22' Rear Load Townhomes

Front Elevation

* These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the site. The actual building constructed on the site may have minor variations from this elevation that adhere to the general architectural concepts, height restrictions, and intent illustrated.

** The maximum height of the units shall not exceed 35'-0", as defined in the Town of Matthews UDGO
26' Front Load Townhomes
Front Elevation

- Elevation "C"
- Elevation "A"
- Elevation "B"
- Elevation "C"
- Elevation "B"
- Elevation "A"

* These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the site. The actual building constructed on the site may have minor variations from this elevation that adhere to the general architectural concepts. Height restrictions and intent illustrated.

** The maximum height of the units shall not exceed 35'-0", as defined in the Town of Matthews UDCC.
1. GENERAL PROVISIONS

A. The regulations established for the development and use of Development Area A and Development Area B, which Site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"), shall apply to both Development Area A and Development Area B.

B. For entitlement purposes, the Site is divided into two separate development areas that are designated on the Rezoning Plan as Development Area A and Development Area B.

C. In the event that a temporary traffic signal has not been installed at the intersection of Moore Road and Matthews-Mint Hill Road, the Applicant's obligation to install a temporary traffic signal at the intersection of Moore Road and Matthews-Mint Hill Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"), shall be satisfied by the installation of a temporary traffic signal at the intersection of Moore Road and Matthews-Mint Hill Road.

D. Subject to the flexible design standards set out below in Section 8, the regulations established under the Ordinance for the R-15 zoning district shall govern the development and use of that portion of the Site located within the R-15 zoning district.

E. Prior to the issuance of the first certificate of occupancy for a building to be constructed on the Site, Petitioner shall dedicate and install a temporary traffic signal at the intersection of Moore Road and Matthews-Mint Hill Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").

F. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general conceptual architectural style, design treatment and character of the buildings containing the one-family attached dwelling units.

G. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general conceptual architectural style, design treatment and character of the buildings containing the one-family attached dwelling units.

H. Notwithstanding the foregoing, changes to the overall conceptual architectural style, design treatment and character allowed, in whole or in part, shall be permitted.

I. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet from the common boundary line, and the fence may meander to preserve existing trees.

J. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet from the common boundary line, and the fence may meander to preserve existing trees.

K. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet from the common boundary line, and the fence may meander to preserve existing trees.

L. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet from the common boundary line, and the fence may meander to preserve existing trees.

M. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet from the common boundary line, and the fence may meander to preserve existing trees.

N. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet from the common boundary line, and the fence may meander to preserve existing trees.

O. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet from the common boundary line, and the fence may meander to preserve existing trees.

P. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet from the common boundary line, and the fence may meander to preserve existing trees.

Q. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet from the common boundary line, and the fence may meander to preserve existing trees.

R. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet from the common boundary line, and the fence may meander to preserve existing trees.

S. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet from the common boundary line, and the fence may meander to preserve existing trees.

T. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet from the common boundary line, and the fence may meander to preserve existing trees.

U. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet from the common boundary line, and the fence may meander to preserve existing trees.

V. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet from the common boundary line, and the fence may meander to preserve existing trees.

W. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet from the common boundary line, and the fence may meander to preserve existing trees.

X. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet from the common boundary line, and the fence may meander to preserve existing trees.

Y. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet from the common boundary line, and the fence may meander to preserve existing trees.

Z. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet from the common boundary line, and the fence may meander to preserve existing trees.
22' Rear Load Townhomes
Front Elevation

* These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the site. The actual building constructed on the site may have minor variations from the elevation that adhere to the general architectural concepts, height restrictions, and intent illustrated.

** The maximum height of the units shall not exceed 35'-0", as defined in the Town of Matthews UDO.
26' Front Load Townhomes
Front Elevation

* These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the site. The actual building constructed on the site may have minor variations from this elevation that adhere to the general architectural concept, height restrictions, and paint illustration.

** The maximum height of the units shall not exceed 35'-0", as defined in the Town of Matthews UDCC.
B2. 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”).

C. 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”).

D. Subject to the flexible design standards set out below in Section 7 of the Rezoning Plan, the regulations established under the Ordinance for the R-VS zoning district shall govern the development and use of that portion of the Site designated as Development Area A on the Rezoning Plan.

E. The regulations established under the Ordinance for the R-VS zoning district shall govern the development and use of that portion of the Site designated as Development Area A on the Rezoning Plan.

2. PERMITTED USES

A. Development Areas

(1) That portion of the Site designated as Development Area A on the Rezoning Plan may only be devoted to tree save areas, common planting areas, open space areas, walking trails and other amenities that serve and are associated with the residential community to be located on the Site.

(2) That portion of the Site designated as Development Area B on the Rezoning Plan may only be devoted to tree save areas, common planting areas, open space areas, walking trails and other amenities that serve and are associated with the residential community to be located on the Site.

B. For entitlement purposes, the Site is divided into three separate development areas that are designated on the Rezoning Plan.

C. 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”).

D. Subject to the flexible design standards set out below in Section 7 of the Rezoning Plan, the regulations established under the Ordinance for the R-VS zoning district shall govern the development and use of that portion of the Site designated as Development Area A on the Rezoning Plan.

E. The regulations established under the Ordinance for the R-VS zoning district shall govern the development and use of that portion of the Site designated as Development Area A on the Rezoning Plan.

3. DIMENSIONAL STANDARDS

A. Subject to the flexible design standards set out below in Section 7 of the Rezoning Plan, the development of the Site shall comply with the applicable dimensional standards of the R-VS zoning district set out in Section 155.800 of the Ordinance and the dimensional standards set out in the Site Data Table.

B. Pursuant to Sections 155.503.1.H and 155.401.7 of the Ordinance, the following flexible design standards shall apply to the development of the Site and shall be deemed to be approved in the event that the Rezoning Application is approved by the Board of Commissioners:

1. (Minimum Lot Area): 1,760 square feet per dwelling unit.

2. (Minimum Lot Width): 20 feet.

3. (Minimum Lot Depth): 85 feet.

4. (Minimum Lot Area): 1,760 square feet per dwelling unit.

5. (Mansard Roof): 5 feet.


7. Dimensions of the Site shall be as generally depicted on the Rezoning Plan.

8. Site Planning and Design

A. The proposed Site shall be as generally depicted on the Rezoning Plan.

B. Pursuant to Sections 155.503.1.H and 155.401.7 of the Ordinance, the following flexible design standards shall apply to the development of the Site and shall be deemed to be approved in the event that the Rezoning Application is approved by the Board of Commissioners:

1. (Minimum Lot Area): 1,760 square feet per dwelling unit.

2. (Minimum Lot Width): 20 feet.

3. (Minimum Lot Depth): 85 feet.

4. (Minimum Lot Area): 1,760 square feet per dwelling unit.

5. (Mansard Roof): 5 feet.

DESCRIPTION AND DIMENSIONS:

PROPOSED NUMBER OF UNITS: MAXIMUM NUMBER OF 181 UNITS

- REQUIRED:
- PROPOSED:

MINIMUM LOT SIZE: REQUIRED: 30' PROPOSED: 1.17 AC

MINIMUM LOT WIDTH: REQUIRED: 20' PROPOSED: 25'

MINIMUM SETBACK: REQUIRED: 10' PROPOSED: 10'

MINIMUM SIDE YARD: REQUIRED: 2' FOR END UNIT 8' FOR SIDE UNITS

MINIMUM REAR YARD: REQUIRED: 10' PROPOSED: 10'

MINIMUM FRONT YARD: REQUIRED: 20' PROPOSED: 20'

MINIMUM REAR PRIVACY FENCE: REQUIRED: 6' PROPOSED: 6'

MINIMUM ROADWAY (SIDEWALK) WIDTH: REQUIRED: 30' PROPOSED: 30'

MINIMUM YARD CLEARANCE REQUIRED: 1' PROPOSED: 1'

MINIMUM Receiver DRAINAGE REQUIRED: 20' PROPOSED: 20'

MINIMUM NURSERY BUFFER REQUIRED: 12' PROPOSED: 12'

MINIMUM TREE CANOPY PRESERVATION REQUIRED: 6' PROPOSED: 6'

MINIMUM TREE CANOPY PRESERVATION REQUIRED: 6' PROPOSED: 6'

MINIMUM TREE CANOPY PRESERVATION REQUIRED: 6' PROPOSED: 6'

NOTE: ACTUAL TREE CANOPY AREA TO BE DETERMINED DURING FINAL ENGINEERING.

EXISTING USES: SINGLE FAMILY RESIDENTIAL VACANT

PROPOSED USES: ONE FAMILY ATTACHED DWELLING UNITS

PROPOSED DENSITY: REQUIRED: 30 AC/H UNITS PROPOSED: 60 AC/H UNITS

MINIMUM REAR YARD - REQUIRED: 20' PROPOSED: 20'

MINIMUM SIDE YARD - REQUIRED: 10' PROPOSED: 10'

MINIMUM FRONT YARD - REQUIRED: 20' PROPOSED: 20'

MINIMUM SETBACK - REQUIRED: 10' PROPOSED: 10'

MINIMUM LOT SIZE - REQUIRED: 3250 SQ FT PROPOSED: 4275 SQ FT

MINIMUM LOT WIDTH - REQUIRED: 20' PROPOSED: 25'

MINIMUM SIDE YARD - REQUIRED: 20' PROPOSED: 20'

MINIMUM REAR YARD - REQUIRED: 20' PROPOSED: 20'

MINIMUM FRONT YARD - REQUIRED: 20' PROPOSED: 20'

MINIMUM ROADWAY (SIDEWALK) WIDTH - REQUIRED: 30' PROPOSED: 30'

MINIMUM NURSERY BUFFER - REQUIRED: 12' PROPOSED: 12'

MINIMUM TREE CANOPY PRESERVATION - REQUIRED: 6' PROPOSED: 6'

MINIMUM TREE CANOPY PRESERVATION - REQUIRED: 6' PROPOSED: 6'

MINIMUM TREE CANOPY PRESERVATION - REQUIRED: 6' PROPOSED: 6'

NOTE: ACTUAL TREE CANOPY AREA TO BE DETERMINED DURING FINAL ENGINEERING.
1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by 2020 Venture LLC ("Applicant") for an approximately 17.002 acre site located on the northeast quadrant of the intersection of Stevens Mill Road and Mt. Harmony Church Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). This Site is comprised of Tax Parcel Nos. 210-054-00, 210-054-01, 210-054-02, 210-054-04, 210-054-05 and 210-054-07.

B. For the purposes of this Ordinance, the Site is divided into separate development areas that are designated on the Rezoning Plan as Development Area A and Development Area B.

C. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the optional provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance").

D. Subject to a feasible design standards set out below in Sections 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15, the regulations established under the Ordinance for the R-VS zoning district shall govern the development and use of that portion of the Site designated as Development Area A on the Rezoning Plan.

E. The regulations established under the Ordinance for the R-15 zoning district shall govern the development and use of that portion of the Site designated as Development Area B on the Rezoning Plan.

F. The development and use of the Site may be governed by the regulations established under the Zoning Ordinance as the Site is located in the R-VS zoning district.

G. Applicant may subsequently propose additional conceptual, schematic images of the front, side and rear elevations of the one-family attached dwelling units to be constructed on the Site.

H. Applicant may subsequently propose additional conceptual, schematic images of the one-family attached dwelling units to be constructed on the Site that are intended to depict the general conceptual architectural style, design treatment and character of the front, side and rear elevations of each one-family attached dwelling unit that utilizes one of the additional conceptual, schematic images for the front, side and/or rear elevation.

I. Notwithstanding the foregoing, changes and adjustments to the locations of the internal public streets and the internal private alleys shall be allowed during the construction permitting process.

2. PERMITTED USES

A. Development Area A

(1) That portion of the Site designated as Development Area A on the Rezoning Plan may only be devoted to a residential community containing a maximum of 141 for sale one-family attached dwelling units, and to any incidental or accessory uses as set out in the Site Data table.

B. Development Area B

(1) That portion of the Site designated as Development Area B on the Rezoning Plan may only be devoted to tree save areas, wetlands and critical water resources facilities that serve and are associated with the residential community to be located on Development Area A.

3. DIMENSIONAL STANDARDS

A. Subject to the flexible design standards set out below in Section 5, the development of the Site shall comply with the applicable dimensional standards of the R-VS zoning district set out in Section 155.649 of the Ordinance and the referenced standards set out in the Site Data table.

4. TRANSPORTATION

A. Minimum access shall be as generally depicted on the Rezoning Plan. The pavement and configuration of the access points are subject to minor modifications required to accommodate the site development plans and designs and to any adjustments required for approval by the Town of Matthews and/or the North Carolina Department of Transportation.

5. FLEXIBLE DESIGN STANDARDS

A. Pursuant to Sections 155.631.4 and 155.401.7 of the Ordinance, the following flexible design standards shall apply to the development of the Site and shall be deemed to be approved in the event that the Rezoning Application is approved by the Board of Commissioners:

(1) Minimum Lot Area: 1,760 square feet per dwelling unit.
(2) Minimum Lot Width: 10 feet.
(3) Minimum Setback: 15 feet.
(4) Minimum Side Yard: 6 feet, 6 feet for end units.
(5) Minimum Building Separation: 10 feet.

B. All signs installed on the Site shall comply with the requirements of the Ordinance.

6. LIGHTING

A. All outdoor lighting fixtures installed on the Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

15. 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 inquired under this Rezoning Plan shall, 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 or users of the Site.

B. The following conditions shall be included in the deeds, documents, personal representatives, successors in interest and assignees of Applicant or the owner or owners of the Site for times to come who may be involved in any future development thereof:

- Deeds, documents, personal representatives, successors in interest and assignees of Applicant or the current or subsequent owners of the Site for times to come who may be involved in any future development thereof shall be deemed to be approved in the event that the Rezoning Application is approved by the Board of Commissioners.

7. DEVELOPMENT STANDARDS

A. In the event that a temporary traffic signal has not been installed at the intersection of Moore Road and Matthews-Mint Hill Road by others (or the installation of the temporary traffic signal has not been secured and/or funded by the others), then, prior to the issuance of the first certificate of occupancy for a building to be constructed on the Site, Applicant shall install a temporary traffic signal at the intersection of Moore Road and Matthews-Mint Hill Road. The Applicant’s obligation to install the temporary traffic signal is subject to the approval of the temporary traffic signal by the North Carolina Department of Transportation.

B. All public sidewalks to be constructed and installed along the Site’s frontages on Stevens Mill Road and Mt. Harmony Church Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as Development Area A) shall be designed and constructed so that the front, side and rear elevations are substantially similar in appearance to one of the attached conceptual, schematic images. Notwithstanding the foregoing, changes and adjustments required for approval by the Town of Matthews and/or the North Carolina Department of Transportation.
SITE DEVELOPMENT DATA

PARCEL ACREAGE: 17.06 AC TOTAL
R-VS: 14.26 AC, R-15 CD: 2.74 AC

TAX PARCEL #: 21509302, 21509303, 21509304, 21509306, 21509307

EXISTING ZONING: R-VS, R-15 CD

PROPOSED ZONING: R-VS, R-15 CD

EXISTING USES: SINGLE FAMILY RESIDENTIAL, VACANT

PROPOSED USES: ONE FAMILY ATTACHED DWELLING UNITS

PROPOSED NUMBER OF UNITS: MAXIMUM NUMBER OF 141 UNITS

PROPOSED DENSITY: 9.89 DU/AC

MINIMUM LOT AREA: REQUIRED: 3,000/SU
PROPOSED: 1,760/SU (20' MIN. x 80' LOTS)

MINIMUM LOT WIDTH: REQUIRED: 30'
PROPOSED: 20' (REQUIRED AND PROPOSED)

MINIMUM SIDE YARD: 8' FOR END UNIT
SIDE YARD PROPOSED: 0' FOR END UNIT

MINIMUM REAR YARD: REQUIRED: 20' MIN.
PROPOSED: 0' (REQUIRED AND PROPOSED)

MINIMUM OPEN SPACE REQUIRED: 10%
MINIMUM OPEN SPACE PROVIDED: 23% (1.73 AC OPEN SPACE + 1.6 AC TREE SAVE)

MAXIMUM HEIGHT: 30'

TREE CANOPY PRESERVATION REQUIREMENTS: 9%
TREE CANOPY PRESERVATION PROPOSED: 10% (0.5 AC)

SHEET #: RZ-1
SCALE: 1"=30'
PROJECT #: 2017-674
CHECKED BY:
DRAWN BY:
DESIGNED BY:

SUPERCEDED 12/5/2017
1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by 2020 Venture LLC, for an approximately 17.002 acre site located on the northwest quadrant of the intersection of Stevens Mill Road and Mt. Harmony Church Road, which site is more particularly described in the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 215-093-02, 215-093-03, 215-093-04, 215-093-06 and 215-093-07.

B. For entitlement purposes, the Site is divided into two separate development areas that are designated on the Rezoning Plan as Development Area A and Development Area B. The Site will be permitted on the Rezoning Plan, Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance").

C. Subject to the flexible design standards set out below in Section 6, the development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Ordinance.

D. Subject to the flexible design standards set out below in Section 6, the regulations established under the Ordinance for the R-VS zoning district shall govern the development and use of that portion of the Site designated as Development Area A on the Rezoning Plan.

E. The regulations established under the Ordinance for the R-15 zoning district shall govern the development and use of that portion of the Site designated as Development Area B on the Rezoning Plan.

F. 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 are graphic representations of the proposed development and site elements, and subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

2. PERMITTED USES

A. Development Area A

(1) That portion of the Site designated as Development Area A on the Rezoning Plan may only be devoted to a residential community containing a maximum of 141 for sale one-family attached dwelling units, and to any incidental or accessory uses relating thereto that are permitted in the R-VS zoning district.

B. Development Area B

(1) That portion of the Site designated as Development Area B on the Rezoning Plan may only be devoted to tree save areas, open space areas, walking trails and storm water facilities that serve and are associated with the residential community to be located on Development Area A.

3. DIMENSIONAL STANDARDS

A. Subject to the flexible design standards set out below in Section 6, the development of the Site shall comply with the applicable dimensional standards set out in Section 155.604 of the Ordinance and the dimensional standards set out in the Site Data table.

4. TRANSPORTATION

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 and/or the North Carolina Department of Transportation.

5. ARCHITECTURAL STANDARDS

A. The exterior building materials for the one-family attached dwelling units to be constructed on the Site are designated on the attached conceptual, schematic images of the front, side and rear elevations of the one-family attached dwelling units to be constructed on the Site. Notwithstanding the foregoing, changes and alterations to the front, side and rear elevations of the one-family attached dwelling units to be constructed on the Site, such as the addition of gable roofs, dormers and windows, and the substitution of one exterior building material for another, shall be approved by the Matthews Board of Commissioners prior to the issuance of a building permit for a one-family attached dwelling unit that utilizes one of the additional conceptual, schematic images for the front, side and rear elevations.

B. Vinyl, EIFS or masonite may not be used as an exterior building material on the one-family attached dwelling units to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

6. FLEXIBLE DESIGN STANDARDS

A. Pursuant to Sections 155.503.1.H and 155.401.7 of the Ordinance, the following flexible design standards shall apply to the development of the Site and shall be deemed to be approved in the event that the Rezoning Application is approved by the Matthews Board of Commissioners:

(1) Minimum Lot Area: 1,760 square feet per dwelling unit.

(2) Minimum Lot Width: 20 feet.

(3) Minimum Side Yard: 15 feet.

(4) Minimum Rear Yard: 0, 5 feet for end unit.

7. SIGNS

A. All signs installed on the Site shall comply with the requirements of the Ordinance.

8. LIGHTING

A. Outdoor lighting fixtures installed on the Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

9. BONDING 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 the Rezoning Plan will apply generally to the owner(s) or lessee(s) of the Site and shall be binding upon the owner(s) or lessee(s) of the Site and their respective successors in interest and assigns.

10. SUPPLEMENTARY OR PROVISIONAL DEVELOPMENT STANDARDS

A. All agreements executed with the owner or owners of the Site from time to time who may be involved in any future development shall be in supplementary or supplemental to the Development Standards as set forth herein.

B. LIGHTING

A. Outdoor lighting fixtures installed on the Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

C. BONDING 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 the Rezoning Plan will apply generally to the owner(s) or lessee(s) of the Site and shall be binding upon the owner(s) or lessee(s) of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" of the Site, mean, unless the context otherwise requires, the current developer, owner or owners of the Site from time to time in whose names the Site is transferred in any future development.
SITE DEVELOPMENT DATA

PARCEL ACREAGE: 17.006 AC TOTAL
R-VS: 4.169 AC, R-15 CD: 2.740 AC

TAX PARCEL #: 21509300, 21509301, 21509302, 21509303

EXISTING ZONING: R-15, R-20

EXISTING USES: SINGLE FAMILY RESIDENTIAL, VACANT

PROPOSED USES: ONE FAMILY ATTACHED DWELLING UNITS

PROPOSED NUMBER OF UNITS: MAXIMUM NUMBER OF 141 UNITS

PROPOSED DENSITY: 9.89 DU/AC

MINIMUM LOT AREA:
- REQUIRED: 2,000 SF
- PROPOSED: 2,750 SF (30' X 95' MIN. LOT SIZE)

MINIMUM LOT WIDTH:
- REQUIRED: 20'
- PROPOSED: 20' (MINIMUM LOT WIDTH)

MINIMUM SETBACK:
- REQUIRED: 0' (REQUIRED AND PROPOSED)

MINIMUM SIDE YARD:
- REQUIRED: 0' (REQUIRED AND PROPOSED)

MAXIMUM HEIGHT: 30'

TREE CANOPY PRESERVATION REQUIREMENTS: 9%

TREE CANOPY PRESERVATION PROPOSED: 10% (1.6 AC)

MINIMUM OPEN SPACE REQUIRED: 11% (1.36 AC OPEN SPACE + 1.6 AC TREE SAVE)

MINIMUM OPEN SPACE PROVIDED: 15% (1.73 AC OPEN SPACE + 1.6 AC TREE SAVE)

MINIMUM OPEN SPACE TRACTION: 8% (1.36 AC OPEN SPACE + 1.6 AC TREE SAVE)

EXISTING DRIVE

EXISTING USES:

PROPOSED USES:

PROPOSED ZONING:
R-VS, R-15 (CD)

EXISTING ZONING:
R-15 CD

PROPOSED ZONING:
R-VS, R-15 (CD)

MINIMUM LOT AREA:
- REQUIRED: 2,000 SF
- PROPOSED: 2,750 SF (30' X 95' MIN. LOT SIZE)

MINIMUM LOT WIDTH:
- REQUIRED: 20'
- PROPOSED: 20' (MINIMUM LOT WIDTH)

MAXIMUM HEIGHT: 30'

TREE CANOPY PRESERVATION REQUIREMENTS: 9%

TREE CANOPY PRESERVATION PROPOSED: 10% (1.6 AC)
1. GENERAL PROVISIONS
A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by 2020 Venture LLC for site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the “Site”). The Site is comprised of Tracts Nos. 215-093-03, 215-093-04, 215-093-06 and 215-093-07.
B. For entitlement purposes, the Site is divided into two separate development areas that are designated on the Rezoning Plan as Development Area A and Development Area B.
C. 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”).
D. Subject to the flexible design standards set out in Section 6, the development established under the Ordinance for R-15 zoning district shall govern the development and use of that portion of the Site designated as Development Area B on the Rezoning Plan.
E. The regulations established under the Ordinance for the R-F5 zoning district shall govern the development and use of that portion of the Site designated as Development Area A on the Rezoning Plan.
F. 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 subject to the terms of these Development Standards and the Ordinance, are subject to minor modifications to reflect the actual construction of the site 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 subject to the terms of these Development Standards and the Ordinance, are subject to minor modifications to reflect the actual construction of the site and improvements on the Site.

2. PERMITTED USES
A. Development Area A (1) That portion of the Site designated as Development Area A on the Rezoning Plan may only be devoted to a residential community containing a minimum of 131 one-family attached dwelling units, and in any residential or accessory uses relating thereto that are permitted in the R-F5 zoning district.
B. Development Area B (2) That portion of the Site designated as Development Area B on the Rezoning Plan may only be devoted to low density, open space areas.

3. DIMENSIONAL STANDARDS
A. Subject to the flexible design standards set out in Section 6, the development on the Site shall comply with the applicable dimensional standards established under the Ordinance for the R-15 zoning district.

4. TRANSPORTATION
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 and/or the North Carolina Department of Transportation.

5. ARCHITECTURAL STANDARDS
A. Attached to the Rezoning Plan are a series of conceptual, schematic images of the front, side and rear elevations of the one-family attached dwelling units to be constructed on the Site that are intended to depict the general conceptual architectural style, design treatment and character of the front, side and rear elevations of the one-family attached dwelling units to be constructed on the Site. Accordingly, the front, side and rear elevations of each one-family attached dwelling unit, including the one-family attached dwelling units that are subject to the conceptual, schematic images, shall be designed and constructed so that the front, side and rear elevations are substantially similar in appearance to one of the conceptual, schematic images. Notwithstanding the foregoing, changes and alterations to the front, side and rear elevations of the existing, planned dwelling units to be constructed on the Site that do not substantially change the conceptual, schematic images shall be permitted.
B. Applicant may subsequently propose additional conceptual, schematic images of the front, side and rear elevations of the one-family attached dwelling units to be constructed on the Site, and such additional conceptual, schematic images must be approved by the Matthews Board of Commissioners prior to the issuance of a building permit for a one-family attached dwelling unit that utilizes one of the additional conceptual, schematic images for the front, side and rear elevations.
C. The exterior building materials for the one-family attached dwelling units to be constructed on the Site are subject to the additional conceptual, schematic images of the front, side and rear elevations of the one-family attached dwelling units to be constructed on the Site.
D. Vinyl, EIFS or masonite may not be used as an exterior building material on the one-family attached dwelling units to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

6. FLEXIBLE DESIGN STANDARDS
A. Pursuant to Sections 155.503.1.H and 155.401.7 of the Ordinance, the following flexible design standards shall apply to the development of the Site and shall be deemed to be approved in the event that the Rezoning Application is approved by the Board of Commissioners:
(1) Minimum Lot Area: 1,760 square feet per dwelling unit.
(2) Minimum Lot Width: 30 feet.
(3) Minimum Depth: 15 feet.
(4) Minimum Side Yard: 0 feet for end unit.

7. SIGNS
A. All signs installed on the Site shall comply with the requirements of the Ordinance.

8. LIGHTING
A. Outdoor lighting fixtures 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 the Rezoning Plan will apply generally to the site, and are subject to minor modifications, to reflect the actual construction of the Site and improvements. These Development Standards, the terms, “flexible” and “subject to minor modifications,” include the facts, circumstances and situations that are subject to minor modifications and do not preclude the Town of Matthews or the Matthews Board of Commissioners from requiring changes or modifications to the Site and improvements to the Site and improvements as a whole or in any future development.