DEVELOPMENT ELEMENTS:
1. TAX PARCEL NUMBERS
   - 19331130, 19331134, 19331141
2. SITE JURISDICTION
   - TOWN OF MATTHEWS
3. TOTAL SITE ACREAGE
   - ±15.01 AC
4. EXISTING ZONING & USES
   - B-1 SCD (SPECIAL HIGHWAY OVERLAY DISTRICT)
   - VACANT
5. PROPOSED ZONING
   - MIXED USE DEVELOPMENT (MUD)
6. PROPOSED USES
   - MULTI-FAMILY RESIDENTIAL
   - NON-RESIDENTIAL
7. PROJECT DENSITY
   - 250 RESIDENTIAL UNITS MAXIMUM
   - 8,000 SF NON-RESIDENTIAL MAXIMUM
8. MAXIMUM BUILDING HEIGHT
   - 3 STORY BUILDING
9. VEHICLE AND BICYCLE PARKING
   - PER ZONING ORDINANCE

TECHNICAL DATA SHEET
LDI
1" = 60'-0"
1. **GENERAL PROVISIONS**

   a. **Site Development**
      - The proposed development shall form a part of the rezoning site plan and shall be subject to the review and approval of the Planning Department and the Board of Adjustment.
      - In the event that development is not completed in accordance with the approved plan, the regulations established under the rezoning for the development of the site shall become void and shall not be used as the basis for any future approval.

   b. **Completion of Improvements**
      - The improvements described above must be completed prior to the start of construction.

   c. **Open Space**
      - The petitioner plans to provide or cause to be provided on its own or in conjunction with another party.

2. **PETITIONER PLANS**

   a. **Parking and Maneuvering**
      - To allow parking and maneuvering for parking within the first 25 feet of the proposed driveway.

   b. **Development of the Site**
      - The development of the site will be governed by the rezoning plan as well as the applicable provisions of the City of Matthews Zoning Ordinance.

   c. **The Petitioner**
      - The petitioner will request that NCDOT add a no U-turn sign at the median taper; and

3. **REZONING PLAN**

   a. To allow parking and maneuvering for parking within the first 25 feet of the proposed driveway.

   b. The allowed non-residential uses may be located in one or more of the following buildings:
      - The principal and accessory buildings constructed on the site will use the following materials:
         - The principal and accessory buildings constructed on the site will use the following materials:
         - The principal and accessory buildings constructed on the site will use the following materials:

4. **APPLICATION OF PROVISIONS**

   a. The project shall provide for storm water best management practices (BMPs) as required by the applicable provisions of the City of Matthews Zoning Ordinance.

   b. The project shall provide for storm water best management practices (BMPs) as required by the applicable provisions of the City of Matthews Zoning Ordinance.

   c. The project shall provide for storm water best management practices (BMPs) as required by the applicable provisions of the City of Matthews Zoning Ordinance.

5. **DEVELOPMENT STANDARDS**

   a. The project shall provide for storm water best management practices (BMPs) as required by the applicable provisions of the City of Matthews Zoning Ordinance.

   b. The project shall provide for storm water best management practices (BMPs) as required by the applicable provisions of the City of Matthews Zoning Ordinance.

6. **CONCLUSION**

   a. The project shall provide for storm water best management practices (BMPs) as required by the applicable provisions of the City of Matthews Zoning Ordinance.

   b. The project shall provide for storm water best management practices (BMPs) as required by the applicable provisions of the City of Matthews Zoning Ordinance.

   c. The project shall provide for storm water best management practices (BMPs) as required by the applicable provisions of the City of Matthews Zoning Ordinance.
EXISTING CONDITIONS

FOR PUBLIC HEARING
APPLICATION # 2013-602

- ID# 19352110
  - N/F - MATTHEWS CENTER ASSOCIATES AND CROSLAND GROUP INC
  - 5960 FAIRVIEW RD, SUITE 200, CHARLOTTE, NC 28210
  - L3 M36-772

- ID# 19352111
  - N/F - MATTHEWS CENTER ASSOCIATES AND CROSLAND GROUP INC
  - 5960 FAIRVIEW RD, SUITE 200, CHARLOTTE, NC 28210
  - L4 M36-772

- ID# 19352112
  - N/F - SENIOR ACTIVITIES & SERVICES AND DEVORE INC
  - 3221 CHIPWOOD LN, MATTHEWS, NC 28105
  - DB 13793 PG 166

- ID# 19352C99
  - NF - POLO CLUB VILLAS
  - EXISTING USE: ATTACHED RESIDENTIAL CONDOMINIUMS

- ID# 19352223
  - N/F - JUANITA P HILDENBRAND
  - 2640 POLO CLUB BV  MATTHEWS, NC 28105
  - DB 18622 PG 351

- ID# 19352224
  - N/F - TOM D SR PARSONS AND C/O TERRY DAWSON
  - 2636 POLO CLUB BLVD  MATTHEWS, NC 28105
  - DB 18630 PG 746

- ID# 19331179
  - N/F - BELLA SERA VILLAS ASSOC INC AND DORTCH & LYONS C/O SELLERS HINSHAW AYERS
  - 301 S MCDOWELL ST #410  CHARLOTTE, NC 28204
  - DB 27625 PG 330

- ID# 19331214
  - N/F - JUNE L HAMRICK
  - 2607 BELLASERA WY  MATTHEWS, NC 28105
  - DB 16961 PG 932

- ID# 19331213
  - N/F - RENALDO O MUNOZ AND LINDA MUNOZ
  - 2603 BELLASERA WY  MATTHEWS, NC 28105
  - DB 16892 PG 676

- ID# 19331212
  - N/F - JOHN E FEATHERSTON AND LAEL C FEATHERSTON
  - PO. BOX 546  MATTHEWS, NC 28106
  - DB 22591 PG 286

- ID# 19331211
  - N/F - HAROLD P. DUNNING AND ROBBYE C. DUNNING
  - 2608 BELLA SERA WY  MATTHEWS, NC 28105
  - DB 21226 PG 864

- ID# 19331210
  - N/F - BELLA SERA VILLAS ASSOCIATION INC
  - PO BOX 18771  RALEIGH , NC 27619
  - DB 23288 PG 775

- ID# 19331274
  - N/F - BELLA SERA VILLAS ASSOCIATION INC
  - PO BOX 18771  RALEIGH , NC 27619
  - DB 23288 PG 775

- ID# 19331249
  - N/F - KAI K ENG AND BETTY ENG
  - 2647 CIRCA DR  MATTHEWS, NC 28105
  - DB 19542 PG 543

- ID# 19331250
  - N/F - AZITA A TOUSSI AND FRANK SAFRIT
  - 2651 CIRCA DR  MATTHEWS, NC 28105
  - DB 22943 PG 348

- ID# 19331246
  - N/F - KENNETH B MEDLIN AND DONNA C MEDLIN
  - 2629 CIRCA DR  MATTHEWS, NC 28105
  - DB 27480 PG 473

- ID# 19331245
  - N/F - THOMAS M CHRISTOPHER AND DARLENE M TEAGUE
  - 2625 CIRCA DR  MATTHEWS, NC 28105
  - DB 19036 PG 408

- ID# 19331244
  - N/F - FRANK FULTON GALER
  - 2619 CIRCA DR  MATTHEWS, NC 28105
  - DB 27674 PG 101

- ID# 19331243
  - N/F - BRYAN L SMITH AND LOUISE S SMITH
  - 2615 CIRA DR  MATTHEWS, NC 28105
  - DB 19574 PG 108

- ID# 19331242
  - N/F - GILBERT F FORD AND MARTHA C FORD
  - 10910 CASETTA DR  MATTHEWS, NC 28105
  - DB 20262 PG 136

- ID# 19331241
  - N/F - BRUCE D THORESON AND ANGELA E THORESON
  - 1814 MOREHEAD HILL DR  DURHAM, NC 27703
  - DB 20498 PG 273

- ID# 19331240
  - N/F - VINCENT L CLARK AND SHARON K CLARK
  - 10920 CASETTA DR  MATTHEWS, NC 28105
  - DB 20921 PG 39

- ID# 19331239
  - N/F - ROBERT EVANS AND IRMA JEAN EVANS
  - 10924 CASETTA DR  MATTHEWS, NC 28105
  - DB 21047 PG 917

- ID# 19331238
  - N/F - THOMAS D HAMLETT
  - 10930 CASETTA DR  MATTHEWS, NC 28105
  - DB 26982 PG 813

- ID# 19331237
  - N/F - HAL L (REVOC TRUST) HELMS AND AUDREY T(REVOC TRUST) HELMS
  - 10934 CASETTA DR  MATTHEWS, NC 28105
  - DB23040 PG 785

- ID# 19331236
  - N/F - M LAMOND VERNER AND BETTY S VERNER
  - 10940 CASETTA DR  MATTHEWS, NC 28105
  - DB 19904 PG 652

- ID# 19331235
  - N/F - KATHLEEN A WILSBACH AND RONALD K WILSBACH
  - 10944 CASETTA DR  MATTHEWS, NC 28105
  - DB 19904 PG 677

- ID# 19331121
  - N/F - JBOMMH LLC
  - PO BOX 20636  CHARLESTON, SC 29413
  - DB 13075 PG 383

- ID# 19331104
  - N/F - 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

\chfiles\projects\2013-602\CAD\Exhibits\Zoning Plans\3110_RZ4.0-ExistingConditions.dwg, RZ4.0, 10/3/2013 9:04:32 AM, mvinten, LandDesign, Inc.
DEVELOPMENT ELEMENTS:
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   - 19331134
   - 19331141

2. SITE JURISDICTION:
   - TOWN OF MATTHEWS

3. TOTAL SITE ACREAGE:
   - ±15.10 AC (PER MECKLENBURG COUNTY GIS)

4. EXISTING ZONING & USES:
   - B-1 SCD (SPECIAL HIGHWAY OVERLAY DISTRICT)
   - VACANT

5. PROPOSED ZONING:
   - MIXED USE DEVELOPMENT (MUD)

6. PROPOSED USES:
   - MULTI-FAMILY RESIDENTIAL
   - RETAIL

7. PROJECT DENSITY:
   - 250 RESIDENTIAL UNITS MAXIMUM
   - 10,000 SF RETAIL MAXIMUM

8. MAXIMUM BUILDING HEIGHT:
   - 3 STORY BUILDING

9. VEHICLE AND BICYCLE PARKING:
   - PER ZONING ORDINANCE
DEVELOPMENT SUMMARY:

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   - PER ZONING ORDINANCE

FOR PUBLIC HEARING
APPLICATION # 2013-xxx
GENERAL PROVISIONS:

1. These development standards establish a form of a rezoning site plan prepared in connection with the rezoning of property located in the City of Matthews, North Carolina for the purpose of providing public improvements, to accommodate the development of a multi-family community comprised of up to two hundred and fifty (250) units of non-conventional multi-family dwellings.

2. The rezoning standards, the regulations established under the rezoning plan, the location, size and type of storm water management systems, the required setbacks, and the architectural guidelines are hereby adopted and amended as part of the rezone site plan and shall be subject to all of the applicable provisions of the City of Matthews Zoning Ordinance as the same may be amended from time to time. The standards, regulations, requirements, measures, and procedures established and adopted in connection with the rezone site plan shall be subject to the provisions of Section 153.265 of the Zoning Ordinance.

3. The proposed improvements shall be subject to the following:

   a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING SITE PLAN AND MAY NOT BE MODIFIED BY THE PETITIONER TO ACCOMMODATE ACTUAL STORM WATER REQUIREMENTS AND NATURAL DRAINAGE AREAS. THE PROJECT DEVELOPMENT DESIGN IS CHARGED TO ACCOMMODATE STORM WATER REQUIREMENTS AND OTHER SITE IMPROVEMENTS AND WILL BE SUBJECT TO THE APPLICABILITY OF THE REZONING SITE PLAN. THE ACCESS REQUIREMENTS FOR PUBLIC USE WILL BE FROM MATTHEWS TOWNSHIP PARKWAY AS LIMITED BY THE APPLICABLE PROVISIONS OF THE CITY OF MATTHEWS ZONING ORDINANCE.

   b. THE PETITIONER RESERVES THE RIGHT TO REMOVE DEAD AND DYING PLANT MATERIAL FROM THE PROJECT EDGE INCLUDING WITHIN THE UNDISTURBED BUFFER PORTION. THE INNER HALF OF THE PROJECT EDGE WHERE THE EXISTING VEGETATION IS CLEARED TO ACCOMMODATE GRADING AND OTHER SITE IMPROVEMENTS AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS OF SECTION 153.075 (G) OF THE ZONING ORDINANCE.

   c. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS MAY NOT BE MODIFIED BY THE PETITIONER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL DRAINAGE AREAS. THE PROJECT DEVELOPMENT DESIGN IS CHARGED TO ACCOMMODATE STORM WATER REQUIREMENTS AND OTHER SITE IMPROVEMENTS AND WILL BE SUBJECT TO THE APPLICABILITY OF THE REZONING SITE PLAN. THE ACCESS REQUIREMENTS FOR PUBLIC USE WILL BE FROM MATTHEWS TOWNSHIP PARKWAY AS LIMITED BY THE APPLICABLE PROVISIONS OF THE CITY OF MATTHEWS ZONING ORDINANCE.

   b. METER BANKS WILL BE SCREENED.

   c. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED PUBLIC HEARING.

   d. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS MAY NOT BE MODIFIED BY THE PETITIONER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL DRAINAGE AREAS. THE PROJECT DEVELOPMENT DESIGN IS CHARGED TO ACCOMMODATE STORM WATER REQUIREMENTS AND OTHER SITE IMPROVEMENTS AND WILL BE SUBJECT TO THE APPLICABILITY OF THE REZONING SITE PLAN. THE ACCESS REQUIREMENTS FOR PUBLIC USE WILL BE FROM MATTHEWS TOWNSHIP PARKWAY AS LIMITED BY THE APPLICABLE PROVISIONS OF THE CITY OF MATTHEWS ZONING ORDINANCE.

   e. THE INNER HALF OF THE PROJECT EDGE WHERE THE EXISTING VEGETATION IS CLEARED TO ACCOMMODATE GRADING AND OTHER SITE IMPROVEMENTS AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS OF SECTION 153.075 (G) OF THE ZONING ORDINANCE.

   f. THE PETITIONER RESERVES THE RIGHT TO WORK WITH NCDOT, MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD) AND THE PLANNING DEPARTMENT TO RELOCATE THE SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC CONDITIONS.

   g. THE PETITIONER RESERVES THE RIGHT TO REMOVE DEAD AND DYING PLANT MATERIAL FROM THE PROJECT EDGE INCLUDING WITHIN THE UNDISTURBED BUFFER PORTION. THE INNER HALF OF THE PROJECT EDGE WHERE THE EXISTING VEGETATION IS CLEARED TO ACCOMMODATE GRADING AND OTHER SITE IMPROVEMENTS AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS OF SECTION 153.075 (G) OF THE ZONING ORDINANCE.

   h. THE PETITIONER RESERVES THE RIGHT TO REQUEST ADDITIONAL INNOVATIVE PROVISIONS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 153.059 OF THE ZONING ORDINANCE.

   i. THE PETITIONER RESERVES THE RIGHT TO REQUEST ADDITIONAL INNOVATIVE PROVISIONS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 153.059 OF THE ZONING ORDINANCE.

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   v. THE PETITIONER RESERVES THE RIGHT TO REQUEST ADDITIONAL INNOVATIVE PROVISIONS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 153.059 OF THE ZONING ORDINANCE.

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   x. THE PETITIONER RESERVES THE RIGHT TO REQUEST ADDITIONAL INNOVATIVE PROVISIONS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 153.059 OF THE ZONING ORDINANCE.

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