1. GENERAL PROVISIONS

2. PERMITTED USES
   A. The Site may be devoted only to the uses set out below and to any incidental and accessory uses associated therewith:
   - Medical, dental, optical office and clinic.
   - Laboratory and research facility, medical, dental or optical.

3. DEVELOPMENT LIMITATIONS
   A. Development of the Site shall comply with the dimensional standards of the B-3 zoning district and the Highway NC51 Overlay District.
   - A maximum of one principal building may be located on the Site.
   - Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any adjustments required for approval by the Town of Matthews.
   - The maximum height of the building to be constructed on the Site shall be 50 feet.
   - Subject to the Applicant's right to pursue a public improvement variance, the streetscape treatment along the Site's public street frontages shall comply with the requirements of the Ordinance.
   - The Site and the owner of the adjacent parcel of land located to the east of the Site shall have a potential vehicular connection to allow for the development of the Site.
   - The street frontages of the Site shall be connected to the adjacent parcel, and 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"). Unless the alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
   - The growth and development of the Site will be pursued in accordance with the Rezoning Plan or these Development Standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.

4. DIMENSIONAL STANDARDS
   A. The existing zoning regulations applicable to the Site are those 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.

5. TRANSPORTATION AND PARKING
   A. Development of the Site shall comply with the applicable provisions of the Ordinance for the B-3 zoning district and the Highway NC51 Overlay District.
   - PROPOSED PARKING:
     - PROPOSED LAND USES:
       - MEDICAL OFFICE BUILDING (45,000 SF)

6. STREETSCAPE TREATMENT AND SIDEWALKS
   A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Flagship Healthcare Properties, LLC ("Applicant") for an approximately 4.35 acre site located generally on the northeast corner of the intersection of Matthews Township Parkway and Team 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. 193-245-24 and a portion of Tax Parcel No. 193-245-08.
   - The Rezoning Plan is not for construction, and the property owner has no intention of seeking approval for construction of the proposed development depicted on the Rezoning Plan. The property owner does not consider the Rezoning Plan to be a Development Plan).
   - It is the intention of Applicant to amend the Rezoning Plan to include additional 193-245-08.
   - The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Ordinance. 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 or the owner or owners of the Site from time to time who may be involved in any future development thereof.
   - Development of the Site shall comply with the applicable standards of the B-3 zoning district and the Highway NC51 Overlay District.
   - In the event that a reciprocal easement agreement is entered into and recorded between the owner of the Site and the owner or owners of the adjacent parcel of land located to the east of the Site, a potential vehicular connection to the adjacent parcel may be included in the Rezoning Plan.

7. ARCHITECTURAL STANDARDS
   A. The streetscape treatment along the Site's public street frontages shall comply with the requirements of the Ordinance.
   - The maximum height of the building to be constructed on the Site shall be 50 feet.
   - Subject to the Applicant's right to pursue a public improvement variance, the streetscape treatment along the Site's public street frontages shall comply with the requirements of the Ordinance.

8. SIGNS
   A. All signs shall be in accordance with the applicable standards of the B-3 zoning district and the Highway NC51 Overlay District.

9. 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 and agreed to by the Applicant and the owner or owners of the Site from time to time shall be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns.