EXISTING ZONING: R12
PROPOSED ZONING: R-VS

MATTHEWS-MINT HILL RD

DISTANCE FROM CENTER OF INTERSECTION TO THE CENTER OF NEW DRIVEWAY 343 FEET APPROXIMATELY

PROPERTY AREA APPROX. 20,000 SF

NEW SIDEWALK
NEW CURB CUT

OPEN SPACE 7500 SF

TOWNHOMES
3 STORY
750 SF /
FLOOR

LOCATION:
1718 Matthews-Mint Hill Rd,
Matthews, NC 28105

REVISIONS:
95% REVIEW SET

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METHOD DESIGN STUDIO

Note: Original drawing format is 22" x 34". Any other sheet size will affect drawing scale.

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REZONING:
1718 MATTHEWS-MINT HILL RD,
MATTHEWS, NC 28105

LEGAL DESCRIPTION:

DEVELOPMENT SUMMARY:
- TOTAL PARCEL AREA: 0.975 ACRE
- TOTAL BUILDING AREA: 6,269 SQ. FT.
- EXISTING USE: RESIDENTIAL
- PROPOSED USES: RESIDENTIAL
- PREVIOUS USE: RESIDENTIAL
- TREE SAVE AREA PROVIDED:

- UNDISTURBED OPEN SPACE REQUIREMENT WILL MEET THE GUIDELINES SET FORTH BY MATTHEWS COUNTY

DEVELOPMENT NOTES:
- TYPICAL, REAR YARD - 25'
- TYPICAL, SIDE YARD - 6' AND 8'

PROPOSED ZONING: R-VS
EXISTING ZONING: R-12

TOWN HOMES

FRONT ELEVATION
REAR ELEVATION
FIRST FLOOR
SECOND FLOOR
THIRD FLOOR

GENERAL PROVISIONS:
These development standards form a part of the rezoning plan associated with the rezoning petition filed by Ayalew Lemma Pettener. To accommodate the development of the lot, approximately .97 ACRE site located on 1718 Matthews Mint Hill Rd, Matthews, NC, which is more particularly depicted on the rezoning plan (the "site")

 development of the site shall be governed by the rezoning plan, these development standards and the applicable provisions of the city of Matthews zoning ordinance (the "ordinance")

unless the rezoning plan or these development standards establish more stringent standards, the regulations established under the ordinance for the R-VS zoning district shall govern all development taking place on the site.

THE CONSTRUCTIONS, PLACEMENTS AND SIZES OF THE LOTS, DRIVEWAYS AND POINTS OF ACCESS AND SITE IMPROVEMENTS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND THEREFORE ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS.

DEVELOPMENT LIMITATIONS
A. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY COMPRISED OF A MULTI-FAMILY DWELLING
DEVELOPMENT LIMITATIONS
- A. A MAXIMUM OF 5 Single-family attached MAY BE LOCATED ON THE SITE.
- A. THE MAXIMUM HEIGHT 35 FEET
- A. THE STREETSCAPE TREATMENT ALONG THE SITE'S PUBLIC STREET FRONTAGES
- A. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND DRIVEWAY
- A. THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE LOTS, DRIVEWAYS AND POINTS OF ACCESS AND SITE IMPROVEMENTS DEPICTED ON THE REZONING PLAN
- A. THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE LOCATED ON THE SITE SHALL BE BRICK AND SIDING.
- A. THE APPROXIMATE 2 STORY BUILDINGS MAY BE MODIFIED BY APPLICANT TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS AND/OR NCDOT.
- A. ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

ARCHITECTURAL STANDARDS/DESIGN STANDARDS

- A. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY COMPRISED OF A MULTI-FAMILY DWELLING
- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE R-VS ZONING DISTRICT SET OUT IN THE ORDINANCE.
- A. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY COMPRISED OF A MULTI-FAMILY DWELLING
- A. THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE LOTS, DRIVEWAYS AND POINTS OF ACCESS AND SITE IMPROVEMENTS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND THEREFORE ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS.

TOWN HOMES