

Zoning Application 2025-813

Tempus Campus Ridge, LLC:

Community Meeting
Wednesday, April 9th 2025

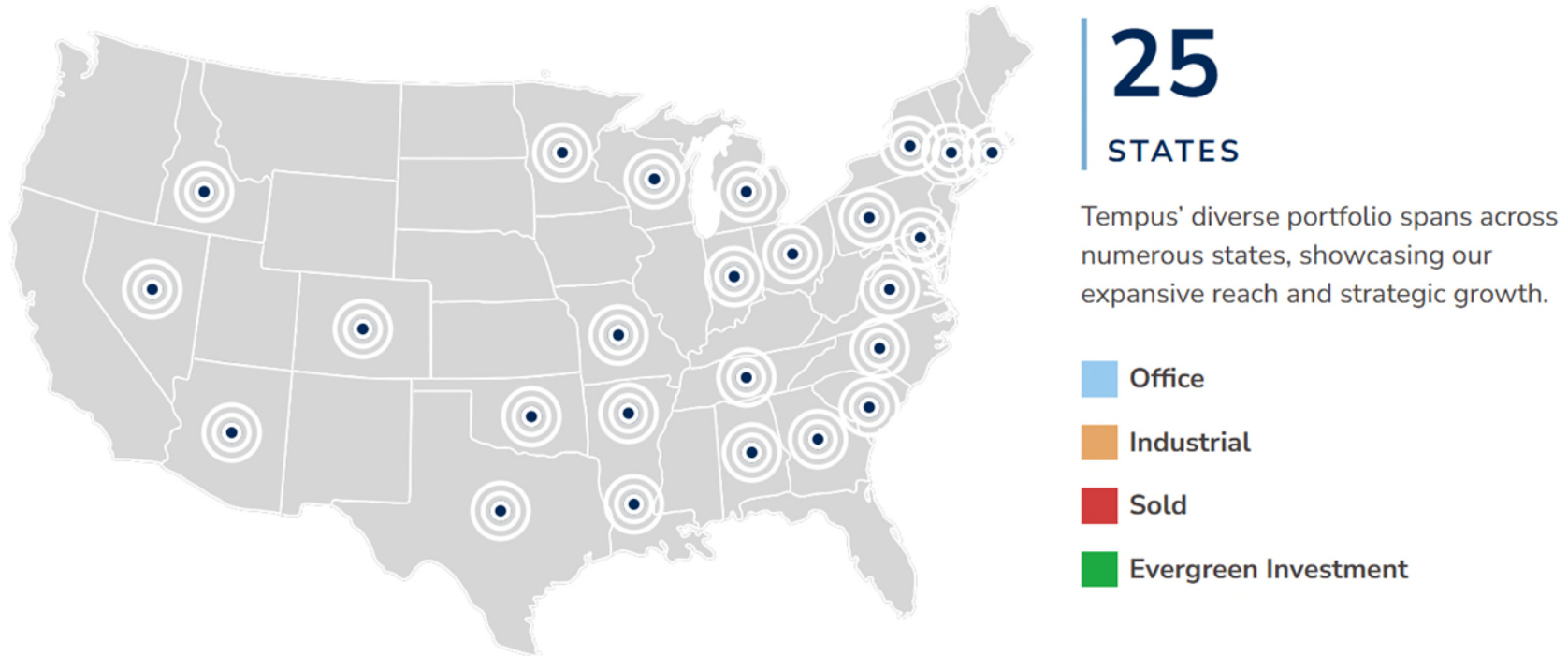
3250, 3240 & 3212 Campus Ridge Road
(19.70 AC)

Agenda

- Introductions
- Project Overview
 - Property
 - Current Zoning
 - Proposed Zoning/Change in Conditions
 - Reasonableness & Consistency
- Rezoning Schedule
- Questions & Answers

Applicant Tempus Campus Ridge, LLC

Tempus Realty Partners



Introductions

- Mark Saviers: Partner, Asset Strategy, Tempus
- Lawrence Shaw: Broker, Executive VP, Colliers
- Susanne Todd, Atty. Johnston Allison & Hord
- Kimley Horn: Providing engineering services

The Property



Current Zoning: I-2 (CD)

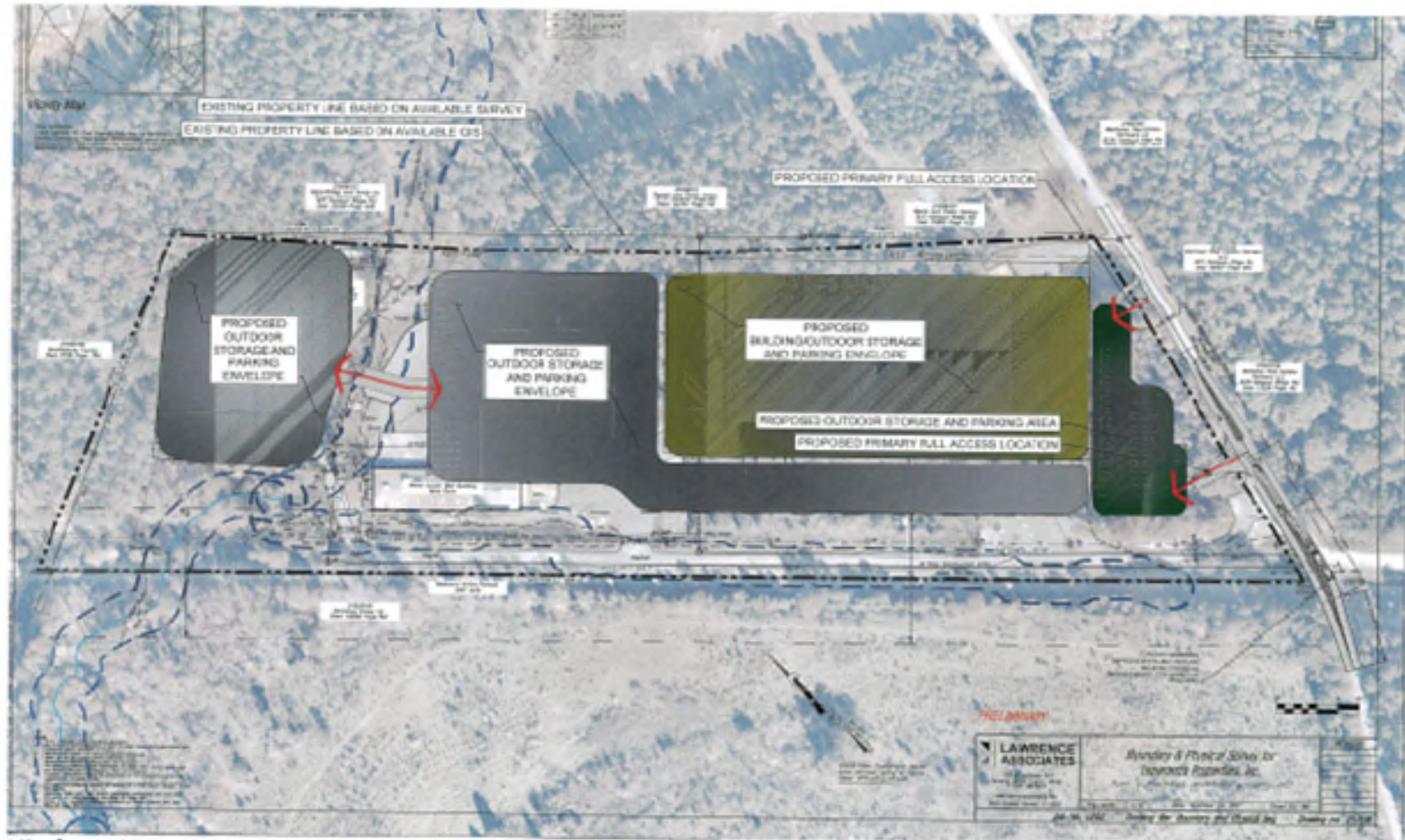
- Property conditionally rezoned from Residential to Industrial-2 (CD) in 2022.
- What is a conditional rezoning?
 - As part of the Rezoning process, Applicant voluntarily agrees to place conditions on how a property will be developed.
 - Conditional rezonings generally also require a site plan. The property must be developed in accordance with the Site Plan.

2022 Rezoning Conditions

- Limited to 4 Uses:
 - Warehouse & Distribution
 - Contractor Facilities with Outdoor Storage
 - Light Manufacturing & Assembly
 - Outdoor Storage
- Compliance with Environmental Restrictions
- No outdoor storage on parcel adjacent to Campus Ridge Rd
- Maximum Building Square Footage of 150K
- Town Board Approval of Layout and Elevations prior to construction.

2022 Approved Concept Plan

5/3/2022
CURRENT 2022-746



Kimley-Horn

CAMPUS RIDGE INDUSTRIAL - MATTHEWS, NC

CONCEPT SITE PLAN

Scale: 1" = 100'

APPROVED

May 9, 2022

[Signature]

Lee Chesapeake, Town Clerk

Stock Elevations



For illustration purposes only, expected potential design style and materials. Per condition 1.E. to Rezoning Application 2022-746, any construction or development will require return to the Board of Commissioners for approval of the site plan layout and building elevations.






PROPOSED ZONING: I-2(CD)

- Still I-2(CD) Zoning
- Same Uses
- Requesting Change in Conditions (CIC):
 - 35,000 SF Increase in Building Size (up to 185K)
 - Council approve amended Site Plan and Elevations



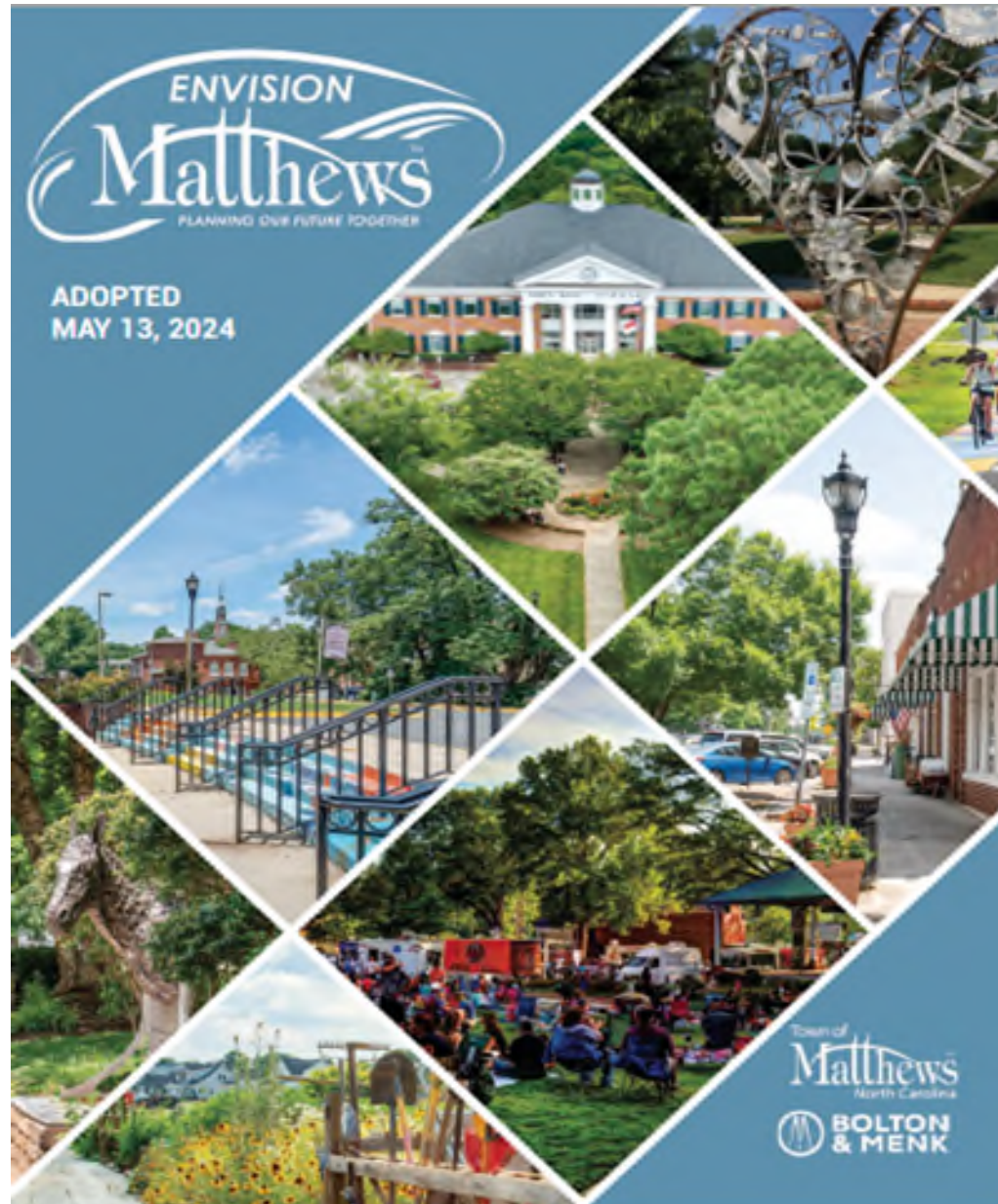
Matthews Spec Building Design
02-27-2025



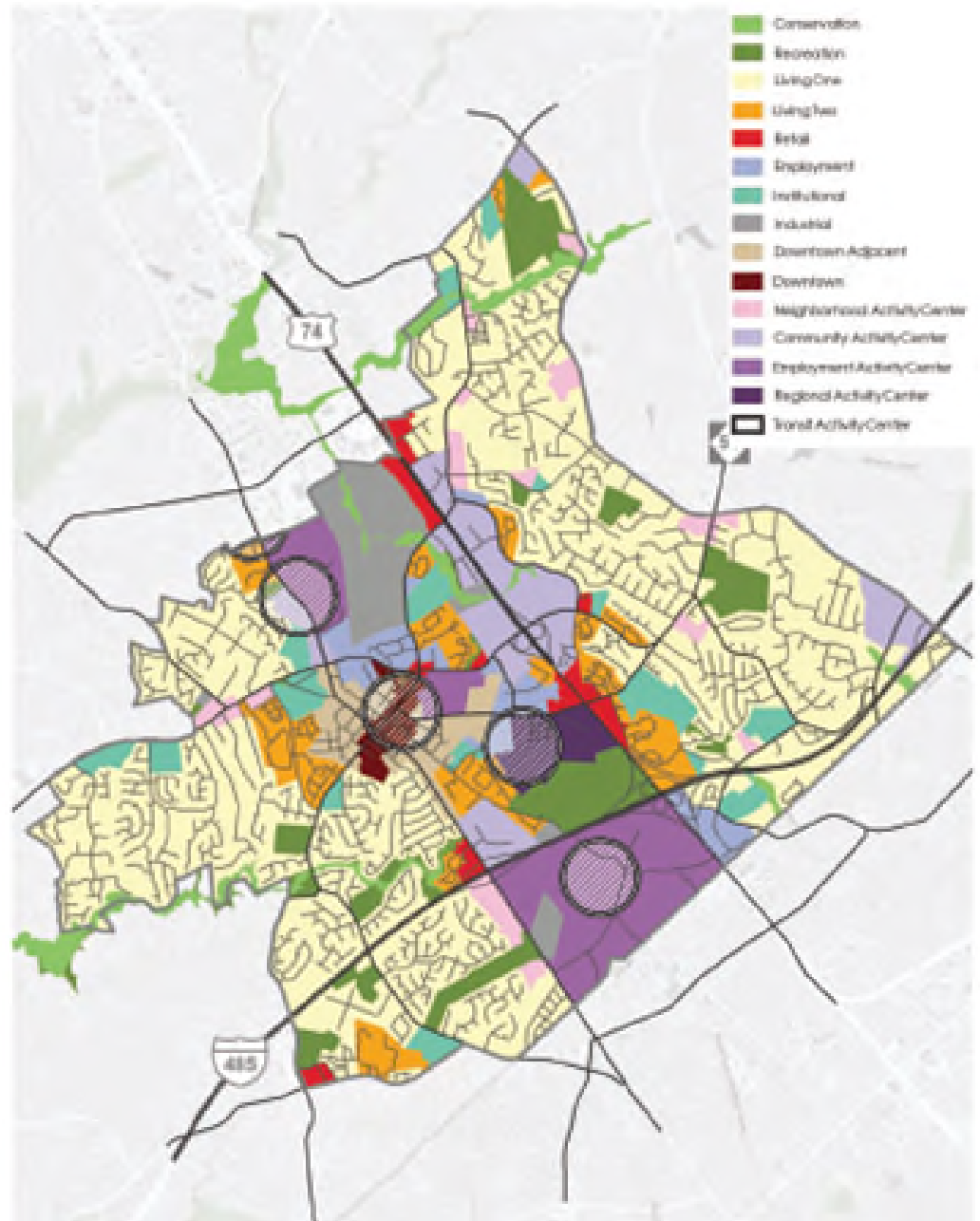
PAINT COLORS - SHERWIN WILLIAMS	
	- BASEWALL PAINT COLOR - EIDER WHITE SW7014
	- ACCENT COLOR 01 - GRAY MATTERS, SW7066
	- ACCENT COLOR 02 - PEPPERCORN, SW7674
	- ACCENT COLOR 03 - CAVIAR, SW6990
	- ACCENT COLOR 04 - SMOKY BLUE, SW7604



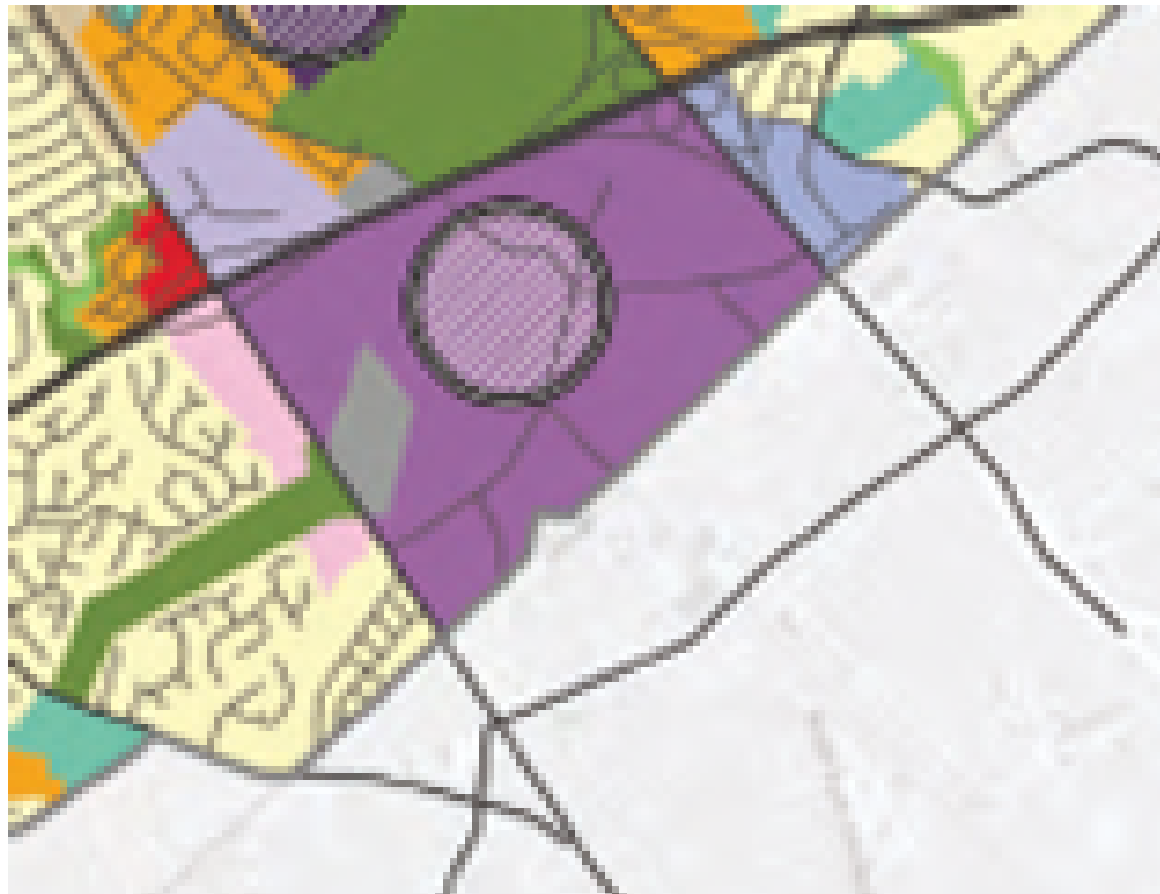
Reasonableness and Consistency



Conservation and Development Map

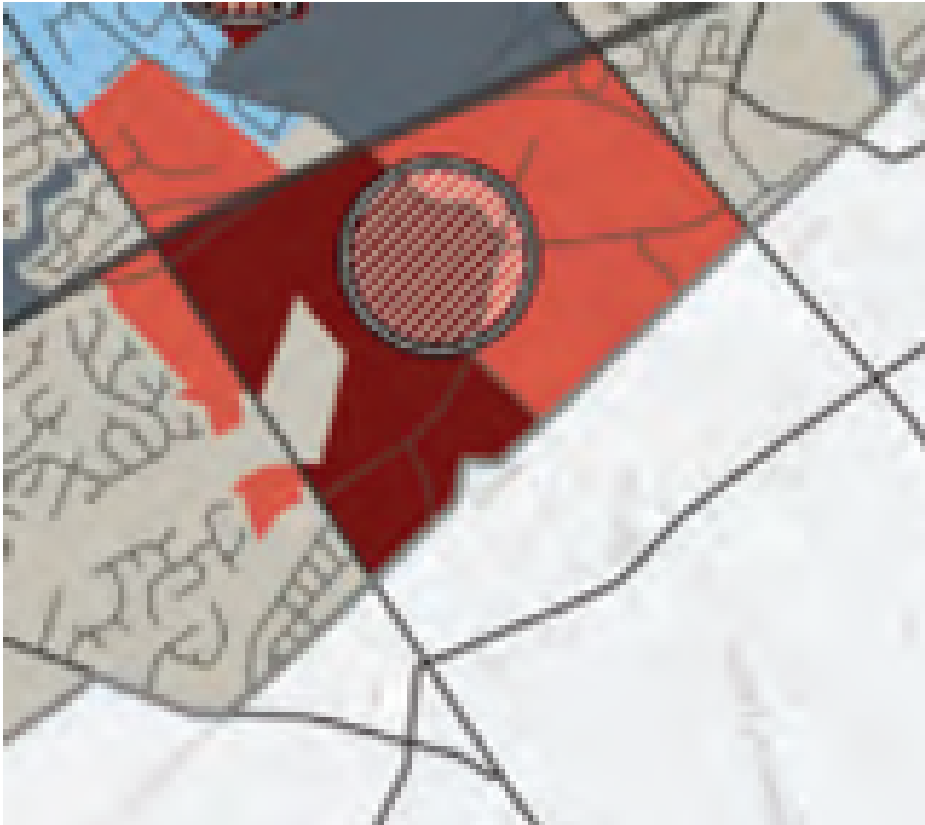


Employment Activity Center



- Conservation
- Recreation
- Living One
- Living Two
- Retail
- Employment
- Institutional
- Industrial
- Downtown Adjacent
- Downtown
- Neighborhood Activity Center
- Community Activity Center
- Employment Activity Center
- Regional Activity Center
- Transit Activity Center

Development Change & Intensity Map



	Development Priority	Development Pattern	Prevailing Building Height	Typical block lengths	Transportation Priorities	Parking Provisions	Build-To or Setback Line
LEVEL 0	Open Space / Recreation	Separate Uses	1-2 Stories	500-1,500 Ft.	Walk-Bike-Auto	Surface Lot	Setback
LEVEL 1	Preservation	Separate Uses	1-4 Stories	500-1,000 Ft.	Auto	Surface Lot or Driveway	Setback
LEVEL 2	Infill	Separate or Mix of Uses	2-3 Stories	500-800 Ft.	Walk-Bike-Auto	Surface Lot or Driveway	Setback
LEVEL 3	(Re) development	Mix of Uses	1-3 Stories	300-600 Ft.	Walk-Bike-Transit	Surface Lot	Build-To
LEVEL 4	(Re) development	Mix of Uses	1-4 Stories	300-600 Ft.	Walk-Bike-Transit	Surface Lot or Parking Deck	Build-To
LEVEL 5	(Re) development	Mix of Uses	1-6+ Stories	300-600 Ft.	Walk-Bike-Transit	Surface Lot or Parking Deck	Build-To

Same Zoning; Same Uses; A Little Bigger; But Better

Project Overview:

Property to be Re-Zoned:

3250, 3240, and 3212
Campus Ridge Road

Total Acreage: +/- 19.70

Ownership:

3250: Alegria Properties, LLC

3240: Esperanza Properties, Inc.

3212: Academy Steel Drum Co.

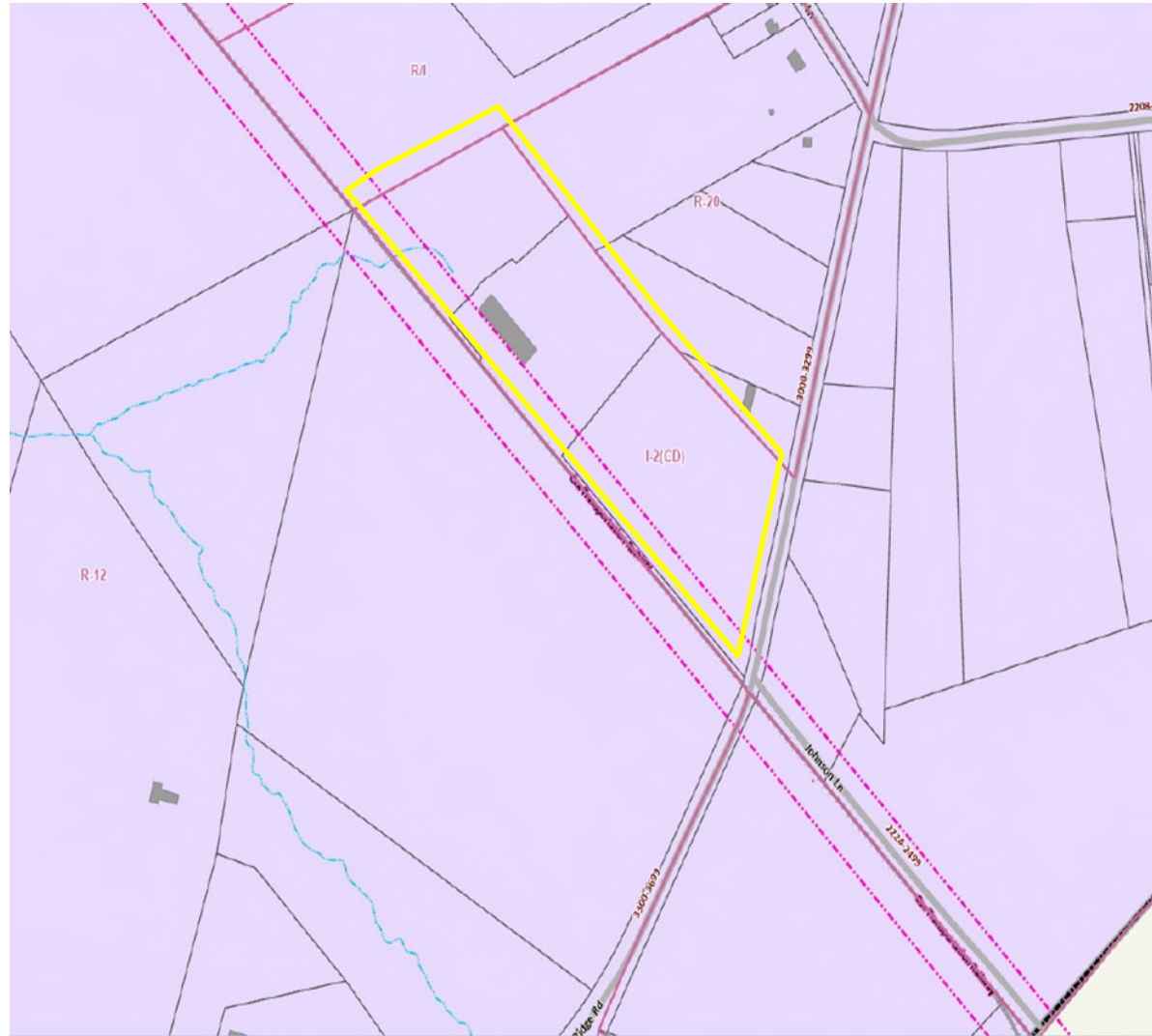
Zoning:

Current: I-2(CD)

Proposed: I-2 (CD)

Requesting Change in Conditions:

- *Increase Max Building SF
- *Amended Site Plan
- *Focused Renderings



Rezoning Schedule

Community Meeting: April 9, 2025

Earliest Public Hearing: May 12, 2025

Earliest Planning Board: May 27, 2025

Earliest Town Decision: June 9, 2025

Please check with Town Staff and Town Website for latest information.

Comments and Questions?

Susanne Todd: stodd@jahlaw.com
704-998-2306

The Property

