

- DEVELOPMENT SUMMARY:**
- TAX PARCEL NUMBERS  
- 19331130, 19331134, 19331141
  - SITE JURISDICTION  
- TOWN OF MATTHEWS
  - TOTAL SITE ACREAGE  
- 115.01 AC
  - EXISTING ZONING & USES  
- B-1 SCD (SPECIAL HIGHWAY OVERLAY DISTRICT)  
- VACANT
  - PROPOSED ZONING  
- MIXED USE DEVELOPMENT (MUD)
  - PROPOSED USES  
- MULTI-FAMILY RESIDENTIAL  
- NON-RESIDENTIAL
  - PROJECT DENSITY  
- 250 RESIDENTIAL UNITS MAXIMUM  
- 8,000 SF OF LIVE WORK UNITS AND NON-RESIDENTIAL USE MAXIMUM
  - MAXIMUM BUILDING HEIGHT  
- 3 STORY BUILDING
  - VEHICLE AND BICYCLE PARKING  
- PER ZONING ORDINANCE

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FOR PUBLIC HEARING  
 APPLICATION # 2013-602

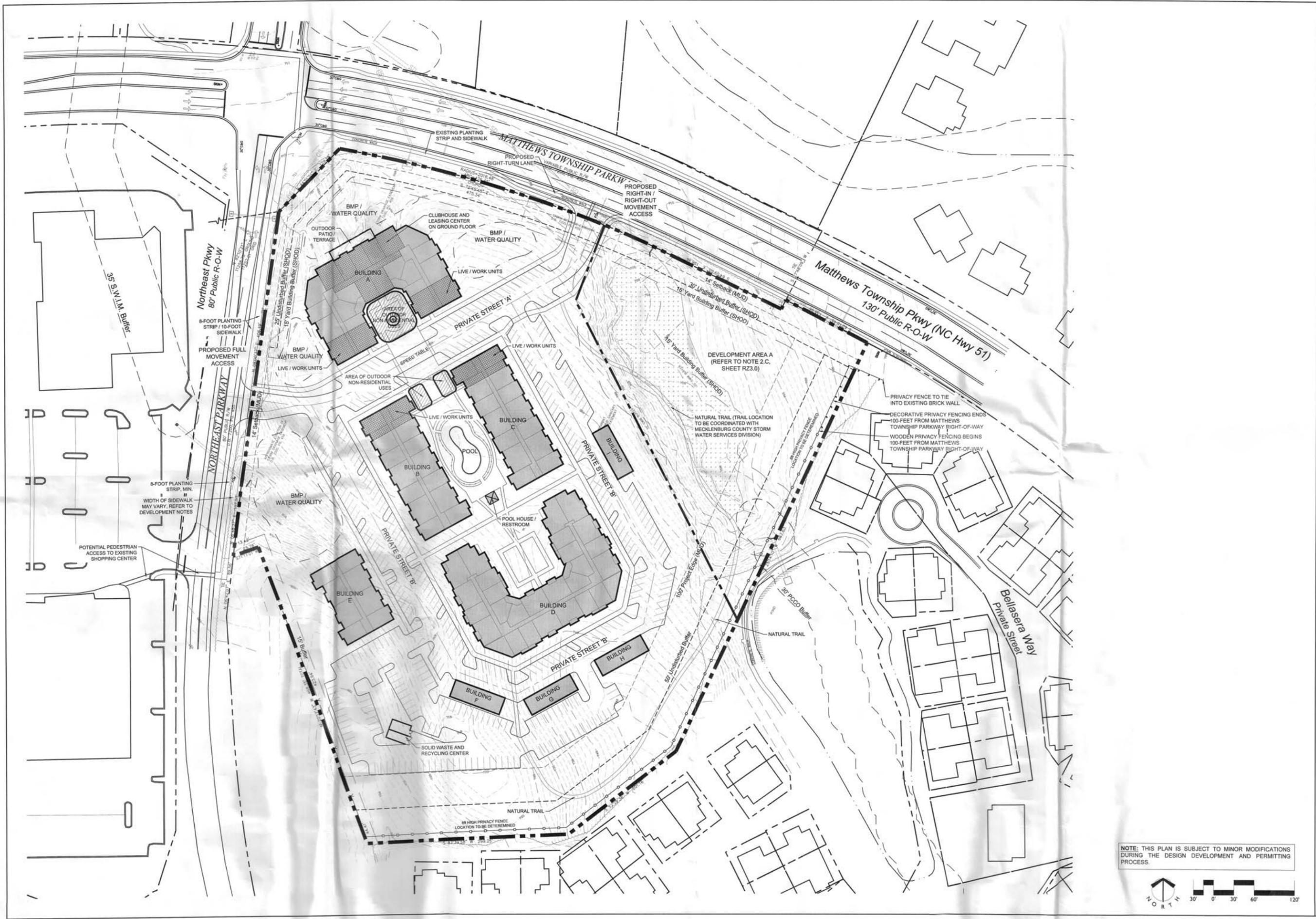
**FOUNTAINS MATTHEWS  
 CONDITIONAL REZONING**  
 PROFFITT DIXON PARTNERS | MATTHEW, NORTH CAROLINA  
 TECHNICAL DATA SHEET

*B-1 SCD to MUD  
 Includes attached elevations + structural notes*

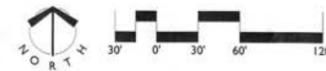
Board of Commissioners  
**APPROVED**  
*[Signature]*  
 Lori Canapino, Town Clerk

REVISIONS:  
 10/02/2013 - PER TOWN/PUBLIC COMMENTS  
 12/24/2013 - PER TOWN COMMENTS  
 02/07/2014 - PER TOWN COMMENTS

DATE: 08/02/2013  
 DESIGNED BY: LDI  
 DRAWN BY: LDI  
 CHECKED BY:  
 SCALE: 1" = 60'-0"  
 PROJECT #: 1013110  
 SHEET #:  
**RZ1.0**



NOTE: THIS PLAN IS SUBJECT TO MINOR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS.



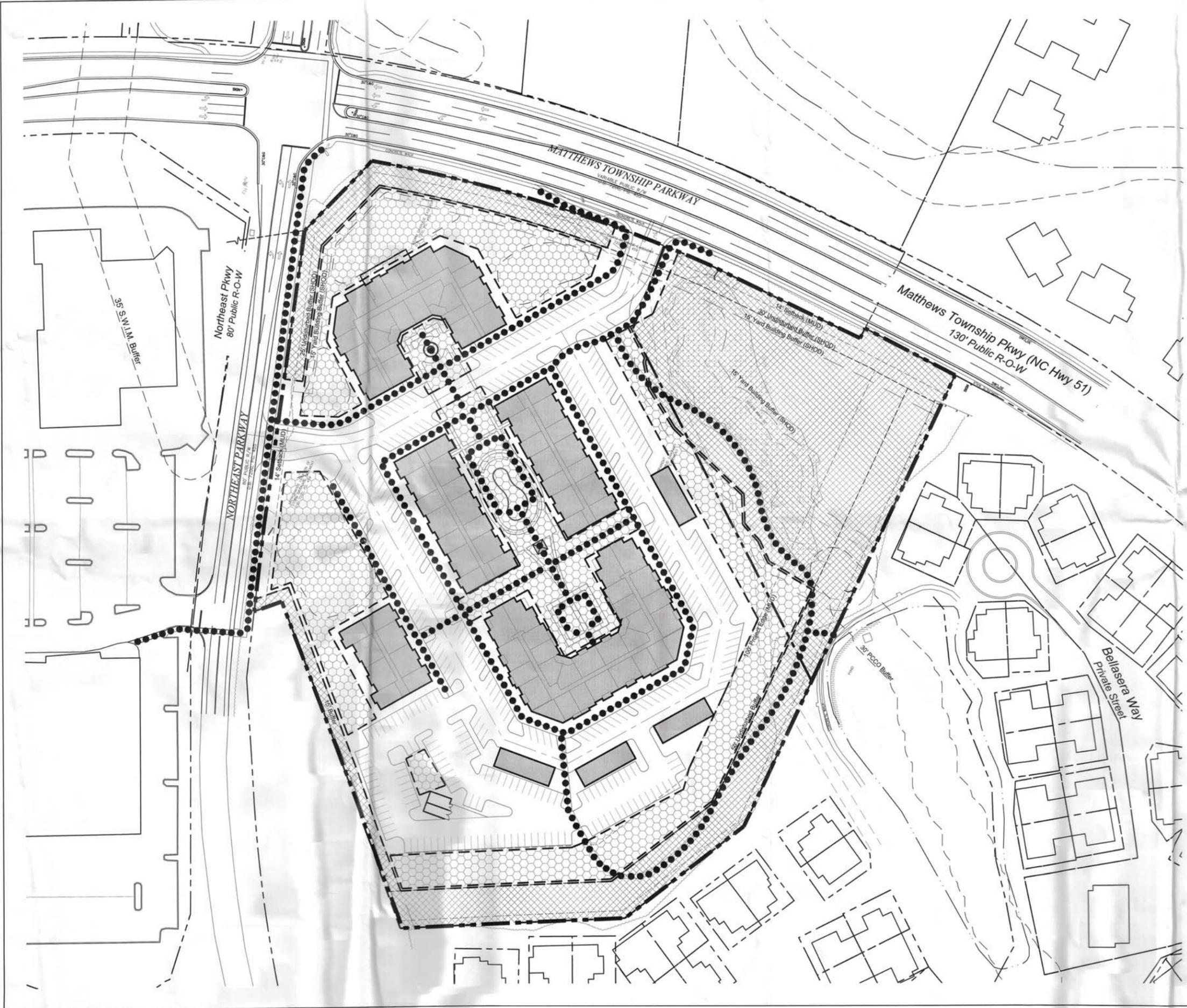
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FOR PUBLIC HEARING  
 APPLICATION # 2013-602

**FOUNTAINS MATTHEWS  
 CONDITIONAL REZONING**  
 PROFFITT DIXON PARTNERS | MATTHEW, NORTH CAROLINA  
 SCHEMATIC SITE PLAN

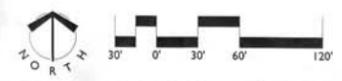
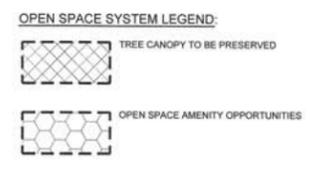
REVISIONS:  
 10/02/2013 - PER TOWN/PUBLIC COMMENTS  
 12/24/2013 - PER TOWN COMMENTS  
 02/07/2014 - PER TOWN COMMENTS

DATE: 06/02/2013  
 DRAWN BY: LDI  
 CHECKED BY:  
 SCALE: 1" = 60'-0"  
 PROJECT #: 1013110  
 SHEET #:  
**RZ2.0**



**OPEN SPACE SUMMARY:**

1. TOTAL SITE ACREAGE:	+/- 15.01 ACRES
2. TREE CANOPY TO BE PRESERVED	+/- 2.25 ACRES (15% OF SITE ACREAGE)
REQUIRED:	+/- 3.98 ACRES (26.52% OF SITE ACREAGE)
PROPOSED:	



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**FOR PUBLIC HEARING**  
**APPLICATION # 2013-602**

**FOUNTAINS MATTHEWS**  
**CONDITIONAL REZONING**  
 PROFITT DIXON PARTNERS | MATTHEW, NORTH CAROLINA  
**OPEN SPACE SYSTEM**

**REVISIONS:**  
 10/02/2013 - PER TOWN/PUBLIC COMMENTS  
 07/25/2013 - PER TOWN COMMENTS  
 05/07/2014 - PER TOWN COMMENTS

DATE: 08/02/2013  
 DRAWN BY: LJD  
 CHECKED BY:  
 Q.C. BY:  
 SCALE: 1" = 60'-0"  
 PROJECT #: 1013110  
 SHEET #:

**R22.1**

SITE DEVELOPMENT DATA:

- ACREAGE: ± 15.01 ACRES
-TAX PARCEL #: 193-311-30, 34, AND 41
-EXISTING ZONING: B-1SCD (SHO)
-PROPOSED ZONING: MUD (INNOVATIVE) (SHO)
-EXISTING USES: VACANT
-PROPOSED USES: UP TO 250 MULTI-FAMILY DWELLING UNITS, AND UP TO 8,000 SQUARE FEET OF NON-RESIDENTIAL USES INCLUDING LIVE WORK UNITS, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUD ZONING DISTRICT AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2. (THE LIVE WORK UNITS WILL BE ALLOWED UPON THE EFFECTIVE DATE OF THE UDDO, APRIL 1ST 2014)
-MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE BUT NOT TO EXCEED THREE (3) STORIES.
-PARKING: THE SITE WILL COMPLY WITH THE MINIMUM PARKING REQUIREMENTS OF THE ORDINANCE.

1. GENERAL PROVISIONS:

- a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING SITE PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY PROFFITT DIXON PARTNERS TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY COMMUNITY DWELLINGS AND A LIMITED AMOUNT OF NON-RESIDENTIAL USE ON AN APPROXIMATELY 15.01 ACRE SITE LOCATED ON THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MATTHEWS TOWNSHIP PARKWAY (NC HWY. 51) AND NORTHEAST PARKWAY (THE "SITE").
b. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF MATTHEWS ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUD CLASSIFICATION AND THE SPECIAL HIGHWAY OVERLAY DISTRICT (SHO) SUBJECT TO THE INNOVATIVE PROVISIONS PROVIDED BELOW, SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
c. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN AS WELL AS ANY SCHEMATIC BUILDING ELEVATIONS ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 153.201(E) OF THE ORDINANCE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- a. THE SITE MAY BE DEVELOPED WITH UP TO 250 MULTI-FAMILY DWELLING UNITS AND UP TO 8,000 SQUARE FEET OF GROSS FLOOR AREA OF LIVE WORK UNITS AND THE FOLLOWING NON-RESIDENTIAL USES: ART GALLERIES, BAKERIES, BEAUTY AND BARBER SHOPS, MEDICAL AND DENTAL CLINICS, DOCTOR OFFICES, FLORIST SHOPS, OFFICES, OPTICIAN, RETAIL SALES OF SECOND HAND GOODS, RESTAURANTS WITHOUT DRIVE-THROUGH OR DRIVE-IN SERVICES, RETAIL SALES, AND STUDIOS FOR - ARTIST, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, AND SCULPTORS), TOGETHER WITH ACCESSORY USES ALLOWED IN THE MUD ZONING DISTRICT.
b. THE ALLOWED LIVE WORK UNITS AND THE NON-RESIDENTIAL USES AS DESCRIBED ABOVE MAY BE LOCATED ON THE GROUND FLOOR OF THE FOLLOWING BUILDINGS, A, B AND C AS INDICATED ON SHEET RZ2.0 OF THE REZONING PLAN.
c. DEVELOPMENT AREA A WILL BE DEVELOPED AS AN OPEN SPACE AREA WITH A NATURAL TRAIL. THE NATURAL TRAIL WILL BE CONSTRUCTED OF A PERVIOUS MATERIAL SUCH AS BUT NOT LIMITED TO GRANITE FINES, MULCH, PINE NEEDLES OR OTHER SUITABLE PERVIOUS MATERIAL THAT IS IN KEEPING WITH THE CHARACTER OF THE OPEN SPACE AREA. SEATING AREAS MAY BE CREATED WITHIN OPEN SPACE AREA. TREES LOCATED IN THIS AREA MAY BE LIMBED UP AND UNDERBRUSH MAY BE REMOVED, DEAD AND DYING TREES AND MAY BE REMOVED. THIS OPEN SPACE AREA SHALL BE PRIVATE PROPERTY; HOWEVER, THE PETITIONER WILL ALLOW NON-RESIDENTS OF THE SITE TO USE THE OPEN SPACE AREA BETWEEN THE HOURS OF 9AM AND 5PM. THE NON-RESIDENTS USERS OF THE OPEN SPACE WILL BE REQUIRED TO ADHERE TO THE RULES AND REGULATIONS EITHER POSTED OR OTHERWISE COMMUNICATED BY THE PETITIONER. THE FOLLOWING BEHAVIORS AND ACTIVITIES WILL NOT ALLOWED IN THE OPEN SPACE AREA BY NON-RESIDENTS USERS OF THE OPEN SPACE: LOITERING, CONSUMPTION OF ALCOHOL, UNACCOMPANIED MINORS (UNDER 18), LOUD OR OTHER DISRUPTIVE BEHAVIOR, OR ANY OTHER ACTIVITY DEEMED TO BE A NUISANCE TO THE PETITIONER OR THE ADJOINING BELLA SERA NEIGHBORHOOD. IF NON-RESIDENT USE OF THE OPEN SPACE AREA NEGATIVELY IMPACTS THE SITE, THEN PETITIONER SHALL HAVE THE RIGHT TO FORBID FUTURE USE BY NON-RESIDENTS OF THE OPEN SPACE AREA. IN SUCH CASE THE PETITIONER SHALL COMMUNICATE WITH THE MATTHEWS PLANNING DEPARTMENT OF SUCH A DECISION.
d. THE PETITIONER MAY ELECT TO CONSTRUCT A ROOF TOP AMENITY AREAS ON THE SITE. THE ROOF TOP AMENITY AREAS IF CONSTRUCTED MAY BE CONSTRUCTED ON THE FOLLOWING BUILDINGS A, B OR C.

3. INNOVATIVE DEVELOPMENT PROVISIONS:

- a. TO ALLOW PARKING AND MANEUVERING FOR PARKING WITHIN THE FIRST 10 FEET OF THE 100 PROJECT EDGE.
b. TO ALLOW PORTIONS OF THE PROPOSED WATER QUALITY AND STORM WATER PONDS TO ENCROACH INTO THE 15 FOOT YARD ADJACENT TO THE BUFFER REQUIRED BY SPECIAL HIGHWAY OVERLAY DISTRICT (SHOD) ALONG NORTHEAST PARKWAY AND MATTHEWS TOWNSHIP PARKWAY.

4. ACCESS NOTES:

- a. VEHICULAR ACCESS TO THE SITE WILL BE FROM MATTHEWS TOWNSHIP PARKWAY (NC HWY. 51) AND NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN.
b. THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD) AND/OR NCDOT, REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY MPWD AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
c. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE MPWD AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

5. TRANSPORTATION IMPROVEMENTS:

I. PROPOSED IMPROVEMENTS:

THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION

PROVISIONS:

- a. IMPROVE NORTHEAST PKWY. & PROPOSED ACCESS "A" (UNSIGNALIZED) AS FOLLOWS:
I. RE-MARK THE EXISTING PAVEMENT (36-FOOT WIDE) FOR A SOUTHBOUND LEFT TURN LANE ON NORTHEAST PARKWAY WITH 100 FEET OF STORAGE AND A 100-FOOT BAY TAPER, AND

- II. RE-MARK THE EXISTING NORTHBOUND LEFT TURN LANE AT NC 51 FROM 155 FEET TO 255 FEET OF STORAGE AND A 100-FOOT BAY TAPER (BACK TO BACK WITH THE PROPOSED BAY TAPER FOR THE SOUTHBOUND LEFT TURN LANE AT PROPOSED ACCESS "A"); AND

- III. CONSTRUCT THE WESTBOUND APPROACH (PROPOSED ACCESS "A") FOR ONE INGRESS AND TWO EGRESS LANES (A LEFT TURN LANE WITH 100 FEET OF STORAGE [FOR THE FUTURE EXTENSION OF NORTHEAST PKWY.] AND A LANE THAT TERMINATES AS A RIGHT TURN LANE).

- b. IMPROVE NC 51 (MATTHEWS TWP. PKWY.) & PROPOSED ACCESS "B" (UNSIGNALIZED R/W) AS FOLLOWS:

- I. CONSTRUCT AN EASTBOUND RIGHT TURN LANE ON NC 51 WITH 100 FEET OF STORAGE AND A 150-FOOT BAY TAPER, AND

- II. CONSTRUCT THE NORTHBOUND APPROACH (PROPOSED ACCESS "B") FOR ONE INGRESS AND ONE EGRESS LANE (WHICH TERMINATES AS A RIGHT TURN LANE AT NC 51).

II. STANDARDS AND COMPLETION:

- a. MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD)/NCDOT STANDARDS. ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF MPWD AND NCDOT.
b. COMPLETION. THE IMPROVEMENTS DESCRIBED ABOVE MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR ANY BUILDING CONSTRUCTED ON THE SITE.

6. ARCHITECTURAL STANDARDS:

- a. THE FACADES OF PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE THAT ARE ORIENTED TOWARD THE PROPOSED PARKING AREAS, NORTHEAST PARKWAY OR MATTHEWS TOWNSHIP PARKWAY WILL BE SIMILAR IN APPEARANCE AND CHARACTER TO THE BUILDINGS ELEVATIONS GENERALLY DEPICTED ON SHEET RZ4.0 OF THE REZONING PLAN. THESE BUILDING ELEVATIONS ILLUSTRATE THE GENERAL STYLE, QUALITY AND DESIGN TREATMENT FOR THE BUILDINGS THAT WILL BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY SLIGHTLY FROM THESE ILLUSTRATIONS AS LONG AS THE DESIGN CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).
b. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, MANUFACTURED STONE, CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), STUCCO, AND/OR WOOD.
c. THE FOLLOWING ARCHITECTURAL COMMITMENTS SHALL APPLY TO THE PERMANENT BUILDINGS LOCATED ON THE SITE: (I) AT LEAST 50 % OF THE EXTERIOR BUILDING FACADES, EXCLUSIVE OF WINDOWS, DOORS, BALCONIES AND ROOFS, OF THE BUILDINGS ORIENTED TOWARD MATTHEWS TOWNSHIP PARKWAY AND NORTHEAST PARKWAY AS GENERALLY DEPICTED ON SHEET RZ4.1 SHALL BE CONSTRUCTED OF BRICK, STONE, PRE-CAST STONE OR PRE-CAST CONCRETE; (II) ADDITIONALLY THE BASE ONE-THIRD (1/3) PORTION OF THE EXTERIOR BUILDING FACADES, EXCLUSIVE OF WINDOWS, DOORS, AND BALCONIES/PATIOS, OF ALL THE BUILDINGS ON THE SITE SHALL BE CONSTRUCTED OF BRICK, STONE, PRECAST STONE OR PRE-CAST CONCRETE; PROVIDED, HOWEVER, TO HELP ADD VARIETY AND VISUAL INTEREST TO THE BUILDING ARCHITECTURE, THE LOCATION OF THE BRICK, STONE, PRE-CAST STONE OR PRE-CAST CONCRETE ALONG THE BASE ONE-THIRD (1/3) OF SUCH BUILDINGS MAY BE LOCATED UP TO EIGHT (8) FEET ABOVE OR BELOW THE LINE THAT DEFINES THE BUILDING'S ONE-THIRD (1/3) BASE SO LONG AS A BRICK, STONE, PRE-CAST STONE OR PRE-CAST CONCRETE WATER TABLE OF EIGHT (8) FEET IS MAINTAINED; AND (III) IN ADDITION TO THE FOREGOING, UPON THE COMPLETION OF ALL OF THE PERMANENT BUILDINGS ON THE SITE AT LEAST 40% OF THE CUMULATIVE EXTERIOR FACADES, EXCLUSIVE OF WINDOWS, DOORS, BALCONIES/PATIOS AND ROOFS, OF ALL SUCH BUILDINGS LOCATED ON THE SITE SHALL BE CONSTRUCTED OF BRICK, STONE, PRE-CAST STONE OR PRE-CAST CONCRETE.

- d. THE PETITIONER WILL DESIGN AND CONSTRUCT THE UNITS FACING PRIVATE STREET A WITHIN BUILDINGS A, B AND C AS LIVE WORK UNITS AS GENERALLY DEPICTED ON SHEET RZ2.0 OF THE REZONING PLAN. THESE LIVE WORK UNITS WILL ALWAYS BE MARKETED AS LIVE WORK UNITS, AND MAY ONLY BE UTILIZED AND RENTED AS LIVE WORK UNITS FOR THE FIRST 12 MONTHS AFTER THE UNITS RECEIVE A CERTIFICATE OF OCCUPANCY, AFTER THE INITIAL 12 MONTHS THE LIVE WORK UNITS MAY BE UTILIZED AND RENTED AS RESIDENTIAL DWELLING UNITS OR LIVE WORK UNITS. THE PETITIONER WILL CREATE SIGN GUIDELINES AND STANDARDS FOR THE LIVE WORK UNITS.
e. AS PART OF THE DEVELOPMENT OF THE SITE THE PETITIONER MAY CONSTRUCT DETACHED GARAGES STRUCTURES AS GENERALLY ILLUSTRATED ON SHEET RZ2.0 OF THE REZONING PLAN (BUILDINGS F THROUGH I). THESE DETACHED STRUCTURES MAY CONTAIN EITHER: (I) SINGLE-STORY GARAGES (EACH BUILDING MAY CONTAIN MULTIPLE GARAGES); OR (II) RESIDENTIAL UNITS ABOVE GARAGES ("TWO-STORY CARRIAGE HOUSE").
f. BUILDING I WILL BE CONSTRUCTED AS TWO-STORY CARRIAGE HOUSE BUILDING (AS DEFINED ABOVE).
g. METER BANKS WILL BE SCREENED.
h. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE AT BUILDINGS E, F, G, H, AND I. BUILDINGS A, B, C, AND D SHALL NOT HAVE HVAC EQUIPMENT AT GRADE.

- i. DUMPSTER, COMPACTOR AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL USED TO ENCLOSE COMPACTOR, DUMPSTER AND RECYCLING AREAS WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE BUILDINGS. IF ONE OR MORE SIDES OF A DUMPSTER AREA

ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.

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

7. STREETScape, BUFFERS AND LANDSCAPING:

- a. SETBACKS AND YARDS AS REQUIRED BY THE ORDINANCE AND AS MODIFIED THE INNOVATIVE PROVISIONS ABOVE SHALL BE PROVIDED.

- b. THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A 10 FOOT MULTI-USE TRAIL ALONG THE SITE'S FRONTAGE ON THE NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WIDTH OF THE MULTI-USE TRAIL MAY BE REDUCED TO SIX (6) FEET IN THE AREAS OF THE SITE WHERE THE EXISTING GRADE WOULD REQUIRE THE INSTALLATION OF RETAINING WALLS IN EXCESS OF FOUR (4) FEET. THE EXISTING SIDEWALK AND PLANTING STRIP WILL BE MAINTAINED ALONG NC HWY. 51. WHERE THE EXISTING SIDEWALK AND PLANTING STRIP ALONG NC HWY. 51 HAS TO BE REMOVED FOR THE CONSTRUCTION OF ANY REQUIRED ROADWAY IMPROVEMENTS A NEW SIDEWALK AND PLANTING STRIP WILL BE INSTALLED SO A CONTINUOUS SIDEWALK AND PLANTING STRIP IS MAINTAINED ALONG THE SITE'S FRONTAGE ALONG NC HWY. 51.

- c. SUBJECT TO NCDOT REVIEW AND APPROVAL THE PETITIONER WILL WORK IN GOOD FAITH WITH THE MATTHEWS PLANNING DEPARTMENT TO INVESTIGATE THE POSSIBILITY OF PROVIDING A CROSS-WALK FROM THE SIDEWALK CONSTRUCTED ALONG THE SITE'S FRONTAGE ON NORTHEAST PARKWAY TO THE SHOPPING CENTER LOCATED ON THE WEST SIDE OF NORTHEAST PARKWAY AND WILL ALSO INVESTIGATE THE POSSIBILITY OF TYING THE SHOPPING CENTERS INTERNAL SIDEWALK SYSTEM TO THE CROSS-WALK AS GENERALLY DEPICTED ON SHEET RZ2.0. THE PETITIONER WILL EXERCISE ITS BEST EFFORTS TO IMPLEMENT THESE IMPROVEMENTS DURING THE DEVELOPMENT OF THE SITE, IF THE NECESSARY APPROVALS ARE GRANTED AND THE PHYSICAL CONSTRAINTS AND COSTS ASSOCIATED WITH MAKING THESE IMPROVEMENTS ARE NOT UNREASONABLE, AS DETERMINED BY THE PETITIONER IN CONSULTATION WITH THE PLANNING DEPARTMENT.

- d. ALONG THE SITE'S INTERNAL PARKING AREAS, THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS THE BUILDINGS ON THE SITE WITH ONE ANOTHER AND LINKS THE BUILDINGS TO THE SIDEWALKS ALONG THE ADJUTING PUBLIC STREETS. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET. NATURAL TRAILS CONSTRUCTED WITHIN THE OPEN SPACE AREA OR THE PROJECT EDGE WILL BE CONSTRUCTED OF PERVIOUS MATERIALS SUCH AS BUT NOT LIMITED TO GRANITE FINES, MULCH, PINE STRAW OR OTHER SUITABLE PERVIOUS MATERIAL THAT IS IN KEEPING WITH THE CHARACTER OF THE AREA.

- e. ALONG THE SOUTHEASTERN PROPERTY BOUNDARY, ABUTTING THE EXISTING HOMES IN THE BELLA SERA VILLAS NEIGHBORHOOD, THE PETITIONER WILL PROVIDE A 100 PROJECT EDGE SUBJECT TO THE INNOVATIVE PROVISIONS LISTED ABOVE. THE OUTER 50 FEET OF THE PROJECT EDGE WILL BE TREATED AS AN UNDISTURBED BUFFER. UTILITIES, A FENCE AND NATURAL DRAINAGE AREAS WILL BE ALLOWED WITHIN THE UNDISTURBED BUFFER PORTION OF THE PROJECT EDGE. GRADING ASSOCIATED WITH THE INSTALLATION OF UTILITIES OR FOR THE STABILIZATION, REPAIR AND MAINTENANCE OF NATURAL DRAINAGE AREAS WILL ALSO BE ALLOWED WITHIN THE UNDISTURBED PORTION OF THE PROJECT EDGE. ANY AREA DISTURBED FOR THE INSTALLATION OF UTILITIES AND/OR THE STABILIZATION, REPAIR AND MAINTENANCE OF NATURAL DRAINAGE AREAS WILL BE REPLANTED WITH LANDSCAPING AS REQUIRED BY SECTION 153.075 (G) OF THE ORDINANCE. UTILITIES IF REQUIRED TO CROSS THE BUFFER MUST CROSS THE BUFFER AT NO LESS THAN 75 DEGREE ANGLE. A FENCE AND A NATURE TRAIL MAY BE PLACED WITHIN THE PROJECT EDGE INCLUDING WITHIN THE UNDISTURBED BUFFER PORTION, MINOR CLEARING AND TREE REMOVAL WILL BE ALLOWED WITHIN THE UNDISTURBED BUFFER FOR THE INSTALLATION OF THE FENCE. THE PETITIONER RESERVES THE RIGHT TO REMOVE DEAD AND DYING PLANT MATERIAL LOCATED WITHIN THE UNDISTURBED BUFFER.

- f. THE INNER HALF OF THE PROJECT EDGE WHERE THE EXISTING VEGETATION IS CLEARED TO ACCOMMODATE GRADING AND OTHER SITE IMPROVEMENTS AND AREAS NOT USED FOR PARKING OR FOR MANEUVERING FOR PARKING AS ALLOWED BY THE INNOVATIVE PROVISIONS ABOVE WILL BE REPLANTED TO MEET TO PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 153.075 (G) OF THE ORDINANCE.

- g. THE PETITIONER WILL PROVIDE A SIX (6) FOOT FENCE ALONG THE COMMON PROPERTY BOUNDARY WITH THE BELLA SERA VILLAS. THE FIRST 100 FEET OF THIS FENCE, STARTING AT THE HWY 51 RIGHT-OF-WAY LINE, WILL BE A DECORATIVE METAL TYPE PICKET FENCE. AFTER THE FIRST 100 FEET THE MATERIAL AND DESIGN OF THE FENCE MAY CHANGE. THIS PROPOSED FENCE MAY NOT BE LOCATED WITHIN 20 FEET OF THE PROPERTY LINE OF THE BELLA SERA VILLAS. THE LOCATION OF THE FENCE MUST ALSO CONFORM TO THE SCREENING REQUIREMENTS IN THE LANDSCAPE CHAPTER OF THE ORDINANCE. THE FINISHED SIDE OF THE FENCE MUST BE ORIENTED TOWARD THE BELLA SERA VILLAS. THIS PROPOSED FENCE WILL BE INSTALLED WHILE THE SITE IS BEING CLEARED FOR CONSTRUCTION. A LOCKABLE GATE FOR MAINTENANCE PURPOSES ONLY WILL BE INSTALLED ALONG THE 6' FENCE. THE PETITIONER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND APPEARANCE OF THE FENCE AND WILL CONDUCT PERIODIC INSPECTIONS OF THE FENCE TO ENSURE THE APPEARANCE OF THE FENCE IS MAINTAINED AND THE FENCE IS GOOD REPAIR.

- h. THE PETITIONER WILL PERMIT THE FUTURE INSTALLATION OF A PEDESTRIAN GATE AND WALKING TRAIL CONNECTING THE ON-SITE WALKING TRAILS TO THE ADJACENT BELLA SERA NEIGHBORHOOD. THIS PEDESTRIAN GATE WILL NOT BE INSTALLED UNLESS AND UNTIL PETITIONER RECEIVES A FORMAL WRITTEN REQUEST FROM THE BELLA SERA HOMEOWNERS ASSOCIATION AND UPON RECEIPT OF APPROPRIATE EASEMENTS AND CROSS ACCESS AGREEMENTS FROM THE SAME.

- i. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.

- j. THE PETITIONER SHALL PROVIDE DECORATIVE LANDSCAPING AT THE INTERSECTION OF NORTHEAST PARKWAY AND MATTHEWS TOWNSHIP PARKWAY SO AS TO ENHANCE THE APPEARANCE OF THE INTERSECTION AND THE DEVELOPMENT. THE PETITIONER WILL ARRANGE A MEETING WITH THE PLANNING DEPARTMENT AND MAYOR OF MATTHEWS TO REVIEW AND GATHER THEIR INPUT ON THE PROPOSED LANDSCAPE PLANS FOR THE INTERSECTION PRIOR TO THE FINALIZATION OF THE PLANS.

- k. PARKING LOCATED ON THE SITE WILL BE SCREENED FROM NORTHEAST PARKWAY, MATTHEWS TOWNSHIP PARKWAY AND THE ADJOINING PROPERTIES.

- I. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

8. ENVIRONMENTAL FEATURES:

- a. THE PROJECT WILL PROVIDE FOR STORM WATER BEST MANAGEMENT PRACTICES (BMPs) DESIGNED TO MEET REGULATORY REQUIREMENTS FOR STORM WATER CAPTURE, TREATMENT, VOLUME ATTENUATION AND DETENTION AS APPLICABLE AS GENERALLY ILLUSTRATED ON SHEET RZ2.0 OF THE REZONING PLAN.

- b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

- c. THE PROPOSED WATER QUALITY AND STORM WATER DETENTION PONDS AS GENERALLY ILLUSTRATED ON THE REZONING PLAN WILL BE DESIGNED AS WET PONDS.

- d. THE SITE WILL COMPLY WITH THE TOWN OF MATTHEWS TREE ORDINANCE.

9. OPEN SPACE:

- a. OPEN SPACE AREAS AS REQUIRED BY THE MUD ZONING DISTRICT WILL BE PROVIDED.

10. SIGNAGE:

- a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED. THE LOCATIONS OF THE PROPOSED SIGNS HAVE BEEN GENERALLY ILLUSTRATED ON SHEET RZ-1 OF THE REZONING PLAN. THE FINAL LOCATION OF THE ALLOWED SIGNS MAY SHIFT FROM THESE LOCATIONS AS ALLOWED BY THE ORDINANCE AND TO ACCOMMODATE FINAL SITE GRADES, UTILITIES, EXISTING VEGETATION, PROPOSED LANDSCAPING AND WATER QUALITY AND STORM WATER STRUCTURES AND ALIKE.
b. THE SITE WILL COMPLY WITH THE SIGNAGE REQUIREMENTS OF THE ORDINANCE.

11. LIGHTING:

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

- b. ANY DETACHED LIGHTING LOCATED WITHIN 200 FEET OF THE BELLA SERA VILLAS PROPERTY LINE WILL BE LIMITED TO 15 FEET IN HEIGHT.

- c. SUBJECT TO NCDOT APPROVAL THE PETITIONER WILL PROVIDE DECORATIVE PEDESTRIAN LIGHTING AT THE INTERSECTION OF NORTHEAST PARKWAY AND MATTHEWS TOWNSHIP PARKWAY.

12. AMENDMENTS TO THE REZONING PLAN:

- a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 153.265 THROUGH 153.271 AS WELL AS SECTION 153.200 OF THE ORDINANCE.

13. BINDING EFFECT OF THE REZONING APPLICATION:

- a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND 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.



TYPICAL BUILDING ELEVATION  
 - REFER TO THE "ARCHITECTURAL STANDARDS" ON SHEET RZ3.0 FOR BUILDING MATERIALS



① OVERALL AERIAL PERSPECTIVE LOOKING SOUTHEAST



CONCEPTUAL DETACHED GARAGES STRUCTURE - (TWO-STORY CARRIAGE HOUSE ELEVATION SHOWN)  
 - REFER TO THE "ARCHITECTURAL STANDARDS" ON SHEET RZ3.0 FOR BUILDING MATERIALS

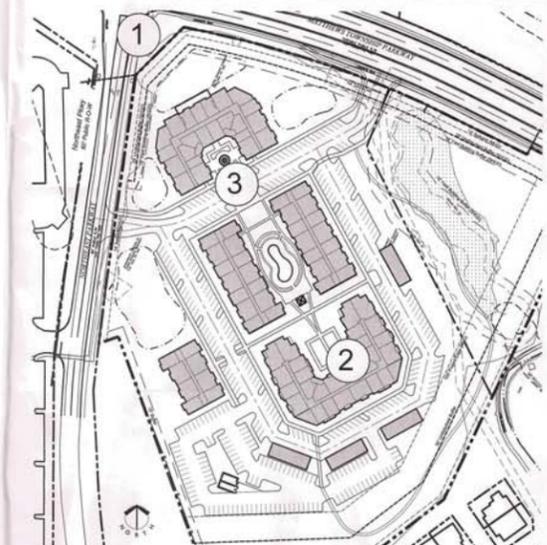


② COURTYARD PERSPECTIVE LOOKING NORTHWEST

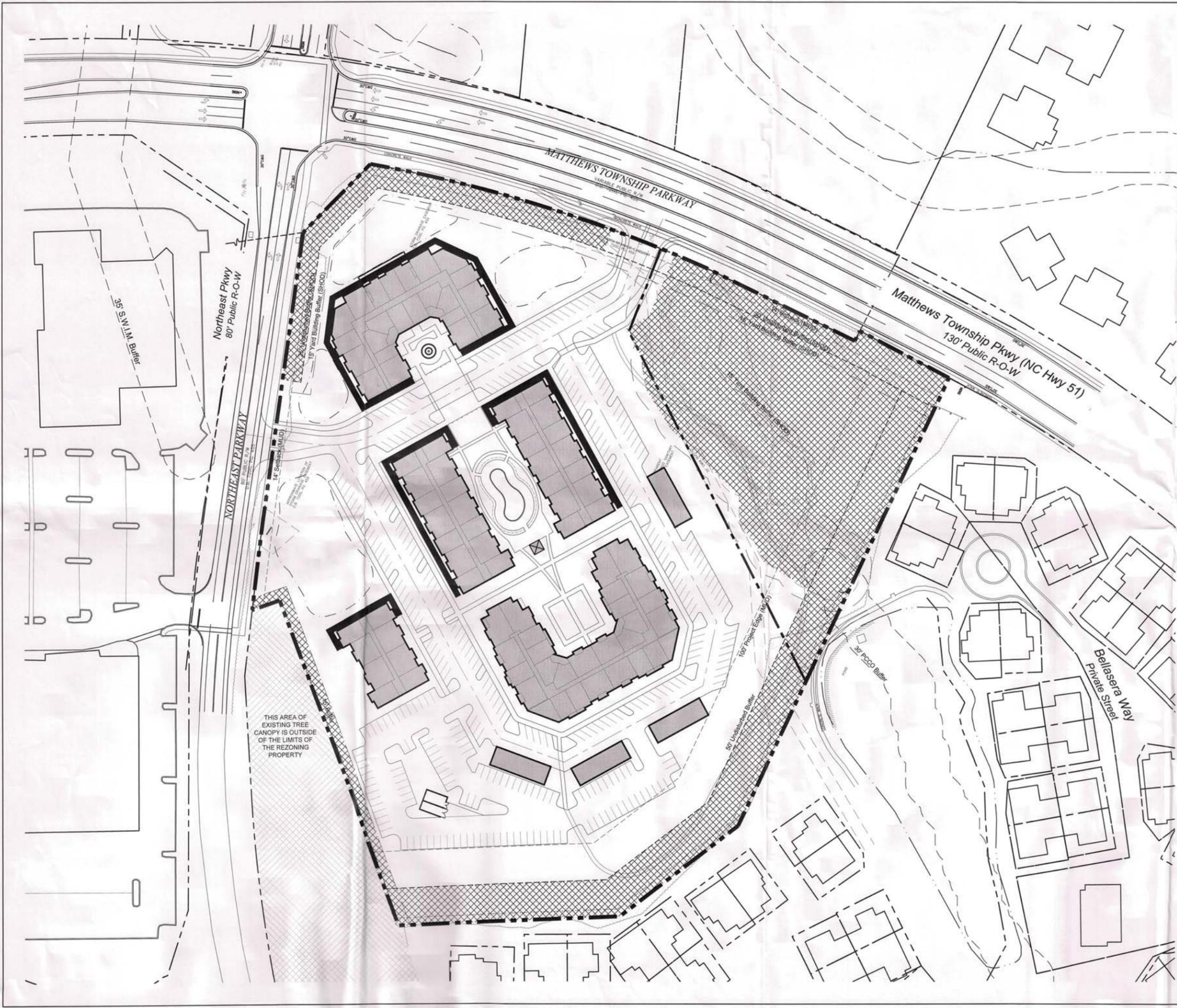


③ COURTYARD PERSPECTIVE LOOKING NORTH

NOTE: ALL IMAGES ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO DEPICT THE SCALE, MATERIALS, AND RELATIONSHIP OF PEDESTRIANS AND VEHICLES TO THE SITE PLAN AND THE ARCHITECTURE. THESE IMAGES ARE SUBJECT TO MODIFICATIONS DURING THE STAFF REVIEW OF THE PERMITTING PROCESS.



PERSPECTIVE IMAGES KEY



**NOTE:**  
 1. REFER TO SHEET RZ3.0 FOR "ARCHITECTURAL STANDARDS."

**ARCHITECTURAL FACADE LEGEND:**  
 TREE CANOPY TO BE PRESERVED  
 VISIBLE FACADE  
 REFER TO ARCHITECTURAL STANDARDS REQUIREMENTS ON SHEET RZ3.0

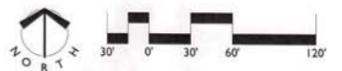
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 APPLICATION # 2013-602

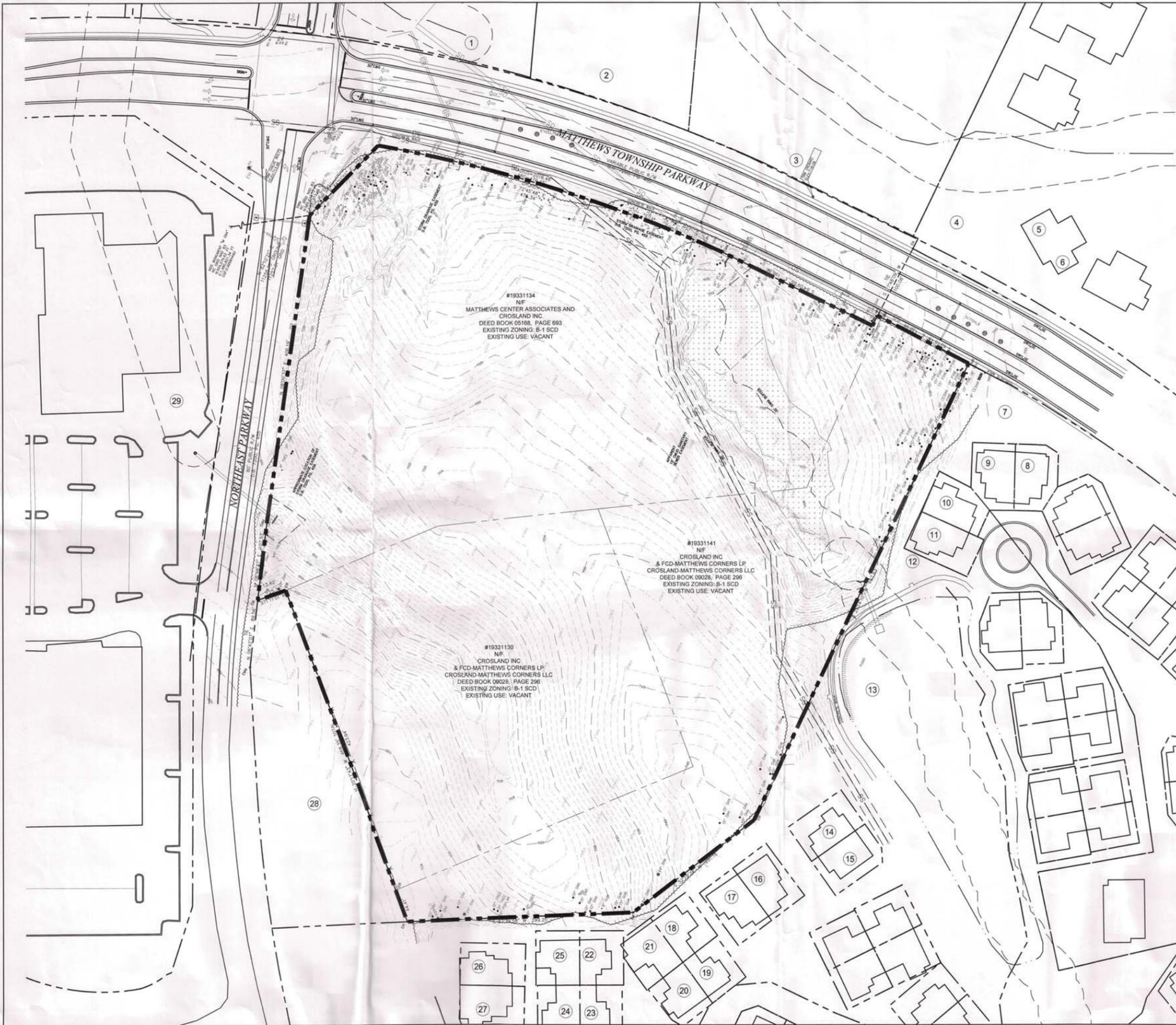
**FOUNTAINS MATTHEWS  
 CONDITIONAL REZONING**  
 PROFFITT DIXON PARTNERS | MATTHEW, NORTH CAROLINA  
 ARCHITECTURAL FACADES

**REVISIONS:**  
 03/07/2014 - PER TOWN COMMENTS

DATE: 08/02/2013  
 DESIGNED BY: LDI  
 DRAWN BY: LDI  
 CHECKED BY:  
 SCALE: 1" = 60'-0"  
 PROJECT #: 1013110  
 SHEET #:



**RZ4.1**



**ADJACENT PROPERTY INFORMATION**

1. ID# 19352110  
NF - MATTHEWS CENTER ASSOCIATES AND CROSLAND GROUP INC  
5960 FAIRVIEW RD, SUITE 200, CHARLOTTE, NC 28210  
L3 M36-772
2. ID# 19352111  
NF - MATTHEWS CENTER ASSOCIATES AND CROSLAND GROUP INC  
5960 FAIRVIEW RD, SUITE 200, CHARLOTTE, NC 28210  
L4 M36-772
3. ID# 19352112  
NF - SENIOR ACTIVITIES & SERVICES AND DEVORE INC  
3221 CHIPWOOD LN, MATTHEWS, NC 28105  
DB 13793 PG 166
4. ID# 19352C99  
NF - POLO CLUB VILLAS  
EXISTING USE: ATTACHED RESIDENTIAL CONDOMINIUMS
5. ID# 19352223  
NF - JUANITA P HILDENBRAND  
2640 POLO CLUB BV MATTHEWS, NC 28105  
DB 16622 PG 351
6. ID# 19352224  
NF - TOM D SR PARSONS AND C/O TERRY DAWSON  
2636 POLO CLUB BLVD MATTHEWS, NC 28105  
DB 18630 PG 746
7. ID# 19331179  
NF - BELLA SERA VILLAS ASSOC INC AND C/O CUSICK MANAGEMENT  
1111 CARMEL COMMONS BLVD, SUITE 410 CHARLOTTE, NC 28226  
DB 27625 PG 339
8. ID# 19331214  
NF - JUNE L HAMRICK  
2607 BELLASERA WY MATTHEWS, NC 28105  
DB 16961 PG 932
9. ID# 19331213  
NF - RENALDO O MUNOZ AND LINDA MUNOZ  
2503 BELLASERA WY MATTHEWS, NC 28105  
DB 16952 PG 679
10. ID# 19331212  
NF - JOHN E FEATHERSTON AND LAEL C FEATHERSTON  
PO BOX 546 MATTHEWS, NC 28105  
DB 22591 PG 286
11. ID# 19331211  
NF - HAROLD P. DUNNING AND ROBBYE C. DUNNING  
2608 BELLA SERA WY MATTHEWS, NC 28105  
DB 21226 PG 854
12. ID# 19331178  
NF - BELLA SERA VILLAS ASSOCIATION INC  
PO BOX 18771 RALEIGH, NC 27619  
DB 23288 PG 775
13. ID# 19331274  
NF - BELLA SERA VILLAS ASSOCIATION INC  
PO BOX 18771 RALEIGH, NC 27619  
DB 23288 PG 775
14. ID# 19331249  
NF - KAI K ENG AND BETTY ENG  
2647 CIRCA DR MATTHEWS, NC 28105  
DB 16642 PG 543
15. ID# 19331250  
NF - AZITA A TOUSSI AND FRANK SAFRIT  
2651 CIRCA DR MATTHEWS, NC 28105  
DB 22943 PG 348
16. ID# 19331246  
NF - KENNETH B MEDLIN AND DONNA C MEDLIN  
2629 CIRCA DR MATTHEWS, NC 28105  
DB 27460 PG 473
17. ID# 19331245  
NF - THOMAS M CHRISTOPHER AND DARLENE M TEAGUE  
2625 CIRCA DR MATTHEWS, NC 28105  
DB 19036 PG 408
18. ID# 19331244  
NF - FRANK FULTON GALER  
2619 CIRCA DR MATTHEWS, NC 28105  
DB 27674 PG 101
19. ID# 19331243  
NF - BRYAN L SMITH AND LOUISE S SMITH  
2615 CIRCA DR MATTHEWS, NC 28105  
DB 19574 PG 108
20. ID# 19331242  
NF - GILBERT F FORD AND MARTHA C FORD  
10910 CASETTA DR MATTHEWS, NC 28105  
DB 20262 PG 136
21. ID# 19331241  
NF - BRUCE D THORSON AND ANGELA E THORSON  
1314 MOREHEAD HILL DR DURHAM, NC 27703  
DB 20468 PG 273
22. ID# 19331240  
NF - VINCENT L CLARK AND SHARON K CLARK  
10920 CASETTA DR MATTHEWS, NC 28105  
DB 20921 PG 39
23. ID# 19331239  
NF - ROBERT EVANS AND IRMA JEAN EVANS  
10924 CASETTA DR MATTHEWS, NC 28105  
DB 21047 PG 917
24. ID# 19331238  
NF - THOMAS D HAMLETT  
10930 CASETTA DR MATTHEWS, NC 28105  
DB 26982 PG 813
25. ID# 19331237  
NF - HAL L (REVOC TRUST) HELMS AND AUDREY (REVOC TRUST) HELMS  
10934 CASETTA DR MATTHEWS, NC 28105  
DB23040 PG 785
26. ID# 19331236  
NF - M LAMOND VERNER AND BETTY S VERNER  
10840 CASETTA DR MATTHEWS, NC 28105  
DB 19904 PG 652
27. ID# 19331235  
NF - KATHLEEN A WILSBACH AND RONALD K WILSBACH  
10844 CASETTA DR MATTHEWS, NC 28105  
DB 19904 PG 677
28. ID# 19331121  
NF - JBOMMH LLC  
PO BOX 20536 CHARLESTON, SC 29413  
DB 13075 PG 383
29. ID# 19331104  
NF - USA MATTHEWS CORNERS 12 LLC AND USA MATTHEWS CORNERS 1 LLC AND USA  
MATTHEWS CORNERS 2 LLC  
C/O CORELOGIC COMM TAX SVC ATTN: E. CHAPA- PO BOX 961009 FT WORTH, TX 76161-009  
DB 19545 PG 953

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**FOR PUBLIC HEARING  
APPLICATION # 2013-602**

**FOUNTAINS MATTHEWS  
CONDITIONAL REZONING**  
PROFFIT DIXON PARTNERS | MATTHEW, NORTH CAROLINA  
EXISTING CONDITIONS

REVISIONS:  
10/02/2013 - PER TOWN/PUBLIC COMMENTS  
12/24/2013 - PER TOWN COMMENTS

DATE: 08/02/2013  
DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY:  
SCALE: 1" = 60'-0"  
PROJECT #: 1013110  
SHEET #:  
**RZ5.0**

