Town of Matthews Planning Department  
Attn: Kathi Ingrish, AICP  
232 Matthews Station Street  
Matthews, NC 28105

RE: McKee Glen Townhomes Flexible Design Standards

Dear Ms. Ingrish:

Thank you for the opportunity to submit this request for flexible design standards for the McKee Glen Townhomes project in Town of Matthews.

We are proposing to develop a townhome neighborhood on approximately 9 acres on McKee Road. This small neighborhood will focus on a few key tenants:

1) Providing each home access to green space through the use of landscaped areas, perimeter screening and/or buffering and sidewalks to connect.

2) Instilling a pedestrian scaled and focused design throughout the neighborhood with street lights, street trees, sidewalks and well-dispersed landscaped areas.

3) Supporting the Matthews architectural vernacular through its use of materials traditionally found in Matthews.

According to the Town of Matthews Unified Development Ordinance, we may apply for variations to certain zoning development standards, and certain infrastructure standards. These requests are based on the existing site constraints of our property; it is a small site that is bisected by an existing Duke Power easement, within which very little change is allowed to occur. McKee Road is designated as a future major thoroughfare and with that comes additional right-of-way dedication, which further inhibits the ability to develop this property. We are seeking to build a quality neighborhood that would offer a variation and another alternative for homebuyers to the housing options in this area, and with this letter, are respectfully asking for the following variation requests to be approved:
1) **Lot Area:**
   Minimum lot area required for R-VS zoning is 2,500 sf. We are proposing 2,000 sf to accommodate our proposed townhome, which is a 22’ wide x 50’ deep interior unit, and a 24’ wide x 50’ deep exterior unit. The interior lots, which would include at minimum a 20’ front yard and a 20’ rear yard, would be 2,000 sf. The exterior lots would slightly larger at 2,900 sf.

2) **Lot Width:**
   The minimum required lot width for the R-VS district is 30’. The proposed townhome we are providing are typical townhome sizes with 22’ wide interior units and 24’ wide exterior units.

3) **Setbacks and Yards:**
   Required corner yard setbacks from major thoroughfares are 45’. Because of the small size, the existing constraints and unusual layout of our site (the eastern portion narrows to a point), we are asking for a reduction in the corner side yard requirement. We are proposing to buffer and screen where necessary the lot area that may encroach into the setback.

4) **Street Right-of-Way:**
   Minimum required public right-of-way width is 50’; we are asking to reduce the right-of-way width to 44’ as based on the Town of Matthews Unified Development Ordinance 155.401.7.D.1.b, “Street right-of-way must be at least forty four feet (44’) for a two-way public street”.

5) **Street Type:**
   Due to the existing constraints on our project site, and the size of our townhome neighborhood, we are asking to use a combination of public streets and private alleys as specified on the rezoning site plan.

Areas built into our neighborhood which will distinguish it from other neighborhoods are:

1) our use of a common landscaped area providing a green buffer from McKee Road, providing a pleasant space to walk one’s dog, let children run around, sit and enjoy the landscaped space and chat with neighbors.

2) a landscaped garden and public space; this focal point for the neighborhood will not only provide a place of enjoyment for the proposed neighborhood but also an opportunity for those using the McKee Rd sidewalk to detour and find a moment of peace on a walk to the grocery store or to pick up dinner.

3) Our architecture; we are creating a vernacular that will be exclusive to this neighborhood and respectful of the Matthews vernacular, i.e. using a craftsman and farmhouse influence with an emphasis on brick facades.
We thank you for the opportunity to request these flexible design standards.

Please feel free to contact me with any questions or comments -

Sincerely,
American Engineering Associates – Southeast, PA

Sara Shirley, LA
Senior Planner
sshirley@American-EA.com
May 2, 2018

Town of Matthews Planning Department 
Attn: Kathi Ingrish, AICP 
232 Matthews Station Street 
Matthews, NC 28105 

RE: McKee Glen Townhomes Summary of Plan Changes 

Dear Ms. Ingrish: 

This letter accompanies the most recent rezoning plan submittal dated May 2nd and includes a summary of changes shown since the Planning Board meeting on April 24th, 2018. 

Based on meetings and conversations with Mecklenburg County’s Land Use and Environmental Services Agency (LUESA) and questions posed at Planning Board, we have revised the rezoning conceptual plan as follows: 

- Two of the proposed townhome buildings have been reoriented to face a public street vs. the previously shown private alleys. 
- A majority of the private alleys have been eliminated, keeping just one, with a majority of the homes facing public streets. 
- More open space has been incorporated into the plan, providing the site with a greater amount of open space which can be used for community gathering and play areas. 
- The previously shown wet pond has been replaced with a proposed sand filter. 
- A greater percentage of the existing trees is now being preserved. 

These changes were necessitated in order to better and more efficiently accommodate the LUESA requirements for undisturbed open space and to address questions posed at Planning Board.
Through these proposed changes we are:

- Committing to a 15% existing tree save, of which the majority are hardwood trees.
- Providing 44’ wide public streets, meeting the Town’s request for lane widths and planting strips, while reducing the number of private alleys to one.
- Providing the development with 21% open space.
- Eliminating safety concerns regarding the previously proposed wet pond.
- Eliminating aesthetic concerns regarding trails behind proposed homes.
- Providing a greater buffer between a majority of the homes and McKee Road.

We believe these changes will address the concerns and questions posed at Planning Board and believe will result in a more desired solution for the site.

Please feel free to contact me with any questions or comments -

Sincerely,
American Engineering Associates – Southeast, PA

Sara Shirley, LA
Senior Planner
s Shirley@American-EA.com
EASTWOOD HOMES - MCKEE ROAD DEVELOPMENT STANDARDS

GENERAL STANDARDS

Development of the site will be governed by these Development Standards and the rezoning plan set forth in this application. Development will be subject to review and approval by the Town of Matthews. In the context of this review, the Town of Matthews reserves the right to amend or revise these Development Standards as appropriate. The applicant is required to obtain the necessary approvals from the Town of Matthews. The site plan, elevation drawings, and other documents submitted with the application shall be subject to review and approval by the Town of Matthews. The Town of Matthews reserves the right to amend or revise these Development Standards as appropriate.

SITE STATISTICS

Tax ID: 22961007.33310301
Property Location: North of Mckee Road, East of Intersection with Carringtown Forest Lane
Toral Acreage: 6.2 AC, (2.5 AC Located within a Duke Power Easement)
Proposed Townhomes: 48 Homes
Existing Zoning: R-20
Existing Use: Vacant Property
Proposed Zoning: R-20
Proposed Use: Townhome Neighborhood as allowed under the R-20 district regulations.

DESIGN INTENT

It is the intent of this development to provide a Townhome Neighborhood with a pedestrian-focused and intimate scale. Internal street network will be coordinated with streetscape elements to further emphasize a pedestrian-focused environment. Landscaped open space will be located throughout the neighborhood to create privacy and provide respite for the residents. Townhome blocks will contain a maximum of 6 units per block, and an internal sidewalk system will connect units to each other and the sidewalk along Mckee road. Homes will be oriented facing away from Mckee Road, with a landscaped, park-like buffer between the neighborhood and the road.

DESIGN GUIDELINES:

1. Townhomes are proposed to be front-loaded, with private rear yards that are adjacent to or open to open space.
2. The open space surrounding the stormwater ponds may be improved with a trail network, benches, and landscaping.
3. A focal point of neighborhood will be centrally located, and may include such elements as:
   a. Landscaping with decorative shrubs, grasses and perennials
   b. Benches
   c. Landscaping with canopy trees, decorative shrubs, grasses and perennials
   d. Sidewalks
   e. Community mail station

ROAD IMPROVEMENTS

As part of the rezoning, an applicant shall dedicate and convey to North Carolina Department of Transportation (NCDOT) subject to a reservation for any necessary utility easements those portions of theegalizing right-of-way measured 20 feet from the existing centerline of Sarno Walk Road, to the extent that such right-of-way does not already exist.

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 NCDOT. Private drives shown on plan shall connect to public roads by type II modified driveways as shown in the detail.

APPLICANT AGREES TO GRADE A 5' SHOULDER AT 2' ON THE PROJECT SIDE ALONG MCKEE ROAD EXISTING SIDEWALK FOR FUTURE SIDEWALK WIDENING AS MAY BE REQUIRED IN THE FUTURE. CONSTRUCTION TO BE BY OTHERS AND NOT INCLUDED AS PART OF THE SCOPE OF THIS PROJECT.

TREE CANOPY

The existing trees shown on the rezoning plan shall be preserved. Notwithstanding the foregoing, dead and diseased trees may be removed from these tree preservation areas. Supplemental trees and shrubs may be planted in these tree preservation areas.

ARCHITECTURAL STANDARDS

Architectural elevations are proposed as part of this project, please see Sheet RZ 5.0 for example images.

SIGNAGE

All signage on site shall conform to the Town of Matthews zoning ordinance and all other applicable regulations.

LIGHTING

All new lighting shall conform to the Town of Matthews zoning ordinance.

ENVIRONMENTAL FEATURES

The project will provide for stormwater basin management facilities (BMPS) designed to meet regulatory requirements for stormwater capture, treatment, volume attenuation and detention as applicable.

The petitioner reserves the right to adjust the natural drainage boundaries of the site as required to meet program requirements of the development while meeting applicable stormwater controls regulations as applicable. The developed release rates shall be set for BMP discharge based on the developed natural drainage patterns.

The location, size and type of stormwater management systems depicted on the rezoning plan is subject to adjustment in order to accommodate actual stormwater treatment requirements as applicable.

SUPERCEDED 2018-679
4/24/2018
BUILDING MATERIAL COMMITMENTS:

- HARDIEPANEL BOARDS
- HARDIESHINGLE ROOFING
- HARDIEPLANK COLOR PLUS
- TRIANGLE OVERSIZED BRICK
- STANDING SEAM METAL ROOF
- ARCHITECTURAL SHINGLES

NOTE: PORCHES TO BE A MINIMUM OF 6' DEEP

COLOR PALETTE:
Brick and Siding

SHUTTERS
EASTWOOD HOMES - MCKEE ROAD DEVELOPMENT STANDARDS

GENERAL STANDARDS

DESIGN INTENT

PROPOSED USE: TOWNHOME NEIGHBORHOOD AS ALLOWED UNDER THE R-VS DISTRICT REGULATIONS

EXISTING USE: VACANT PROPERTY

EXISTING ZONING: R-20

PROPOSED TOWNHOMES: 48 HOMES

PROPERTY LOCATION: NORTH OF MCKEE ROAD, EAST OF INTERSECTION WITH CARRINGTON FOREST LANE

REPRESENTATIONS OF THE QUALITY OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND SUBJECT TO CHANGE BASED ON APPROVALS FROM THE TOWN OF MATTHEWS, BUT SHALL NOT BE MATERIALLY FROM WHAT IS EXPRESSED.

SITE STATISTICS

PROPERTY LOCATION: NORTH OF MCKEE ROAD, EAST OF INTERSECTION WITH CARRINGTON FOREST LANE

EXISTING ZONING: R-20

EXISTING USE: VACANT PROPERTY

PROPOSED USE: TOWNHOME NEIGHBORHOOD AS ALLOWED UNDER THE R-VS DISTRICT REGULATIONS

DESIGN INTENT

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN SET AS WELL AS THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS ZONING ORDINANCE. UNLESS THESE DEVELOPMENT STANDARDS OR REZONING PLAN ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-VS ZONING CLASSIFICATION FOR THE SITE SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE FLEXIBLE DESIGN FEATURES PROVIDED BELOW.

IT IS THE INTENT OF THIS DEVELOPMENT TO PROVIDE A TOWNHOME NEIGHBORHOOD WITH A PEDESTRIAN FOCUSED AND INTIMATE SCALE. INTERNAL STREET NETWORK WILL BE COORDINATED WITH STREETSCAPE ELEMENTS TO FURTHER EMPHASIZE A PEDESTRIAN FOCUSED ENVIRONMENT. LANDSCAPED OPEN SPACE WILL BE LOCATED THROUGHOUT THE DEVELOPMENT TO CREATE PRIVACY AND PROVIDE RESPITE FOR THE RESIDENTS. TOWNHOME BLOCKS WILL CONTAIN A MAXIMUM OF 6-UNITS PER BLOCK, AND AN INTERNAL PARK-LIKE BUFFER BETWEEN THE NEIGHBORHOOD AND THE ROAD.

EXTERNAL ACCESS TO THE STRIP OF BRACKETS, SHOVELS AND LANDSCAPING.

THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE SITE ELEMENTS DEPICTED ON THE REZONING PLAN AS WELL AS ANY CONCEPTUAL BUILDING ELEVATIONS ARE GRAPHIC REPRESENTATIONS OF THE QUALITY OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND SUBJECT TO CHANGE BASED ON APPROVALS FROM THE TOWN OF MATTHEWS, BUT SHALL NOT BE MATERIALLY FROM WHAT IS EXPRESSED.

STREETSCAPE AND BUFFER:

A VARIABLE, BUT AT MINIMUM 8' STREETSCAPE BUFFER WILL BE PROVIDED ALONG MCKEE ROAD. BUFFER WILL BE LANDSCAPED WITH A MIXTURE OF EVERGREEN AND DECIDUOUS CANOPY TREES.

THE PETITIONER RESERVES THE RIGHT TO ADJUST THE NATURAL DRAINAGE BOUNDARIES OF THE SITE AS REQUIRED TO MEET PROGRAM REQUIREMENTS OF THE DEVELOPMENT WHILE MAINTAINING APPROPRIATE STORM WATER CONTROL REGULATIONS AS APPLICABLE. PRE-DEVELOPED NATURAL DRAINAGE PATTERNS.

THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEM DEPICTED ON THE REZONING PLAN IS SUBJECT TO ADJUSTMENT IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AS APPLICABLE.

ARCHITECTURAL STANDARDS

ARCHITECTURAL ELEVATIONS ARE PROVIDED AS PART OF THIS PROJECT; PLEASE SEE SHEET RZ 5.0 FOR EXAMPLE IMAGES.

ENVIROMENTAL FEATURES

THE PETITIONER RESERVES THE RIGHT TO ADJUST THE NATURAL DRAINAGE BOUNDARIES OF THE SITE AS REQUIRED TO MEET PROGRAM REQUIREMENTS OF THE DEVELOPMENT WHILE MAINTAINING APPROPRIATE STORM WATER CONTROL REGULATIONS AS APPLICABLE. PRE-DEVELOPED NATURAL DRAINAGE PATTERNS.

LIGHTING

POWER, TELEPHONE, TELECOMMUNICATIONS AND DETENTION AS APPLICABLE.

ENVIROMENTAL FEATURES

THE PETITIONER RESERVES THE RIGHT TO ADJUST THE NATURAL DRAINAGE BOUNDARIES OF THE SITE AS REQUIRED TO MEET PROGRAM REQUIREMENTS OF THE DEVELOPMENT WHILE MAINTAINING APPROPRIATE STORM WATER CONTROL REGULATIONS AS APPLICABLE. PRE-DEVELOPED NATURAL DRAINAGE PATTERNS.

FLEXIBLE DESIGN FEATURES FOR R-VS

ARCHITECTURAL ELEVATIONS ARE PROVIDED AS PART OF THIS PROJECT; PLEASE SEE SHEET RZ 5.0 FOR EXAMPLE IMAGES.

ARCHITECTURAL STANDARDS

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LIGHTING

POWER, TELEPHONE, TELECOMMUNICATIONS AND DETENTION AS APPLICABLE.