



September 1, 2020

Jay Camp, AICP
Planning Director
Town of Matthews
232 Mathews Station St.
Matthews, NC 28105
704.708.1226

Subject: **Trip Generation Letter**
Rice Road Development
Matthews, North Carolina

Dear Mr. Camp:

This letter provides the results of a trip generation of the proposed office space development located at the end of Rice Road in Matthews, North Carolina. The proposed development is anticipated to consist of an approximate total of 50,100 square feet. of medical office space, 35,600 square feet. of general office space, and 17,000 square feet of retail space. Site access is proposed via Eastpoint Drive. Refer to the attachments for the proposed site plan.

Trip Generation

Average weekday daily, AM, and PM peak hour trips for the proposed development were calculated using the ITE *Trip Generation Manual*, 10th Edition utilizing the most recent North Carolina Department of Transportation (NCDOT) Congestion Management rates vs. equation spreadsheet. It should be noted that for the 17,000 square feet of retail space, the Drive-In Bank land use code was used to calculate peak hour trips as a conservative estimate of trip generation.

Table 1 summarizes the trip generation based on full buildout of the site.

Table 1: Trip Generation Summary – Full Buildout

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
			Enter	Exit	Total	Enter	Exit	Total
General Office Building (710)	35,600 square feet	390	59	8	67	19	86	105
Medical Office Building (720)	50,100 square feet	1,743	108	31	139	48	125	173
Drive-In Bank (912)	17,000 square feet	1,701	94	68	162	174	174	348
Total		3,834	261	107	368	241	305	626

It should be noted that the Town of Matthews has a TIA threshold of 150 peak hour trips. The Town also requires a TIA be performed if any nonresidential land use meets one or more of the following: covering more than two (2) acres; including more than three (3) building lots; providing an assembly area for more than four hundred (400) persons; involving office or sales floor area over twenty thousand (20,000) square feet; within one hundred fifty (150) lineal feet of any intersection of two (2) designated thoroughfares; within five hundred (500) lineal feet of any public road intersection currently operating as a Level of Service D or E; and/or involving service or delivery vehicles in excess of one (1) ton.

Table 2, on the following page, summarizes the maximum square footage that could be constructed for each land use without reaching the Town’s trip generation thresholds for requiring a TIA. If a combination of land uses is proposed, additional trip generation calculations will be needed to confirm it remains below the Town’s thresholds. Once the developer knows the combination of land use types and sizes to be built, RKA will provide updated calculations to confirm the trip generation is below 150 peak hour trips.

Table 2: Trip Generation Summary – Under Town Trip Generation Threshold

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
			Enter	Exit	Total	Enter	Exit	Total
General Office Building (710)	35,600 square feet	390	59	8	67	19	86	105
Medical Office Building (720)	43,200 square feet	1,503	94	26	120	41	108	149
Drive-In Bank (912)	7,250 square feet	725	40	29	69	74	74	148

Findings and Summary

Maximum square footages for three different land uses have been provided that would result in trips under the Town’s trip generation threshold for requiring a TIA (150 peak hour trips). For general office space, the full 35,600 square feet could be constructed without reaching 150 peak hour trips. No more than 43,200 feet of medical office building could be constructed. No more than 7,250 square feet of Drive-In Bank or similar retail trip generator could be constructed.

The Town requires a TIA for reasons other than trip generation. However, minimal traffic impacts would be expected based on the trip generation data in Table 2. A TIA is not recommended based on the square footages and trip data in Table 2.

If a combination of land uses is proposed, additional trip generation calculations will be needed to confirm it remains below the Town’s thresholds. Once the developer knows the combination of land use types and sizes to be built, RKA will provide updated calculations to confirm the trip generation is below 150 peak hour trips.

If you should have any questions, please feel free to contact me at (919) 872-5115.

Sincerely,



J. Andrew Eagle, PE, PTOE
Senior Traffic Engineering Project Manager
Ramey Kemp & Associates, Inc.

NC Corporate License # C-0910



DEVELOPMENT NOTES

SEPTEMBER 2, 2020

- GENERAL PROVISIONS**
 - THESE DEVELOPMENT NOTES ARE PART OF THE SITE PLAN SUBMITTED BY ELIDA PROPERTIES, LLC (THE 'APPLICANT') FOR THE DEVELOPMENT OF AN APPROXIMATELY 8.243 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF SAM NEWELL ROAD AND RICE ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE SITE PLAN (HEREINAFTER REFERRED TO AS THE 'SITE'). THE SITE IS COMPRISED OF TAX PARCEL NO. 193-191-02.
 - THE SITE IS ZONED MUD (CD), HAVING BEEN REZONED TO THAT ZONING CLASSIFICATION BY THE MATTHEWS TOWN BOARD OF COMMISSIONERS (THE BOARD) ON OCTOBER 13, 2014 PURSUANT TO REZONING APPLICATION NO. 2014-614.
 - THE DEVELOPMENT AND USE OF THE SITE ARE GOVERNED BY THE APPROVED CONDITIONAL REZONING PLAN RELATIVE TO REZONING APPLICATION NO. 2014-614 (THE 'APPROVED REZONING PLAN') AND THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE (THE 'ORDINANCE'). THE SITE IS DESIGNATED AS PARCEL A ON THE APPROVED REZONING PLAN.
 - NOTE 3 UNDER GENERAL CONDITIONAL NOTES EAST POINT DEVELOPMENT PROVIDES THAT 'ANY NEW CONSTRUCTION OR REDEVELOPMENT WHICH CHANGES THE FOOTPRINT OR SITE PLAN ELEMENTS WILL BE SUBJECT TO SITE PLAN APPROVAL BY THE TOWN BOARD OF COMMISSIONERS.' THE APPLICANT'S PROPOSED DEVELOPMENT OF THE SITE REQUIRES CHANGES TO THE SITE PLAN ELEMENTS FOR THE SITE THAT ARE SUBJECT TO THE APPROVAL OF THE BOARD. THEREFORE, THE APPLICANT IS SUBMITTING THIS SITE PLAN IN CONNECTION WITH THE SITE PLAN APPROVAL PROCESS FOR THE DEVELOPMENT OF THE SITE.
 - THE BUILDINGS AND OTHER IMPROVEMENTS DEPICTED ON THE SITE PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH BUILDINGS AND OTHER IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE LAYOUT, LOCATIONS AND SIZES OF THE BUILDINGS AND OTHER IMPROVEMENTS DEPICTED ON THE SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED BUILDINGS AND OTHER IMPROVEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND PERIMETER LANDSCAPING REQUIREMENTS SET FORTH ON THE SITE PLAN, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE SITE PLAN.
- PERMITTED USES**
 - THE SITE MAY BE DEVOTED TO GENERAL OFFICE USES, MEDICAL, DENTAL AND OPTICAL OFFICE USES AND CLINICS, LABORATORIES, FINANCIAL INSTITUTIONS, SUCH AS A BANK OR A CREDIT UNION, AND OTHER NON-RESIDENTIAL USES ALLOWED UNDER THE APPROVED PLAN, AND TO ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE MUD ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, A DRIVE THROUGH WINDOW OR DRIVE THROUGH WINDOWS ACCESSORY TO A FINANCIAL INSTITUTION.
- DEVELOPMENT LIMITATIONS**
 - A TOTAL MAXIMUM OF 102,700 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED AND LOCATED ON THE SITE.
 - A MAXIMUM OF 50,100 SQUARE FEET OF THE ALLOWED 102,700 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVOTED TO MEDICAL, DENTAL AND OPTICAL OFFICE USES AND CLINICS.
- DIMENSIONAL STANDARDS**
 - DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE MUD ZONING DISTRICT AND THE DIMENSIONAL STANDARDS SET OUT ON THE SITE PLAN.
- TRANSPORTATION AND PARKING**
 - PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, APPLICANT SHALL DEDICATE TO THE TOWN OF MATTHEWS THE RIGHT OF WAY FOR THE FUTURE EXTENSION OF EASTPOINTE DRIVE FROM ITS CURRENT NORTHERN TERMINUS TO THE NORTHERN BOUNDARY LINE OF THE SITE. THE RIGHT OF WAY AREA TO BE DEDICATED IS LOCATED ON THE SITE AND IS SHADED ON THE SITE PLAN (THE 'RIGHT OF WAY').
 - THE SITE SHALL INITIALLY BE SERVED BY ONE VEHICULAR ACCESS POINT FROM EASTPOINTE DRIVE, SUCH VEHICULAR ACCESS POINT BEING THE SOUTHERNMOST VEHICULAR ACCESS POINT FROM EASTPOINTE DRIVE. IN CONNECTION WITH THE CONSTRUCTION OF THE NORTHERNMOST BUILDING LOCATED ON THE SITE ADJACENT TO EASTPOINTE DRIVE, APPLICANT SHALL EXTEND EASTPOINTE DRIVE FROM ITS CURRENT NORTHERN TERMINUS TO THE NORTHERN BOUNDARY LINE OF THE SITE WITHIN THE RIGHT OF WAY, AND A SECOND VEHICULAR ACCESS POINT FROM EASTPOINTE DRIVE SHALL SERVE THE SITE. THE EXTENSION OF EASTPOINTE DRIVE TO THE NORTHERN BOUNDARY LINE OF THE SITE SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE NORTHERNMOST BUILDING LOCATED ON THE SITE ADJACENT TO EASTPOINTE DRIVE.
 - NOTWITHSTANDING THE TERMS OF PARAGRAPH 5.B ABOVE, APPLICANT RESERVES THE RIGHT TO REQUEST A PUBLIC IMPROVEMENT VARIANCE THAT WOULD ALLOW APPLICANT TO EXTEND EASTPOINTE DRIVE ONLY TO THE SECOND (NORTHERNMOST) VEHICULAR ACCESS POINT FROM EASTPOINTE DRIVE RATHER THAN TO THE NORTHERN BOUNDARY LINE OF THE SITE.
 - THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS.
 - THE ALIGNMENTS OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY APPLICANT TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS.
 - VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
 - APPLICANT SHALL BE REQUIRED TO SUBMIT A TRAFFIC IMPACT ANALYSIS FOR THE SITE TO THE TOWN OF MATTHEWS AT SUCH TIME THAT THE USES ON THE SITE WILL GENERATE 150 OR MORE AM PEAK HOUR TRIPS OR 150 OR MORE PM PEAK HOUR TRIPS. THEREFORE, IN CONNECTION WITH THE SUBMISSION OF ANY PERMITTING REQUEST FOR A USE OR USES TO BE LOCATED ON THE SITE, APPLICANT SHALL INCLUDE WITH SUCH PERMITTING REQUEST A CUMULATIVE VEHICULAR TRIP GENERATION TABLE FOR THE EXISTING USES ON THE SITE, IF ANY, AND THE USE OR USES ASSOCIATED WITH THE PERMITTING REQUEST. THE CUMULATIVE VEHICULAR TRIP GENERATION TABLE SHALL CONTAIN THE TOTAL AM PEAK HOUR TRIPS AND THE TOTAL PM PEAK HOUR TRIPS FOR THE EXISTING USES ON THE SITE, IF ANY, AND THE USE OR USES ASSOCIATED WITH THE PERMITTING REQUEST. IF THE CUMULATIVE VEHICULAR TRIP GENERATION TABLE SHOWS THAT THE EXISTING USES ON THE SITE, IF ANY, AND THE USE OR USES ASSOCIATED WITH THE PERMITTING REQUEST WILL GENERATE 150 OR MORE AM PEAK HOUR TRIPS OR 150 OR MORE PM PEAK HOUR TRIPS, THEN APPLICANT WILL BE REQUIRED TO SUBMIT A TRAFFIC IMPACT ANALYSIS FOR THE SITE TO THE TOWN OF MATTHEWS.
 - APPLICANT SHALL NOT BE REQUIRED TO EXTEND RICE ROAD TO SAM NEWELL ROAD.
- STREETSCAPE TREATMENT, SIDEWALKS AND SCREENING**
 - SETBACKS AND YARDS AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE SITE PLAN SHALL BE PROVIDED.
 - THE STREETSCAPE TREATMENT ALONG THE SITE'S PUBLIC STREET FRONTAGES SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
 - INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE INSTALLED WITHIN THE SITE AS GENERALLY DEPICTED ON THE SITE PLAN.
 - APPLICANT SHALL CONSTRUCT A WALKING TRAIL AROUND THE STORM WATER POND. THE WALKING TRAIL SHALL BE CONSTRUCTED WITH MATERIALS CHOSEN BY APPLICANT, AND THE WALKING TRAIL SHALL BE COMPLETED AT THE TIME THAT THE TOWN OF MATTHEWS DEVELOPS THE ADJACENT LOT OWNED BY THE TOWN OF MATTHEWS.
 - DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE SCREENING REQUIREMENTS OF THE ORDINANCE.
- TREE PROTECTION, LANDSCAPING AND OPEN SPACE**
 - THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE PROTECTION AND LANDSCAPING REQUIREMENTS OF THE ORDINANCE.
 - OPEN SPACE AREAS AS GENERALLY DEPICTED ON THE SITE PLAN SHALL BE PROVIDED.
- ARCHITECTURAL STANDARDS**
 - THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 45 FEET.
 - THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE MASONRY, STUCCO, EIFS AND CEMENTITIOUS SIDING. METAL PANELS MAY BE UTILIZED AS AN ACCENT MATERIAL.
 - VINYL MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, SOFFITS, TRIM AND RAILINGS.
 - INCLUDED WITH THE SITE PLAN ARE A SERIES OF PRECEDENT ARCHITECTURAL IMAGES THAT ARE REPRESENTATIVE OF THE ARCHITECTURAL STYLE, CHARACTER AND QUALITY OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE, AS WELL AS THE PRIMARY EXTERIOR BUILDING MATERIALS TO BE UTILIZED. THE BUILDINGS TO BE CONSTRUCTED ON THE SITE WILL BE CONSISTENT WITH ONE OR MORE OF THE PRECEDENT ARCHITECTURAL IMAGES IN TERMS OF ARCHITECTURAL STYLE, CHARACTER AND QUALITY AND IN TERMS OF THE EXTERIOR BUILDING MATERIALS UTILIZED.
 - 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.
- SIGNS**
 - ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

LAND USE AND ZONING INFORMATION AND NOTES:

- OWNER: EAST INDEPENDENCE PROP
4010 TRIANGLE DRIVE
CHARLOTTE, NC 28208
 - PARCEL: GIS ID: 19319102
1935 RICE ROAD
MATTHEWS, NC 28105
- ZONED: MUD (CD)
USE: RESIDENTIAL (PERMITTED/CONDITIONAL)
USE: COMMERCIAL (PERMITTED/CONDITIONAL)
REZONING PETITION 2014-614
- LAND AREA: 8.243 ACRES
PROPOSED ROW DEDICATION: ±0.68 ACRES

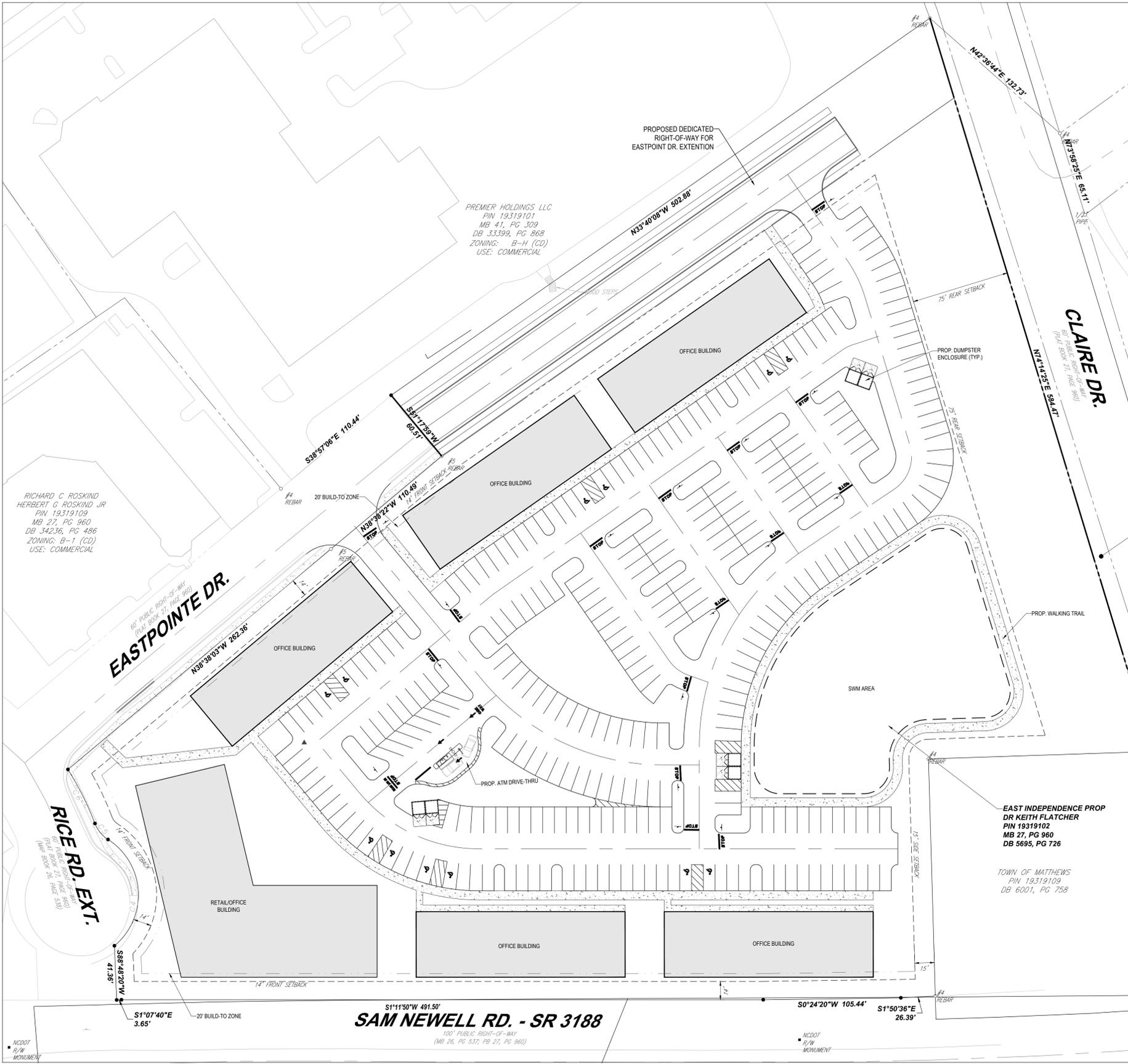
4. DEVELOPMENT DATA:

	MIN. BUILDING SETBACK	REQUIRED	PROPOSED
FRONT SETBACK	14'	14'	
SIDE SETBACK*	N/A	15'	
REAR SETBACK	75'	75'	
BUILD TO ZONE	20'	20'	
MAX BUILDING HEIGHT**	45'	45'	

*ALONG PARCEL 19319102
**OR ALLOWED BY CODE AND APPROVED REZONING PLAN

TREE SAVE REQUIREMENTS:
MIN. OF 8% (0.665 ACRES OR 26,356 SF) OF THE EXISTING CANOPY MUST BE PRESERVED. (DOES NOT INCLUDE DEDICATED ROW AREA)

- PROPOSED USES:
- MAXIMUM OF ±50,100 SQ. FT. MEDICAL OFFICE
 - MAXIMUM OF ±52,600 SQ. FT. RETAIL/GENERAL OFFICE
 - DRIVE-THRU ATM
- PARKING REQUIREMENTS:
- MIN. COMPACT STALL SIZE: 8'X17'
 - MIN. STANDARD STALL SIZE: 9'X20'
 - RETAIL USE: 1 SPACE PER 400 SQUARE FEET OF GROSS FLOOR AREA
 - GENERAL OFFICE USE: 1 SPACE PER 400 SQUARE FEET OF GROSS FLOOR AREA
 - MEDICAL OFFICE USE: 1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA
- | | PROPOSED | REQUIRED PARKING |
|-------------------------------|------------|--|
| - MEDICAL OFFICE BUILDINGS | ±50,100 SF | 167 SPACES |
| - RETAIL/OFFICE BUILDINGS | ±52,600 SF | 132 SPACES |
| TOTAL REQUIRED SPACES: | | ±299 PARKING SPACES (8 ADA SPACES) |
| TOTAL PROPOSED SPACES: | | ±299 PARKING SPACES (12 ADA SPACES) |



RICHARD C ROSKIND
HERBERT G ROSKIND JR
PIN 19319109
MB 27, PG 960
DB 34236, PG 486
ZONING: B-H (CD)
USE: COMMERCIAL

PREMIER HOLDINGS LLC
PIN 19319101
MB 41, PG 309
DB 33399, PG 868
ZONING: B-H (CD)
USE: COMMERCIAL

EAST INDEPENDENCE PROP
DR KEITH FLATCHER
PIN 19319102
MB 27, PG 960
DB 5695, PG 726

TOWN OF MATTHEWS
PIN 19319109
DB 6001, PG 758

JOHN A III &
ANN STEWMAN
PIN 19319100
DB 6001, PG 758

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RICE ROAD MIXED-USE CONDITIONAL SITE PLAN

1935 RICE ROAD MATTHEWS, NC 28105

