

ZONING CODE SUMMARY:

PROJECT NAME: MATTHEWS HELP CENTER REZONE
 PROPERTY OWNERS: MATTHEWS HELP CENTER
119 N. AMES STREET
MATTHEWS, NC 28105
 PROJECT ADDRESS: 119 N. AMES STREET, MATTHEWS 28105 (PARCEL # 193-251-29)
 TAX PARCEL NUMBERS: 193-251-29, 193-251-28, 193-251-37, 193-251-39
 EX. ZONING: B-1 (CD), O-1 (CD) PETITION #: 2017-012 JURISDICTION: TOWN OF MATTHEWS
 PROPOSED ZONING: B-1 (CD) PETITION #: XXXXXX
 TOTAL SITE AREA: 1.314 ACRES
 EXISTING BUILDINGS GROSS SF: MAIN BUILDING = 2420 SF OFFICE USE, 2925 SF RETAIL (INCLUDING EXTERIOR STORAGE AREA), TOTAL = 5345 GSF
SECOND BUILDING = 1464 GSF (OFFICE USE)
STORAGE BUILDING = 1405 GSF (INCLUDING ADDITIONS EACH END)

YARD REQUIREMENTS:
 SETBACK: 40' FROM N. AMES STREET
 SIDE YARD: 10 FT. SIDE YARD CORNER: 10 FT.
 REAR YARD: 20 FT. TO RESIDENTIAL, 10' TO OTHER
 PERIMETER PLANTING: 15' WIDTH, ACCORDANCE WITH THE TOWN ZONING ORDINANCE
 SCREENING: 15' WIDTH, ACCORDANCE WITH THE TOWN ZONING ORDINANCE
 PARKING REQUIREMENTS:
 REQUIRED: OFFICE - 1 SPACE PER 300 SF
RETAIL - 1 SPACE PER 200 SF AND 1 SPACE PER 2 EMPLOYEES
 PROVIDED: 37 SPACES (TO MEET ORDINANCE REQUIREMENTS)
 ACCESSIBLE PARKING REQUIRED: 37 TOTAL SPACES REQUIRES 2 ACCESSIBLE SPACES/MIN. 1 VAN
 ACCESSIBLE PARKING PROVIDED: 2 SPACES, INCLUDING 1 VAN
 BICYCLE PARKING:
 REQUIRED: 4 PROVIDED: 4
 TOWN STORM WATER REQUIREMENTS:

THERE HAS BEEN 22,451 SF OF IMPERVIOUS AREA ADDED TO THE SITE POST 2000 AND THE PROPOSED DEVELOPMENT WILL ADD AN ADDITIONAL +/- 8,575 SF OF IMPERVIOUS. THIS SITE WILL PROVIDE STORM WATER MEASURES IN ACCORDANCE WITH SECTION 155.704, DESIGN STANDARDS FOR STORM WATER COLLECTION AND DRAINAGE. PROPOSED DETENTION LOCATION HAS BEEN IDENTIFIED ON THE PLAN. ACTUAL SIZE AND FINAL LOCATION WILL BE DETERMINED WHEN DESIGN CALCULATIONS HAVE BEEN COMPLETED. THE DETENTION FACILITY IS INTENDED TO BE ABOVE GROUND. UNDERGROUND STRUCTURES ARE NOT ANTICIPATED BUT MAY BE CONSIDERED.

POST CONSTRUCTION ORDINANCE REQUIREMENTS:
 EXISTING PRE 2008 IMPERVIOUS AREA IS 19,449 SF. THERE HAS BEEN 3,002 SF OF IMPERVIOUS AREA (GRAVEL) ADDED TO THE SITE POST 2008 AND THE PROPOSED DEVELOPMENT WILL ADD AN ADDITIONAL +/- 8,575 SF OF IMPERVIOUS (TOTAL 11,377). SINCE THIS SITE DOES NOT EXCEED 20,000 SF OF IMPERVIOUS ADDED POST 2008 AND WILL NOT DISTURB GREATER THAN ONE ACRE (PROPOSED DEVELOPMENT) IT WILL NOT BE SUBJECT TO THE POST DEVELOPMENT ORDINANCE REQUIREMENTS.
 TREE CANOPY CALCULATIONS:

EXISTING TREE CANOPY ON THE SITE HAS BEEN CALCULATED USING THE SQUARE FOOT AMOUNTS IDENTIFIED IN THE ORDINANCE. THERE ARE 1,200 SF FOR LARGE MATURING TREES AND 400 SF FOR SMALL MATURING TREES. ALL TREES HAVE BEEN SURVEYED AND ARE IDENTIFIED ON THE PLAN BY TREE TYPE AND CALIPER INCH CALCULATION.
 EXISTING TREES: TOTAL SF 42,800 (LARGE MATURING TREES - 31,200 SF, SMALL MATURING 11,600 SF) = 75% OF SITE
 EXISTING TREES PROPOSED TO BE REMOVED: 26,400 (LARGE MATURING TREES - 19,200 SF, SMALL MATURING TREES - 7,200 SF)
 EXISTING TREES TO REMAIN: 16,400 SF (42,800 - 26,400) = 28% OF EXISTING CANOPY TO REMAIN (16,400 / 56,628)

DEVELOPMENT STANDARDS
 June 27, 2018

- 1. GENERAL PROVISIONS**
 - A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Matthews Help Center ("Applicant") for an approximately 1.314 acre site located on the southeast corner of the intersection of North Ames Street and West Charles Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
 - 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"). The regulations established under the Ordinance for the B-1 zoning district and the Downtown Overlay 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 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, yard and perimeter landscaping 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.
- 2. PERMITTED USES**
 - A. The Site may be devoted only to the following uses and to any incidental and accessory uses associated therewith that are allowed in the B-1 zoning district:
 - (1) General and professional offices.
 - (2) Medical offices.
 - (3) Retail sales and general merchandise.
 - (4) Outdoor sales in conjunction with a permanent business, subject to Section 155.506.36 of the Ordinance.
 - (5) Secondhand goods, retail sales without outside storage.
 - (6) Donation drop-off facility as an accessory use.
- 3. DEVELOPMENT LIMITATIONS**
 - A. The maximum gross floor of each building on the Site is set out in the Zoning Code Summary.
- 4. DIMENSIONAL STANDARDS**
 - A. Development of the Site shall comply with the dimensional standards of the B-1 zoning district and the Downtown Overlay District.
 - B. Notwithstanding the foregoing, any existing building or structure on the Site that does not meet the setback, side yard and/or rear yard requirements of the Ordinance shall be considered to be a legal, non-conforming building or structure.
- 5. TRANSPORTATION AND PARKING**
 - A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points 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.
 - B. Vehicular parking shall be provided in accordance with the requirements of the Ordinance.
 - C. Applicant will seek a variance from the Zoning Board of Adjustment to allow the gravel driveway located at the southwestern corner of the Site to remain.
- 6. STREETScape TREATMENT AND SIDEWALKS**
 - A. The existing planting strips, sidewalks and street trees located along the Site's frontages on North Ames Street and West Charles Street shall remain in place.
- 7. TREE PRESERVATION**
 - A. Tree preservation areas will meet the intent of the Ordinance and may occur in areas generally depicted on the Rezoning Plan. Notwithstanding the foregoing, Applicant reserves the right to plant trees on the Site in lieu of retaining trees as permitted under the Ordinance.
- 8. SIGNS**
 - A. All new signs installed on the Site shall comply with the requirements of the Ordinance.
- 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 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 their respective 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 or the owner or owners of the Site from time to time who may be involved in any future development thereof.

PREPARED FOR:
Matthews HELP Center
 119 N. Ames Street
 Matthews, NC 28105

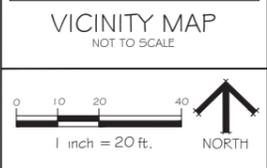
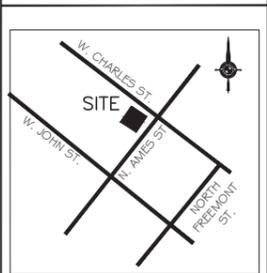
PROJECT:
Matthews HELP Center
 Rezone

PREPARED BY:

 Wirth & Associates
 LANDSCAPE ARCHITECTS AND LAND PLANNERS
 1200 W. Morehead St. Suite 217
 Charlotte, NC 28208
 Phone: 704.375.1588 Fax: 704.375.3844
 Email: gwirth@wirthassociates.com

IN CONJUNCTION WITH:

SEAL:



DRAWN BY: ECM
 CHECKED BY: ECM
 SCALE: 1" = 20' - 0"
 DATE: 06.27.2018
 REVISIONS:
 NO: DATE: DESCRIPTION: BY:

SHEET TITLE:
SITE PLAN
 &
TECHNICAL NOTES
 SHEET NO.:
RZ 1.0