Mt Harmony Cottages

2700 Mt Harmony Church Rd, Matthews NC (PID: 21512307)

DEVELOPMENT STANDARDS

A. General Provisions

1. These Development Standards are a part of the Rezoning Plan associated with the Rezoning Petition No. 2021-737 filed by Kinger Homes, LLC (the "Petitioner") to accommodate the development of an approximate 6.01-acre site located on the south side of Mt Harmony Church Road between Marglyn Drive and Lake Harmony Drive.  Minor adjustments to the locations of the internal private drives/alleys shall be allowed by the North Carolina Department of Transportation ("NCDOT").

2. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards, and any additional conditions imposed by the Town of Matthews and the NCDOT.

3. Applicant may subsequently propose additional conceptual, schematic images of the front elevations of the single-family detached dwelling units to be constructed on the Site. Such additional conceptual, schematic images for the front elevation of the single-family detached dwelling units to be constructed on the Site shall have the same front elevation design.

4. The primary exterior building materials for the single-family detached dwelling units to be constructed on the Site shall consist of brick veneer, stone, manufactured stone and cementitious siding. Vinyl or EIFS may not be used as exterior building materials on the single-family detached dwelling units.

5. Each single-family detached dwelling unit constructed on the Site shall have a step with a minimum depth of 6-feet.

6. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of use and improvements to be done. Accordingly, any configurations, placements or overall design is subject to change at any time from now on and may be modified as required in order to accommodate any changes in the location of the vehicular access points and/or configuration of the vehicular access points.

7. Each single-family detached dwelling unit constructed on the Site shall have a covered front porch with a minimum width of 5-feet and a minimum depth of 6-feet.

8. Each single-family detached dwelling unit constructed on the Site shall have a two-car garage with two single garage doors, one garage door shall be staggered to create a more interesting streetscape.

9. Each single-family detached dwelling unit constructed on the Site shall have a covered front stoop located at the front entry door into such single-family detached dwelling unit and a minimum height of 12-inches from the immediately adjacent sidewalk or walkway to the front porch located at the front entry door into such single-family detached dwelling unit.

10. Each single-family detached dwelling unit constructed on the Site shall have the option to clad each facade of the structure in brick veneer.

11. The front building line of the garage shall be setback from the front building line of the front porch on the then owner or owners of the Site in accordance with the provisions of the Ordinance.

12. A two-car garage shall have two single garage doors rather than one large garage door.

13. Notwithstanding the foregoing, changes and alterations to the exterior of the single family detached dwelling units to be constructed on the Site, including the front elevations depicted in the schematic images for the front elevation, shall be allowed by the then owner or owners of the Site in accordance with the provisions of the Ordinance.

2. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and any additional conditions imposed by the Town of Matthews and the NCDOT.

3. Applicant may subsequently propose additional conceptual, schematic images for the front elevation.

D. Architectural Standards

1. The maximum height of any single-family detached dwelling unit shall be 35 feet as measured by the Town of Matthews from the natural ground level to the highest point of the roofline.

2. Outdoor lighting fixtures installed on the site shall comply with the requirements of the outdoor illumination provisions of the ordinance.

3. The mail kiosk for this residential community will be located on the site as generally depicted on the site development plan.

4. The mail kiosk shall be limited to a width of not more than 3-feet and a depth of not more than 3-feet.

5. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of use and improvements to be done. Accordingly, any configurations, placements or overall design is subject to change at any time from now on and may be modified as required in order to accommodate any changes in the location of the vehicular access points and/or configuration of the vehicular access points.

6. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards, and any additional conditions imposed by the Town of Matthews and the NCDOT.

7. Each single-family detached dwelling unit constructed on the Site shall have a step with a minimum depth of 6-feet.

8. Each single-family detached dwelling unit constructed on the Site shall have a covered front porch with a minimum width of 5-feet and a minimum depth of 6-feet.

9. Each single-family detached dwelling unit constructed on the Site shall have a covered front stoop located at the front entry door into such single-family detached dwelling unit and 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 single-family detached dwelling unit.

10. Each single-family detached dwelling unit constructed on the Site shall have the option to clad each facade of the structure in brick veneer.

11. The front building line of the garage shall be setback from the front building line of the front porch on the then owner or owners of the Site in accordance with the provisions of the Ordinance.

12. A two-car garage shall have two single garage doors rather than one large garage door.

13. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards, and any additional conditions imposed by the Town of Matthews and the NCDOT.
Mt Harmony Cottages

Development Standards

A. General Provisions

1. This Development Standards Plan is a part of the Rezoning Plan submitted to the Town of Matthews, North Carolina, and is designed to provide a framework for the future development of the Site.

2. The Site is located at 2700 Mt Harmony Church Road, Matthews NC (PID: 21512307).

B. Rezoning

1. The Site may be devoted only to a residential community containing a maximum of 17 single family detached dwelling units.

C. Transportation

1. Each single-family detached dwelling unit constructed on the Site shall have a minimum driveway of 15 feet in width.

D. Architectural Standards

1. The height of any single-family detached dwelling unit shall be 35-feet as measured by the vertical distance from the proposed grade line at the front building line of the front porch on Lake Harmony Drive.

E. Lighting

1. Outdoor lighting fixtures installed on the site shall comply with the requirements of the outdoor illumination provisions of the ordinance.

F. Vegetation

1. The front building line of the garage shall be setback from the front building line of the front porch on Lake Harmony Drive by a distance of 20 feet.

G. Ground Cover

1. The ground cover for the front yard of each single-family detached dwelling unit shall consist of plants that require minimal maintenance.

H. Privacy

1. Each single-family detached dwelling unit constructed on the site shall have a minimum front yard setback of 30 feet from the street.

I. Lighting

1. The primary exterior building materials for the single-family detached dwelling units to be constructed on the Site that do not materially change the overall conceptual architectural style and character shall be permitted.

J. Parking

1. Each single-family detached dwelling unit constructed on the Site shall have a minimum of one off-street parking space.

K. Covered Porch

1. Each single-family detached dwelling unit constructed on the Site shall have a covered front porch with a minimum height of 12-inches from the ground.

L. Step

1. Each single-family detached dwelling unit constructed on the Site shall have a step with a minimum height of 6-inches from the ground.

M. Architectural Design

1. The rear building line of the single-family detached dwelling units constructed on the Site shall be staggered to create a more interesting streetscape.

N.vehicular Design

1. The speed limit on any single-family detached dwelling unit constructed on the Site shall be 35 mph as measured by the North Carolina Department of Transportation ("NCDOT").

O. Zoning

1. The Site is comprised of Tax Parcel Number 215-123-07.

P. Architectural and Exterior Design

1. Outdoor lighting fixtures installed on the site shall comply with the requirements of the outdoor illumination provisions of the ordinance.

Q. Signage

1. All signs shall be in accordance with the regulations established under the Ordinance for the R-9 zoning district.

R. Emergency Access

1. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general configuration of lots and trees in the site. Minor adjustments to the locations of the internal private drives/alleys shall be allowed during the construction permitting process.

S. Overall Concept

1. All conditions applicable to the use and development of the Site include the Design Standards and the Rezoning Plan.

T. Standards and Definitions

1. The term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

U. Development

1. The Site may be devoted only to a residential community containing a maximum of 17 single family detached dwelling units.

V. Development Limitations

1. The maximum height of any single-family detached dwelling unit shall be 35-feet as measured by the vertical distance from the proposed grade line at the front building line of the front porch on Lake Harmony Drive.

W. Architectural Design

1. The primary exterior building materials for the single-family detached dwelling units to be constructed on the Site shall be clad in brick veneer. However, a purchaser on a single-family detached dwelling unit shall have the option to clad each facade of the structure in brick veneer.

X. Covered Porch

1. Each single-family detached dwelling unit constructed on the Site shall have a covered front porch with a minimum height of 12-inches from the ground.

Y. Step

1. Each single-family detached dwelling unit constructed on the Site shall have a step with a minimum height of 6-inches from the ground.

Z. Architectural Design

1. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general configuration of lots and trees in the site. Minor adjustments to the locations of the internal private drives/alleys shall be allowed during the construction permitting process.

AA. Signage

1. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general configuration of lots and trees in the site. Minor adjustments to the locations of the internal private drives/alleys shall be allowed during the construction permitting process.

BB. Development

1. The Site may be devoted only to a residential community containing a maximum of 17 single family detached dwelling units.

CC. Development Limitations

1. The maximum height of any single-family detached dwelling unit shall be 35-feet as measured by the vertical distance from the proposed grade line at the front building line of the front porch on Lake Harmony Drive. The plan shall be in accordance with the requirements of the outdoor illumination provisions of the ordinance.

DD. Architectural Design

1. The primary exterior building materials for the single-family detached dwelling units to be constructed on the Site shall be clad in brick veneer. However, a purchaser on a single-family detached dwelling unit shall have the option to clad each facade of the structure in brick veneer.

EE. Covered Porch

1. Each single-family detached dwelling unit constructed on the Site shall have a covered front porch with a minimum height of 12-inches from the ground.

FF. Step

1. Each single-family detached dwelling unit constructed on the Site shall have a step with a minimum height of 6-inches from the ground.

GG. Architectural Design

1. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general configuration of lots and trees in the site. Minor adjustments to the locations of the internal private drives/alleys shall be allowed during the construction permitting process.

HH. Signage

1. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general configuration of lots and trees in the site. Minor adjustments to the locations of the internal private drives/alleys shall be allowed during the construction permitting process.
DEVELOPMENT STANDARDS

A. General Provisions
1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by the then owner or owners of the Site in accordance with the provisions of the Ordinance.

B. Permitted Uses/Development Limitations
1. The Site may be devoted only to a residential community containing a maximum of 17 single family detached dwelling units.

C. Tree Save Area
1. There shall be at least 25 percent of the Site area devoted to trees that shall be preserved and staked. The site shall be delineated as provided under the Ordinance for the R-9 zoning district. The development and appearance of the Site shall be consistent with the overall development and appearance of the Site as described in the Rezoning Plan.

D. Architectural Standards
1. All single-family detached dwelling units must be in compliance with the architectural standards established under the Ordinance for the R-9 zoning district. The development and appearance of the Site shall be consistent with the overall development and appearance of the Site as described in the Rezoning Plan.

E. Lighting
1. Outdoor lighting fixtures installed on the site shall comply with the requirements of the Ordinance. Each outdoor lighting fixture shall be located such that it is substantially similar in appearance to at least one of the attached conceptual images.

F. Binding Effect of the Rezoning Documents and Definitions
1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by the then owner or owners of the Site in accordance with the provisions of the Ordinance.

G. Technology
1. The Technology shall be developed consistent with the technology standards established under the Ordinance for the R-9 zoning district. The development and appearance of the Site shall be consistent with the overall development and appearance of the Site as described in the Rezoning Plan.

H. Street Lighting
1. Street lighting fixtures installed on the site shall comply with the requirements of the Ordinance. Each street lighting fixture shall be located such that it is substantially similar in appearance to at least one of the attached conceptual images.
Mt Harmony Cottages
2700 Mt Harmony Church Road, Matthews NC (PID: 21512307)
Kinger Homes
215 N Pine Street, Unit 2011
Charlotte, NC 28202
BDS
UDP
10.08.2021
21-CLT-075
Conceptual Elevations
RZ-1.2
01 09/29/21 UDP PER TOWN OF MATTHEWS
02 10/20/21 UDP PER TOWN OF MATTHEWS
2021-737
SUPERSEDED 10/20/2021
DEVELOPMENT STANDARDS

A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition #2021-737.

B. Development Criteria

2. 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 ("Ordinance").

3. The Rezoning Plan or these Development Standards shall be given priority over any conflicting provisions of the Ordinance.

4. In the event of a conflict or inconsistency between these Development Standards and the Ordinance, the Development Standards shall govern.

C. Development Standards

5. The Development Standards set forth herein are intended to depict the minimum standards that will govern the development on the Site. These Development Standards are not intended to establish any maximum standards.

6. The Development Standards set forth herein may be amended or modified from time to time as deemed necessary by the Petitioner.

D. Architectural Standards

7. Each single-family detached dwelling unit constructed on the Site shall include overhangs, brackets and columns.

8. Each single-family detached dwelling unit to be constructed on the Site shall have the option to clad each facade of the structure in brick veneer.

9. Each single-family detached dwelling unit shall have a step with a minimum of 8-inches from the immediately adjacent sidewalk or walkway to the front stoop located at the front entry door into such single-family detached dwelling unit and a minimum height of 12-inches from the adjacent street level to the front stoop located at the front entry door into such single-family detached dwelling unit.

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

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

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

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

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

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

E. Lighting

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

17. Each single-family detached dwelling unit shall have a minimum of 10.00 feet of illumination during the construction permitting process.

18. Landscaping and illumination provisions of the ordinance.

F. Binding Effect of the Rezoning Documents and Definitions

19. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, owners and subsequent owners of the Site and their respective successors in interest and assigns.

20. Applicant may subsequently propose additional conceptual, schematic images of the front elevations of the single family detached dwelling units to be constructed on the site.

G. Common Areas

21. The common areas associated with the Site shall be included in the front building line of the single-family detached dwelling units constructed on the Site.

H. Access to Common Areas

22. Access to the common areas of the Site shall be provided through the front building lines of the single-family detached dwelling units constructed on the Site.

I. Stormwater

23. Stormwater management systems shall be provided for the development on the Site.

24. Stormwater management systems shall be provided for the development on the Site.

25. Stormwater management systems shall be provided for the development on the Site.

26. Stormwater management systems shall be provided for the development on the Site.

J. Development Summary

27. The Development Summary table shall be included in the front building lines of the single-family detached dwelling units constructed on the Site.

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29. The Development Summary table shall be included in the front building lines of the single-family detached dwelling units constructed on the Site.

30. The Development Summary table shall be included in the front building lines of the single-family detached dwelling units constructed on the Site.

31. The Development Summary table shall be included in the front building lines of the single-family detached dwelling units constructed on the Site.

32. The Development Summary table shall be included in the front building lines of the single-family detached dwelling units constructed on the Site.

K. Environmental Impact

33. Environmental impact assessments and reports shall be prepared for the development on the Site.

34. Environmental impact assessments and reports shall be prepared for the development on the Site.

35. Environmental impact assessments and reports shall be prepared for the development on the Site.

36. Environmental impact assessments and reports shall be prepared for the development on the Site.

37. Environmental impact assessments and reports shall be prepared for the development on the Site.

38. Environmental impact assessments and reports shall be prepared for the development on the Site.
Mt Harmony Church RD
STATE RD #3177
60' PUBLIC R/W
35 MPH SPEED LIMIT

LAKE HARMONY DR
50' PUBLIC R/W
(M.B. 62, PG. 302)

INTERSTATE 485
PUBLIC R/W VARIES
(M.B. 62, PG. 304)

PUBLIC ROAD
50' PUBLIC R/W
MCLDSM: 11.51

LaKE HARMONY Drive
50' PUBLIC R/W
MCLDSM: 11.51

NO. [REVISIONS:BY:DATE:]

1213 W Morehead St Ste 450
Charlotte, NC 28208
P 704.334.3303
urbandesignpartners.com
NC firm no: P-0418

Date: 07.14.2021
Designed By: BDS
Checked By: UDP
Project No: 21-CLT-075
21-CLT-075
21-CLT-075

Mt Harmony Cottages
2700 Mt Harmony Church Road, Matthews NC
Kinger Homes
215 N Pine Street, Unit 2011
Charlotte, NC 28202

BDS
UDP

07/29/21 UDP PER TOWN OF MATTHEWS

Vegetation Survey
Mt Harmony Cottages
2700 Mt Harmony Church Road, Matthews NC

RZ-1.1

TREE LEGEND:

DOGWOOD
OAK
MAPLE
PINE
CEDAR
POPLAR

SUPERSEDED 2021-737
9/29/2021
DEVELOPMENT STANDARDS

A. General Provisions

1. These Development Standards are a part of the Rezoning Plan associated with the Rezoning Petition filed by Kinger Homes, LLC (the “Petitioner”) to accommodate the development of an approximate 6.3-acre site located on the south side of Mt Harmony Church Road between Marglyn Drive and Lake Harmony Drive, which site is more particularly depicted on the Rezoning Plan (the “Site”). The Site is owned by the North Carolina Department of Transportation (“NCDOT”).

2. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of site features and development standards. The Site will be a combination of portions of the following: brick, brick veneer or similar masonry and siding. All single-family detached dwelling units to be constructed on the Site will be a combination of portions of the following: brick, brick veneer or similar masonry and siding.

B. Permitted Uses/Development Limitations

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and design of the internal private drives/alleys shall be allowed to accommodate final site and construction plans and designs and to any adjustments required for approval by the NCDOT.

2. As depicted on the Rezoning Plan, the Site will be served by public streets and the extension of Lake Harmony Drive, which site is more particularly depicted on the Rezoning Plan (the “Site”). The Site is owned by the North Carolina Department of Transportation (“NCDOT”).

C. Transportation

1. The front building line of the garage shall be setback from the front building line of the front porch on single-family detached dwelling units to be constructed on the Site by a minimum depth of 6-feet.

2. The primary exterior building materials for the single-family detached dwelling units to be constructed on the Site that do not materially change the overall conceptual elevation shall be selected from the following: brick, brick veneer or similar masonry materials. Vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

D. Architectural Standards

1. Each single-family detached dwelling unit constructed on the Site shall include overhangs, brackets and railings.

2. Each single-family detached dwelling unit constructed on the Site shall have a step with a minimum depth of 6-inches.

3. Each single-family detached dwelling unit constructed on the Site shall have a mail kiosk.

4. Each single-family detached dwelling unit constructed on the Site shall include a garage. Each garage shall be attached to the front of the single-family detached dwelling unit.

5. Optional side loaded single-family detached dwelling units shall be offered on corner lots.

6. Single-family detached dwelling units located on the same side of the street and on abutting lots may not have the same front elevation design.

7. Each single-family detached dwelling unit constructed on the Site shall have staggered window placement to create a more interesting streetscape.

8. Each single-family detached dwelling unit constructed on the Site shall have an exterior lighting fixture located at or adjacent to the front entry door. Outdoor lighting fixtures installed on the site shall comply with the requirements of the outdoor illumination provisions of the ordinance.

9. Each single-family detached dwelling unit shall be designed and constructed so that it is substantially similar in appearance to at least one of the attached conceptual images.

10. Outdoor lighting fixtures shall be designed and constructed to provide a balanced illumination of the front elevation and property lines.

11. Each single-family detached dwelling unit shall include a front porch.

12. Each single-family detached dwelling unit shall include a front stoop located at the front entry door.

13. The mail kiosk for this residential community will be located on the Site as generally depicted on the Rezoning Plan.

14. Single-family detached dwelling units located on the same side of the street and on abutting lots may not have the same front elevation design.

15. Optional side loaded single-family detached dwelling units shall be offered on corner lots.

E. Lighting

1. Outdoor lighting fixtures shall be designed and constructed to provide a balanced illumination of the front elevation and property lines.

2. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of site features and development standards. The Site will be a combination of portions of the following: brick, brick veneer or similar masonry and siding. All single-family detached dwelling units to be constructed on the Site will be a combination of portions of the following: brick, brick veneer or similar masonry and siding.

F. Binding Effect of the Rezoning Documents and Definitions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Kinger Homes, LLC (the “Petitioner”) to accommodate the development of an approximate 6.3-acre site located on the south side of Mt Harmony Church Road between Marglyn Drive and Lake Harmony Drive, which site is more particularly depicted on the Rezoning Plan (the “Site”). The Site is owned by the North Carolina Department of Transportation (“NCDOT”).

2. The Site shall be as generally depicted on the Rezoning Plan. The placement and design of the internal private drives/alleys shall be allowed to accommodate final site and construction plans and designs and to any adjustments required for approval by the NCDOT.

3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-9 zoning district shall govern the development and construction of the Site.