EAST VILLAGE

1905 Rice Road Ext.

B-2 (CD)

Eastpointe Dr

B-2 (CD)

Rice Rd

1 inch = 50 feet

TAXPARCEL NUMBER
193-191-23

EXISTING ZONING
Conditional

PROPOSED ZONING
B-2 (CD)

EXISTING USE
Business/Office

PROPOSED USE
0 retail Business

SITE AREA
59,549 sf

MAXIMUM BUILDING AREA
1,500 sf

REQUIRED PARKING:
TOTAL REQUIRED SPACES =

75

75

MINIMUM YARD REQUIREMENTS
MINIMUM SETBACK
40 ft

MINIMUM SIDE YARD
10 ft

MINIMUM REAR YARD
10 ft

MAXIMUM BUILDING HEIGHT
40 ft

CONDITIONAL NOTES

1. This parcel was developed under the now defunct Conditional Zoning District that included East Point. This zoning request seeks to convert this property to an appropriate zoning category for the provision of professional services and based on the configuration of site infrastructure. Therefore, the recommended category is B-1 (CD), Neighborhood Business, as denoted within the Zoning Ordinance.

2. All uses allowed within the B-1 District will be permitted.

3. Access to the site will be limited to the existing driveway connections on Rice Road and Eastpointe Drive.

4. Signage will be permitted in accordance with Section 158.152 of the Town of Matthews Zoning Ordinance.

5. No changes in existing site conditions for building layout, parking, traffic circulation, and storm drainage for this developed property are proposed by this zoning action.

6. Because this petition proposes no changes in existing site conditions, no traffic analysis is included as part of this zoning request.