

DEVELOPMENT STANDARDS – North Freemont Project

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Morris Family Investments, LLC (“Applicant”) for an approximately 0.343 acre site located on North Freemont Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the “Site”). The Site is comprised of Tax Parcel No.193-271-21.

B. 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”). The regulations established under the Ordinance for the R-VS zoning district shall govern the use and development of the Site.

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 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/DEVELOPMENT LIMITATIONS

The Site may only be devoted to a residential community containing a maximum of 3 one-family detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-VS zoning district.

3. DIMENSIONAL STANDARDS

A. Development of the Site shall comply with the dimensional standards of the R-9 zoning district set out in Table 155.604.1 of the Ordinance and the dimensional standards set out in the Site Data table on the Rezoning Plan.

B. The established setback may vary, so that the front building lines of the one-family detached dwelling units may be staggered.

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

4. TRANSPORTATION

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 final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews.

5. STREETSCAPE TREATMENT

The streetscape treatment along the Site's frontage on extended XXX Drive shall meet the requirements of the Ordinance.

6. TREE PRESERVATION AREAS

Tree preservation areas will meet the intent of the Ordinance and may occur in areas generally depicted on the Rezoning Plan.

7. ARCHITECTURAL STANDARDS

A. The maximum height of any one-family detached dwelling unit constructed on the Site shall be 35 feet as measured under the Ordinance.

B. Attached to the Rezoning Plan are a series of conceptual, schematic images of the front elevations of the one-family detached 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 elevations of the one-family detached dwelling units to be constructed on the Site. Accordingly, each 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. Notwithstanding the foregoing, changes and alterations to the front elevation of a one-family detached dwelling unit to be constructed on the Site that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

C. Applicant may subsequently propose additional conceptual, schematic images of the front elevations of the one-family detached 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 detached dwelling unit that utilizes one of the additional conceptual, schematic images for the front elevation.

D. The primary exterior building materials for the one-family detached dwelling units to be constructed on the Site shall be of the following: brick veneer or similar masonry products, stone, manufactured stone, or cementitious siding.

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

F. Each one-family detached dwelling unit constructed on the Site shall have steps with a minimum height of 12 inches from the immediately adjacent sidewalk or walkway to the front stoop located at the front entry door into such one-family detached dwelling unit.

8. SIGNS

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

9. LIGHTING

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

10. BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, 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 of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.