However, this approval will not be required for the subdivision permitting process.

2. PERMITTED USES

- a. The Site may be developed with uses allowed in the I-1 district by right or as prescribed conditions except as noted otherwise below in these Development Standards.
- b. Restaurants with drive-through windows and gas station convenience stores will not be allowed.
- c. Automobile repair garages including engine overhaul, body and paint shops and similar operations will not be allowed.
- d. Automobile service stations providing minor adjustments, repairs, and lubrication will not be allowed. However, automobile servicing which is incidental and ancillary to the primary use will be allowed.

3. SETBACKS, SIDE YARDS AND REAR YARDS

- a. Development of the Site shall comply with setback, rear yard, side yard, and build-to lines as established on the Rezoning Plan or with the same as established in the Ordinance for the I-1 zoning district. However, if the Petitioner elects to maintain single ownership of all parcels, the yards will apply only to the exterior property lines of the Site and not to the internal parcel boundary lines.
- b. No buildings, parking spaces, or maneuvering areas may be located within the setback along Monroe Road or between any build-to line and private street.

4. BUILDING HEIGHTS

- a. All buildings may be one story or two stories.
- b. Buildings will not exceed 35 feet in height except as provided for in Section 153.06(E)(2) of the Ordinance.

5. PARKING/INTERNAL VEHICULAR CIRCULATION

- a. Off-street parking will be provided at the ratio required by the Ordinance based on use and will be provided on-site for each parcel.
- b. The Petitioner will allow and encourage a shared/connected parking lot scenario with connectivity between parcels as shown on the Illustrative Site Plans. However, required parking spaces for each use shall be located on their respective parcel.
- c. Access into parcels will be provided from private streets Drive A and/or Drive B.
- d. The exact configuration and locations of the access points from the private streets into the internal parcels as shown on the Illustrative Site Plans are schematic in nature and may be altered or modified during design development and construction document phases.

6. ACCESS POINTS (DRIVEWAYS AND PRIVATE STREETS)

- a. The Petitioner will provide a single vehicular access point to the Site from Monroe Road as generally depicted on the Rezoning Plan.
- b. Drive A and Drive B will be designed, built, and maintained as Private Streets. The pavement section will be designed and constructed to the Town of Matthews public street standards.
- c. The Petitioner reserves the right to delay full construction of Drive B until such time that the adjoining parcels develop and connect to the Site with their drives. In the interim, a portion of Drive B will be constructed to provide a hammerhead-style turnaround for fire and other access.
- d. The Petitioner will provide and record a 51-foot wide access/utility easement as shown on the Rezoning Plan in the locations of Drive A and Drive B. This easement will be used for driveway and utility access to the parcels and to adjacent properties. The easement width will include the private drives and an eight foot wide planting strip and a six foot wide sidewalk on each side of the drives.
- d. Access to Monroe Road will be limited to a single drive. This access point may be for a private street as shown on the Rezoning Plan or as a driveway if the Petitioner elects to combine the Site into a single parcel for a single use.
- e. The placement and configuration of the access point at Monroe Road and to the adjacent properties is subject to modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Town of Matthews Public Works and/or the North Carolina Department of Transportation.
- f. The Petitioner will allow future connections from adjacent properties into the Site at each end of Drive B and will provide any necessary access easement.

7. INTERNAL SIDEWALKS

The Petitioner shall provide an internal sidewalk system that links the proposed buildings with each other and with Monroe Road. Six foot wide sidewalks will be provided along Drive A and Drive B by individual parcel owners as a part of individual parcel site development.

8. STORMWATER/WETLANDS

- a. Petitioner shall comply with the Mecklenburg County approved and adopted Post Construction Controls Ordinance for that portion of the Site which he develops, i.e. private streets.
- b. Each individual parcel will be responsible for compliance with the PCCO as a part of individual parcel site permitting.
- c. The Petitioner reserves the right to construct a single stormwater treatment facility to provide compliance with the PCCO for the entire site in lieu of each parcel providing its own facility.

9. LIGHTING

- a. Lighting will be provided throughout the Site and shall be full cut-off or semi-cut off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Site lighting will be limited to 20 feet in height.
- c. No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.

10. SIGNAGE

Any signage placed on the Site will conform to the requirements of the Ordinance for a unified development. The Petitioner will allow a single unified development sign as well as signage on each building as allowed by the Ordinance.

11. SCREENING AND TREE ORDINANCE

- a. Screening will be provided as required by the Ordinance.
- b. Street trees and internal trees will be provided to fulfill the requirements of the Town of Matthews Tree Ordinance and landscaping requirements.
- c. Street trees will be provided along Monroe Road, Drive A, and Drive B at the required spacing for street trees along public roads. They will be installed by individual parcel owners as a part of individual parcel site development.
- c. All roof mounted mechanical equipment will be screened from view.
- d. Dumpster areas and recycling areas will be enclosed by solid fences or a brick wall with one side being a decorative wooden gate. 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.

12. ARCHITECTURAL CONTROLS

- a. All buildings will be built using four sided architecture. Four sided architecture is defined as having the following characteristics:
 - 1) No expanses of blank walls greater than 25' in length are allowed. A blank wall is a façade that does not add to the character of the streetscape and does not contain windows or doors or sufficient ornamentations, decoration, or articulation (such as alternating materials, brick patterns, or similar architectural features).
 - 2) Provide an operable doorway entrance from the street side along with a pedestrian walkway to that door. If the building is on a corner lot with two street frontages, the operable doorway entrance may be located on either street frontage side.
 - 3) All mechanical and HVAC equipment must be screened from view from Monroe Road, whether located on the roof or ground. Such equipment may not be located between the building and the street.
- b. The principle building materials will be brick or stone including simulated stone and pre-cast stone. At least 70% of each building façade exclusive of windows, doors and roofs will be constructed of brick, stone, simulated stone, or pre-cast stone. Stucco or EFIS accents will be allowed. Vinyl will not be allowed as a building material.
- c. Meter banks will be hidden from view from public streets to the greatest practical extent.

13. AMENDMENTS TO THE REZONING PLAN

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

14. BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and 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.



**URBAN
DESIGN
PARTNERS**

1318-e6 central ave, p. 704.334.3303
charlotte, nc 28205 f. 704.334.3305
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Blackstone
Development, LLC

Daniel Schwarz
101 E. Matthews Street, Suite 200
Matthews, NC 28105

Matthews Commerce Center

**Development Standards Notes
Rezoning Petition #2010-561**

Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
1	10/29/10	CC	Per Town of Matthews comments

Project No: 10-013
Date: September 3, 2010
Designed by: cc
Drawn By: cc
Scale: 1" = 40'-0"
Sheet No:

RZ-5

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

- a. Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the Town of Matthews Zoning Ordinance (the "Ordinance") for the I-1 zoning district classification shall be followed in connection with development taking place on the Site.
- b. The Petitioner reserves the right to subdivide the property into individual parcels for sale or lease.
- c. The exact configuration and sizes of the internal parcels are schematic in nature and may be altered or modified during design development and construction document phases.
- d. The petitioner reserves the right to subdivide the Site into a maximum of six parcels as shown on the Rezoning Plan and a minimum of three internal parcels.
- e. Parcel 1 and Parcel 2 may be combined into a single parcel; Parcel 3 and Parcel 4 may be combined into a single parcel; Parcel 5 and Parcel 6 may be combined into a single parcel; or any combination thereof.
- f. Any or all portions of the development permitted may be constructed in separate phases or in a single phase at the discretion of the Petitioner. Separate parcels may be developed in any order at the discretion of the Petitioner and may be developed independently of other parcels.
- g. The Petitioner reserves the right to subdivide the Site and create lots within the interior of the development with no interior setbacks, side and/or rear yards as part of the unified development plan.

2. PERMITTED USES

- a. The Site may be developed with uses allowed in the I-1 district by right or as prescribed conditions.
- b. Restaurants with drive-through windows and gas station convenience stores will not be allowed.
- c. Automobile repair garages including engine overhaul, body and paint shops and similar operations will not be allowed.
- d. Automobile service stations providing minor adjustments, repairs, and lubrication will not be allowed. However, automobile servicing which is incidental and ancillary to the primary use will be allowed.

3. SETBACKS, SIDE YARDS AND REAR YARDS

- a. Development of the Site shall comply with the setback, rear yard, and side yard requirements established under the Ordinance for the I-1 zoning district or the setbacks, rear yards, and side yards established on the rezoning plan. All yards apply only to the exterior property lines of the unified development Site and do not apply to the internal parcel boundary lines.
- b. No buildings, parking spaces, or maneuvering areas may be located within the setback along Monroe Road or between any built-to line and private street except access drives into the Site or individual parcels.
- c. The Petitioner has filed for and is requesting a text amendment to introduce a 50 % reduction of front setback width along Monroe Road.

4. BUILDING HEIGHTS

- a. All buildings may be one story or two stories.
- b. Buildings will not exceed 35 feet in height except as provided for in Section 153.062(E) of the Ordinance.

5. PARKING/INTERNAL VEHICULAR CIRCULATION

- a. Off-street parking will be provided at the ratio required by the Ordinance based on use.
- b. The Petitioner will allow and encourage a shared parking lot scenario with connectivity between parcels.
- c. Access into parcels will be provided from private streets Drive A and/or Drive B as generally depicted on the Rezoning Plan.
- d. The exact configuration and locations of the access points from the private streets into the internal parcels are schematic in nature and may be altered or modified during design development and construction document phases.

6. ACCESS POINTS (DRIVEWAYS AND PRIVATE STREETS)

- a. The Petitioner will provide a single vehicular access point to the Site from Monroe Road as generally depicted on the Rezoning Plan.
- b. Drive A and Drive B will be designed, built, and maintained as Private Streets.
- c. The Petitioner reserves the right to delay full construction of Drive B until such time that the adjoining parcels develop and connect to the Site with their drives. In the interim, a portion of Drive B will be constructed to provide a hammerhead-style turnaround for fire and other access.
- d. The Petitioner will provide and record a 30-foot wide access/utility easement as shown on the Rezoning Plan in the locations of Drive A and Drive B. This easement will be used for driveway and utility access to the parcels and adjacent properties.
- e. The placement and configuration of the access point at Monroe Road and to the adjacent properties is subject to modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Town of Matthews Public Works and/or the North Carolina Department of Transportation.

7. INTERNAL SIDEWALKS

- a. The Petitioner shall provide an internal sidewalk system that links the proposed buildings with each other and with Monroe Road. Six foot wide sidewalks will be provided along Drive A and Drive B by individual parcel owners as part of individual parcel site development.

8. STORMWATER/WETLANDS

- a. Petitioner shall comply with the Mecklenburg County approved and adopted Post Construction Controls Ordinance for that portion of the Site which he develops, i.e. private streets.
- b. Each individual parcel will be responsible for compliance with the PCCO as a part of individual parcel site permitting.

9. LIGHTING

- a. Lighting will be provided throughout the Site and shall be full cut-off or semi-cut off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Site lighting will be limited to 20 feet in height.
- c. No "wall pack" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.

10. SIGNAGE

- a. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- b. Detached signs will be ground mounted signs (pole signs are not allowed). The design of these signs will be architecturally compatible with buildings on the site through the use of the similar building materials and architectural styles.
- c. The use of neon in any sign is prohibited.

11. SCREENING AND TREE ORDINANCE

- a. Screening will be provided as required by the Ordinance.
- b. Street trees and internal trees will be provided to fulfill the requirements of the Town of Matthews Tree Ordinance and landscaping requirements.
- c. Street trees will be provided along Monroe Road, Drive A, and Drive B at the required spacing for street trees along public roads. They will be installed by individual parcel owners as a part of individual parcel site development.
- d. All roof mounted mechanical equipment will be screened from view.
- e. Dumpster areas and recycling areas will be enclosed by solid fences or a brick wall with one side being a decorative wooden gate. 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.

12. ARCHITECTURAL CONTROLS

- a. All sides of all buildings will be built using four sided architecture.
- b. The principle building materials will be brick or stone including simulated stone and pre-cast stone. At least 70% of each building facade exclusive of windows, doors and roofs will be constructed of brick, stone, simulated stone, or pre-cast stone. Stucco or EIFS accents will be allowed. Vinyl will not be allowed as a building material.
- c. Meter banks will be hidden from public view.

13. AMENDMENTS TO THE REZONING PLAN

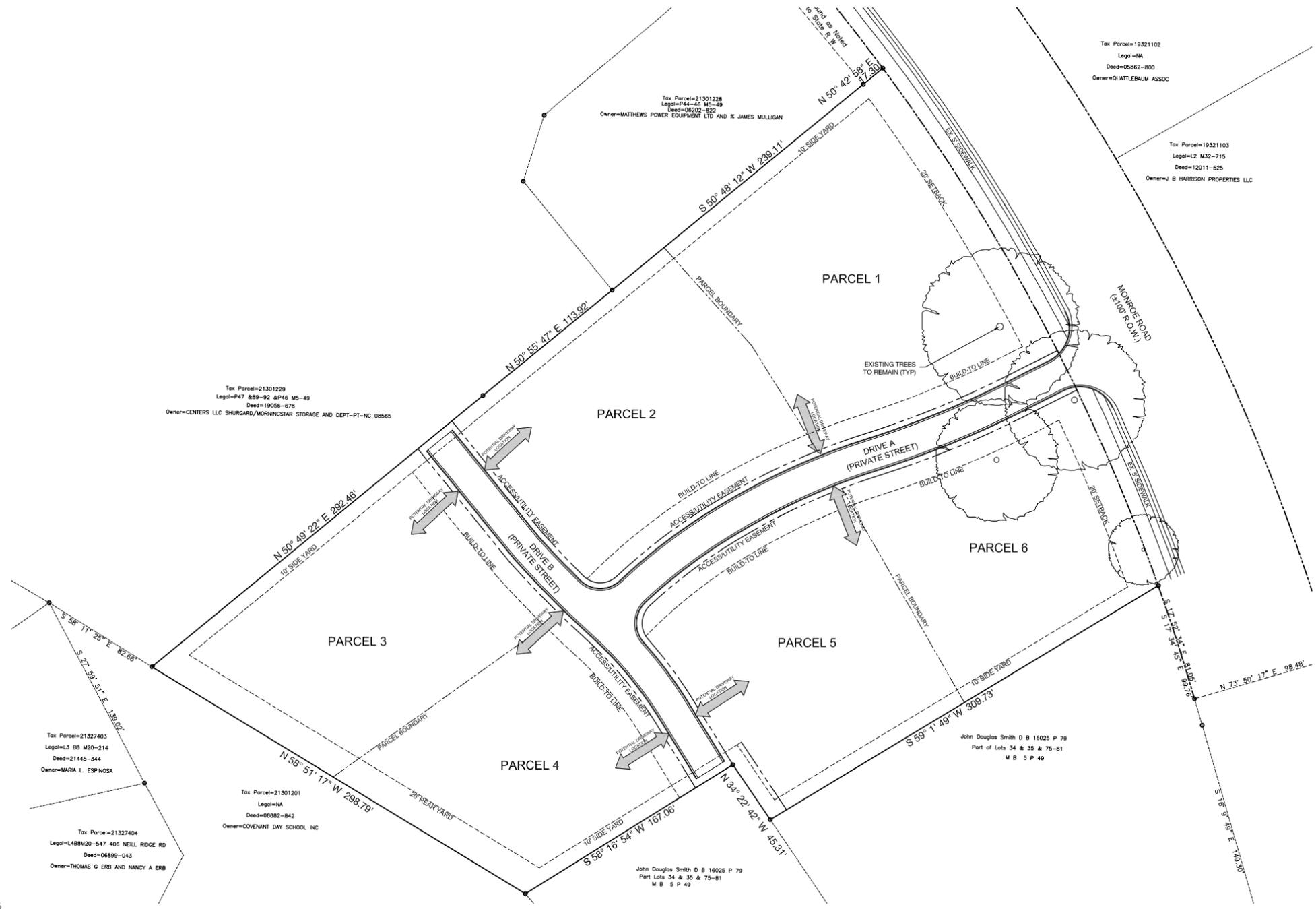
Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

14. BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and 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.

SUPERSEDED 2010-561
9/3/2010

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	213-012-22; 213-012-23; 213-012-24; 213-012-25; 213-012-26
EXISTING ZONING:	R-20
PROPOSED ZONING:	I-1
TOTAL SITE AREA:	4.45 AC



Blackstone Development, LLC
Daniel Schwarz
101 E. Matthews Street, Suite 200
Matthews, NC 28105

Monroe Road Business Park
Rezoning Plan
Rezoning Petition #
Matthews, North Carolina

NO.	DATE	BY	REVISIONS:

Project No: 10-013
Date: September 3, 2010
Designed by: cc
Drawn By: cc
Scale: 1" = 40'-0"
Sheet No: **RZ-2**

