DEVELOPMENT SUMMARY:

TAX PARCEL ID: 193-434-99
PARCEL SIZE: 4.711 ACRES
EXISTING ZONING: R-15 (SINGLE FAMILY RESIDENTIAL; 15,000SF LOT MINIMUM)
EXISTING USE: WOODED, VACANT
PROPOSED ZONING: R-9 (SINGLE FAMILY RESIDENTIAL; 9,000SF LOT MINIMUM)
PROPOSED USES: SINGLE FAMILY RESIDENTIAL, OPEN SPACE
TREE CANOPY AREA REQUIRED (15%): 0.706 ACRES
TREE CANOPY AREA PROVIDED (17% MIN): 0.800 ACRES MIN
UNDISTURBED OPEN SPACE REQUIRED (25%): 1.17 ACRES
UNDISTURBED OPEN SPACE PROVIDED (25% MIN): 1.17 ACRES MIN

R-9 ZONING REQUIREMENTS:
MINIMUM LOT AREA: 9,000 SF
MINIMUM LOT WIDTH: 60'
MINIMUM LOT DEPTH: N/A
MINIMUM SETBACKS REQUIRED:
FRONT SETBACK: 30'
REAR YARD: 45'
SIDE YARD: 6' & 8'

PROPOSED DEVELOPMENT:
PROPOSED LOT TOTAL: 11
PROPOSED DENSITY: 2.33 DUA

MINIMUM SETBACKS PROVIDED:
FRONT SETBACK: 30'
REAR YARD: 45'
SIDE YARD: 6' & 8'
MINIMUM LOT SIZE PROVIDED: 60' x 150', 9,000SF

PROPOSED STORMWATER MANAGEMENT:
COMMON OPEN SPACE / TREE SAVE AREA
TIE TO EXISTING TANFIELD DRIVE 60' RIGHT-OF-WAY
10' PLANTING STRIP, TYPICAL
5' SIDEWALK, TYPICAL

PROPOSED PRIVATE SANITARY SEWER PUMP STATION
20' PROPOSE STORMWATER PCCO ACCESS EASEMENT
PROPOSED TANFIELD DRIVE EXTENSION 60' RIGHT-OF-WAY

PROPOSED STORMWATER PCCO MAINTENANCE EASEMENT
30' FRONT SETBACK
45' REAR YARD
6'/8' SIDE YARD
60' MIN
150' MIN

TYPICAL LOT DETAIL
8' SIDE YARD

PROPOSED RIGHT-OF-WAY TO EXTEND TO PROPERTY LINE

PROPOSED MAIL KIOSK LOCATION

PROPOSED FIRE TRUCK TURN AROUND AREA
LARGE MATURING STREET TREES; 40' O.C. SPACING
MINIMUM 1 LARGE MATURING CANOPY TREE PER LOT, PRESERVED OR REPLANTED; TYP. FINAL LANDSCAPE PLAN TO DICTATE SPECIES, PLACEMENT, AND LOCATION.
ARCHITECTURAL ELEVATIONS

**10. BINDING EFFECT OF THE REZONING APPLICATION**

C. Applicant may subsequently propose additional conceptual, schematic images of the front elevation of the one-family detached dwelling units to be constructed on the Site, and such overall conceptual architectural style, design treatment and character shall be permitted. Notwithstanding the foregoing, changes and alterations to the front elevation of a one-family detached dwelling unit to be constructed on the Site shall be designed and constructed so that the front elevation is substantially similar in appearance to one of the attached conceptual, schematic images. Accordingly, each one-family detached dwelling unit constructed on the Site shall be designed and constructed so that the planting of trees by the Town of Matthews in the general area of the Site.

B. The development and use of the Site will be governed by the Rezoning Plan, these Development Ordinance (the “Ordinance”). The regulations established under the Ordinance for the R-9 zoning district shall govern the use and development of the Site.

A. Development of the Site shall comply with the dimensional standards of the R-9 zoning district set forth in the Rezoning Plan and the Ordinance, and the final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews.

K. Notwithstanding the attached elevations of the one-family detached dwelling units to be constructed on the Site, and such overall conceptual architectural style, design treatment and character shall be permitted. Notwithstanding the foregoing, changes and alterations to the front elevation of a one-family detached dwelling unit to be constructed on the Site shall be designed and constructed so that the front elevation is substantially similar in appearance to one of the attached conceptual, schematic images. Accordingly, each one-family detached dwelling unit constructed on the Site shall have a step with a minimum height of 12 inches from the immediately adjacent sidewalk or walkway to the front stoop located at the terminus of the Site's frontage on extended Tanfield Drive.

I. The front building lines of the one-family detached dwelling units constructed on the Site shall be staggered to create a more interesting streetscape.

H. Each one-family detached dwelling unit constructed on the Site shall have a step with a minimum height of 12 inches from the immediately adjacent sidewalk or walkway to the front stoop located at the terminus of the Site's frontage on extended Tanfield Drive.

G. Each one-family detached dwelling unit constructed on the Site shall have a covered front porch that utilizes one of the additional conceptual, schematic images for the front elevation. Accordingly, each one-family detached dwelling unit constructed on the Site shall be designed and constructed so that the overall street presence of the Site is enhanced. Each one-family detached dwelling unit constructed on the Site shall be designed and constructed so that the overall street presence of the Site is enhanced.

F. The right of way for extended Tanfield Drive shall terminate at the northern boundary line of the Site.

E. Vinyl, EIFS or masonite may not be used as an exterior building material on the Site.

D. The lot lines depicted on the Rezoning Plan are illustrative in nature and are subject to minor modifications during the design development and construction document phases.

C. 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 improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be subject to any modifications required to accommodate the planting of trees by the Town of Matthews in the general area of the Site.

B. Prior to the issuance of the first certificate of occupancy for a one-family detached dwelling unit constructed on the Site, the applicant shall provide the Town of Matthews with the final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews.

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required to accommodate the planting of trees by the Town of Matthews in the general area of the Site.

**3. DIMENSIONAL STANDARDS**

A. The Site may only be devoted to a residential community containing a maximum of 11 one-family detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-9 zoning district.

**PROVIDED BY CAROLINA SURVEYORS, INC.**

**BOUNDARY & TOPOGRAPHIC SURVEY DATED MARCH 15, 2018**

**VICINITY MAP**

**PLAN NORTH TRUE NORTH**

**SCALE:**

**P-1007**

**C-390**

**NTS**

**CHECKED BY:**

**Charlotte, NC 28203**

**phone: 704-940-2883**

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**2021 Block Design Studio, LLC**

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**RZ-2.0**

**Kinger Homes, LLC**

**10898 Square Single Family**

**Shelbey NC 28216**

**REZONING PETITION**

**#1051-681**

**05/30/18 1 MATTHEWS REZONING RESUBMITTAL**

**06/27/18 2 MATTHEWS REZONING RESUBMITTAL**

**07/25/18**

**CURRENT 8/1/2018 2018-681**

**RESEARCH PHILOSOPHY**

**landscape architecture I planning I civil engineering**

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