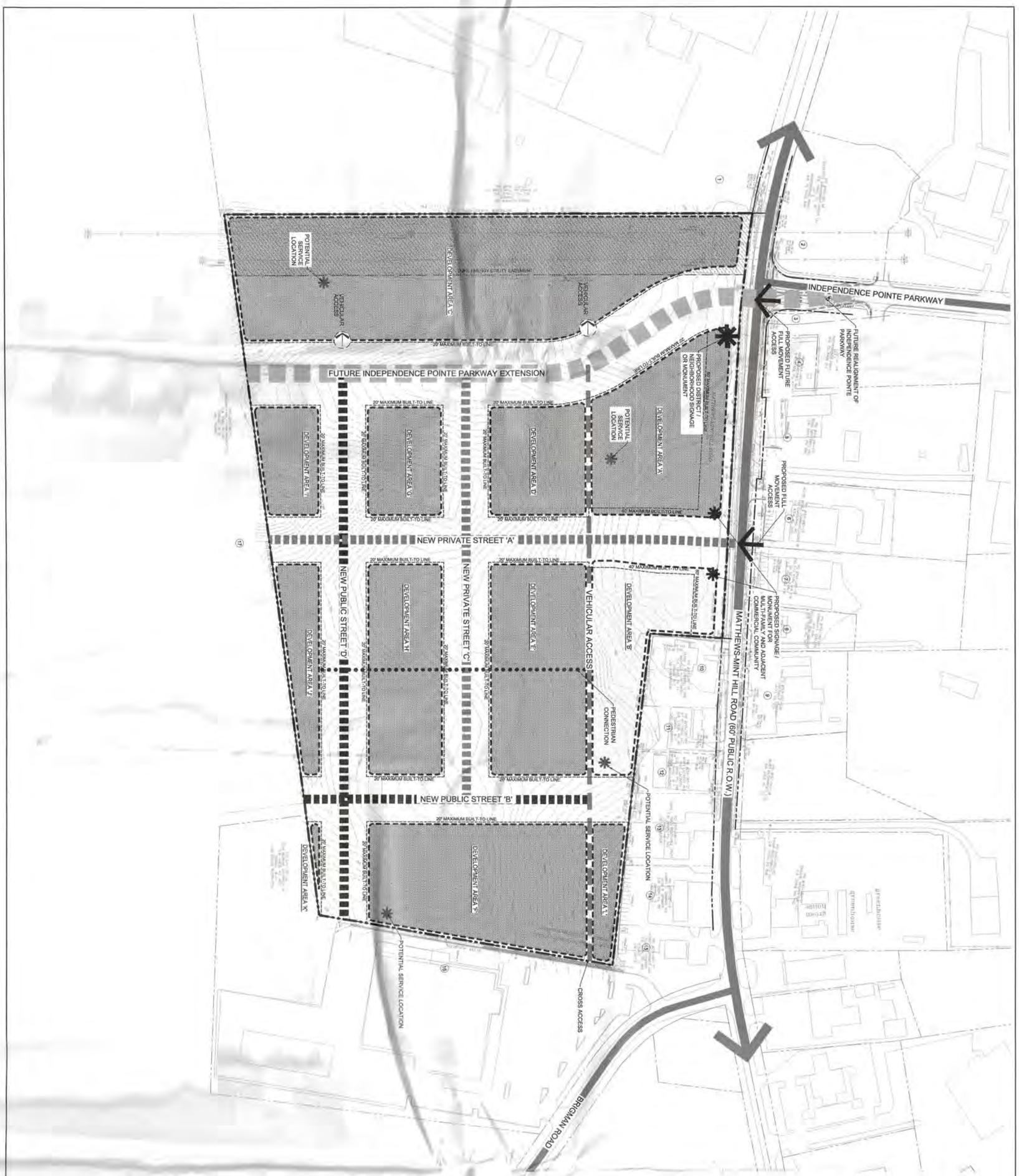


DEVELOPMENT SUMMARY:

1. TAX PARCEL NUMBERS
   - 21508112
2. SITE JURISDICTION
   - TOWN OF MATTHEWS
3. TOTAL SITE ACREAGE
   - ±55.50 AC
4. EXISTING ZONING & USES
   - I-1 (LIGHT INDUSTRIAL)
   - VACANT
5. PROPOSED ZONING
   - ENTERTAINMENT(ENT) DISTRICT (CD)
6. PROPOSED USES
   - ALL USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE ENT ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE ENT ZONING DISTRICT
7. PROJECT DENSITY
   - REFER TO DEVELOPMENT NOTES
8. MAXIMUM BUILDING HEIGHT
   - 80 FEET
9. VEHICLE AND BICYCLE PARKING
   - PER ZONING ORDINANCE

NOTES:

* MAXIMUM BUILT-TO LINE IS MEASURED FROM PROPOSED BACK OF CURB.

ADJACENT PROPERTY INFORMATION

1. ID# 21503222
   NF - CAROLINA INDUSTRIAL CROSSTIDALE
   40 AIRPORT RD, LAKEWOOD, NJ 08701
   DB 15097 PG 032
2. ID# 13329156
   NF - JELLETHICS MANAGEMENT GROUP LLC
   141 MATTHEWS-MINT HILL RD, MATTHEWS, NC 28105
   LM 007772
3. ID# 13329402
   NF - RIDGE MINISTRIES INC
   PO BOX 1282, MATTHEWS, NC 28106
   DB 31360 PG 134
4. ID# 13329404
   NF - RIDGE MINISTRIES INC
   PO BOX 1282, MATTHEWS, NC 28106
   DB 31359 PG 977
5. ID# 19206405
   NF - MAGI DUARTE LLC
   1721 TURLEWOOD DR, WAXHAW, NC 28173
   DB 26957 PG 479
6. ID# 19328218
   NF - COMMUNICATIONS ALTEL MOBILE
   PO BOX 650693, DALLAS, TX 75001
   DB 04300 PG 918
7. ID# 19328210
   NF - TAE KYU PARK AND OH SEON
   3216 OLD MONROE RD, STALLINGS, NC 28104
   DB 07351 PG 414
8. ID# 19328238
   NF - WILLIAM E GOELZER AND DELORIS A GOELZER
   20 MILLER POINT DR, TAYLORSVILLE, NC 28681
   DB 05185 PG 577
9. ID# 19328255
   NF - G HOWARD JR WEBB
   PO BOX 38567, CHARLOTTE, NC 28278
   DB 11739 PG 330
10. ID# 21508110
    NF - MARK J III BUTKOWSKI AND MICHELLE RODRIGUEZ-PA RUTKOWSKI
    803 WOODLAND FOREST RD, WAXHAW, NC 28173
    DB 10935 PG 914
11. ID# 21508109
    NF - AT MY TABLE LLC
    1400 SOUTH TRYON ST, CHARLOTTE, NC 28270
    DB 27920 PG 90
12. ID# 21508111
    NF - MARY LAZAROU AND PAUL LAZAROU
    1240 MATTHEWS-MINT HILL RD, MATTHEWS, NC 28105
    DB 09946 PG 988
13. ID# 21508117
    NF - JOAN C OWEN REVOCABLE TRUST
    PO BOX 1, MATTHEWS, N C 28106
    DB 26986 PG 392
14. ID# 21508118
    NF - HARRY C GRIMMER AND ELISE C GRIMMER
    8729 LAKE CHALLIS LN, CHARLOTTE, NC 28226
    DB 03954 PG 038
15. ID# 21508137
    NF - HARRY C GRIMMER AND ELISE C GRIMMER
    8729 LAKE CHALLIS LN, CHARLOTTE, NC 28226
    DB 04024 PG 845
16. ID# 21508139
    NF - MAMF BOWLING CENTERS, INC
    7313 BELL CREEK RD, MECHANICSVILLE, VA 23111
    DB 16938 PG 402
17. ID# 21508113
    NF - MATTHEWS FAMILY FARM PROPERTIES
    56 GRACELYN RD, ASHEVILLE, NC 28804
    DB 03986 PG 060

I-1 to ENT

Board of Commissioners
APPROVED
Date 12/11/17
Land Development, Town Clerk

NORTH
50' 0' 50' 100' 200'

DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
Q.C. BY:
SCALE: 1"=100'-0"
PROJECT #: 1017034

SHEET #:
RZ1.0

REVISIONS:
1. 09/27/2017 - PER TOWN COMMENTS
2. 11/29/2017 - PER TOWN COMMENTS
3. 12/11/2017 - PER TOWN COMMENTS

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

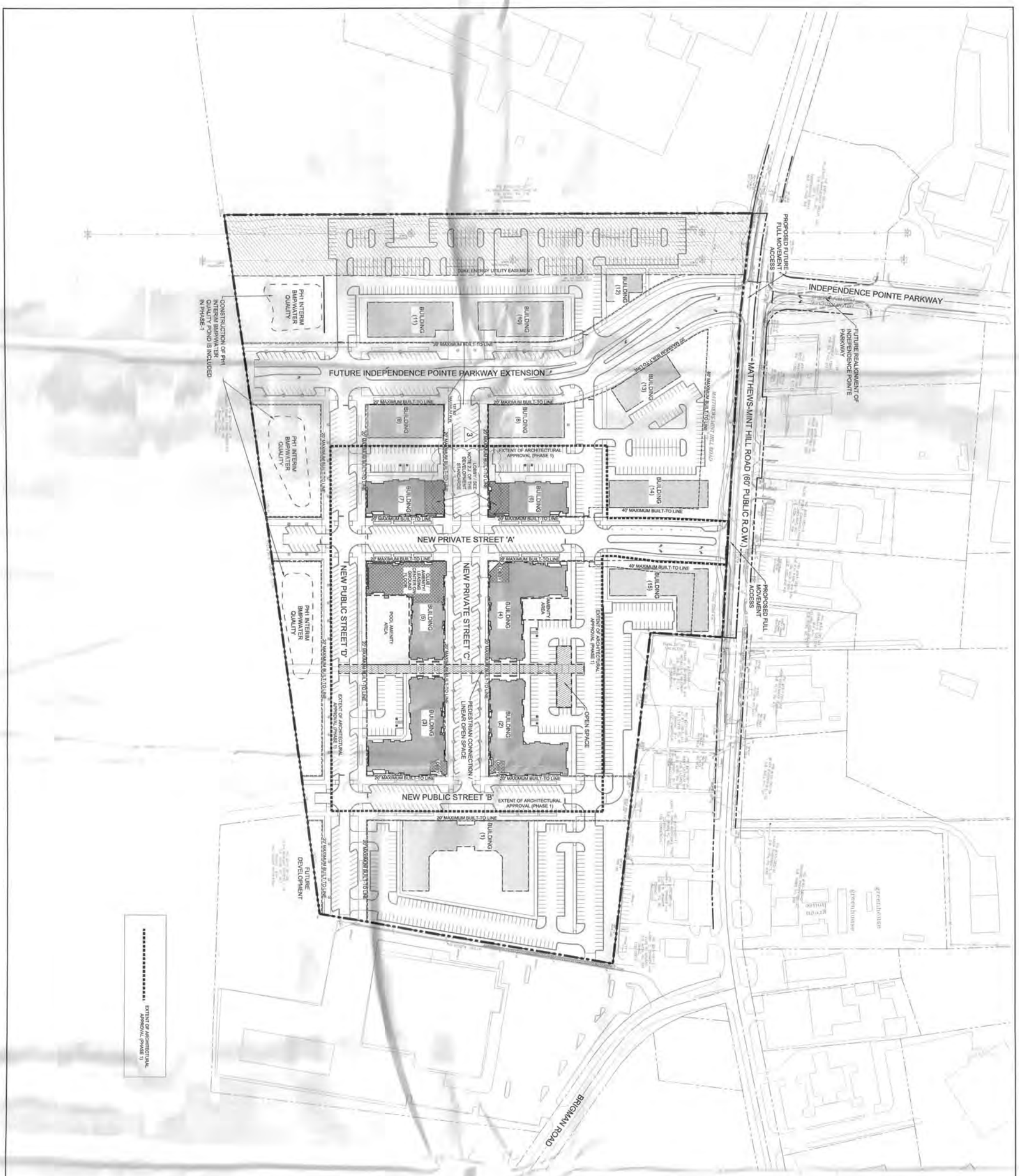
TECHNICAL DATA SHEET

FOR PUBLIC HEARING
APPLICATION # 2017-664

LandDesign
CREATING PLACES THAT MATTER.
223 N. Graham St.
Charlotte, NC 28202
704.333.0325
NC Engineering Firm License # C-0658

HOUSING STUDIO
201 West Trade Street, Suite 300
Charlotte, NC 28202
T. 704.333.7557 F. 704.340.1081

2017-664
12-14-17



NORTH

50' 0 50' 100' 200'

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

DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
QC BY:
SCALE: 1"=100'-0"
PROJECT #: 1017034

SHEET #:
RZ2.0

REVISIONS:
1. 09/27/2017 - PER TOWN COMMENTS
2. 11/29/2017 - PER TOWN COMMENTS
3. 12/11/2017 - PER TOWN COMMENTS

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

SCHEMATIC SITE PLAN

FOR PUBLIC HEARING
APPLICATION # 2017-664

LandDesign.
CREATING PLACES THAT MATTER.
223 N. Graham St.
Charlotte, NC 28202
704.333.3926
NC Engineering Firm License # C-0658

HOUSING STUDIO

EXTENT OF ARCHITECTURAL APPROVAL (PHASE 1)

NOTE: THIS PLAN IS SUBJECT TO MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS. CONFIGURATION OF THE SECONDARY PRIVATE / TEMPORARY VEHICULAR ACCESS SHOWN IS SUBJECT TO MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS.

NORTH

50' 0' 50' 100' 200'

DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
Q.C. BY:
SCALE: 1"=100'-0"
PROJECT #: 1017034

SHEET #:
RZ2.1

REVISIONS:
1. 09/27/2017 - PER TOWN COMMENTS
2. 11/29/2017 - PER TOWN COMMENTS
3. 12/11/2017 - PER TOWN COMMENTS

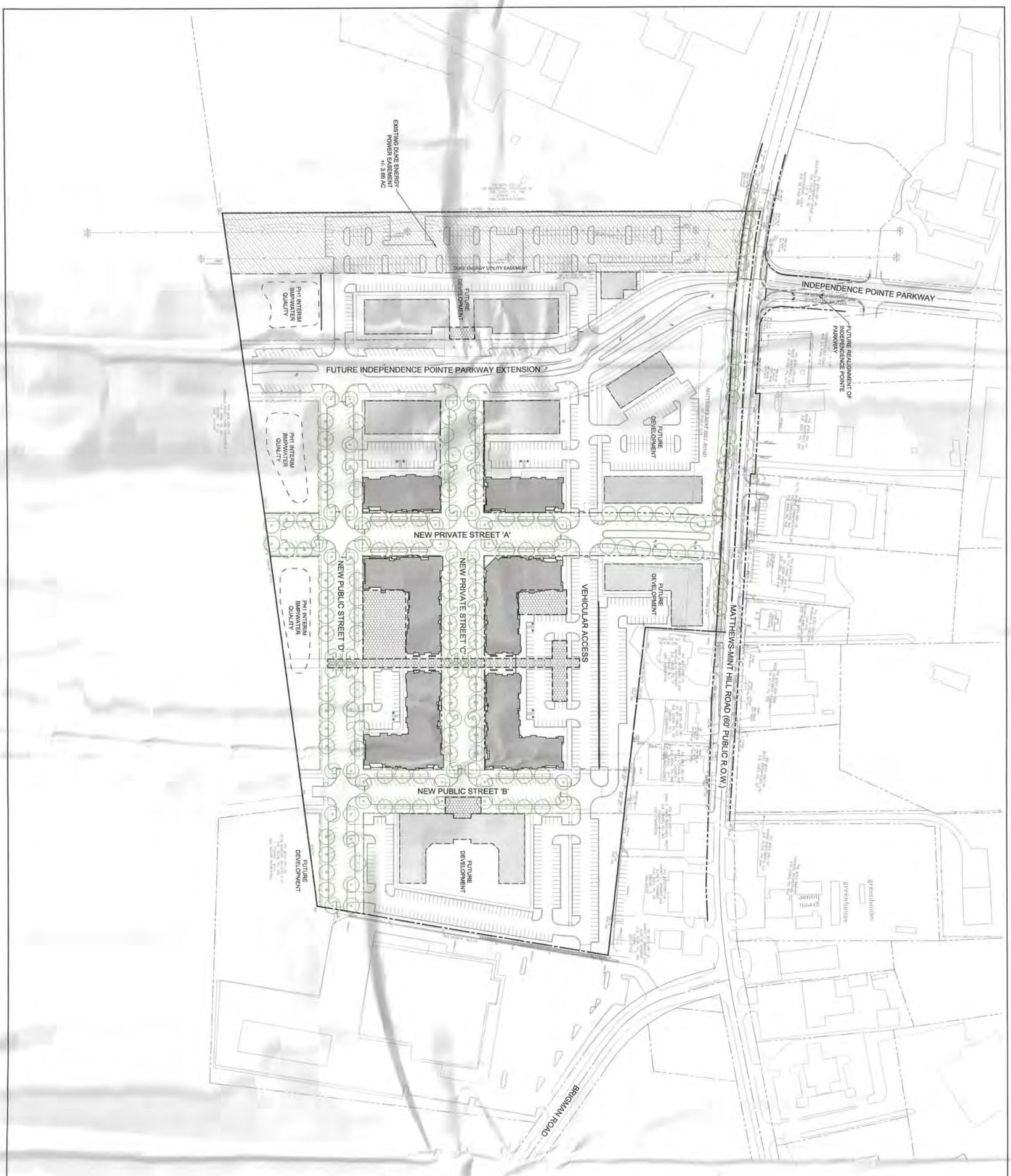
MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

PH-1 SCHEMATIC SITE PLAN

FOR PUBLIC HEARING
APPLICATION # 2017-664

LandDesign.
CREATING PLACES THAT MATTER.
223 N. Graham St.
Charlotte, NC 28202
704.333.3025
NC Engineering Firm License # C-0658

HOUSING STUDIO



OPEN SPACE SUMMARY:

1. TOTAL SITE ACREAGE: +/- 35.50 AC
2. EXISTING DUKE ENERGY UTILITY EASEMENT: +/- 3.86 AC
3. TOTAL SITE ACREAGE APPLICABLE FOR TREE PRESERVATION: +/- 31.64 AC
4. CALCULATION OF CANOPY (AREAS TREE CANOPY TO BE PRESERVED)
   - REQUIRED: +/- 2.85 AC (9% OF SITE ACREAGE)
   - PROPOSED: +/- 7.00 AC (22.1% OF SITE ACREAGE)
     - PROPOSED LARGE MATURING TREE: 150 x 2000 SF=300,000 SF= 6.89 AC
     - PROPOSED SMALL MATURING TREE: 19 x 400 SF= 7,600 SF= 0.17 AC

OPEN SPACE SYSTEM LEGEND:

OPEN SPACE AMENITY OPPORTUNITIES

NORTH

50' 0' 50' 100' 200'

DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
Q.C. BY:
SCALE: 1"=100'-0"
PROJECT #: 1017034

SHEET #:
RZ2.2

REVISIONS:
1. 09/27/2017 - PER TOWN COMMENTS
2. 11/29/2017 - PER TOWN COMMENTS
3. 12/11/2017 - PER TOWN COMMENTS

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

OPEN SPACE SYSTEM

FOR PUBLIC HEARING
APPLICATION # 2017-664

LandDesign.
CREATING PLACES THAT MATTER.
223 N. Graham St.
Charlotte, NC 28202
704.333.3025
NC Engineering Firm License # C-0658

HOUSING STUDIO
333 West Trade Street, Suite 100
Charlotte, NC 28202
t. 704.333.7662 f. 704.343.9990

SITE DEVELOPMENT DATA:

- **ACREAGE:** ± 35.50 ACRES
- **TAX PARCEL #:** 21508112
- **EXISTING ZONING:** LIGHT INDUSTRIAL(I-1)
- **PROPOSED ZONING:** ENTERTAINMENT (ENT) DISTRICT (CD)
- **EXISTING USES:** VACANT
- **PROPOSED USES:** ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE ENT ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE ENT ZONING DISTRICT
- **MAXIMUM BUILDING HEIGHT:** 80 FEET

1. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS RZ1.0 THROUGH RZ7.0 FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "**REZONING PLAN**") ASSOCIATED WITH THE REZONING APPLICATION FILED BY PROFFITT DIXON PARTNERS, LLC ("**APPLICANT**") TO ACCOMMODATE A MULTI-USE DEVELOPMENT ON AN APPROXIMATELY 35.50 ACRE SITE LOCATED ON THE SOUTH SIDE OF MATTHEWS-MINT HILL ROAD BETWEEN CRESTDALE ROAD AND BRIGMAN ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "**SITE**"). THE SITE IS COMPRISED OF TAX PARCEL NO. 215-081-12.

B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE (THE "**ORDINANCE**"). SUBJECT TO THE FLEXIBLE DESIGN STANDARDS SET OUT BELOW IN SECTION 8 AND THE PUBLIC IMPROVEMENT VARIANCE DESCRIBED BELOW IN SECTION 12, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE ENT ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF THE SITE.

C. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF THE USES AND THE IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK AND YARD REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

D. FOR EASE OF REFERENCE WHEN PLACING CERTAIN CONDITIONS ON PORTIONS OF THE SITE OR DESCRIBING CERTAIN FEATURES OF THE PROPOSED DEVELOPMENT, THE SITE IS DIVIDED INTO ELEVEN (11) DEVELOPMENT AREAS THAT ARE DESIGNATED ON THE REZONING PLAN AS DEVELOPMENT AREAS A, B, C, D, E, F, G, H, I, J AND K (EACH A "**DEVELOPMENT AREA**" AND COLLECTIVELY THE "**DEVELOPMENT AREAS**"). ANY REFERENCE HEREIN TO THE SITE SHALL BE DEEMED TO INCLUDE ALL OF THE DEVELOPMENT AREAS UNLESS OTHERWISE NOTED HEREIN.

E. THE DEVELOPMENT OF THE SITE MAY OCCUR IN MULTIPLE PHASES AT THE OPTION OF APPLICANT. IT IS ANTICIPATED THAT PHASE 1 OF THE DEVELOPMENT WILL BE THAT PORTION OF THE SITE BOUNDED BY THE LINES DESIGNATED OR LABELED AS "EXTENT OF ARCHITECTURAL APPROVAL (PHASE 1)" ON THE REZONING PLAN.

F. ADMINISTRATIVE AMENDMENTS TO THE REZONING PLAN MAY BE REQUESTED PURSUANT TO SECTION 155.401.5 OF THE ORDINANCE, AND SUCH REQUESTS SHALL BE GOVERNED BY THE TERMS AND PROVISIONS OF SECTION 155.401.5 OF THE ORDINANCE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. SUBJECT TO THE LIMITATIONS SET OUT BELOW IN THIS SECTION 2, THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE ENT ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE ENT ZONING DISTRICT.

B. A MAXIMUM OF 570 MULTI-FAMILY DWELLING UNITS MAY BE DEVELOPED ON THE SITE NOTWITHSTANDING THE FOREGOING, A MAXIMUM OF 360 MULTI-FAMILY DWELLING UNITS MAY BE DEVELOPED IN PHASE 1 OF THE DEVELOPMENT.

C. A MAXIMUM OF 151,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO NON-RESIDENTIAL USES PERMITTED IN THE ENT ZONING DISTRICT MAY BE DEVELOPED ON THE SITE.

D. SUBJECT TO THE PROVISIONS OF PARAGRAPH E BELOW, A MAXIMUM OF 180 HOTEL ROOMS (AND ANY ACCESSORY USES) MAY BE DEVELOPED ON THE SITE IN ADDITION TO THE MAXIMUM 570 MULTI-FAMILY DWELLING UNITS AND THE MAXIMUM 151,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO NON-RESIDENTIAL USES THAT MAY BE DEVELOPED ON THE SITE.

E. IN THE EVENT THAT A HOTEL USE IS DEVELOPED ON THE SITE, APPLICANT SHALL REDUCE THE MAXIMUM NUMBER OF MULTI-FAMILY DWELLING UNITS PERMITTED ON THE SITE AND/OR THE MAXIMUM GROSS FLOOR AREA OF NON-RESIDENTIAL USES PERMITTED ON THE SITE SO THAT THE ADDITION OF THE HOTEL USE IS NEUTRAL FROM A TRAFFIC IMPACT STANDPOINT AS COMPARED TO A MULTI-USE DEVELOPMENT CONTAINING 570 MULTI-FAMILY DWELLING UNITS AND 151,000 SQUARE FEET OF NON-RESIDENTIAL USES. PRIOR TO OBTAINING SITE PLAN AND BUILDING ELEVATION APPROVAL FOR A HOTEL USE, APPLICANT SHALL SUBMIT A TRAFFIC IMPACT ANALYSIS TO THE TOWN OF MATTHEWS THAT CONFIRMS (I) THE NUMBER OF HOTEL ROOMS TO BE DEVELOPED ON THE SITE AND (II) THE AMOUNT BY WHICH THE MAXIMUM NUMBER OF MULTI-FAMILY DWELLING UNITS PERMITTED ON THE SITE AND/OR THE AMOUNT BY WHICH THE MAXIMUM GROSS FLOOR AREA OF NON-RESIDENTIAL USES PERMITTED ON THE SITE MUST BE REDUCED TO ACHIEVE A NEUTRAL TRAFFIC IMPACT.

F. AS MORE PARTICULARLY DISCUSSED BELOW, STORM WATER FACILITIES SERVING THE SITE ARE PLANNED TO BE LOCATED ON THE SOUTHERN PORTION OF DEVELOPMENT AREA C AND ON DEVELOPMENT AREA I AND DEVELOPMENT AREA J. IN THE EVENT THAT THE STORM WATER FACILITIES ARE RELOCATED FROM THE RELEVANT PORTIONS OF DEVELOPMENT AREA C, DEVELOPMENT AREA I AND/OR DEVELOPMENT AREA J IN THE FUTURE BY OTHERS TO CREATE A MORE EFFICIENT, REGIONAL STORM WATER MANAGEMENT FACILITY OFF-SITE, THEN BUILDINGS AND OTHER STRUCTURES MAY BE CONSTRUCTED ON THE RELEVANT PORTIONS OF THESE DEVELOPMENT AREAS, AND THE RELEVANT PORTIONS OF THESE DEVELOPMENT AREAS MAY BE DEVOTED TO ANY USE OR USES PERMITTED UNDER THIS REZONING PLAN.

G. THE ADJACENT PARCEL OF LAND LOCATED IMMEDIATELY TO THE SOUTH OF THE SITE THAT IS DESIGNATED AS TAX PARCEL NO. 215-081-13 (THE "**SOUTHERN ADJACENT PARCEL**") IS PLANNED TO ULTIMATELY BE LOCATED IN THE ENT ZONING DISTRICT. IN THE EVENT THAT THE SOUTHERN ADJACENT PARCEL IS REZONED TO THE ENT ZONING DISTRICT, THEN THE SOUTHERN PORTION OF DEVELOPMENT AREA C, DEVELOPMENT AREA I, DEVELOPMENT AREA J AND/OR DEVELOPMENT AREA K (OR PORTIONS THEREOF) MAY, AT THE OPTION OF THE RELEVANT PROPERTY OWNERS, BE COMBINED WITH THE SOUTHERN ADJACENT PARCEL.

H. THE GROSS FLOOR AREA OF ANY PARKING GARAGES/STRUCTURES CONSTRUCTED ON THE SITE SHALL NOT BE CONSIDERED OR COUNTED TOWARDS THE MAXIMUM GROSS FLOOR AREA OR DENSITY ALLOWED ON THE SITE AS SET OUT ABOVE. NOTWITHSTANDING THE FOREGOING, IF ANY PORTION OF A PARKING GARAGE/STRUCTURE IS DEVOTED TO A USE OTHER THAN VEHICULAR OR BICYCLE PARKING (AND AN ACCESSORY OFFICE), THEN SUCH PORTION OF A PARKING GARAGE/STRUCTURE SO DEVOTED SHALL COUNT TOWARDS THE MAXIMUM GROSS FLOOR AREA OR DENSITY ALLOWED ON THE SITE AS SET OUT ABOVE.

I. A MINIMUM OF 80 PERCENT OF THE NET LEASABLE FLOOR AREA OF THE GROUND FLOORS OF THOSE BUILDINGS DESIGNATED AS BUILDING 8 AND BUILDING 9 ON SHEET RZ2.0 OF THE REZONING PLAN SHALL BE DEVOTED TO NON-RESIDENTIAL USES. NOTWITHSTANDING THE FOREGOING, IF ANGLED ON-STREET PARKING IS NOT PERMITTED BY THE NORTH CAROLINA DEPARTMENT OF ~~TRANSPORTATION ("NCDOT") AND/OR THE TOWN OF MATTHEWS ON THE PARKWAY EXTENSION~~ (AS DEFINED BELOW) ADJACENT TO BUILDING 8 AND BUILDING 9, OR IF PARKING CANNOT BE PROVIDED ON THE SITE WITHIN 150 FEET OF BUILDING 8 AND BUILDING 9 THAT WOULD BE DEVOTED TO AND SERVE THE NON-RESIDENTIAL USES, THEN THE ENTIRE GROUND FLOORS OF BUILDING 8 AND BUILDING 9 MAY BE DEVOTED TO RESIDENTIAL USES AT THE OPTION OF APPLICANT.

3

J. THOSE PORTIONS OF BUILDING 6 AND BUILDING 7 THAT ARE HATCHED ON SHEET RZ2.0 OF THE REZONING PLAN SHALL BE CONSTRUCTED IN A MANNER SO THAT SUCH PORTIONS MAY BE CONVERTED TO NON-RESIDENTIAL USES IN THE FUTURE AT THE OPTION OF APPLICANT.

3. DIMENSIONAL STANDARDS

A. EXCEPT AS OTHERWISE PROVIDED HEREIN, THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE ENT ZONING DISTRICT SET OUT IN TABLE 155.604.3 OF THE ORDINANCE.

B. SUBJECT TO THE APPROVAL OF A FLEXIBLE DESIGN STANDARD IN ACCORDANCE WITH SECTION 155.401.7 OF THE ORDINANCE, THE MAXIMUM BUILD TO LINE ALONG THE SITE'S FRONTAGE ON MATTHEWS-MINT HILL ROAD SHALL BE 80 FEET.

C. SUBJECT TO THE APPROVAL OF A FLEXIBLE DESIGN STANDARD IN ACCORDANCE WITH SECTION 155.401.7 OF THE ORDINANCE, THE MAXIMUM BUILD TO LINE ALONG DEVELOPMENT AREA A'S AND DEVELOPMENT AREA B'S FRONTAGES ON NEW PRIVATE STREET A SHALL BE 40 FEET.

4. TRANSPORTATION AND PARKING

A. SUBJECT TO PARAGRAPHS D, E, F AND I BELOW, VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF EACH VEHICULAR ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS AND/OR NCDOT AS APPLICABLE.

B. THE SITE SHALL BE SERVED BY INTERNAL PUBLIC STREETS AND INTERNAL PRIVATE STREETS AS DEPICTED ON THE REZONING PLAN. THE CROSS SECTION FOR EACH INTERNAL PUBLIC STREET AND EACH INTERNAL PRIVATE STREET IS SET OUT ON SHEET RZ4.0 OF THE REZONING PLAN.

C. PUBLIC ACCESS EASEMENTS SHALL BE PROVIDED TO ALLOW PUBLIC VEHICULAR TRAFFIC TO UTILIZE THE INTERNAL PRIVATE STREETS, AND ANY SUCH PUBLIC ACCESS EASEMENTS SHALL BE NOTED ON THE RELEVANT PLAT TO BE RECORDED. AFTER THE COMPLETION OF A PRIVATE STREET AND THE RECORDING OF THE RELEVANT PLAT FOR SUCH PRIVATE STREET, IN THE EVENT APPLICANT DESIRES TO CLOSE OR BLOCK SUCH PRIVATE STREET ON A TEMPORARY BASIS, APPLICANT SHALL OBTAIN THE APPROVAL OF THE TOWN OF MATTHEWS TO DO SO, AND APPLICANT AND THE TOWN OF MATTHEWS SHALL FOLLOW THE SAME PROCEDURES OF THE TOWN OF MATTHEWS FOR THE TEMPORARY CLOSURE OF A PUBLIC STREET.

D. THE ALIGNMENT OF THE INTERNAL PUBLIC STREETS AND INTERNAL PRIVATE STREETS, AS WELL AS THE INTERNAL VEHICULAR CIRCULATION AREAS AND DRIVEWAYS, ARE SUBJECT TO MINOR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS.

E. IN CONNECTION WITH THE DEVELOPMENT OF PHASE 1 OF THE MULTI-USE DEVELOPMENT, APPLICANT SHALL CONSTRUCT THOSE PORTIONS OF NEW PRIVATE STREET A, NEW PUBLIC STREET B, NEW PRIVATE STREET C AND NEW PUBLIC STREET D THAT ARE LOCATED ON THAT PORTION OF THE SITE BOUNDED BY THE LINES DESIGNATED OR LABELED AS "EXTENT OF ARCHITECTURAL APPROVAL (PHASE 1)" ON THE REZONING PLAN. THE REMAINING PORTIONS OF NEW PRIVATE STREET A, NEW PUBLIC STREET B, NEW PRIVATE STREET C AND NEW PUBLIC STREET D SHALL BE CONSTRUCTED BY APPLICANT AT SUCH TIME THAT THE RELEVANT STREET SEGMENTS ARE REQUIRED TO SERVE A BUILDING CONSTRUCTED ON THE SITE LOCATED OUTSIDE OF THAT PORTION OF THE SITE BOUNDED BY THE LINES DESIGNATED OR LABELED AS "EXTENT OF ARCHITECTURAL APPROVAL (PHASE 1)" ON THE REZONING PLAN.

F. FOR THE TEN (10) YEAR PERIOD COMMENCING ON THE DATE OF THE APPROVAL OF THIS REZONING APPLICATION BY THE BOARD OF COMMISSIONERS AND EXPIRING ON THE TENTH (10TH) ANNIVERSARY ~~OF THE DATE OF SUCH APPROVAL, APPLICANT SHALL RESERVE FOR RIGHT OF WAY FOR THAT PORTION~~ OF THE FUTURE INDEPENDENCE POINTE PARKWAY EXTENSION TO BE LOCATED ON THE SITE (THE "**PARKWAY EXTENSION**") AND THAT PORTION OF THE FUTURE EXTENSION OF THE SILVER LINE LIGHT RAIL TO BE LOCATED ON THE SITE THAT PORTION OF THE SITE THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AS "FUTURE INDEPENDENCE POINTE PARKWAY EXTENSION" (THE "**FUTURE INDEPENDENCE POINTE RIGHT OF WAY**"). MORE SPECIFICALLY, THE FUTURE INDEPENDENCE POINTE RIGHT OF WAY SHALL BE RESERVED (BUT NOT DEDICATED) FOR FUTURE ACQUISITION BY NCDOT OR THE TOWN OF MATTHEWS AS APPLICABLE IN CONNECTION WITH THE CONSTRUCTION OF THE PARKWAY EXTENSION AND THE SILVER LINE LIGHT RAIL EXTENSION BY OTHERS.

G. THE PARKWAY EXTENSION SHALL BE FUNDED AND CONSTRUCTED BY OTHERS. A CONCEPTUAL DESIGN OF THE PARKWAY EXTENSION IS DEPICTED ON THE REZONING PLAN, AND THIS DESIGN IS CONSISTENT WITH AND MEETS THE DESIGN OBJECTIVES OF THE ENT ZONING DISTRICT. MORE SPECIFICALLY, THE PARKWAY EXTENSION IS TO BE DESIGNED AS AN URBAN SCALE AND PEDESTRIAN FRIENDLY STREET WITH ON-STREET PARKING TO SERVE ADJACENT BUILDINGS AND USES AS DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, IF THE PARKWAY EXTENSION HAS NOT BEEN CONSTRUCTED AT THE TIME THAT APPLICANT DESIRES TO PROCEED WITH THE DEVELOPMENT OF ONE OR MORE OF THE BUILDINGS DESIGNATED AS BUILDING 8, BUILDING 9, BUILDING 10, BUILDING 11, BUILDING 12 OR BUILDING 13 ON THE REZONING PLAN, THEN APPLICANT MAY, WITH THE APPROVAL OF THE PLANNING STAFF AND/OR THE TOWN ENGINEER AND AS AN INTERIM CONDITION UNTIL SUCH TIME THAT THE PARKWAY EXTENSION IS CONSTRUCTED BY OTHERS, CONSTRUCT WITHIN THE FUTURE INDEPENDENCE POINTE RIGHT OF WAY THAT PORTION OF THE PARKWAY EXTENSION NECESSARY TO SERVE THE BUILDING OR BUILDINGS TO BE DEVELOPED BY APPLICANT. ANY PORTION OF THE PARKWAY EXTENSION CONSTRUCTED BY APPLICANT SHALL BE MAINTAINED BY APPLICANT AS A PRIVATE STREET UNTIL SUCH TIME THAT THE ENTIRE PARKWAY EXTENSION IS CONSTRUCTED BY OTHERS AND ACCEPTED FOR PUBLIC MAINTENANCE.

H. THE NUMBER OF VEHICULAR PARKING SPACES LOCATED ON THE SITE SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

I. A SECONDARY, PRIVATE TEMPORARY TWO WAY VEHICULAR ACCESS SHALL BE PROVIDED FROM THE SITE TO MATTHEWS-MINT HILL ROAD AS GENERALLY DEPICTED ON SHEET RZ2.1 OF THE REZONING PLAN. THE LOCATION AND ALIGNMENT OF THIS TEMPORARY VEHICULAR ACCESS ARE SUBJECT TO MODIFICATIONS APPROVED BY THE PLANNING STAFF AND/OR THE TOWN ENGINEER DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS TO ACCOMMODATE SITE CONDITIONS, CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS. THIS TEMPORARY VEHICULAR ACCESS SHALL BE PAVED AND IT SHALL HAVE A MINIMUM WIDTH OF 20 FEET. CURB AND GUTTER AND SIDEWALKS SHALL NOT BE REQUIRED TO BE INSTALLED ADJACENT TO THIS TEMPORARY VEHICULAR ACCESS. THIS TEMPORARY VEHICULAR ACCESS SHALL REMAIN IN PLACE UNTIL SUCH TIME THAT A PERMANENT SECONDARY VEHICULAR ACCESS TO THE SITE IS PROVIDED. ANY MODIFICATIONS TO THE TRAFFIC SIGNAL TO BE INSTALLED BY THE TOWN OF MATTHEWS AT THE INTERSECTION OF MATTHEWS-MINT HILL ROAD, INDEPENDENCE POINTE PARKWAY AND THE SECONDARY, PRIVATE TEMPORARY TWO WAY VEHICULAR ACCESS AS A RESULT OF AND TO ACCOMMODATE THE SECONDARY, PRIVATE TEMPORARY TWO WAY VEHICULAR ACCESS SHALL BE COMPLETED BY APPLICANT AT ITS SOLE COST AND EXPENSE.

J. APPLICANT SHALL IMPLEMENT A SHARED PARKING PROGRAM BETWEEN THE VARIOUS USES LOCATED ON THE SITE.

K. IN THE EVENT THAT THE SOUTHERN ADJACENT PARCEL IS REZONED TO THE ENT ZONING DISTRICT AND DEVELOPED IN ACCORDANCE WITH AN APPROVED ENT ZONING DISTRICT CONDITIONAL REZONING PLAN, APPLICANT SHALL DISCUSS AND CONSIDER A SHARED PARKING AGREEMENT WITH THE OWNERS/DEVELOPERS OF THE SOUTHERN ADJACENT PARCEL.

L. IN THE EVENT THAT THE ADJACENT PARCEL OF LAND LOCATED IMMEDIATELY TO THE EAST OF THE SITE THAT IS DESIGNATED AS TAX PARCEL NO. 215-081-29 (THE "**EASTERN ADJACENT PARCEL**") IS REZONED TO THE ENT ZONING DISTRICT AND DEVELOPED IN ACCORDANCE WITH AN APPROVED ENT ZONING DISTRICT CONDITIONAL REZONING PLAN, APPLICANT SHALL DISCUSS AND CONSIDER A SHARED PARKING AGREEMENT WITH THE OWNERS/DEVELOPERS OF THE EASTERN ADJACENT PARCEL.

M. PURSUANT TO SECTION 155.601.13 OF THE ORDINANCE, APPLICANT SHALL SEEK THE APPROVAL OF THE TOWN ENGINEER OF 25 FOOT BY 25 FOOT SIGHT TRIANGLES AS MEASURED FROM THE BACK OF CURB.

N. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE LAST BUILDING CONSTRUCTED IN PHASE 1, APPLICANT SHALL CONSTRUCT AND INSTALL THE TRANSPORTATION IMPROVEMENTS DEPICTED ON THE REZONING PLAN.

5. STREETSCAPE TREATMENT, SIDEWALKS AND SCREENING

A. AS MORE PARTICULARLY DEPICTED ON THE STREET SECTIONS SET OUT ON SHEET RZ4.0 OF THE REZONING PLAN, A MINIMUM 16 FOOT WIDE PEDESTRIAN-AMENITY ZONE WITH A MULTI-MODAL SIDEWALK AND A PLANTING STRIP SHALL BE PROVIDED ON BOTH SIDES OF THE PRIVATE AND PUBLIC STREETS TO BE CONSTRUCTED WITHIN THE SITE.

B. THE 16 FOOT WIDE PEDESTRIAN-AMENITY ZONES DESCRIBED ABOVE SHALL CONTAIN A COMBINATION OF HARDSCAPE AND LANDSCAPING, AND THEY MAY CONTAIN DECORATIVE LIGHTING, CHAIRS, BENCHES, KNEE WALLS, SEAT WALLS AND OTHER SEATING ELEMENTS. ANY SUCH IMPROVEMENTS SHALL BE CONSTRUCTED AND INSTALLED SUCH THAT MINIMUM 8 FOOT WIDE CLEAR SIDEWALK ZONES SHALL BE MAINTAINED WITHIN THE 16 FOOT WIDE PEDESTRIAN-AMENITY ZONES. APPLICANT AND THE TOWN PLANNING STAFF SHALL ESTABLISH THE ACTUAL DESIGN OF THE 16 FOOT WIDE PEDESTRIAN-AMENITY ZONES AND THE MATERIALS TO BE UTILIZED THEREIN DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS.

C. NOTWITHSTANDING THE TERMS OF PARAGRAPHS 5.A AND 5.B ABOVE, TO ACCOMMODATE A GROUND LEVEL ARCADE ON BUILDING 6, A MINIMUM 13 FOOT WIDE PLANTING STRIP SHALL BE PROVIDED BETWEEN BUILDING 6 AND THE BACK OF CURB ON THE ADJACENT NEW PRIVATE STREET A, AND A SIDEWALK WITH A MINIMUM 4 FOOT, 6 INCH WIDE CLEAR ZONED SHALL BE PROVIDED IN THE ARCADE UNDERNEATH THE BALCONIES OF BUILDING 6.

D. SET OUT ON SHEET RZ6.0 OF THE REZONING PLAN IS A GRAPHIC DEPICTION OF THE SITE DESIGN STANDARDS RELATING TO MATTERS SUCH AS HARDSCAPE, LANDSCAPING AND PEDESTRIAN ELEMENTS. THE SITE DESIGN STANDARDS ARE ILLUSTRATIVE OF THE APPROXIMATE SIZE, DESIGN INTENT AND QUALITY OF THE FEATURES DEPICTED ON SHEET RZ6.0, HOWEVER, THE ACTUAL DESIGN OF THESE FEATURES MAY VARY FROM WHAT IS DEPICTED PROVIDED THAT THE ACTUAL DESIGN OF THESE FEATURES MEETS THE SIZE, DESIGN INTENT AND QUALITY ILLUSTRATED ON SHEET RZ6.0.

DE. A MINIMUM 10 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON MATTHEWS-MINT HILL ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. TREE PROTECTION AND LANDSCAPING

A. SUBJECT TO THE APPROVAL OF A FLEXIBLE DESIGN STANDARD IN ACCORDANCE WITH SECTION 155.401.7 OF THE ORDINANCE, THE SITE SHALL PROVIDE EIGHT (8) PERCENT TREE CANOPY ENTIRELY THROUGH THE PLANTING OF NEW TREES ON THE SITE. PURSUANT TO SECTION 155.606.7.A.3.G OF THE ORDINANCE, ALL TREE PLANTING REQUIREMENTS CITED IN SECTIONS 155.606.3 THROUGH 155.606.6 AS APPLICABLE, INCLUSIVE, MAY BE CREDITED TOWARD THE MINIMUM TREE CANOPY REQUIREMENT.

7. ARCHITECTURAL STANDARDS/DESIGN STANDARDS

A. NOTWITHSTANDING THE HEIGHTS OF ANY BUILDINGS AS DEPICTED ON THE CONCEPTUAL SCHEMATIC IMAGES OF THE BUILDINGS ATTACHED TO THE REZONING PLAN, THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 80 FEET.

B. ANY BUILDING IN EXCESS OF 3 STORIES SHALL BE SERVED BY AN ELEVATOR.

C. THE INTERNAL ACCESS CORRIDORS IN THE RESIDENTIAL BUILDINGS DEPICTED ON THE REZONING PLAN SHALL BE FULLY ENCLOSED AND CONDITIONED SPACE.

D. THE PERMITTED EXTERIOR BUILDING MATERIALS TO BE USED ON EACH BUILDING TO BE CONSTRUCTED ON THE SITE (INCLUDING THOSE BUILDINGS SUBJECT TO FUTURE ELEVATION PLAN APPROVAL BY THE BOARD OF COMMISSIONERS AS DESCRIBED IN PARAGRAPHS G AND H BELOW) WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, SYNTHETIC STONE, CEMENTITIOUS SIDING, STUCCO, EIFS AND/OR WOOD. AT LEAST 40% OF THE EXTERIOR SURFACE AREA OF THE COMBINED OR AGGREGATED FACADES OF EACH BUILDING BELOW THE ROOFLINE SHALL BE CONSTRUCTED OF BRICK, STONE, PRECAST STONE AND/OR SYNTHETIC STONE. "BELOW THE ROOFLINE" IS DEFINED AS THE ENTIRE EXTERIOR SURFACE AREA BELOW THE ROOFLINE EXCLUDING WINDOWS, DOORS, BALCONIES AND TRIM, SO THAT WINDOWS, DOORS, BALCONIES AND TRIM ARE NOT CONSIDERED WHEN CALCULATING THE MINIMUM PERCENTAGE OF BUILDING MATERIALS REQUIRED.

E. VINYL OR MASONITE MAY NOT BE USED AS EXTERIOR CLADDING, PROVIDED, HOWEVER, THAT VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.

F. ADDITIONAL DESIGN STANDARDS FOR BUILDINGS 2, 3, 4, 5, 6 AND 7

(i) ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, SCHEMATIC IMAGES OF EACH ELEVATION OF BUILDINGS 2, 3, 4, 5, 6 AND 7 THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER OF EACH ELEVATION OF THESE BUILDINGS. ACCORDINGLY, EACH ELEVATION OF BUILDINGS 2, 3, 4, 5, 6 AND 7 SHALL BE DESIGNED AND CONSTRUCTED SO THAT EACH ELEVATION OF THESE BUILDINGS IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL, SCHEMATIC IMAGE WITH RESPECT TO ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO EACH ELEVATION OF THESE BUILDINGS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER SHALL BE PERMITTED.

(ii) THE APPROVAL OF THIS REZONING APPLICATION, THE REZONING PLAN AND THE ATTACHED CONCEPTUAL, SCHEMATIC IMAGES OF BUILDINGS 2, 3, 4, 5, 6 AND 7 BY THE BOARD OF COMMISSIONERS SHALL CONSTITUTE THE APPROVAL OF THE ELEVATIONS OF BUILDINGS 2, 3, 4, 5, 6 AND 7 UNDER THE ORDINANCE.

G. SITE PLAN AND ELEVATION APPROVAL FOR BUILDINGS 1, 8, 9, 10, 11, 12, 13, 14 AND 15

(i) IN ACCORDANCE WITH THE PROCEDURES SET OUT IN SECTION 155.401.5.B. OF THE ORDINANCE AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR BUILDING 1, BUILDING 8, BUILDING 9, BUILDING 10, BUILDING 11, BUILDING 12, BUILDING 13, BUILDING 14 OR BUILDING 15, THE SITE PLAN AND BUILDING ELEVATIONS FOR THE RELEVANT BUILDING MUST BE APPROVED BY THE BOARD OF COMMISSIONERS. IN CONNECTION WITH THE REVIEW AND APPROVAL OF THE SITE PLAN AND BUILDING ELEVATIONS FOR EACH SUCH BUILDING, APPLICANT MAY REQUEST, PURSUANT TO SECTIONS 155.503.8.H AND 155.401.7 OF THE ORDINANCE, THE APPROVAL OF FLEXIBLE DESIGN STANDARDS FOR THE SITE PLAN AND BUILDING ELEVATIONS.

(ii) AT THE OPTION OF APPLICANT AND THE OWNER/DEVELOPER OF THE EASTERN ADJACENT PARCEL, SITE PLAN AND BUILDING ELEVATION APPROVAL MAY BE COMBINED WITH SITE PLAN AND BUILDING ELEVATION APPROVAL FOR THE EASTERN ADJACENT PARCEL IN THE EVENT THAT THE EASTERN ADJACENT PARCEL IS REZONED TO THE ENT ZONING DISTRICT AND DEVELOPED IN ACCORDANCE WITH AN APPROVED ENT ZONING DISTRICT CONDITIONAL REZONING PLAN.

H. SITE PLAN AND ELEVATION APPROVAL FOR DEVELOPMENT AREAS I, J AND K

(i) IN ACCORDANCE WITH THE PROCEDURES SET OUT IN SECTION 155.401.5.B. OF THE ORDINANCE AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY STRUCTURE TO BE CONSTRUCTED ON DEVELOPMENT AREAS I, J OR K, THE SITE PLAN AND BUILDING ELEVATIONS FOR EACH SUCH BUILDING MUST BE APPROVED BY THE BOARD OF COMMISSIONERS. IN CONNECTION WITH THE REVIEW AND APPROVAL OF THE SITE PLAN AND THE BUILDING ELEVATIONS FOR EACH SUCH BUILDING, APPLICANT MAY REQUEST, PURSUANT TO SECTIONS 155.503.8.H AND 155.401.7 OF THE ORDINANCE, THE APPROVAL OF FLEXIBLE DESIGN STANDARDS FOR THE SITE PLAN AND THE BUILDING ELEVATIONS.

(ii) AT THE OPTION OF APPLICANT AND THE OWNER/DEVELOPER OF THE SOUTHERN ADJACENT PARCEL, SITE PLAN AND BUILDING ELEVATION APPROVAL MAY BE COMBINED WITH SITE PLAN AND BUILDING ELEVATION APPROVAL FOR THE SOUTHERN ADJACENT PARCEL IN THE EVENT THAT THE SOUTHERN ADJACENT PARCEL IS REZONED TO THE ENT ZONING DISTRICT AND DEVELOPED IN ACCORDANCE WITH AN APPROVED ENT ZONING DISTRICT CONDITIONAL REZONING PLAN.

I. DUMPSTER, COMPACTOR AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL OR FENCE WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER, COMPACTOR AND RECYCLING AREA ADJOIN A SIDE WALL OR REAR WALL OF A BUILDING, THEN THE SIDE WALL OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED FOR THE WALL OR FENCE ALONG EACH SUCH SIDE. POTENTIAL SERVICE LOCATIONS ARE GENERALLY DEPICTED ON THE REZONING PLAN AND THE SERVICE LOCATIONS MAY BE MODIFIED DURING THE SITE PLAN APPROVAL PROCESS.

J. PURSUANT TO SECTION 155.503.8.F.8 OF THE ORDINANCE, APPLICANT MAY SEEK THE APPROVAL OF THE PLANNING STAFF OF AN EXCEPTION TO THE REQUIREMENT THAT RESIDENTIAL BUILDINGS SHALL HAVE THEIR FIRST HABITABLE STORY AT LEAST 18 INCHES ABOVE THE ADJACENT PUBLIC WALKWAY. APPLICANT'S REQUEST FOR THIS EXCEPTION HAS BEEN APPROVED BY THE PLANNING STAFF, AND THE RESIDENTIAL BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL NOT BE REQUIRED TO HAVE THEIR FIRST HABITABLE STORY AT LEAST 18 INCHES ABOVE THE ADJACENT PUBLIC WALKWAY.

8. FLEXIBILE DESIGN STANDARDS

A. PURSUANT TO SECTIONS 155.503.8.H AND 155.401.7 OF THE ORDINANCE, THE FOLLOWING FLEXIBLE DESIGN STANDARDS SHALL APPLY TO THE DEVELOPMENT OF THE SITE AND SHALL BE DEEMED TO BE APPROVED IN THE EVENT THAT THE REZONING APPLICATION IS APPROVED BY THE BOARD OF COMMISSIONERS:

(i) PURSUANT TO SECTION 155.401.7.C.10 OF THE ORDINANCE, THE BUILDING AND STRUCTURE DESIGN PRINCIPLES SET OUT IN SECTION 155.503.8.G OF THE ORDINANCE ARE MODIFIED SO AS TO ALLOW THE EXTERIOR BUILDING MATERIALS AND PERCENTAGES OF EXTERIOR BUILDING MATERIALS DESCRIBED ABOVE IN PARAGRAPHS 7.D AND 7.E, AND THE DESIGN OF BUILDINGS 2, 3, 4, 5, 6 AND 7 AS DEPICTED ON THE CONCEPTUAL, SCHEMATIC IMAGES FOR SUCH BUILDINGS THAT ARE ATTACHED TO THE REZONING PLAN. THE FLEXIBLE DESIGN STANDARDS FOR BUILDINGS 2, 3, 4, 5, 6 AND 7 INCLUDE THE FOLLOWING:

(a) AT LEAST 40 PERCENT OF THE EXTERIOR SURFACE AREA OF THE COMBINED OR AGGREGATED FACADES OF EACH BUILDING BELOW THE ROOFLINE SHALL BE CONSTRUCTED OF BRICK, STONE, PRECAST STONE AND/OR SYNTHETIC STONE. "BELOW THE ROOFLINE" IS DEFINED IN SECTION 7.D. ABOVE. THIS PROVISION MODIFIES SECTION 155.503.8.G.2.A OF THE ORDINANCE.

(b) UP TO 60 PERCENT OF THE EXTERIOR SURFACE AREA OF THE COMBINED OR AGGREGATED FACADES OF EACH BUILDING BELOW THE ROOFLINE MAY BE COMPOSED OF CEMENTITIOUS SIDING, STUCCO, EIFS, AND OR WOOD. THIS PROVISION MODIFIES SECTION 155.503.8.G.2.B OF THE ORDINANCE.

(c) UP TO 4 COLORS SHALL BE ALLOWED ON THE MASONRY COMPONENTS OF EACH BUILDING AND UP TO 5 COLORS SHALL BE ALLOWED ON THE NON-MASONRY COMPONENTS OF EACH BUILDING. UP TO 2 ACCENT COLORS SHALL BE ALLOWED ON EACH BUILDING. THIS PROVISION MODIFIES SECTION 155.503.8.G.2.D OF THE ORDINANCE.

(d) PEDESTRIAN USE DOORS TO NON-RESIDENTIAL USES FROM A PUBLIC STREET MAY BE COVERED BY A BALCONY OR PORCH, AND ARCADES ARE PERMITTED. THIS PROVISION MODIFIES SECTION 155.503.8.G.3.A.I. OF THE ORDINANCE.

(e) IN ADDITION TO ALL OTHER PERMITTED ROOFING MATERIALS, A SINGLE MEMBRANE MATERIAL MAY BE UTILIZED ON FLAT ROOFS. THIS PROVISION MODIFIES SECTION 155.503.8.G.4.A. OF THE ORDINANCE.

(f) EAVES, WHEN PROVIDED, MUST OVERHANG 12 TO 30 INCHES ON A PRINCIPAL BUILDING FOR THE INITIAL 4 STORIES. THIS PROVISION MODIFIES SECTION 155.503.8.G.5.A.III OF THE ORDINANCE.

(g) BUILDINGS WITHOUT VISIBLE ROOF SURFACES DUE TO PARAPET WALL EXTENSIONS AND WITHOUT OVERHANGING EAVES MAY CREATE AN OVERHANG WITH A CORNICE PROJECTING HORIZONTALLY BETWEEN 4 AND 12 INCHES BEYOND THE PLANE OF THE BUILDING WALL ON A PRINCIPAL BUILDING FOR THE INITIAL 4 STORIES. THIS PROVISION MODIFIES SECTION 155.503.8.G.5.B.I OF THE ORDINANCE.

(h) AS DEPICTED ON THE CONCEPTUAL, SCHEMATIC IMAGES OF BUILDINGS 2, 3, 4, 5, 6 AND 7, WINDOWS ON SUCH BUILDINGS MAY HAVE A SINGLE PANE OF GLASS, AND MULTIPLE PANES OF GLASS SHALL NOT BE REQUIRED. THIS PROVISION MODIFIES SECTION 155.503.8.G.6 OF THE ORDINANCE.

(i) DOORS DESIGNED PRIMARILY FOR PEDESTRIAN USE SHALL BE OF WOOD, CLAD WOOD, ALUMINUM OR STEEL AND MAY INCLUDE GLASS PANES. THIS PROVISION MODIFIES SECTION 155.503.8.G.6.F OF THE ORDINANCE.

(j) WINDOWS MAY BE GANGED HORIZONTALLY AS DEPICTED ON THE CONCEPTUAL, SCHEMATIC IMAGES OF BUILDINGS 2, 3, 4, 5, 6 AND 7 AND TO OTHERWISE ALLOW A VARIETY OF WINDOW COMBINATIONS. EACH WINDOW GROUPING SHALL NOT BE REQUIRED TO BE SEPARATED BY A MULLION, COLUMN, PIER, OR WALL SECTION THAT IS AT LEAST 7 INCHES WIDE. THIS PROVISION MODIFIES SECTION 155.503.8.G.7.B OF THE ORDINANCE.

(k) IN ADDITION TO OTHER PERMISSIBLE FIXED WINDOWS, FIXED WINDOWS MAY BE LOCATED IN STAIRWELLS. THIS PROVISION MODIFIES SECTION 155.503.8.G.7.D OF THE ORDINANCE.

(l) SUBJECT TO THE REQUIREMENTS AND/OR DIRECTIONS OF ANY UTILITY PROVIDER, APPLICANT SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 155.503.8.G.10.A AND 155.503.8.G.10.B OF THE ORDINANCE.

(ii) PURSUANT TO SECTION 155.401.7.C.8 OF THE ORDINANCE, THE MAXIMUM BUILD TO LINE ALONG THE SITE'S FRONTAGE ON MATTHEWS-MINT HILL ROAD SHALL BE 80 FEET.

(iii) PURSUANT TO SECTION 155.401.7.C.8 OF THE ORDINANCE, THE MAXIMUM BUILDING TO LINE ALONG DEVELOPMENT AREA A'S AND DEVELOPMENT AREA B'S FRONTAGES ON NEW PRIVATE STREET A SHALL BE 40 FEET.

(iv) PURSUANT TO SECTION 155.401.7.C.11 OF THE ORDINANCE, THE SITE SHALL PROVIDE EIGHT (8) PERCENT TREE CANOPY ENTIRELY THROUGH THE PLANTING OF NEW TREES ON THE SITE. PURSUANT TO SECTION 155.607.A.3.G OF THE ORDINANCE, ALL TREE PLANTING REQUIREMENTS CITED IN SECTIONS 155.606.3 THROUGH 155.606.6 AS APPLICABLE, INCLUSIVE, MAY BE CREDITED TOWARD THE MINIMUM TREE CANOPY REQUIREMENT.

(v) PURSUANT TO SECTION 155.401.7.C.7 OF THE ORDINANCE, THE BLOCK LENGTHS DEPICTED ON THE REZONING PLAN SHALL BE PERMITTED.

(vi) PURSUANT TO SECTION 155.401.7.C.9 OF THE ORDINANCE, THE PARKING AREAS AND ACCESS DRIVES MAY BE LOCATED GENERALLY AS DEPICTED ON THE REZONING PLAN.

9. APPROXIMATE LIMITS OF CLEARING IN PHASE 1

A. THE APPROXIMATE CLEARING LIMITS ASSOCIATED WITH THE DEVELOPMENT OF PHASE 1 ARE DEPICTED ON SHEET RZ2.1 OF THE REZONING PLAN. THE APPROXIMATE CLEARING LIMITS ARE BASED UPON A PRELIMINARY GRADING PLAN, AND THE CLEARING LIMITS ARE SUBJECT TO MINOR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS BASED UPON THE FINAL GRADING PLAN FOR PHASE 1. ADDITIONALLY, THE LOCATION OF THE SECONDARY, PRIVATE TEMPORARY TWO WAY VEHICULAR ACCESS TO MATTHEWS-MINT HILL ROAD MAY MOVE BEYOND THE DEPICTED APPROXIMATE CLEARING LIMITS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS AS A RESULT OF SITE CONDITIONS OR TO ACCOMMODATE ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS.

10. STORM WATER

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TOWN OF MATTHEWS POST CONSTRUCTION STORM WATER ORDINANCE.

B. INTERIM BMP/WATER QUALITY PONDS FOR THE SITE ARE DEPICTED ON THE REZONING PLAN FOR ILLUSTRATIVE PURPOSES ONLY. ADJUSTMENTS TO THE LOCATION, SIZE AND TYPE OF THE INTERIM BMP/WATER QUALITY PONDS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS, AND SUCH ADJUSTMENTS MAY BE MADE DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS.

C. THE INTERIM BMP/WATER QUALITY PONDS ARE DESIGNATED AS "INTERIM" BECAUSE APPLICANT, AT ITS OPTION, MAY WORK WITH THE OWNER(S) OR THE DEVELOPERS OF THE SOUTHERN ADJACENT PARCEL AND/OR THE EASTERN ADJACENT PARCEL TO IMPLEMENT A LARGER, PERMANENT REGIONAL STORM WATER MANAGEMENT SYSTEM DOWNSTREAM TO SERVE A LARGER PORTION OF THE ENTIRE ENTERTAINMENT DISTRICT AREA. IN SUCH AN EVENT, THE INTERIM BMP/WATER QUALITY PONDS MAY BE REMOVED FROM THE SITE BY OTHERS WITH THE APPROVAL OF APPLICANT.

11. SIGNS

A. ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

B. ANY SIGNS DEPICTED ON THE CONCEPTUAL SCHEMATIC IMAGES OF THE BUILDINGS ARE ILLUSTRATIVE ONLY, AND ALL SIGNS INSTALLED ON THE SITE SHALL BE SEPARATELY PERMITTED.

C. APPLICANT OR ANY SUCCESSOR OWNER(S) OF THE SITE MAY PURSUE THE APPROVAL OF A MASTER SIGN PLAN PURSUANT TO THE TERMS OF THE ORDINANCE.

HOUSING STUDIO

LandDesign
CREATING PLACES THAT MATTER.
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FOR PUBLIC HEARING
APPLICATION # 2017-664

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

DEVELOPMENT NOTES

REVISIONS:
1. 09/27/2017 - PER TOWN COMMENTS
2. 11/29/2017 - PER TOWN COMMENTS
3. 12/11/2017 - PER TOWN COMMENTS

DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
Q.C. BY:
SCALE: NTS
PROJECT #: 1017034

SHEET #:
RZ3.0

12. **PUBLIC IMPROVEMENT VARIANCE**

A. PURSUANT TO SECTION 155.712 OF THE ORDINANCE, APPLICANT REQUESTED A PUBLIC IMPROVEMENT VARIANCE FROM THE REQUIREMENTS OF SECTION 155.703 (C) (1) (a) (ii) OF THE ORDINANCE TO ALLOW THE DEVELOPMENT TO HAVE ONLY TWO OPEN AND FUNCTIONING VEHICULAR ACCESS POINTS FROM THE EXISTING PUBLIC STREET SYSTEM EVEN THOUGH THE SITE MAY BE DEVELOPED WITH UP TO 360 MULTI-FAMILY DWELLING UNITS IN PHASE 1, AND UP TO 570 MULTI-FAMILY DWELLING UNITS AT FULL BUILDOUT. THIS PUBLIC IMPROVEMENT VARIANCE WAS GRANTED BY THE BOARD OF COMMISSIONERS ON NOVEMBER 13, 2017.

13. **PUBLIC WATER AND SEWER**

A. PUBLIC WATER AND SEWER UTILITIES SHALL BE DESIGNED AND INSTALLED ON THE SITE IN A MANNER THAT WILL PERMIT ANY DEVELOPMENT TO SOUTHERLY ADJACENT PARCELS TO BE CONNECTED TO PUBLIC WATER AND SEWER UTILITIES INSTALLED ON THE SITE. SUCH UTILITIES INSTALLED ON THE SITE SHALL BE LOCATED EITHER WITHIN PUBLIC RIGHT OF WAY OR WITHIN AN EASEMENT SO THAT THE DEVELOPER(S) OF THE SOUTHERN ADJACENT PARCEL MAY CONNECT TO SUCH UTILITIES.

14. **BINDING EFFECT OF THE REZONING APPLICATION**

A. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF APPLICANT AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND ANY OTHER PARTY WHO SUCCESSFULLY PETITIONS FOR A CONDITIONAL REZONING OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "APPLICANT" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF APPLICANT (INCLUDING ANY PROPERTY OWNERS ASSOCIATION) OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
Q.C. BY:
SCALE: NTS
PROJECT #: 1017034

SHEET #:
RZ3.1

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① NEW PRIVATE STREET 'A' LOOKING NORTH

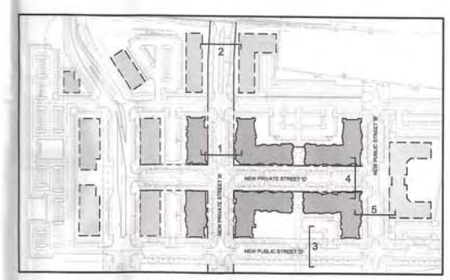
② NEW PRIVATE STREET 'A' LOOKING SOUTH FROM MATTHEWS-MINT HILL RD.

③ NEW PUBLIC STREET 'D' SEPARATION FROM PRIVATE PARKING AND PEDESTRIAN COURT

④ NEW PRIVATE STREET 'C' LOOKING WEST

⑤ NEW PUBLIC STREET 'B' LOOKING NORTH

NOTE: BUILDINGS SHOWN FOR MASSING PURPOSES ONLY; REFER TO ARCHITECTURAL ELEVATIONS



STREET SECTIONS KEY

HOUSING STUDIO
LandDesign
CREATING PLACES THAT MATTER.
223 N. Graham St.
Charlotte, NC 28202
704.333.0325
NC Engineering Firm License # C-0658

FOR PUBLIC HEARING
APPLICATION # 2017-664

MATTHEWS MIXED USE
CONDITIONAL REZONING

PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

STREET SECTIONS

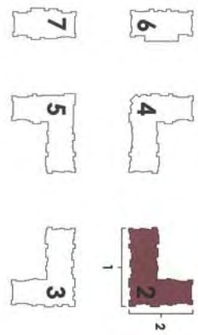
REVISIONS:
1. 09/27/2017 - PER TOWN COMMENTS
2. 11/06/2017 - PER TOWN COMMENTS
3. 12/11/2017 - PER TOWN COMMENTS

DATE: 08/02/2017
DESIGNED BY: LDJ
DRAWN BY: LDJ
CHECKED BY: RJP
QC BY:
SCALE: VARIES
PROJECT #: 101.7034

SHEET #:
RZ4.0

1 BLDG 2 - SOUTH ELEVATION
1/8" = 1'-0"

2 BLDG 2 - EAST ELEVATION
1/8" = 1'-0"



DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
Q.C. BY:
SCALE: VARIES
PROJECT #: 1017034

SHEET #:
RZ5.0

REVISIONS:
1. 09/27/2017 - PER TOWN COMMENTS
2. 11/29/2017 - PER TOWN COMMENTS

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

ARCHITECTURAL ELEVATIONS

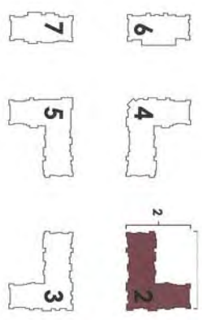
FOR PUBLIC HEARING
APPLICATION # 2017-664

LandDesign.
CREATING PLACES THAT MATTER.
223 N. Graham St.
Charlotte, NC 28202
704.333.3025
NC Engineering Firm License # C-0658

HOUSING STUDIO
333 West Trade Street, Suite 330
Charlotte, NC 28202
T. 704.333.7862 F. 704.345.9180

1 BLDG 2 - NORTH ELEVATION
1/8" = 1'-0"

2 BLDG 2 - WEST ELEVATION
1/8" = 1'-0"



DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
Q.C. BY:
SCALE: VARIES
PROJECT #: 1017034

SHEET #:
RZ5.1

REVISIONS:
1. 09/27/2017 - PER TOWN COMMENTS
2. 11/29/2017 - PER TOWN COMMENTS

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

ARCHITECTURAL ELEVATIONS

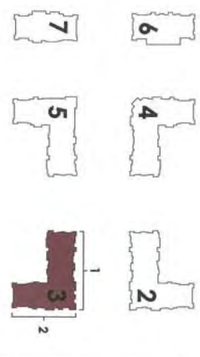
FOR PUBLIC HEARING
APPLICATION # 2017-664

LandDesign.
CREATING PLACES THAT MATTER.
223 N. Graham St.
Charlotte, NC 28202
704.333.3025
NC Engineering Firm License # C-0658

HOUSING STUDIO
330 West Trade Street, Suite 350
Charlotte, NC 28202
T. 704.333.7662 F. 704.343.1080

1 BLDG 3 - NORTH ELEVATION
1/8" = 1'-0"

2 BLDG 3 - EAST ELEVATION
1/8" = 1'-0"



DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
Q.C. BY:
SCALE: VARIES
PROJECT #: 1017034

SHEET #:
RZ5.2

REVISIONS:
1. 09/27/2017 - PER TOWN COMMENTS
2. 11/29/2017 - PER TOWN COMMENTS

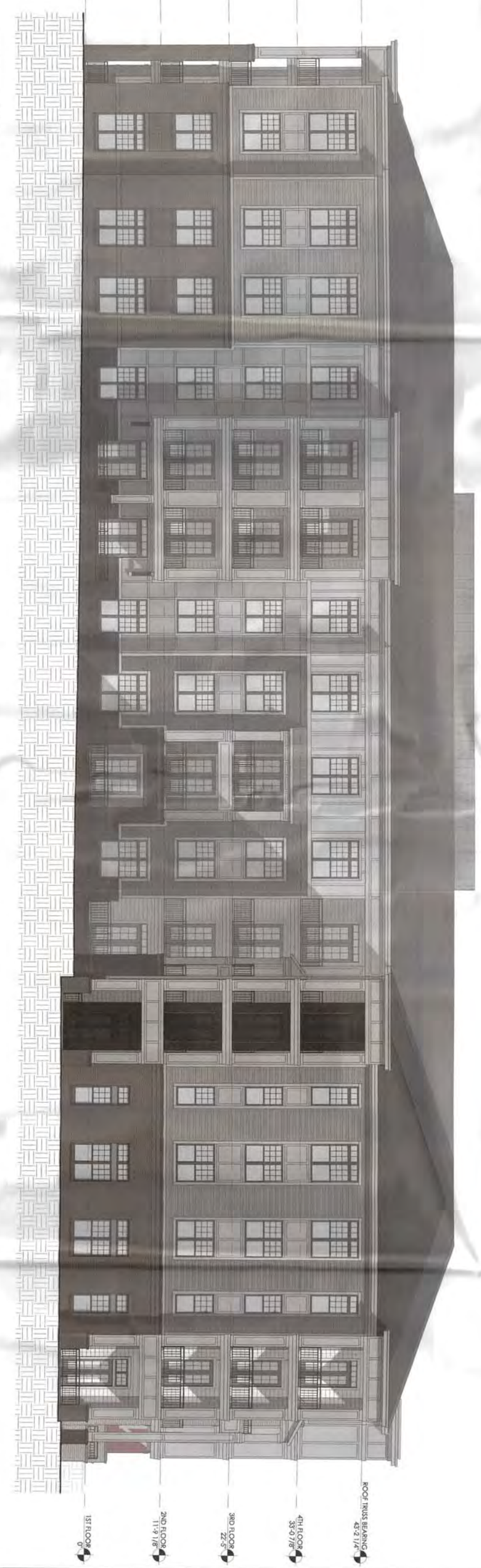
MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

ARCHITECTURAL ELEVATIONS

FOR PUBLIC HEARING
APPLICATION # 2017-664

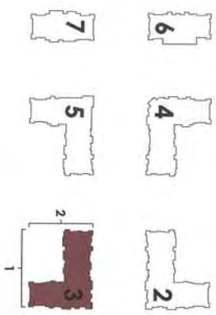
LandDesign.
CREATING PLACES THAT MATTER.
223 N. Graham St.
Charlotte, NC 28202
704.333.3025
NC Engineering Firm License # C-0658

HOUSING STUDIO
333 West Trade Street, Suite 300
Charlotte, NC 28202
T 704.333.1962 F 704.343.9180



1 BLDG 3 - SOUTH ELEVATION
1/8" = 1'-0"

2 BLDG - WEST ELEVATION
1/8" = 1'-0"



DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
Q.C. BY:
SCALE: VARIES
PROJECT #: 1017034

SHEET #:
RZ5.3

REVISIONS:
1. 09/27/2017 - PER TOWN COMMENTS
2. 11/29/2017 - PER TOWN COMMENTS

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

ARCHITECTURAL ELEVATIONS

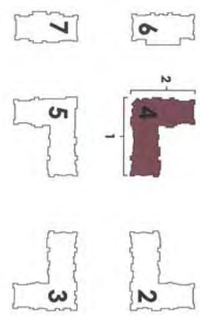
FOR PUBLIC HEARING
APPLICATION # 2017-664

LandDesign.
CREATING PLACES THAT MATTER.
223 N. Graham St.
Charlotte, NC 28202
704.333.3025
NC Engineering Firm License # C-0658

HOUSING STUDIO
329 West Trade Street, Suite 300
Charlotte, NC 28202
T. 704.333.7662 F.704.340.9380

1 BLDG 4 - SOUTH ELEVATION
1/8" = 1'-0"

2 BLDG 4 - WEST ELEVATION
1/8" = 1'-0"



DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
Q.C. BY:
SCALE: VARIES
PROJECT #: 1017034

SHEET #:
RZ5.4

REVISIONS:
1. 09/27/2017 - PER TOWN COMMENTS
2. 11/29/2017 - PER TOWN COMMENTS

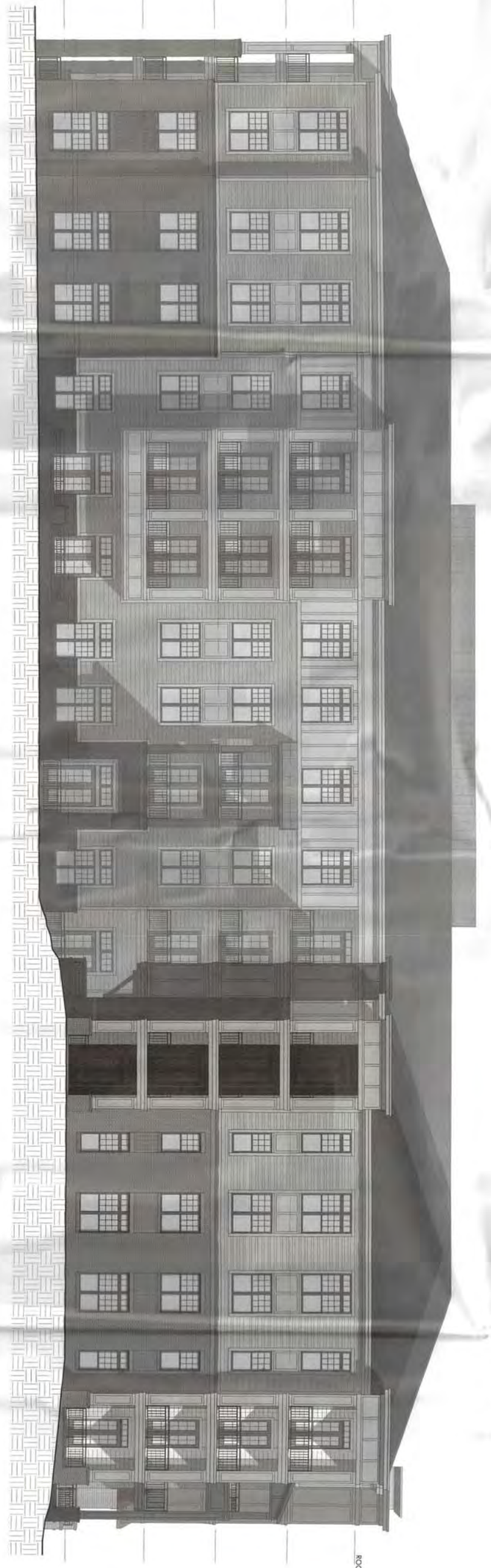
MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

ARCHITECTURAL ELEVATIONS

FOR PUBLIC HEARING
APPLICATION # 2017-664

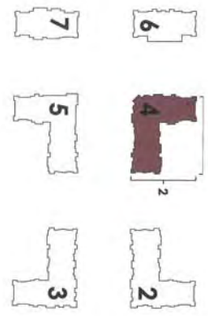
LandDesign.
CREATING PLACES THAT MATTER.
223 N. Graham St.
Charlotte, NC 28202
704.333.3025
NC Engineering Firm License # C-0658

HOUSING STUDIO
320 West Trade Street, Suite 300
Charlotte, NC 28202
T. 704.331.7662 F. 704.343.9380



1 BLDG 4 - NORTH ELEVATION
1/8" = 1'-0"

2 BLDG 4 - EAST ELEVATION
1/8" = 1'-0"



DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
Q.C. BY:
SCALE: VARIES
PROJECT #: 1017034

SHEET #:
RZ5.5

REVISIONS:
1. 09/27/2017 - PER TOWN COMMENTS
2. 11/29/2017 - PER TOWN COMMENTS

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

ARCHITECTURAL ELEVATIONS

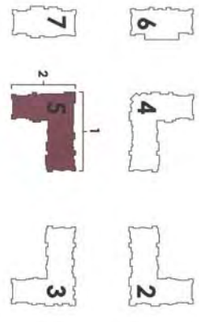
FOR PUBLIC HEARING
APPLICATION # 2017-664

LandDesign.
CREATING PLACES THAT MATTER.
223 N. Graham St.
Charlotte, NC 28202
704.333.3025
NC Engineering Firm License # C-0658

HOUSING STUDIO
333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.331.7662 F: 704.543.9380

① BLDG 5 - NORTH ELEVATION
1/8" = 1'-0"

② BLDG 5 - WEST ELEVATION
1/8" = 1'-0"



DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
Q.C. BY:
SCALE: VARIES
PROJECT #: 1017034

SHEET #:
RZ5.6

REVISIONS:
1. 09/27/2017 - PER TOWN COMMENTS
2. 11/29/2017 - PER TOWN COMMENTS

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

ARCHITECTURAL ELEVATIONS

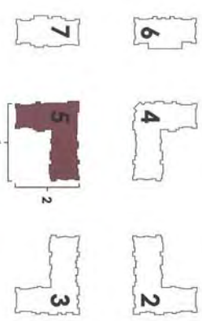
FOR PUBLIC HEARING
APPLICATION # 2017-664

LandDesign.
CREATING PLACES THAT MATTER.
223 N. Graham St.
Charlotte, NC 28202
704.333.3025
NC Engineering Firm License # C-0658

HOUSING STUDIO
333 West Trade Street, Suite 300
Charlotte, NC 28202
T. 704.333.7662 F. 704.343.9381

1 BLDG 5 - SOUTH ELEVATION
1/8" = 1'-0"

2 BLDG 5 - EAST ELEVATION
1/8" = 1'-0"



DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
Q.C. BY:
SCALE: VARIES
PROJECT #: 1017034

SHEET #:
RZ5.7

REVISIONS:
1. 09/27/2017 - PER TOWN COMMENTS
2. 11/29/2017 - PER TOWN COMMENTS

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

ARCHITECTURAL ELEVATIONS

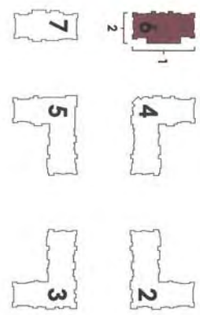
FOR PUBLIC HEARING
APPLICATION # 2017-664

LandDesign.
CREATING PLACES THAT MATTER.
223 N. Graham St.
Charlotte, NC 28202
704.333.3926
NC Engineering Firm License # C-0658

HOUSING STUDIO
333 West Trade Street, Suite 300
Charlotte, NC 28202
T. 704.333.7822 F. 704.343.9380

1 BLDG 6 - EAST ELEVATION
1/8" = 1'-0"

2 BLDG 6 - SOUTH ELEVATION
1/8" = 1'-0"



DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
Q.C. BY:
SCALE: VARIES
PROJECT #: 1017034

SHEET #:
RZ5.8

REVISIONS:
1. 09/27/2017 - PER TOWN COMMENTS
2. 11/29/2017 - PER TOWN COMMENTS

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

ARCHITECTURAL ELEVATIONS

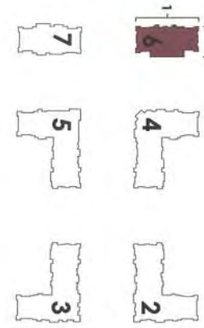
FOR PUBLIC HEARING
APPLICATION # 2017-664

LandDesign.
CREATING PLACES THAT MATTER.
223 N. Graham St.
Charlotte, NC 28202
704.333.3025
NC Engineering Firm License # C-0658

HOUSING STUDIO
333 West Trade Street, Suite 300
Charlotte, NC 28202
T. 704.333.7622 F.704.343.9380

1 BLDG 6 - WEST ELEVATION
1/8" = 1'-0"

2 BLDG 6 - NORTH ELEVATION
1/8" = 1'-0"



DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
Q.C. BY:
SCALE: VARIES
PROJECT #: 1017034

SHEET #:
RZ5.9

REVISIONS:
1. 09/27/2017 - PER TOWN COMMENTS
2. 11/29/2017 - PER TOWN COMMENTS

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

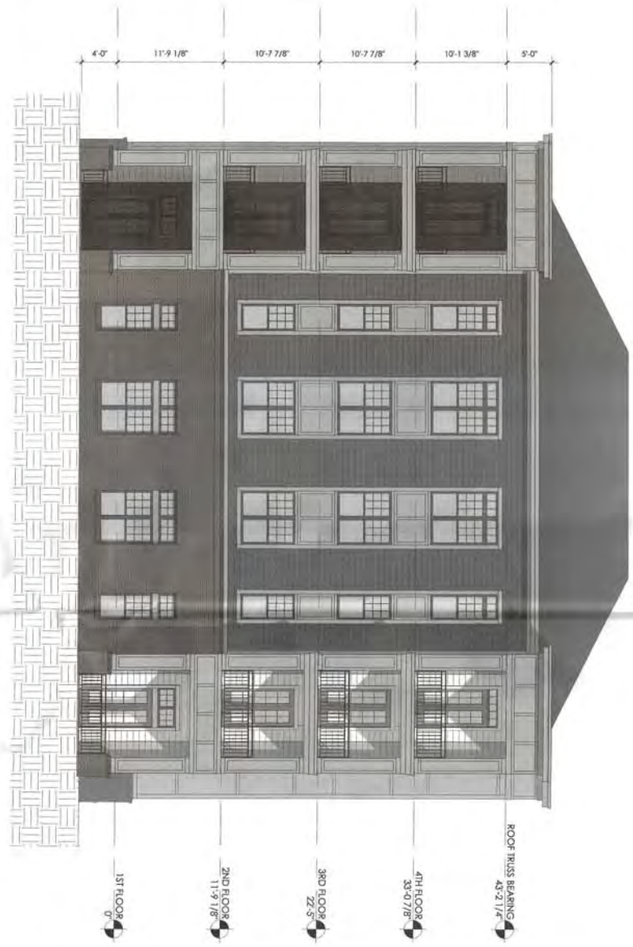
ARCHITECTURAL ELEVATIONS

FOR PUBLIC HEARING
APPLICATION # 2017-664

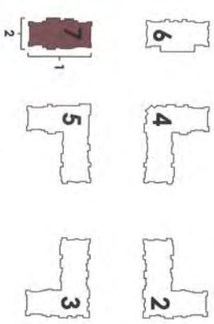
LandDesign.
CREATING PLACES THAT MATTER.
223 N. Graham St.
Charlotte, NC 28202
704.333.3025
NC Engineering Firm License # C-0658

HOUSING STUDIO
333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7662 F: 704.343.9380

1 BLDG 7 - EAST ELEVATION
1/8" = 1'-0"



2 BLDG 7 - SOUTH ELEVATION
1/8" = 1'-0"



DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
Q.C. BY:
SCALE: VARIES
PROJECT #: 1017034

SHEET #:
RZ5.10

REVISIONS:
1. 09/27/2017 - PER TOWN COMMENTS
2. 11/29/2017 - PER TOWN COMMENTS

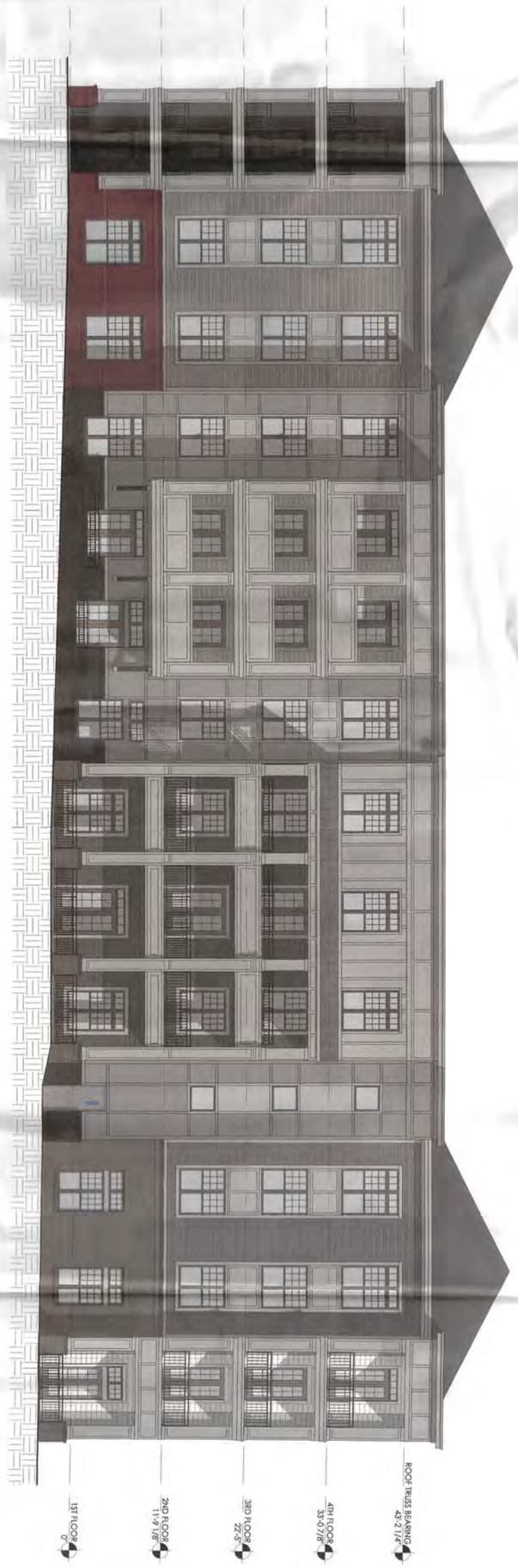
MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

ARCHITECTURAL ELEVATIONS

FOR PUBLIC HEARING
APPLICATION # 2017-664

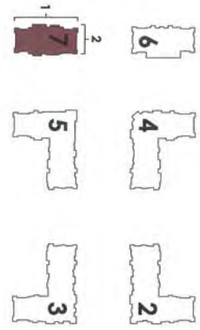
LandDesign.
CREATING PLACES THAT MATTER.
223 N. Graham St.
Charlotte, NC 28202
704.333.3025
NC Engineering Firm License # C-0658

HOUSING STUDIO
333 West Trade Street, Suite 100
Charlotte, NC 28202
T. 704.350.7662 F. 704.343.9380



1 BLDG 7 - WEST ELEVATION
1/8" = 1'-0"

2 BLDG 7 - NORTH ELEVATION
1/8" = 1'-0"



DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
Q.C. BY:
SCALE: VARIES
PROJECT #: 1017034

SHEET #:
RZ5.11

REVISIONS:
1. 09/27/2017 - PER TOWN COMMENTS
2. 11/29/2017 - PER TOWN COMMENTS

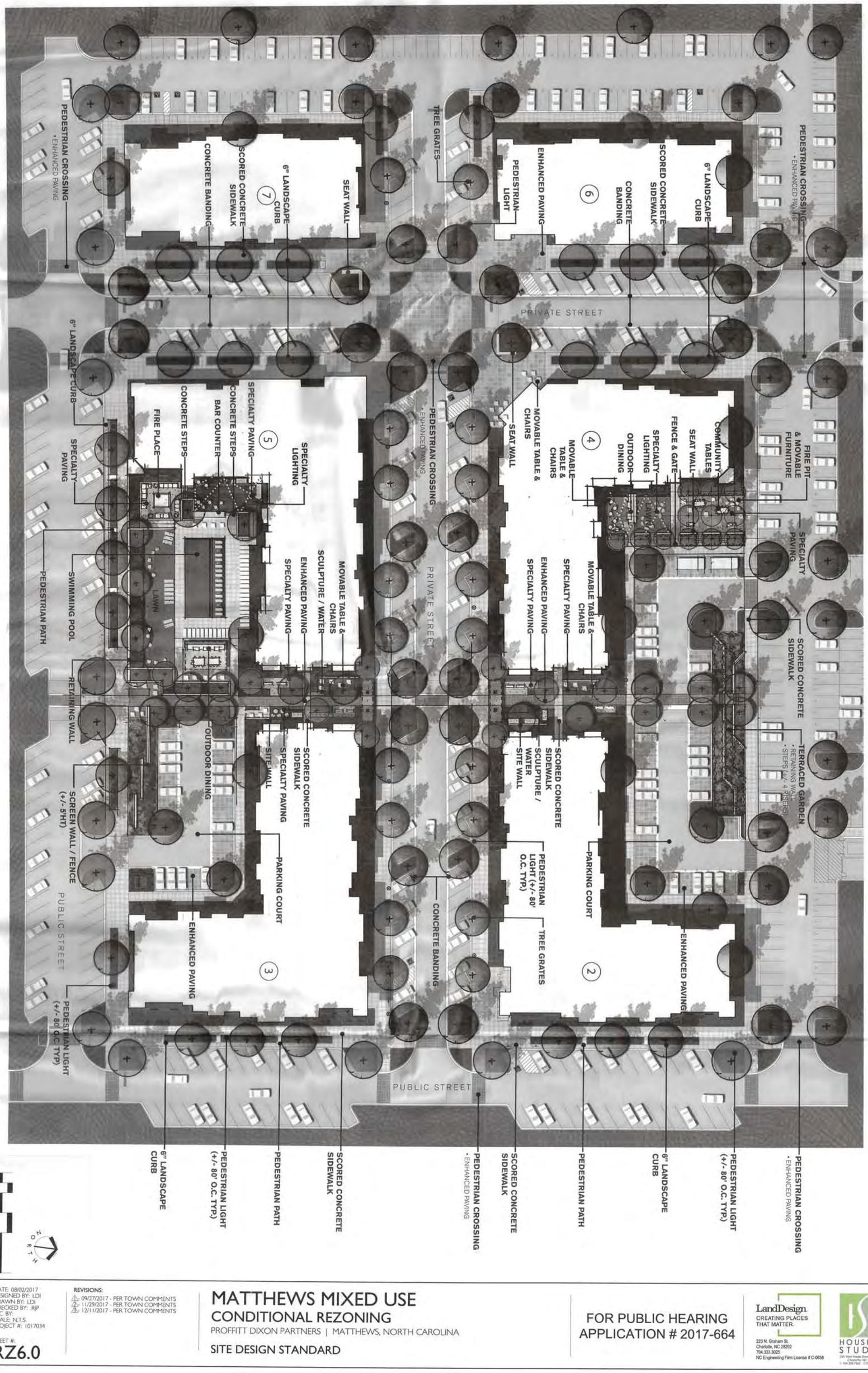
MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

ARCHITECTURAL ELEVATIONS

FOR PUBLIC HEARING
APPLICATION # 2017-664

LandDesign.
CREATING PLACES THAT MATTER.
223 N. Graham St.
Charlotte, NC 28202
704.333.3025
NC Engineering Firm License # C-0658

HOUSING STUDIO
333 West Trade Street, Suite 300
Charlotte, NC 28202
T 704.333.7563 F 704.845.9380



DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
Q.C. BY:
SCALE: N.T.S.
PROJECT #: 1017034

SHEET #:
RZ6.0

REVISIONS:
1. 09/27/2017 - PER TOWN COMMENTS
2. 11/29/2017 - PER TOWN COMMENTS
3. 12/11/2017 - PER TOWN COMMENTS

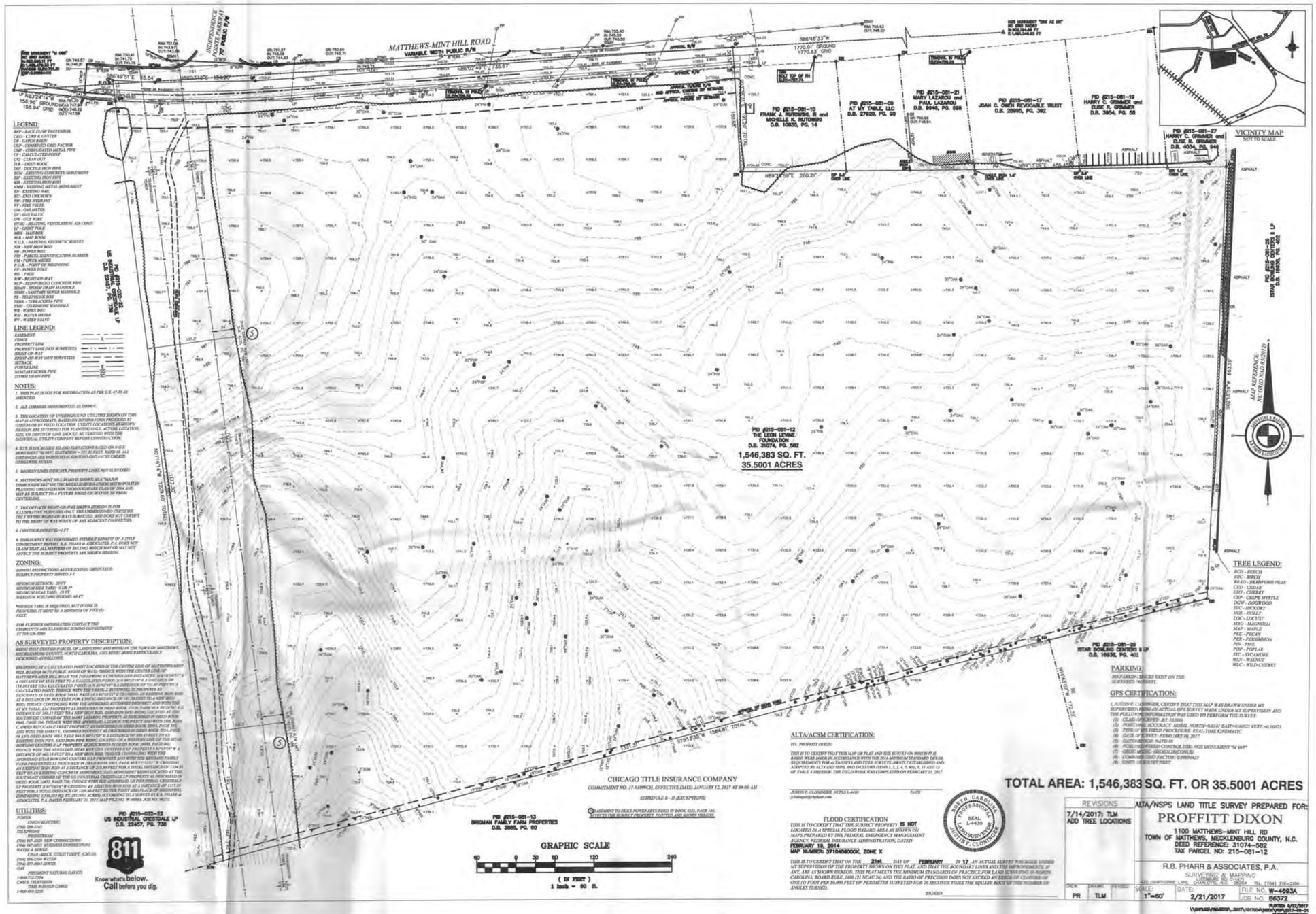
MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

SITE DESIGN STANDARD

FOR PUBLIC HEARING
APPLICATION # 2017-664

LandDesign
CREATING PLACES THAT MATTER.
223 N. Graham St.
Charlotte, NC 28202
704.333.3025
NC Engineering Firm License # C-0658

HOUSING STUDIO
Charlotte, NC 28202



HOUSING STUDIO

LandDesign
CREATING PLACES THAT MATTER.
223 N. Graham St.
Charlotte, NC 28202
704.333.0325
NC Engineering Firm License # C-0658

FOR PUBLIC HEARING
APPLICATION # 2017-664

MATTHEWS MIXED USE
CONDITIONAL REZONING

PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA

EXISTING CONDITIONS

REVISIONS:
1\ 05/22/2017 - PER TOWN COMMENTS
2\ 06/27/2017 - PER TOWN COMMENTS
3\ 12/1/2017 - PER TOWN COMMENTS

DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RJP
SCALE: N.T.S.
PROJECT # 101704

SHEET #:
RZ7.0