December 24th, 2014

Ms. Kathi Ingrish, Planning Director
Town of Matthews
232 Matthews Station Street
Matthews, North Carolina 28105

Re: Fullwood Station Rezoning Re-Submittal

Dear Ms. Ingrish:

Please find attached the rezoning re-submittal for the proposed Fullwood Station development located at 1011-1121 South Trade Street. The property consists of four parcels totaling +/-19.31 acres.

The properties are currently zoned R-15. We are requesting that the property be rezoned for single-family development under the Matthews Residential Varied Style Zoning District. We believe that the R-VS zoning is suitable for this location in order to facilitate a quality lifestyle alternative in Matthews. The proposed development is joined on two sides by single-family development and commercial property to north of the site zoned R-15.

The Petitioner has withdrawn the previously requested Innovative Development Standards below and has re-designed the site in order to comply with all development standards set forth in the R-VS Zoning District:

1. Reduced Rear Yard - The rear yard setback shall be reduced from 30 feet to 20 feet.
2. Reduced Side Yard - The side yard setback shall be reduced from an aggregate of 14 feet (6 and 8 feet) to 6 feet for all units.

The Petitioner has made the following modifications to the development in response to comments from the Public Hearing held on December 8th, 2014.

1. A 20 foot deed restricted landscape buffer has been provided adjacent to the properties along Glenshannon Road.
2. A commitment to wetland monitoring and testing for pre and post construction for a duration of 2 years beyond full build out of the project.
3. Twelve foot travel lanes.
4. A reduction in the total number of lots from 47 to 42.
5. Enlargement of the BMPs to provide increased storage capacity to help alleviate flooding concerns.
6. A tapered egress point onto Trade Street allowing for increased stacking of vehicles attempting to merge northbound.
We look forward to working with the Town of Matthews on the approval of Fullwood Station. We believe that this project will be an excellent addition to your community.

Sincerely,

[Signature]

Mark E. Kime, RLA
Landscape Architect

LandDesign | Charlotte NC
223 North Graham Street, Charlotte, NC 28202
V: 704.333.0325 x.2235 | F: 704.332.3246 | C: 704.293.5289
FULLWOOD STATION
REZONING PETITION

1011-1121 SOUTH TRADE STREET
MATTHEWS, NC 28105

DEVELOPER
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Contact: Tom Waters
704.201.5150
tom@providentdev.com

LANDSCAPE ARCHITECT
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Contact: Drew Lawrence
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SHEET INDEX:
RZ-1.0 Cover Sheet
RZ-2.0 Development Standards
RZ-3.0 Site Plan
RZ-4.0 Street Cross-Sections
RZ-5.0 Landscape Survey
RZ-6.0 Autoturn Exhibit
RZ-7.0 Conceptual Architecture
RZ-8.0 Conceptual Architecture
RZ-9.0 Survey

Rezoning
Re-Submittal
10/1/14
11/24/14
12/24/14

No. 10
No. 20
No. 40
No. 50
No. 60
No. 70

Prepared by:
Provident Land Services
Lawrence Associates
LandDesign, Inc.

Current:
2014-621
12-24-2014

Cover Sheet

Not to Scale
1. General Provisions:
   a. Site Location: These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-3.0, RZ-4.0, RZ-5.0, RZ-6.0, and RZ-7.0 form this rezoning petition (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Provident South Trade Street and Whitefriars Lane (the "Site.").

2. Innovative Provisions for R-VS Zoning District:
   i. South Trade Street:
      - Full movement turn-around shall no longer be required for single-axle trucks as development of this project will allow turn-around
      - All site improvements shall be completed prior to the Site being developed.
      - The alignment of the internal public streets, vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval in accordance with published standards so long as the street network set forth on the Rezoning Plan and other graphics is maintained.

3. Proposed Improvements:
   a. The project will provide storm water best management practices (BMPs) designed to meet regulatory requirements for storm water capture, treatment, volume attenuation and detention as applicable.
   b. The petitioner reserves the right to adjust the natural drainage boundaries of the site as required to meet program requirements of the development while maintaining the overall site shape.
   c. The design of the Storm Water Management design will consider the condition of the wetlands / waters on site and will further have similar reports completed on two succeeding annual anniversaries of completion of the project.
   d. Construction of the Storm Water Management system is anticipated to begin in the Fall of 2015 and be completed within the Summer of 2016.

4. Storm Water:
   a. The Storm Water Management system is anticipated to begin in the Fall of 2015 and be completed within the Summer of 2016.
   b. The petitioner reserves the right to adjust the natural drainage boundaries of the site as required to meet program requirements of the development while maintaining the overall site shape.
   c. The design of the Storm Water Management design will consider the condition of the wetlands / waters on site and will further have similar reports completed on two succeeding annual anniversaries of completion of the project.
   d. Construction of the Storm Water Management system is anticipated to begin in the Fall of 2015 and be completed within the Summer of 2016.

5. Transportation Improvements:
   i. The aforementioned Transportation Improvements are also illustrated on Sheet RZ-4.0 of the Rezoning Petition.
   ii. The road network will be designed to accommodate the future development of the site.

6. Landscaping:
   a. The community will have manicured lawns and landscaping beds.
   b. The community will have a variety of native trees and shrubs.
   c. The community will have a variety of native plants.
   d. The community will have a variety of native grasses.
   e. The community will have a variety of native flowers.

7. Lighting:
   a. The community will have adequate lighting for safety and security.
   b. The community will have energy-efficient lighting fixtures.

8. Amendments to the Rezoning Plan:
   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 future development.
   b. The petitioner reserves the right to adjust the natural drainage boundaries of the site as required to meet program requirements of the development while maintaining the overall site shape.
   c. The design of the Storm Water Management design will consider the condition of the wetlands / waters on site and will further have similar reports completed on two succeeding annual anniversaries of completion of the project.
   d. Construction of the Storm Water Management system is anticipated to begin in the Fall of 2015 and be completed within the Summer of 2016.

9. Trees:
   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.
   b. The petitioner reserves the right to adjust the natural drainage boundaries of the site as required to meet program requirements of the development while maintaining the overall site shape.
   c. The design of the Storm Water Management design will consider the condition of the wetlands / waters on site and will further have similar reports completed on two succeeding annual anniversaries of completion of the project.
   d. Construction of the Storm Water Management system is anticipated to begin in the Fall of 2015 and be completed within the Summer of 2016.

10. Windbreaks:
    a. The community will have windbreaks to provide shelter and beauty.
    b. The community will have windbreaks to provide privacy.
    c. The community will have windbreaks to provide protection from the elements.

11. Storm Water Management:
    a. The community will have storm water management practices to control and reduce the amount of storm water runoff.
    b. The community will have storm water management practices to improve the quality of storm water runoff.
    c. The community will have storm water management practices to prevent pollution of local water bodies.

12. Lighting:
    a. The community will have adequate lighting for safety and security.
    b. The community will have energy-efficient lighting fixtures.

13. Amendments to the Rezoning Plan:
    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 future development.
    b. The petitioner reserves the right to adjust the natural drainage boundaries of the site as required to meet program requirements of the development while maintaining the overall site shape.
    c. The design of the Storm Water Management design will consider the condition of the wetlands / waters on site and will further have similar reports completed on two succeeding annual anniversaries of completion of the project.
    d. Construction of the Storm Water Management system is anticipated to begin in the Fall of 2015 and be completed within the Summer of 2016.

14. Trees:
    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.
    b. The petitioner reserves the right to adjust the natural drainage boundaries of the site as required to meet program requirements of the development while maintaining the overall site shape.
    c. The design of the Storm Water Management design will consider the condition of the wetlands / waters on site and will further have similar reports completed on two succeeding annual anniversaries of completion of the project.
    d. Construction of the Storm Water Management system is anticipated to begin in the Fall of 2015 and be completed within the Summer of 2016.
FULLWOOD STATION
REZONING PETITION

1011-1121 SOUTH TRADE STREET
MATTHEWS, NC 28105

DEVELOPER
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SHEET INDEX:
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- RZ-2.0 Development Standards
- RZ-3.0 Site Plan
- RZ-4.0 Street Cross-Sections
- RZ-5.0 As-built Envelope
- RZ-6.0 Autoturn Exhibit
- RZ-7.0 Conceptual Architecture
- Survey

Rezoning Submittal: 10/1/14
Rezoning Re-Submittal: 11/24/14

NC Eng. Firm License: C-0658

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

VIGNETY MAP
NOT TO SCALE

SUPERSEDED
2014-621
11-25-2014
Design Guidelines:

Hylton/Martin Tract
Development Standards

1. Streetscape Elements:
- The streetscape elements shall include landscaping, open spaces, and quality building materials. The site plan for the Site will seek to emphasize pedestrian connections through Site Development.

2. Site Development Data:
- The site development data shall include the community, serving as a gateway into it.

3. Zoning Districts/Ordinance:
- The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, pre-cast stone, precast concrete, cementatious siding (such as hardi-plank), or wood. Vinyl as a building material will not be used for walls. pedestrian connections through Site Development.

4. Building Heights:
- Building height shall be limited to 35 feet.

5. South Trade Street Design Guidelines:
- i. The Petitioner shall create an appropriately landscaped corridor along South Trade Street utilizing existing vegetation to the greatest extent possible to provide a buffer between the street and the buildings.
- ii. The Petitioner shall be permitted the option to provide a screen fence or a landscaped berm along the entire frontage of South Trade Street. The specific design of the fence or berm shall be subject to approval by the Town of Matthews.

6. Common Open Space Areas:
- Areas exclusive of platted lots and public rights of way shall be included as Common Open Space. Common Open Space Areas shall emphasize the preservation of natural areas including wetlands.

7. Petitioners Reserves the Right to Add Amenities:
- The Petitioner reserves the right to provide unheated outdoor community structures within the communal open space. These structures shall be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

8. Other Site Design Guidelines:
- i. Orient units towards primary and secondary streets to reinforce the streetscape, as shown on the provided Plans.
- ii. Architectural treatment shall continue on all sides of a building except as specifically noted otherwise.
- iii. A minimum of (10) ten percent of homes shall incorporate a side-loaded garage.

9. Transportation Improvements and Access:
- i. Petitioner shall extend the existing public right of way for Woody Creek Road into the proposed development.
- ii. The alignment of the internal public streets, vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval in accordance with published standards so long as the street network set forth on the Site Plan is maintained.
- iii. The developer shall provide a combination of front loaded and side load plan types.
- iv. There will be a combination of front loaded and side load plan types.

10. Signage:
- a. Signage as allowed by the Ordinance may be provided.

11. Lighting:
- a. Lighting shall be designed to provide adequate illumination for pedestrian safety and aesthetic appeal.

12. Amendments to the Rezoning Plan:
- 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 future, be binding upon all owners of real property within the Site Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

13. Binding Effect of the Rezoning Application:
- a. All plans, specifications, and other documents attached to or referenced in this application, or in the Technical Data Sheet, shall be binding on all future landowner(s) of the Site Development Areas, as applicable.

PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
MEK
DCS
NTS
NOVEMBER 24, 2014
CHECKED BY:
DRAWN BY:
SHEET #:
PROJECT #:
RZ-2.0
SUBJECT TO FINAL DESIGN CHANGES
PRELIMINARY NOT FOR CONSTRUCTION
SUPERSEDED
FULLY-FAMILY SUBDIVISION
INNOVATIVE LAND DESIGN, INC.
11-25-2014
RZ-2.0
AUTHORIZED COPY
PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES
HYLTON/MARTIN TRACT
REZONING PETITION

1011-1121 SOUTH TRADE STREET
MATTHEWS, NC 28105

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- L-5.0 Survey
- L-7.0 Conceptual Architecture

Rezoning Re-Submission
10/1/14

SUPERSEDED 2014-621
10-1-2014

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

NC Eng. Firm License: C-0658

VICINITY MAP
NOT TO SCALE
Design Guidelines:

Hylton/Martin Tract

4. Development Standards

--Acreage:

b. General Design Guidelines:

22721228, 22721229, 22721230, 22721231

--Proposed Zoning:

--

Vacant and Single-Family homes.

--Proposed Uses:

Uses permitted by right and under prescribed conditions together with accessory uses as allowed in the R-VS Innovative Varied Style Zoning

--Building height shall be limited to 35 feet.

DEVELOPMENT STANDARDS

vi. Petitioner agrees to provide the Town of Matthews an “as-built” survey for all streets, sidewalks, and easements within the development at the time of

b. Zoning Districts/Ordinance: Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Town of Matthews

a. The Petitioner hereby seeks the following Innovative Development Standards:

i. On-Street Parking - Additional on-street parking shall be provided within the public right-of-way throughout the development as shown on Sheet RZ-4.0.

g. Architectural Guidelines

iii. There will be selected homes with basement designs on appropriate lots.

iv. A minimum of (10) ten percent of homes shall incorporate a side-loaded garage.

xi. HVAC units will be screened with masonry screening walls and/or landscaping.

xii. Individual residential trash cans will be kept in the garage or an outside area screened from view.

xii. Shared Driveways - Shared driveways may be incorporated within some units within the development.

xiv. Variable Lot Size - A mixture of lots varying in width shall be interspersed throughout the development.

a. The project will provide for storm water best management practices (BMPs) designed to meet regulatory requirements for storm water capture, treatment,

8. Amendments to the Rezoning Plan:

9. 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

10/1/14

vi. Cul-de-sac Length: The Petitioner proposes a maximum cul-de-sac length of 700 linear feet in order to minimize impacts to wetlands and undisturbed

natural areas while providing access to usable areas of the property that would otherwise require disturbance of these natural features.

viii. The Petitioner agrees to coordinate with the United States Postal Service and the Town of Matthews on the location of CBU Postal Boxes within the

ii. The five public streets indicated within the Development Area will be designed as public streets with parallel parking in some locations.

ii. The horizontal location of the screen fence along South Trade Street will be placed with the preservation of existing trees of significance in

throughout the Site.

i. Along the Site’s internal public streets, the Petitioner will provide a sidewalk network that links the units, parking areas and areas of interest on the Site

space areas such as gazebos, arbors, pergolas, etc.

iv. A minimum of (10) ten percent of homes shall incorporate a side-loaded garage.

a. 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

meeting applicable storm water controls regulations as applicable.

Existing Wetlands and Waters

iv. The five public streets indicated within the Development Area will be designed as public streets with parallel parking in some locations.

vii. Petitioner agrees to protect the wetland areas shown on the Rezoning Plan. In addition, Petitioner will take all necessary steps to ensure that the wetlands

areas are protected.

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