



Subject Parcels  
 Streets  
 Parcels

B-H to ENT  
 Board of Commissioners  
**APPROVED**  
 10/14/2019  
*Levi Campbell*  
 Levi Campbell, Town Clerk

1 in = 71 ft

TAX PARCEL NUMBERS	21508107
PROPERTY ADDRESSES	1364 Matthews-Mint Hill Rd
EXISTING ZONING	B-H (Highway Business)
PROPOSED ZONING	ENT (Entertainment District)
SITE AREA	2.75 acres
MINIMUM LOT WIDTH	N/A
MAXIMUM BUILDING HEIGHT	35
MINIMUM FRONT SETBACK	40
MINIMUM SIDE YARD	25
MINIMUM REAR YARD	25
MINIMUM CORNER SIDE YARD (STREETSIDE) <sup>(17)</sup>	25

(17) See § 155.601.11 for further standards when a lot adjoins a railroad, waterfront, or thoroughfare

**EARLY DESIGNATION NOTE:**  
 Pursuant to 155.503.8(D) of the Town of Matthews UDO and previously adopted Matthews Land Use Plans for this area, and in concert with the Town of Matthews, this Petitioner seeks an early designation of the subject property to the ENT district. The subject property shall be developed with only land uses permitted in the ENT district; 2) the structures, themes, landscaping and bicycle facilities created in the development of the subject property will be generally consistent with those approved in Town of Matthews Petition 2017-064; 3) minimum and maximum build out for future development will be as set forth in the ENT Ordinance of the UDO; 4) a site plan and/or elevation plan will be reviewed and approved by the Board of Commissioners prior to any land disturbing activity on the subject property.

Any proposed lodging use shall include elements supportive of the Matthews Sportsplex. Such elements might include items such as a pool, meeting room, meeting space, onsite food and beverage options, or other guest services. Permitted uses in the ENT district shall be subject to such limitations and additional requirements (specifically to include limitations and additional requirements regarding lodging uses) as the Matthews Town Council may hereafter adopt.

**ELEVATIONS & SITE PLAN TO BE SUBMITTED TO THE MATTHEWS BOARD OF COMMISSIONERS FOR APPROVAL.**

5/29/2019  
MJG

REZONING 2019-699

ENTERTAINMENT DISTRICT  
EARLY DESIGNATION

REZONING 2019-699