

DEVELOPER COMMITMENTS AND COMMUNITY BENEFITS**EXISTING OR
BY-RIGHT
ZONING****SANTÉ
MATTHEWS
PROPOSED
ZONING**

FOR-SALE HOUSING COMPONENT

NO

YES

24 ATTAINABLE/AFFORDABLE HOUSING COMPONENT, INCREASING THE MATTHEWS AFFORDABLE AND
ATTAINABLE PIPELINE BY 17%

NO

YES

COMMITMENT TO QUALITY ARCHITECTURE AND THOUGHTFUL DESIGN

NO

YES

TRAFFIC IMPROVEMENTS ON-SITE PER TRANSPORTATION IMPACT ANALYSIS

NO

YES

TRAFFIC IMPROVEMENTS OFF-SITE PER TRANSPORTATION IMPACT ANALYSIS

NO

YES

A COMMITMENT TO AN ADDITIONAL LANDSCAPE BUFFER OF 15' ALONG THE SITE FRONTAGE OF IDLEWILD
ROAD WEST OF THE ROUNDABOUT, AND 24' EAST OF THE ROUNDABOUT

NO

YES

ACCELERATION OF NCDOT ROUNDABOUT AND REALIGN STALLINGS ROAD

NO

YES

DONATION OF RIGHT-OF-WAY FOR TRAFFIC IMPROVEMENTS

NO

YES

PUBLIC PARK SPACE

NO

YES

EXTENSION OF PEDESTRIAN/BIKE TRAIL ON STALLINGS ROAD TO LIGHT BRIGADE DR

NO

YES

MASTER PLANNED PROJECT THAT CONFORMS TO ADOPTED PUBLIC POLICY

NO

YES

ACTIVE ADULT 55+ COMPONENT LIMITS IMPACT ON SCHOOLS

NO

YES

WELLNESS CENTER FOR NEW COMMUNITY

NO

YES

RESTRICTIONS PROHIBITING GAS OR FUEL USES

NO

YES

RESTRICTIONS ON THE AMOUNT OF DRIVE THRU LANES

NO

YES

COMPREHENSIVE TRANSPORTATION NETWORK AND MASTER PLANNED COMMUNITY

NO

YES