



- 

BRICK VENEER
MCNEAR BRICK
COLOR: RAWHIDE (BRK-1)
- 

BRICK VENEER
MCNEAR BRICK
COLOR: SEPIA (BRK-2)
- 

STORE FRONT
KAWNEER
DARK BRONZE FINISH
- 

SPLIT FACE CMU
YORK BUILDING MATERIAL
STANDARD MOJAVE
- 

COMPOSITE SIDING
ALLURA
COLOR: MAPLE
- 

PARAPET CORNICE
SHERWIN WILLIAMS
SW6989 GLOSS DOMINO

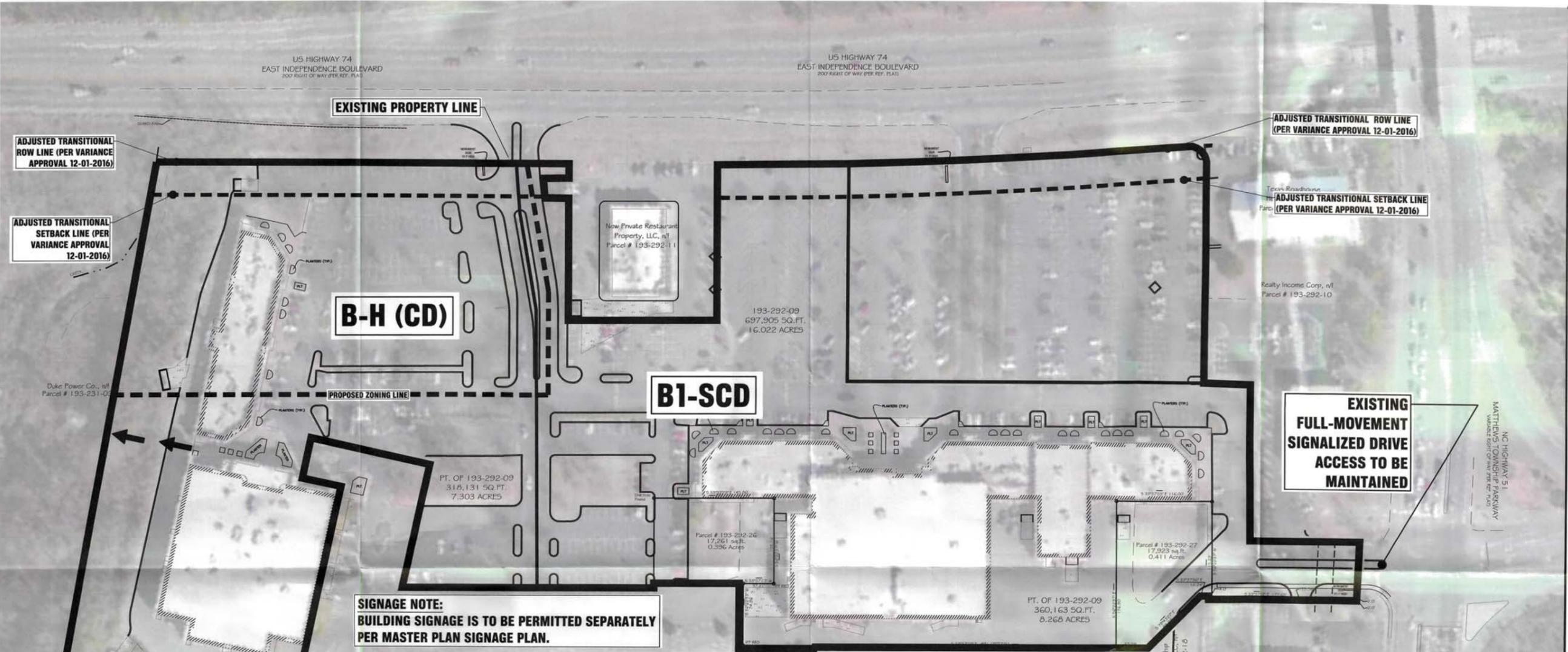
BUILDING SIGNAGE TO BE PERMITTED SEPARATELY PER MASTER SIGNAGE AGREEMENT.



BJ's Restaurant & Brewhouse
Matthews, NC



Copyright wdparters BJSB0285 11.17.2016



SIGNAGE NOTE:
BUILDING SIGNAGE IS TO BE PERMITTED SEPARATELY PER MASTER PLAN SIGNAGE PLAN.

ZIFF Properties
 Development Standards
 12/12/16
 Rezoning Petition No. 2016-650

Site Development Data:

- Acreage: ± 16.91
- Tax Parcel #: 193-292-09, 193-292-27, 193-292-26
- Existing Zoning: C
- Proposed Zoning: B-1SCD and B-H
- Existing Uses: Neighborhood Shopping Center.
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed by the B-1SCD and B-H zoning districts (as more specifically described and restricted below in Section 2.)
- Maximum Gross Square Feet of Development: Up to 140,600 square feet of gross floor area of uses allowed by right and under prescribed conditions in the B-1SCD and B-H zoning districts (as more specifically described and restricted below in Section 2 - such restrictions do not permit a convenience store with gasoline sales nor automobile service stations with gasoline sales, automobile sales, dormitories, crematoriums, mini-storage facilities, pet cemeteries, vending machines immediately adjacent to building overhangs, and restaurants with accessory drive-through windows on the Site).

The existing square footage of the center is 127,817 square feet of gross floor area.

-Maximum Building Height: As allowed by the Ordinance.

-Parking: As required by the Ordinance will be provided, subject to the Petitioner's ability to utilize the provisions of Section 155.401.1.1 Relief from Minor Nonconformities Requiring Variance Actions During Rezoning From an Outdated Zoning Classification.

The Mathews Board of Adjustment granted a variance that allows parking spaces located in the transitional right-of-way to be counted toward meeting the minimum parking requirements of the UDO (the variance hearing was held on 12/1/16).

1. General Provisions:

- a. **Site Location:** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by ZIFF Properties ("Petitioner") to accommodate renovations and additions to the existing neighborhood shopping center known as Mathews Festival on an approximately 16.91 acre site located on the northwest quadrant of the intersection of Independence Boulevard and Matthews Township Parkway in Matthews, NC (the "Site").
- 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 Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the portion of the Site zoned B-1SCD shall govern that portion of the Site, and the B-H zoning regulations shall govern for the portion of the Site zoned B-H, subject to the provisions of Section 155.401.1.1 and the ability of the Petitioner to request Exceptions, or Alternative Approvals during the elevation plan approval process.
- c. **Graphics and Alterations:** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 155.401.5 of the Ordinance, however, the proposed changes will be sent to the Town Board for approval.
- d. **Number of Buildings Principal and Accessory:** The total number of principal buildings to be developed on the Site shall not exceed five (5). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.
- e. **Planned/Unified Development:** The Site together with that certain site located adjacent to the Site and designated as Tax Parcel No's. 193-231-33, and 193-292-07, 08, 10, 11, 17, 18, 19 (the "Adjacent Parcels") shall be viewed in the aggregate as a planned/unified development plan (e.g. a shopping center) as to the elements and portions of the Site generally depicted on the Rezoning Plan and those depicted on the applicable approved plans for the Adjacent Parcels. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site and the Adjacent Parcels. The Petitioner and/or owner(s) of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, all such separation standards along the exterior boundary of the Site and of the Adjacent Parcels shall be adhered to and all allowed square footage requirements will be regulated by any development limitations set forth in Section 2 below as to the Site taken as a whole and not individual portions or lots located thereon.

2. Permitted Uses & Development Area Limitations:

The Site may be developed with up to 140,600 square feet of gross floor area of uses allowed by right, and under prescribed conditions together with accessory uses allowed in the B-1SCD and B-H zoning districts, subject, however, to the restrictions and requirements in Section 2.b below. The portion of the Site to be zoned B-H(CD) may be developed with general retail sales and services, professional offices, and restaurants and/or microbreweries without accessory drive-through windows.

- b. The existing theater building located in Development Area 3 may remain or may be demolished and replaced with a new building.
- c. The following uses will not be allowed on the Site: (i) a convenience store with gasoline sales; (ii) automobile sales; (iii) automobile sales, or trailer sales; (iv) dormitories; (v) crematoriums; (vi) mini-storage facilities; (vii) pet cemeteries; (viii) restaurants with accessory drive-through windows; (ix) and vending machines immediately adjacent to building overhangs.
- d. The future building expansion area located adjacent to the driveway connection to Highway 51 is subject to modification based on final designs for access to Highway 51 once the bridge is relocated, the interchange is modified and right-of-way is changed. The Town Board shall have future site plan review and approval authority for this proposed building expansion area.

3. Access and Transportation:

- a. Access to the Site will be from Independence Boulevard and Matthews Township Parkway and through the existing Adjacent Parcels in the manner generally depicted on the Rezoning Plan.
- b. The two (2) existing driveways onto Hwy. 74 shall remain until such time that NCDOT determines whether one or both may remain or be relocated along Hwy. 74.
- c. If the proposed driveway to Independence Boulevard that is to be relocated by NCDOT has not been relocated by NCDOT's at the time that the Petitioner applies for a building permit for the proposed building within Development Area 2 the Petitioner will then relocate the proposed driveway (if allowed by NCDOT), as part of the construction of the new building.
- d. If NCDOT does not issue a driveway permit for the relocated driveway to Independence Boulevard the Petitioner will modify the layout of the internal parking areas to reflect changes to the proposed ingress and egress from the Site. The Mathews Planning Director will review the revised internal parking circulation per the requirements of Section 155.401.5 of the Ordinance.
- e. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the NCDOT in accordance with applicable published standards.
- f. 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 Town of Matthews in accordance with published standards.
- g. The petitioner will work with the Town of Matthews, NCDOT and adjacent property owners to help facilitate the creation of an internal circulation plan that may improve traffic circulation from Hwy 74 to the proposed Independence Pointe Parkway. This plan could entail revisions to internal drive aisles and parking areas to facilitate better internal traffic flow once US 74 is widened and a connection to Independence Pointe Parkway is made.

4. Building Design Guidelines/Architectural Standards:

- a. 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, synthetic stone, cementitious fiber board, stucco, EIFS, metal panels, decorative block and/or wood.
- b. The new buildings constructed on the Site will be architecturally compatible with the rest of the shopping center. The specific building elevations for the new building proposed within Development Area 2 will be submitted to the Mathews Board of Commissioners for approval. The building elevation for the new building proposed within Development Area 3 along Independence Boulevard has been included with this rezoning petition. If the former theater building is demolished and a new building constructed the specific building elevations will be submitted for Board Approval.
- c. Changes and renovations to the exterior appearance of the existing buildings will be allowed as long the renovations and changes continue to utilize brick and/or masonry building materials as a principal building material and the general style, quality and architectural theme of the center is maintained. These changes to the existing buildings facades will not require Board approval.
- d. If any of the partial depth brick used for the proposed BJ's restaurant structure located within Development Area 3 is damaged or removed it shall be replaced with partial depth brick of the same color and design.
- e. The Petitioner may request alternative percentages of the listed materials or types of materials specified in Section 155.503.7.G.2 "Exterior Building Walls" during the site plan and elevation plan approval process.
- f. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

5. Transitional R/W, Streetscape, Buffers, Yards, and Landscaping:

- a. The Petitioner has been granted a variance by the Mathews Board of Adjustment on 12/1/16 that allows parking located in the transitional r/w to be used to meet the minimum parking requirements of UDO. The Board of Adjustment also granted a variance on 12/1/16 that allows the required 40 foot building setback to be measured from the existing right-of-way line of Independence Boulevard. Therefore, the required 40 foot building setback along Independence Boulevard will be measured from the existing right-of-way line as generally depicted on the Rezoning Plan.
- b. New buildings will not be allowed in the 40 foot setback as measured from the existing right-of-way line of Independence Boulevard as approved by the Mathews Zoning Board of Adjustment ruling granted on 12/1/16.

- c. Trees and landscape islands will be provided within the new parking areas as required by the Ordinance. Street trees will be installed along the Site's frontage on Independence Boulevard.
- d. All new parking spaces will meet the dimensional requirements of the Ordinance.
- e. A minimum of six (6) of the existing trees located in landscape islands of the existing driveway to Independence Boulevard that is to be closed will be preserved as generally depicted on the Rezoning Plan.
- f. The existing open space/landscape areas located between Development Area 3 and Development Area 1 will be preserved and enhanced as generally depicted on the Rezoning Plan.
- g. The proposed buildings and uses within the Site will be connected via internal sidewalks. An internal sidewalk will also connect the Site to Matthews Township Parkway and to the northern property line for a future connection to a possible Irvin Creek Greenway. The design and location of the proposed internal pedestrian connections will be reviewed by the Mathews Public Works department at the time of permitting.
- h. Screening requirements of the Ordinance will be met.
- i. Above ground backflow preventers will be screened from public view.

6. Environmental Features:

- a. 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.
- b. The Site will comply with the Matthews Post Construction Ordinance. The Petitioner will submit to the Storm Water Administrator a conceptual storm water plan for approval before the Town Board approval of the Petition occurs.

7. Signs:

- a. New signs will be allowed per the Ordinance and will be installed after the completion of the rezoning petition. Existing non-conforming signs may remain.
- b. A master signage package for the Site will be submitted for review and approval.

8. Lighting:

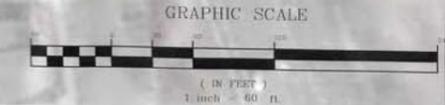
- a. Any new lighting, detached or attached constructed on the Site will comply with the Ordinance.

9. 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 Chapter 6 of the Ordinance.

10. 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.



Project Number: EXHIBIT NEW 2 rezoning.dwg
 Drawing Scale: as noted
 Date of Project: -----
 Designer of Record:
 Jason Henderson, P.E.
 North Carolina P.E. #11106
 North Carolina P.E. #11106
 Alabama P.E. #11106
 Louisiana P.E. #11106
 Virginia P.E. #11106

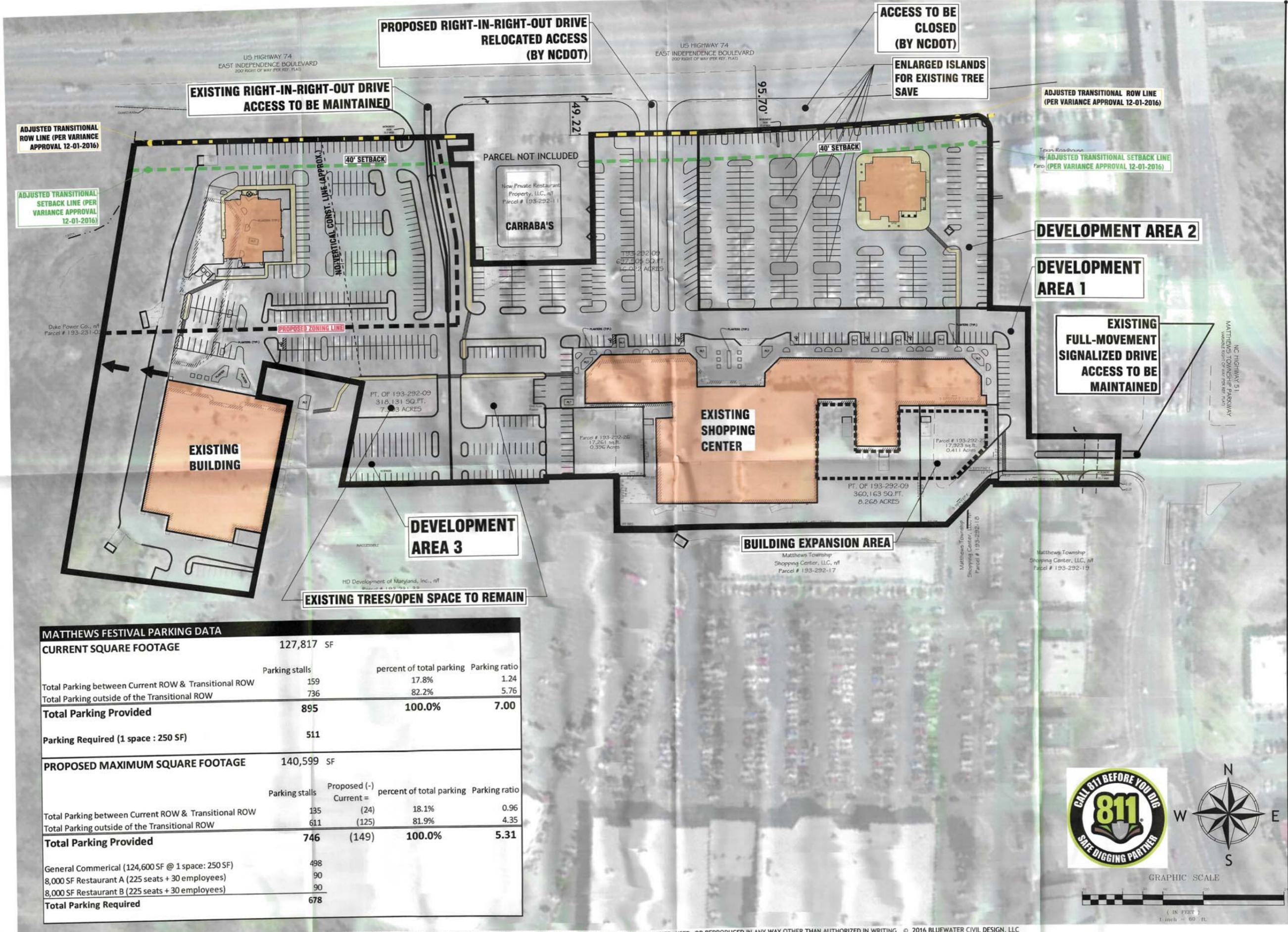
bluewater civil design, llc
 19 Washington Park, Suite 100 • Greenville, SC 29601
 www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:
 SC 04212 - GA PE0705863
 NC P0868 - AL CA40056

Mathews Festival
 US Hwy 74
 Matthews, NC

PLAN REVISION	DATE	USER	COMMENT
A	7.26.2016		PRELIMINARY

ZONING PLAN
RZ-3



MATTHEWS FESTIVAL PARKING DATA				
CURRENT SQUARE FOOTAGE	127,817 SF			
	Parking stalls	percent of total parking	Parking ratio	
Total Parking between Current ROW & Transitional ROW	159	17.8%	1.24	
Total Parking outside of the Transitional ROW	736	82.2%	5.76	
Total Parking Provided	895	100.0%	7.00	
Parking Required (1 space : 250 SF)	511			
PROPOSED MAXIMUM SQUARE FOOTAGE	140,599 SF			
	Parking stalls	Proposed (-) Current =	percent of total parking	Parking ratio
Total Parking between Current ROW & Transitional ROW	135	(24)	18.1%	0.96
Total Parking outside of the Transitional ROW	611	(125)	81.9%	4.35
Total Parking Provided	746	(149)	100.0%	5.31
General Commerical (124,600 SF @ 1 space: 250 SF)	498			
8,000 SF Restaurant A (225 seats + 30 employees)	90			
8,000 SF Restaurant B (225 seats + 30 employees)	90			
Total Parking Required	678			



Project Number: ...
 DWG Name: EXHIBIT NEW 2.dwg
 Drawing Scale: AS NOTED
 Date of Project: ...
 Engineer of Record:
 Jason Henderson, P.E.
 South Carolina REG 2246
 Georgia REG 20211
 North Carolina REG 21246
 Alabama REG 20204
 Louisiana REG 20805
 Virginia REG 24023138

bluewater civil design, llc
 19 Washington Park, Suite 100 • Greenville, SC 29601
 www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:
 SC CD42 - GA PER05865
 NC P0868 - AL CA40656

Matthews Festival
 US Hwy 74
 Matthews, NC

PLAN	REVISION	DATE	ISSUE	COMMENT
A	1	7/26/2016	PRELIMINARY	

SCHEMATIC PLAN
RZ-2