



REZONING PETITION

10816 IDLEWILD ROAD
MATTHEWS, NORTH CAROLINA
LAND INVESTMENT RESOURCES
3440 TORINGDON WAY, SUITE 205
CHARLOTTE, NC 28227

REZONING PETITION
FOR PUBLIC HEARING
2017-661

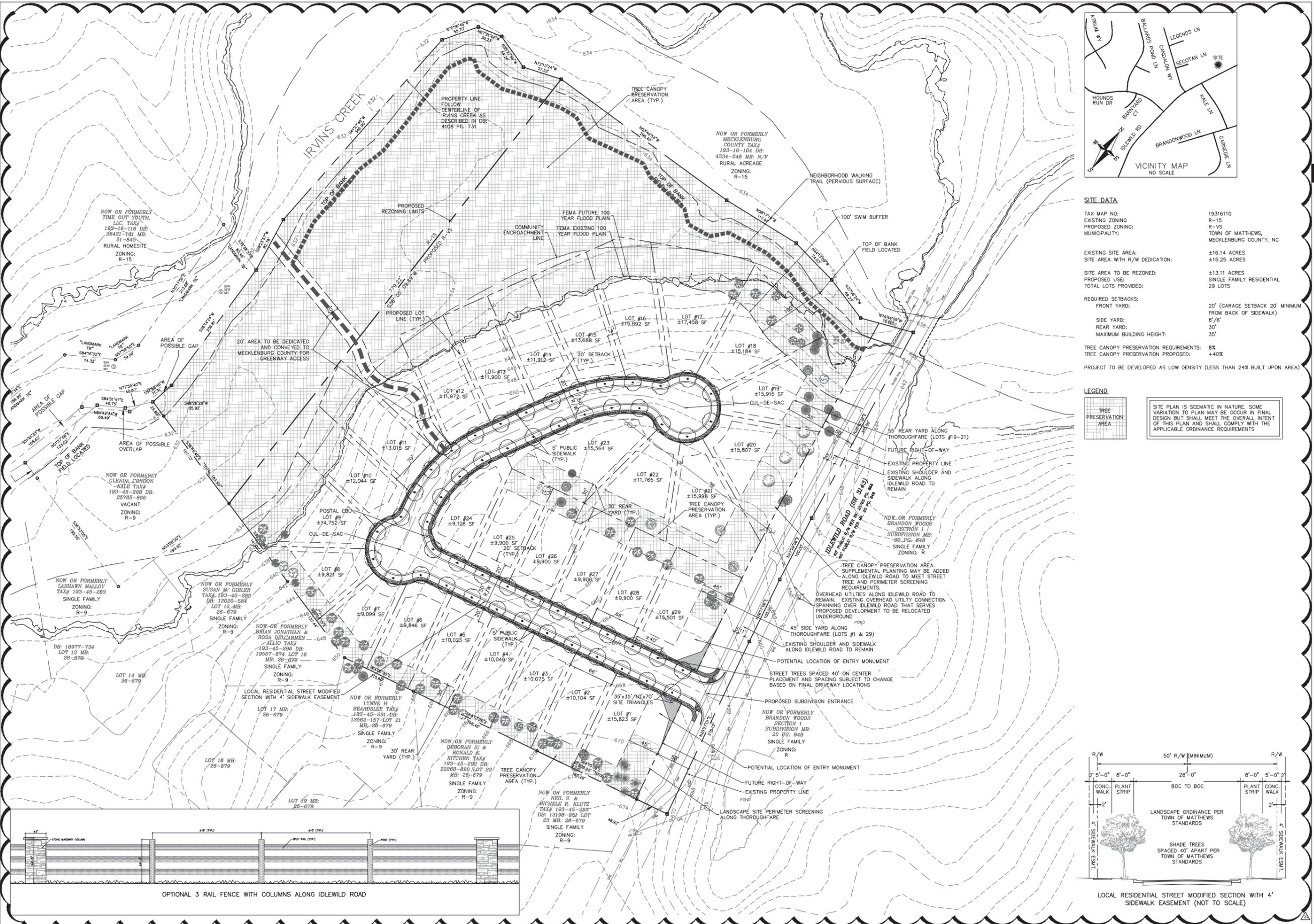
**SCHEMATIC
SITE PLAN**

SCALE: 1"=60'

PROJECT #: 579-004
DRAWN BY: BG
CHECKED BY: MVD

MARCH 29, 2017

REVISIONS:
05/11/17 PER REZONING COMMENTS
06/28/17 PER REZONING COMMENTS



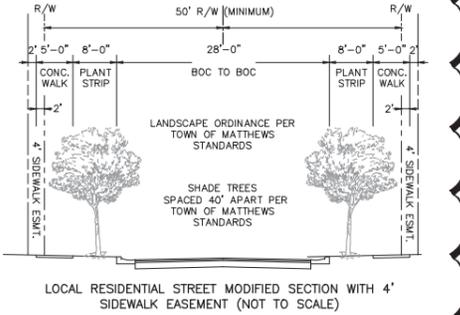
SITE DATA

TAX MAP NO:	19316110
EXISTING ZONING:	R-15
PROPOSED ZONING:	R-VS
MUNICIPALITY:	TOWN OF MATTHEWS, MECKLENBURG COUNTY, NC
EXISTING SITE AREA:	±16.14 ACRES
SITE AREA WITH R/W DEDICATION:	±15.25 ACRES
SITE AREA TO BE REZONED:	±13.11 ACRES
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
TOTAL LOTS PROVIDED:	29 LOTS
REQUIRED SETBACKS:	20' (GARAGE SETBACK 20' MINIMUM FROM BACK OF SIDEWALK)
FRONT YARD:	8' 6"
SIDE YARD:	30'
REAR YARD:	35'
MAXIMUM BUILDING HEIGHT:	35'
TREE CANOPY PRESERVATION REQUIREMENTS:	8%
TREE CANOPY PRESERVATION PROPOSED:	+40%
PROJECT TO BE DEVELOPED AS:	LOW DENSITY (LESS THAN 24% BUILT UPON AREA)

LEGEND

- TREE PRESERVATION AREA

SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY BE OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS





LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgrp.com

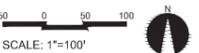


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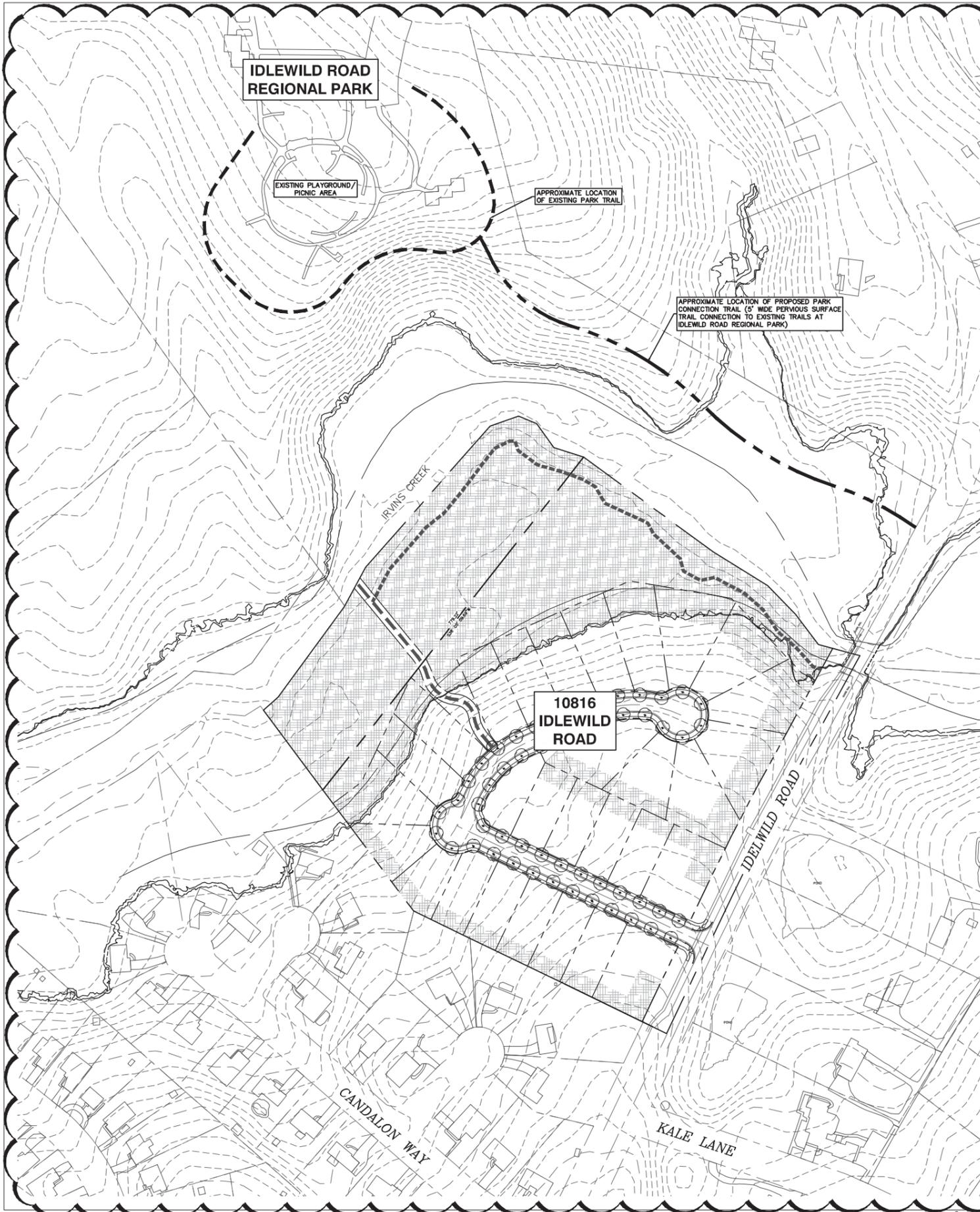
SITE CONTEXT &
DEVELOPMENT
STANDARDS



PROJECT #: 579-004
DRAWN BY: BG
CHECKED BY: MVD

MARCH 29, 2017

REVISIONS:
1 05/31/17 PER REZONING COMMENTS
2 06/28/17 PER REZONING COMMENTS



DEVELOPMENT STANDARDS

- GENERAL PROVISIONS
 - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Land Investment Resources, LLC ("Applicant") for an approximately 13.11 acre site located on the west side of Idlewild Road, just north of the intersection of Idlewild Road and Kale Lane, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Rezoning Site"). The Rezoning Site is comprised of a portion of Tax Parcel No. 193-161-10. The Rezoning Site, those portions of Tax Parcel No. 193-161-10 that are not subject to this Rezoning Application and the adjacent parcel of land designated as Tax Parcel No. 193-452-98 will be combined into a single, unified single family residential development.
 - The development and use of the Rezoning 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"). Subject to the requested waivers/variances set out below in Section 13, the regulations established under the Ordinance for the R-VS zoning district shall govern the use and development of the Rezoning Site.
 - 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 Rezoning 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 phases.
- PERMITTED USES/DEVELOPMENT LIMITATIONS
 - The Rezoning Site may only be devoted to a residential community containing a maximum of 29 one-family detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-VS zoning district.
- DIMENSIONAL STANDARDS
 - Development of the Rezoning Site shall comply with the dimensional standards of the R-VS zoning district set out in Section 155.604.4.B. of the Ordinance and the dimensional standards set out in the Site Data table.
 - The required setback is defined as the minimum distance required between a street line and the front building line of a principal building or structure, projected to the side lot lines of the lot. The minimum required setback shall be 20 feet.
 - The established setback may vary, so that the front building lines of the one-family detached dwelling units may be staggered at the option of Applicant.
 - The minimum lot area shall be 9,000 square feet.
 - 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.
 - Excepting Lots 19, 20 and 21, which shall each have a minimum rear yard of 55 feet as depicted on the Rezoning Plan, the minimum rear yard shall be 30 feet.
 - The minimum side yard shall be as provided under the Ordinance, with the exception that Lots 1 and 29 shall have a minimum side yard of 45 feet adjacent to Idlewild Road as depicted on the Rezoning Plan.
- 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 and/or the North Carolina Department of Transportation ("NCDOT").
 - Prior to the issuance of the first certificate of occupancy for a new one-family detached dwelling unit to be constructed on the Rezoning Site, Applicant shall dedicate and convey to NCDOT (subject to a reservation for any necessary utility easements) those portions of the Rezoning Site immediately adjacent to Idlewild Road as required to provide right of way measuring 50 feet from the existing centerline of Idlewild Road, to the extent that such right of way does not already exist.
- STREETSCAPE TREATMENT
 - The Rezoning Site's frontage on Idlewild Road shall meet the side and rear yard perimeter screening requirements of Section 155.606.6 of the Ordinance. Existing trees to be preserved along the Rezoning Site's frontage on Idlewild Road may be utilized to meet the screening requirements, and supplemental landscaping materials may be installed to meet the screening requirements.
- TREE PRESERVATION AREAS/DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS/HAWK CERTIFICATION
 - The existing trees located within those portions of the Rezoning Site that are designated as Tree Preservation Areas 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.
 - The existing trees located within those portions of Tax Parcel No. 193-161-10 that are not part of the Rezoning Site and are designated as Tree Preservation Areas 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.
 - The existing trees located on the adjacent parcel of land designated as Tax Parcel No. 193-452-98 shall be preserved. Tax Parcel No. 193-452-98 shall be considered to be a Tree Preservation Area. Notwithstanding the foregoing, dead and diseased trees may be removed from Tax Parcel No. 193-452-98. Supplemental trees and shrubs may be planted on Tax Parcel No. 193-452-98.
 - Notwithstanding the terms of paragraphs 6.A. and 6.B. above, trees may be removed from the Tree Preservation Areas to accommodate the installation and maintenance of the Greenway Trail and the Neighborhood Walking Trail (as these terms are defined below).
 - Notwithstanding the terms of paragraphs 6.A. and 6.B. above, trees may be removed from the Tree Preservation Areas located between the rear boundary lines of Lots 10, 11, 12, 13, 14, 15 and 16 and the western and northern boundary lines of Tax Parcel No. 193-161-10 to accommodate required storm water discharge improvements.
 - The residential community to be located on the Rezoning Site shall be subject to a Declaration of Covenants, Conditions and Restrictions that will be recorded in the Mecklenburg County Registry (the "Covenants"). The Covenants shall, among other things, require the establishment of a mandatory homeowners association for the residential community.
 - Portions of certain lots that will comprise the residential community extend into the Tree Preservation Areas as generally depicted on the Rezoning Plan. The Covenants shall require the existing trees located in the Tree Preservation Areas located on any such lots to be preserved by the relevant lot owners.
 - The Tree Preservation Areas shall be designated as such on the plat(s) to be recorded for this residential community.
 - To the extent that fertilizer is used within this residential community, the Covenants shall provide that only organic fertilizers may be utilized.
 - Applicant shall obtain Habitat and Wildlife Keepers (HAWK) Certification for those portions of the Tree Protection Areas that are located between the rear boundary lines of Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 and the western and northern boundary lines of Tax Parcel No. 193-161-10, and for Tax Parcel No. 193-452-98.
- ARCHITECTURAL STANDARDS
 - The maximum height of any one-family detached dwelling unit constructed on the Rezoning Site shall be 35 feet.
 - A minimum of 8 lots shall contain a one-family detached dwelling unit with a side loaded garage.
 - 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 Rezoning Site that are intended to depict the general conceptual architectural and design style of the one-family detached dwelling units to be constructed on the Rezoning Site. Accordingly, each one-family detached dwelling unit to be constructed on the Rezoning 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 Rezoning Site that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.
 - Applicant may subsequently propose additional conceptual, schematic images of the front elevations of the one-family detached dwelling units to be constructed on the Rezoning 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.
 - The primary exterior building materials for the one-family detached dwelling units to be constructed on the Rezoning Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, and cementitious siding.
 - Vinyl, EIFS or masonry may not be used as an exterior building material on the one-family detached dwelling units to be constructed on the Rezoning Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and rollings.
- GREENWAY DEDICATION/INTERNAL TRAILS/OFF-SITE TRAIL TO IDLEWILD PARK
 - Subject to the approval of the Town of Matthews, Mecklenburg County and any other governmental agencies and prior to the issuance of the first certificate of occupancy for a new one-family detached dwelling unit to be constructed on the Rezoning Site, Applicant shall dedicate and convey to Mecklenburg County a 20 foot wide portion of the Rezoning Site and a 20 foot wide portion of that portion of Tax Parcel No. 193-161-10 that is not part of the Rezoning Site (the "Greenway Trail Area") for a pedestrian trail connection to the future Irwins Creek greenway trail in the location generally depicted on the Rezoning Plan. The western terminus of the Greenway Trail Area shall be the western boundary line of Tax Parcel No. 193-161-10. The actual location of the Greenway Trail Area is subject to modifications during the design review and permitting process.
 - Applicant shall construct and install within the Greenway Trail Area a minimum 10 foot wide pervious surface trail (the "Greenway Trail") as generally depicted on the Rezoning Plan.
 - Applicant shall construct and install a minimum 5 foot wide neighborhood walking trail within the Rezoning Site and a portion of Tax Parcel No. 193-161-10 that is not located within the Rezoning Site as generally depicted on the Rezoning Plan (the "Neighborhood Walking Trail"). The Neighborhood Walking Trail shall be constructed of a pervious surface, and the actual location of the Neighborhood Walking Trail is subject to modifications during the design review and permitting process.
 - Subject to the approval of the Town of Matthews, Mecklenburg County and any other governmental agencies and prior to the issuance of the first certificate of occupancy for a new one-family detached dwelling unit to be constructed on the Rezoning Site, Applicant shall construct and install a minimum 5 foot wide pervious surface trail on the adjacent Tax Parcel No. 193-161-04 that is owned by Mecklenburg County that will provide a pedestrian connection from Idlewild Road to the existing trail located in Idlewild Road Regional Park (the "Park Connection Trail"). The general location and length of the Park Connection Trail is depicted on Sheet RZ2.00 of the Rezoning Plan. If Applicant cannot obtain all required approvals and permits for the Park Connection Trail, Applicant shall not be required to construct the Park Connection Trail.
- SIGNS
 - All signs installed on the Rezoning Site shall comply with the requirements of the Ordinance.
- ENTRANCE MONUMENTS/STREET FRONTAGE FENCE
 - Applicant shall install a monument on each side of the vehicular access into the Rezoning Site in the locations generally depicted on the Rezoning Plan (the "Entrance Monument"). The actual location of each Entrance Monument is subject to minor modifications during the design review and permitting process.
 - Attached to the Rezoning Plan are several images of entrance monuments that are intended to depict the general conceptual style, design treatment and character of each Entrance Monument to be constructed on the Rezoning Site. Accordingly, each Entrance Monument shall be designed and constructed so that it is substantially similar in appearance to one of the attached images. Notwithstanding the foregoing, changes and alterations to each Entrance Monument that do not materially change the overall conceptual style, design treatment and character shall be permitted.
 - Applicant may, at its option, install a fence with columns along the Rezoning Site's frontage on Idlewild Road in those areas where the fence would not conflict with an existing tree in the Tree Preservation Areas, and provided that the installation of the fence would not cause the removal of an existing tree in the Tree Preservation Areas. The fence may enclose the area shown on Sheet RZ1.00 of the Rezoning Plan is an image of the optional fence with columns. In the event that a fence is installed, the fence shall be designed and constructed so that it is substantially similar in appearance to the image set out on Sheet RZ1.00 of the Rezoning Plan. Notwithstanding the foregoing, changes and alterations to the fence that do not materially change the overall conceptual style, design treatment and character shall be permitted.
- LIGHTING
 - Outdoor lighting fixtures installed on the Rezoning Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.
- BARN
 - A red barn is currently located on the Rezoning Site. If requested by the Town of Matthews, Applicant shall donate the red barn to the Town of Matthews for the Town of Matthews' use on a parcel of land chosen by the Town of Matthews. If the red barn is donated to the Town of Matthews, Applicant shall not be responsible for the cost and expenses relating to the relocation of the red barn from the Rezoning Site to the parcel of land chosen by the Town of Matthews.
- REQUESTED WAIVERS/PUBLIC IMPROVEMENT VARIANCES
 - To allow the connectivity index produced by the site layout depicted on the Rezoning Plan, Applicant requests a reduction of the connectivity index requirements of Section 155.701.C.4.c. of the Ordinance due to the impediments to connectivity. The impediments to connectivity include Irwins Creek, the adjacent Idlewild Road Park, the adjacent greenway, the adjacent fully developed residential community and environmental constraints.
 - To allow the cul-de-sacs depicted on the Rezoning Plan, Applicant requests a waiver of or a variance from the cul-de-sac requirements of Section 155.701.C.4.d. of the Ordinance due to environmental constraints.
 - To eliminate the requirement to construct curb and gutter along the Rezoning Site's frontage on Idlewild Road, Applicant requests a waiver or a variance.
- BINDING EFFECT OF THE REZONING APPLICATION
 - If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Rezoning 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 Rezoning Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Rezoning Site from time to time who may be involved in any future development thereof.



MODIFIED 06-03-2016

GREYSTONE REV 04-30-2015

ELEVATIONS SHOWN ARE ARTISTS CONCEPTS. FLOOR PLANS MAY VARY BY ELEVATION. ROOM SIZES ARE APPROXIMATE. BUILDER RESERVES THE RIGHT TO CHANGE PRICE, PLAN OR SPECIFICATIONS WITHOUT NOTICE OR OBLIGATION.



2017-661
6/28/2017

SUPERCEDED

ELEVATION 'B'
3330 HSF



ELEVATION 'A'
3330 HSF



THE GREYSTONE

BONTERRA VILLAGE

MASTER UP, 3330 HSF. 4 - 6 BEDS, 3.5 - 5 BATHS, BONUS ROOM



BONTERRA BUILDERS



ELEVATION 'B'
3330 HSF

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GREYSTONE REV 04-30-2015

MODIFIED 06-03-2016





MODIFIED 06-23-2016

CALLAWAY II REV 04-07-2015

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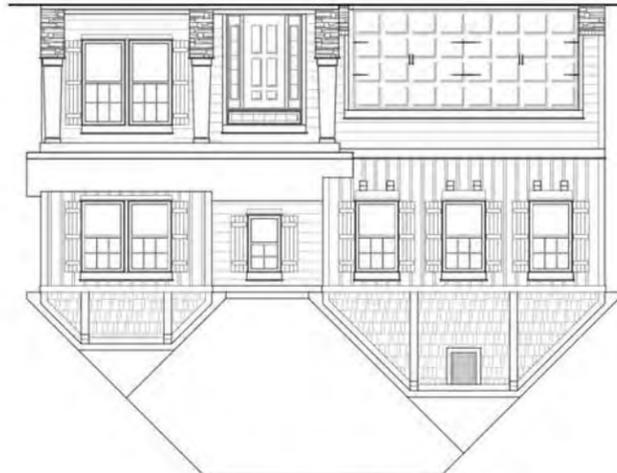
2017-661
6/28/2017

SUPERCEDED

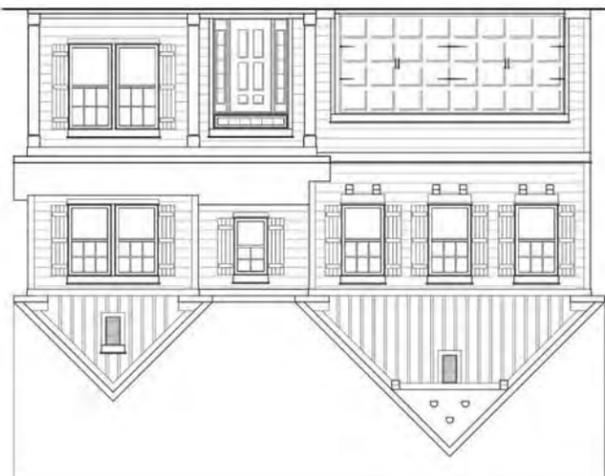
ELEVATION 'S'
3107 HSF



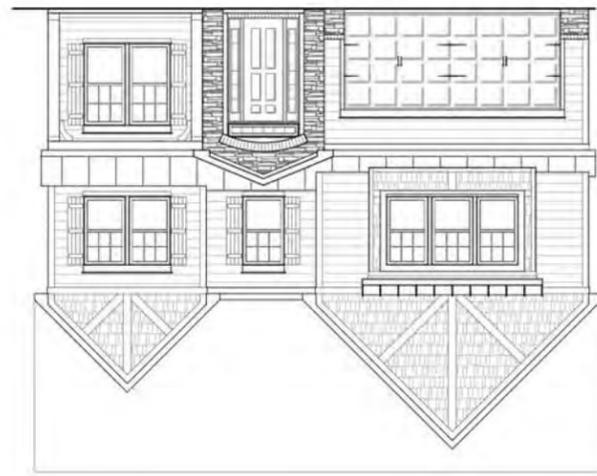
ELEVATION 'R'
3107 HSF



ELEVATION 'Q'
3107 HSF



ELEVATION 'P'
3121 HSF



THE CALLAWAY II

BONTERRA VILLAGE

MASTER UP, 3107 - 3121 HSF. 4 - 5 BEDS, 2.5 - 3 BATHS, BONUS ROOM



BONTERRA BUILDERS



ELEVATION 'R'
3107 HSF

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CALLAWAY II REV 04-07-2015

MODIFIED 06-23-2016



EQUAL HOUSING
OPPORTUNITY

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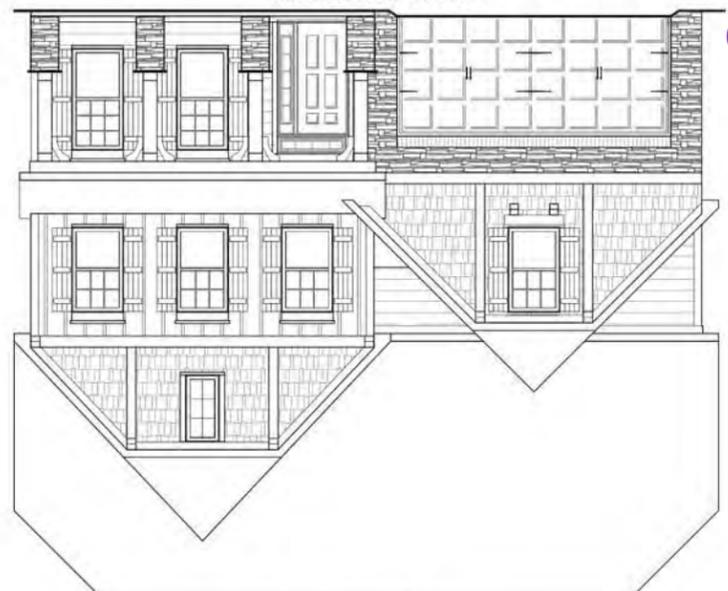


ELEVATION 'D'
2858 HSF

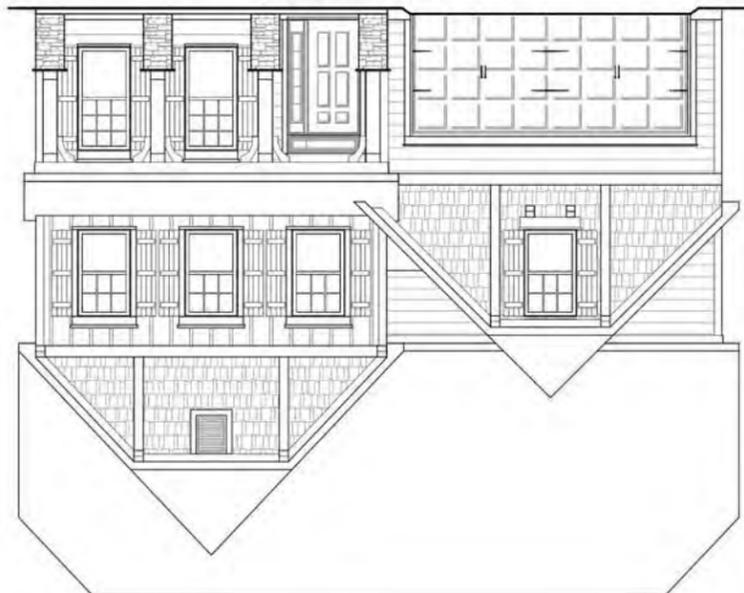


ELEVATION 'C' **SUPERCEDED**
2837 HSF

2017-661
6/28/2017



ELEVATION 'B'
2837 HSF



ELEVATION 'A'
2837 HSF



THE GIBSON

MCADENVILLE

MASTER UP, 2837 - 2858 HSF. 4 - 5 BED, 3 - 4 BATHS, REC. ROOM



BONTERRA BUILDERS



ELEVATION 'C'
2837 HSF

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MODIFIED 09-21-2015

HILLCREST REV 06-05-2015

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SUPERCEDED

2017-661
6/28/2017

ELEVATION 'E'
2939 HSF



ELEVATION 'A'
2939 HSF



THE HILLCREST

McADENVILLE

MASTER DOWN, 2939 HSF. 3 - 5 BEDS, 2.5 - 4 BATHS, BONUS ROOM



BONTERRA BUILDERS



ELEVATION 'A'
2939 HSF

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HILLCREST REV 06-05-2015

MODIFIED 09-21-2015

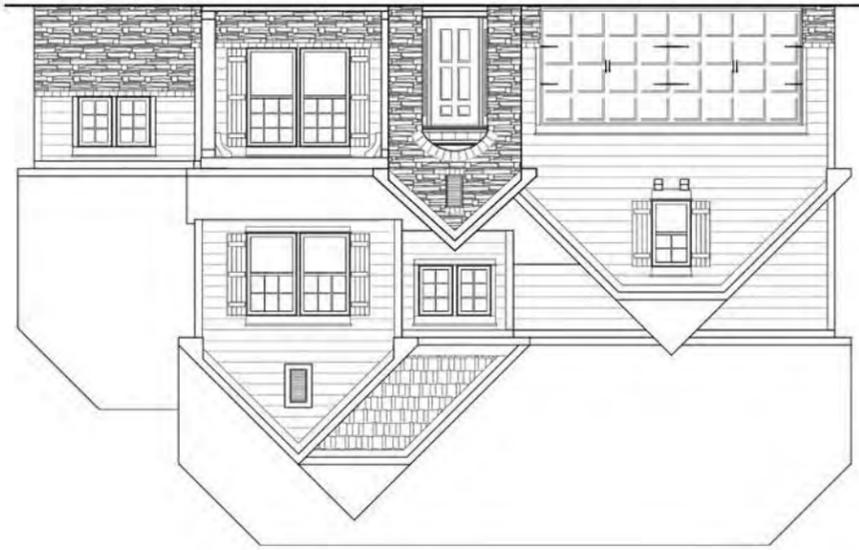




SUPERCEDED

2017-661
6/28/2017

ELEVATION 'B'
3237 HSF



ELEVATION 'A'
3237 HSF



THE MONTIBELLO

CEDARVALE FARM

MASTER DOWN, 3237 HSF. 4 BEDS, 3.5 BATHS, REC. ROOM



BONTERRA BUILDERS



ELEVATION 'A'
3237 HSF





MODIFIED 08-15-2016

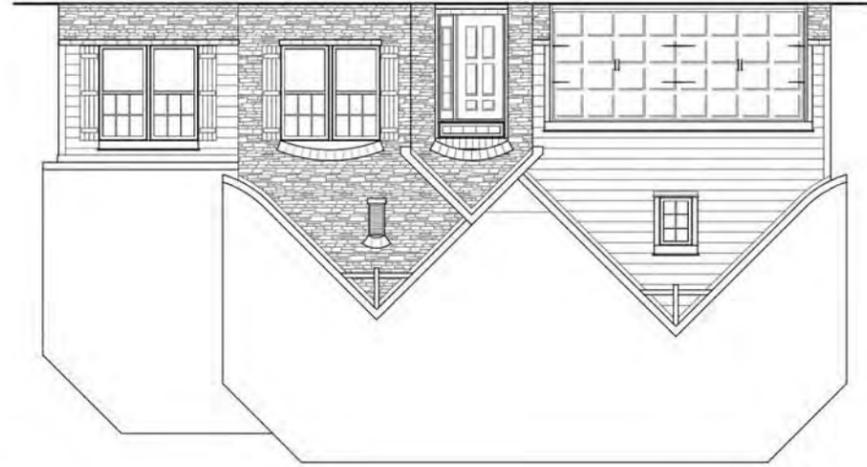
SOMERSET REV 07-09-2015

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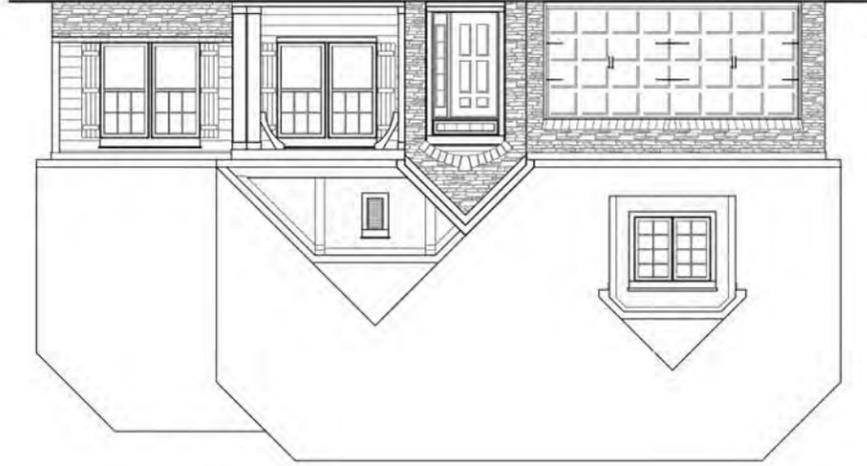


2017-661
SUPERCEDED
6/28/2017

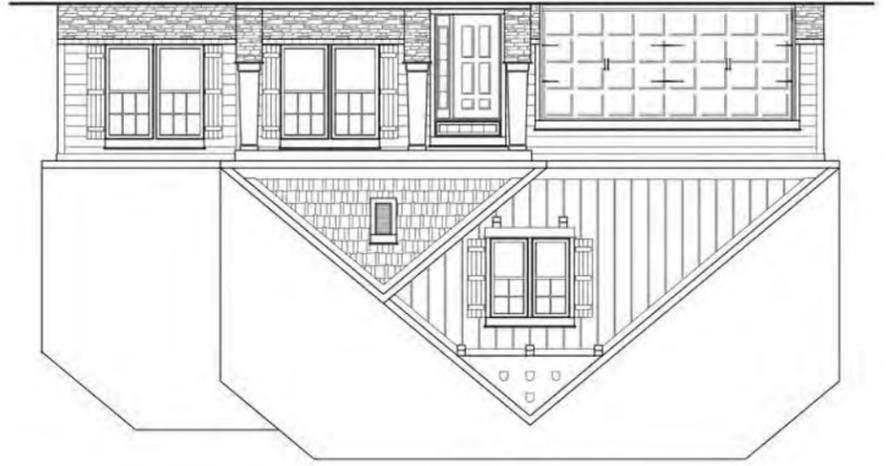
ELEVATION 'D'
2447 HSF



ELEVATION 'C'
2447 HSF



ELEVATION 'B'
2447 HSF



THE SOMERSET

CEDARVALE FARM
RANCH PLAN, 2447 HSF. 3 - 5 BEDS, 2 - 4 BATHS



BONTERRA BUILDERS



ELEVATION 'C'
2447 HSF

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SOMERSET REV 07-09-2015

MODIFIED 08-15-2016





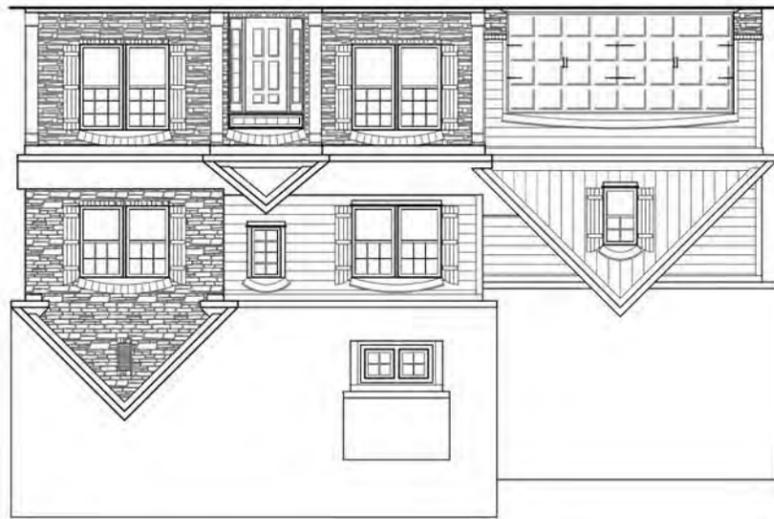
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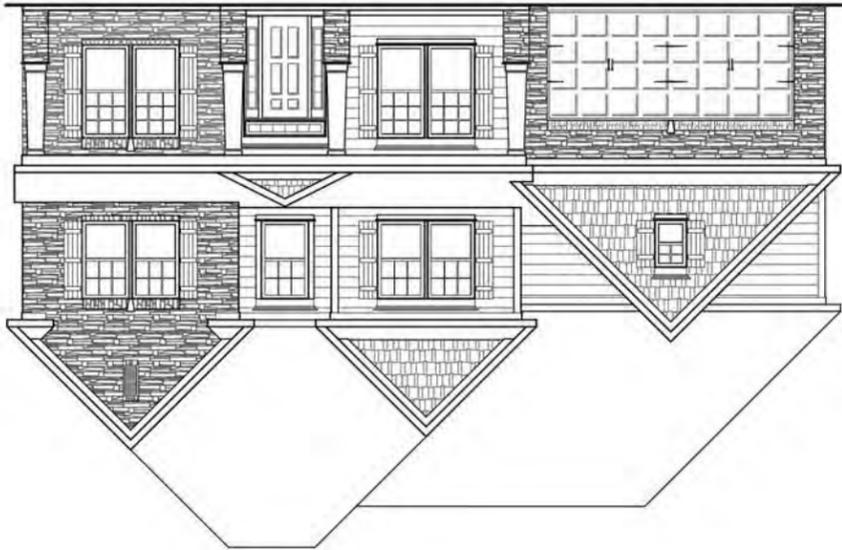
SUPERCEDED

2017-661
6/28/2017

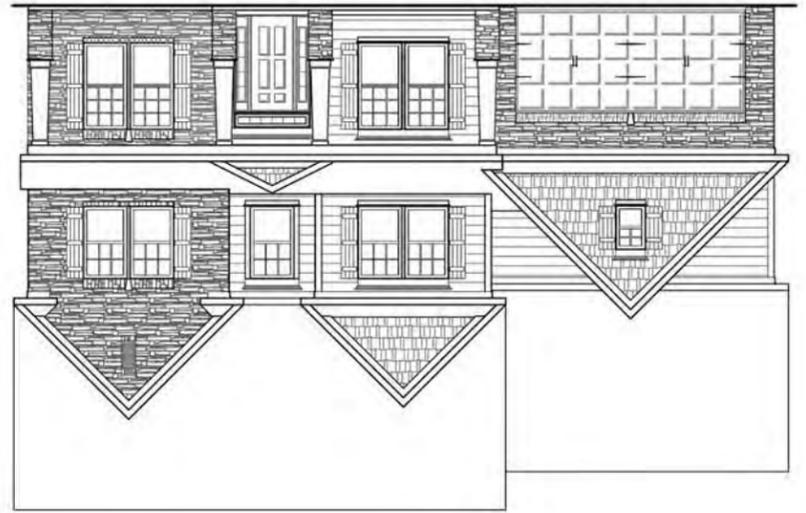
ELEVATION 'C'
3557 HSF



ELEVATION 'B'
3551 HSF



ELEVATION 'A'
3551 HSF



THE TREMONT

CEDARVALE FARM

MASTER UP, 3551 - 3557 HSF. 5 BEDS, 4.5 BATHS



BONTERRA BUILDERS



ELEVATION 'C'
3557 HSF

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MODIFIED 09-16-2016

WHITMORE REV 07-15-2015

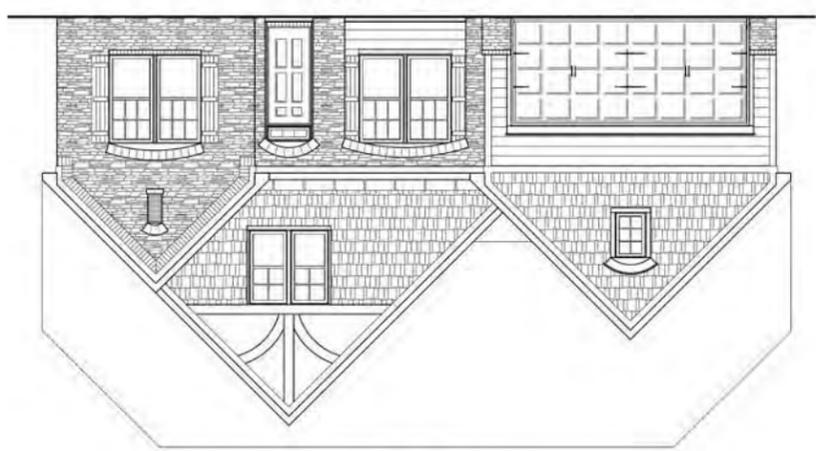
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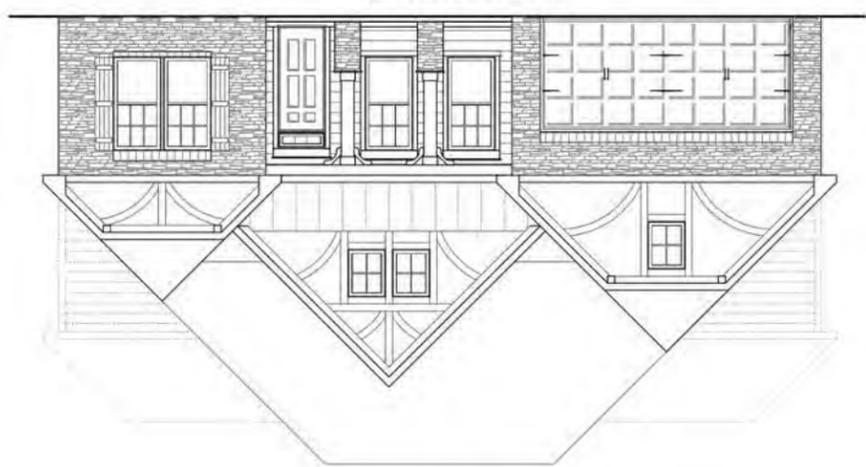
SUPERCEDED

2017-661
199-170
6/28/2017

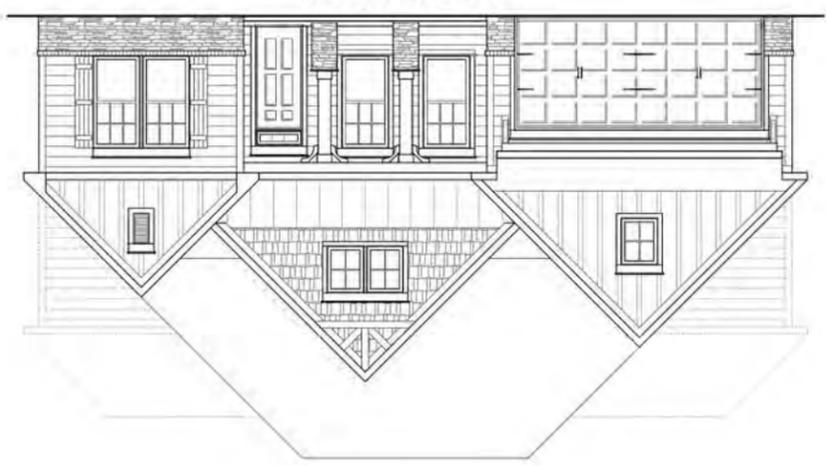
ELEVATION 'D'
2398 HSF



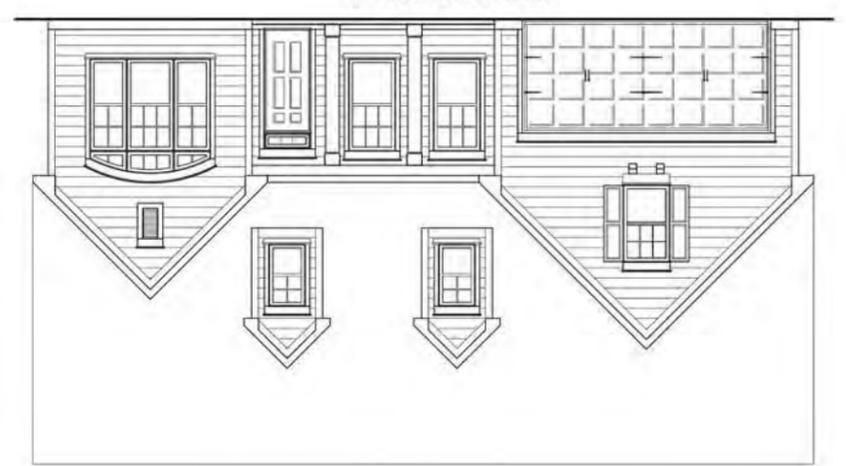
ELEVATION 'C'
2398 HSF



ELEVATION 'B'
2398 HSF



ELEVATION 'A'
2398 HSF



THE WHITMORE

CEDARVALE FARM
RANCH PLAN, 2398 HSF. 3 - 5 BEDS, 2 - 4 BATHS



BONTERRA BUILDERS



ELEVATION 'B'
2398 HSF

ELEVATIONS SHOWN ARE ARTISTS CONCEPTS. FLOOR PLANS MAY VARY BY ELEVATION. ROOM SIZES ARE APPROXIMATE. BUILDER RESERVES THE RIGHT TO CHANGE PRICE, PLAN OR SPECIFICATIONS WITHOUT NOTICE OR OBLIGATION.



WHITMORE REV 07-15-2015

MODIFIED 09-16-2016





MODIFIED 09-16-2016

WHITMORE REV 07-15-2015

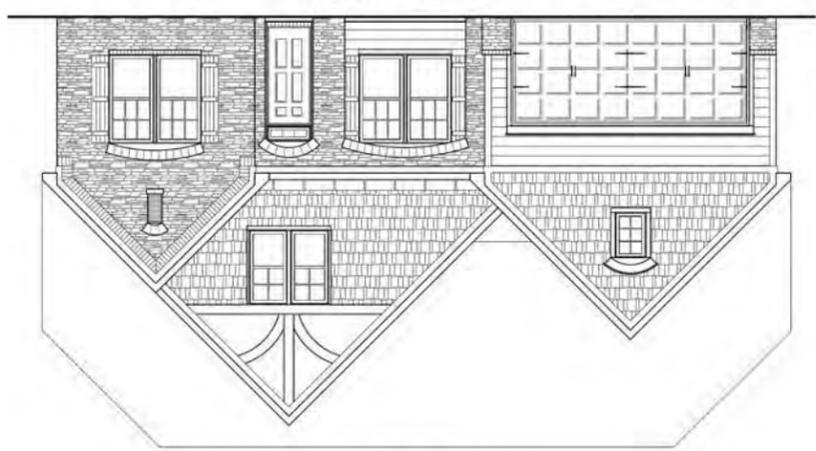
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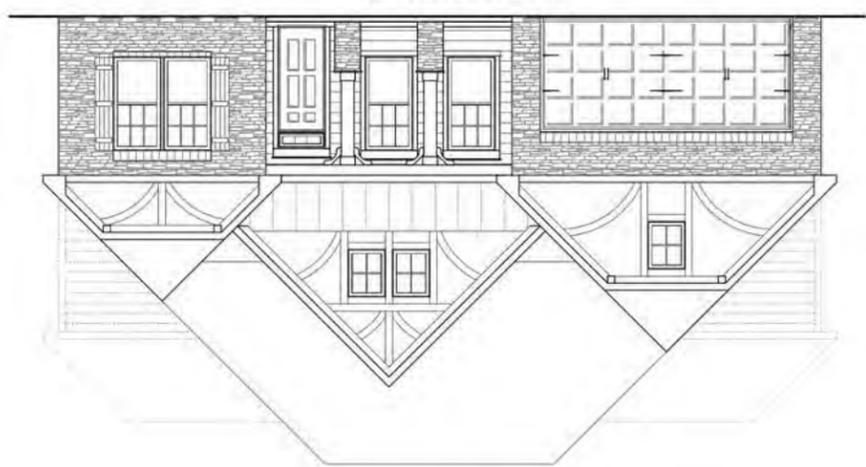
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6/28/2017

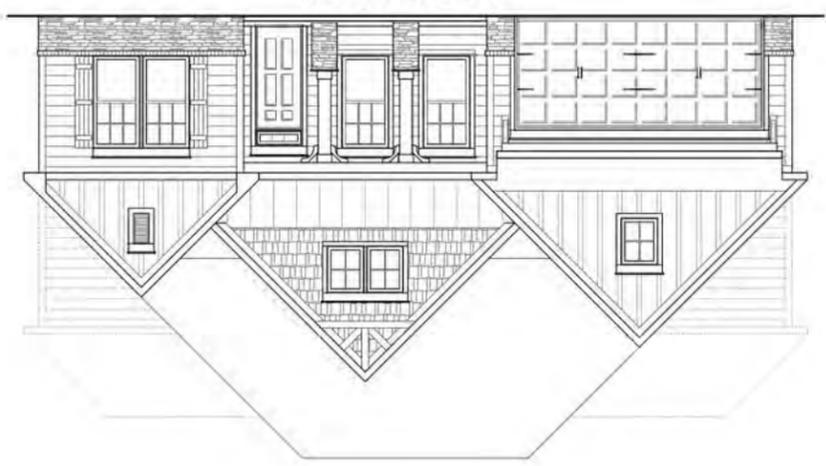
ELEVATION 'D'
2398 HSF



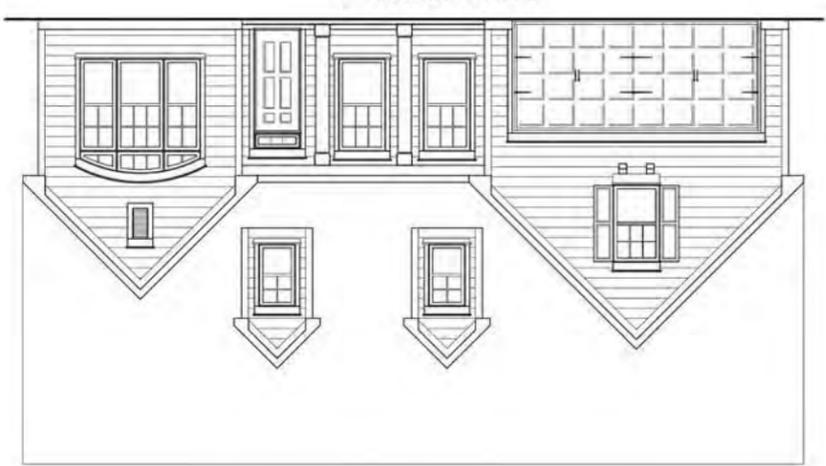
ELEVATION 'C'
2398 HSF



ELEVATION 'B'
2398 HSF



ELEVATION 'A'
2398 HSF



THE WHITMORE

CEDARVALE FARM
RANCH PLAN, 2398 HSF. 3 - 5 BEDS, 2 - 4 BATHS



BONTERRA BUILDERS



ELEVATION 'B'
2398 HSF



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SUPERCEDED

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6/28/2017

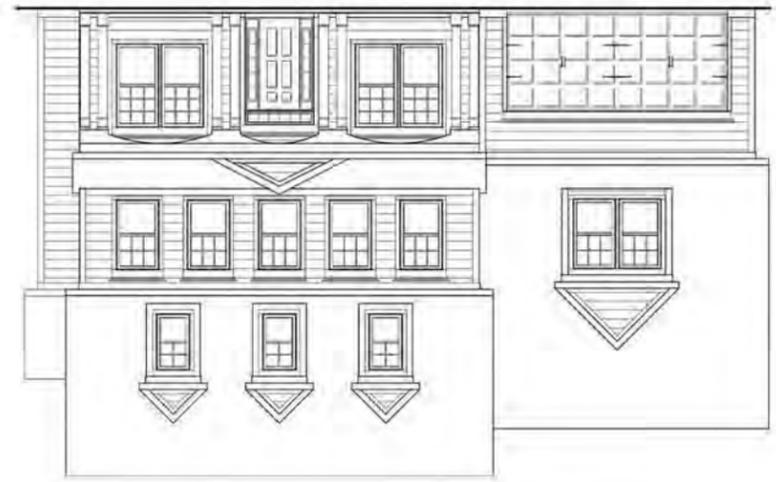
ELEVATION 'D'
3672 HSF



ELEVATION 'B'
3655 HSF



ELEVATION 'A'
3655 HSF



THE GREYSTONE II

CEDARVALE FARM

MASTER UP, 3655 - 3672 HSF. 5 - 6 BEDS, 4.5 - 5 BATHS, BONUS ROOM



BONTERRA BUILDERS



ELEVATION 'D'
3672 HSF
FULL BRICK

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SUPERCEDED

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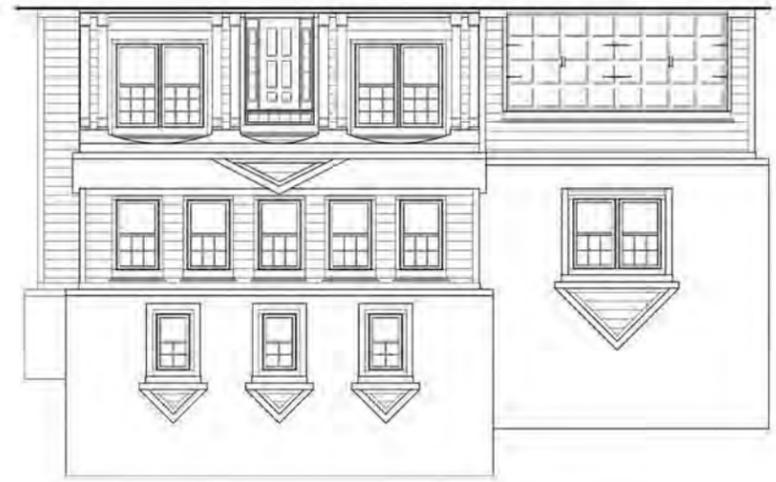
ELEVATION 'D'
3672 HSF



ELEVATION 'B'
3655 HSF



ELEVATION 'A'
3655 HSF



THE GREYSTONE II

CEDARVALE FARM

MASTER UP, 3655 - 3672 HSF. 5 - 6 BEDS, 4.5 - 5 BATHS, BONUS ROOM



BONTERRA BUILDERS



ELEVATION 'D'
3672 HSF
FULL BRICK

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Entrance Will Have Distinctive, Rustic 'Retreat' Style Monuments



Representative Styles – Similar To Features Planned At Entry

DEVELOPMENT STANDARDS

~~May 31,~~June 28, 2017

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Land Investment Resources, LLC (“Applicant”) for an approximately 13.11 acre site located on the west side of Idlewild Road, just north of the intersection of Idlewild Road and Kale Lane, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the “Rezoning Site”). The Rezoning Site is comprised of a portion of Tax Parcel No. 193-161-10. The Rezoning Site, those portions of Tax Parcel No. 193-161-10 that are not subject to this Rezoning Application and the adjacent parcel of land designated as Tax Parcel No. 193-452-98 ~~may~~will be combined into a single, unified single family residential development.
- B. The development and use of the Rezoning 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”). Subject to the requested waivers/variances set out below in Section 13, the regulations established under the Ordinance for the R-VS zoning district shall govern the use and development of the Rezoning 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 Rezoning 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

- A. The Rezoning Site may only be devoted to a residential community containing a maximum of 29 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 Rezoning Site shall comply with the dimensional standards of the R-VS zoning district set out in Section 155.604.4.B. of the Ordinance and the dimensional standards set out in the Site Data table.
- B. The required setback is defined as the minimum distance required between a street line and the front building line of a principal building or structure, projected to the side lot lines of the lot. The minimum required setback shall be 20 feet.

- C. The established setback may vary, so that the front building lines of the one-family detached dwelling units may be staggered at the option of Applicant.
- D. The minimum lot area shall be 9,000 square feet.
- E. 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.
- F. Excepting Lots 19, 20 and 21, which shall each have a minimum rear yard of 55 feet as depicted on the Rezoning Plan, the minimum rear yard shall be 30 feet.
- G. The minimum side yard shall be as provided under the Ordinance, with the exception that Lots 1 and 29 shall have a minimum side yard of 45 feet adjacent to Idlewild Road as depicted on the Rezoning Plan.

4. TRANSPORTATION

- 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 final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews and/or the North Carolina Department of Transportation (“NCDOT”).
- B. Prior to the issuance of the first certificate of occupancy for a new one-family detached dwelling unit to be constructed on the Rezoning Site, Applicant shall dedicate and convey to NCDOT (subject to a reservation for any necessary utility easements) those portions of the Rezoning Site immediately adjacent to Idlewild Road as required to provide right of way measuring 50 feet from the existing centerline of Idlewild Road, to the extent that such right of way does not already exist.

5. STREETSCAPE TREATMENT

- A. ~~Pursuant to Section 155.606.6 of the Ordinance, the required~~ The Rezoning Site’s frontage on Idlewild Road shall meet the side and rear yard perimeter screening ~~shall be installed~~ requirements of Section 155.606.6 of the Ordinance. Existing trees to be preserved along the Rezoning Site’s frontage on Idlewild Road ~~as depicted on the Rezoning Plan~~ may be utilized to meet the screening requirements, and supplemental landscaping materials may be installed to meet the screening requirements.

6. ~~TREE PROTECTION~~ PRESERVATION AREAS/ DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS/HAWK CERTIFICATION

- A. The existing trees located within those portions of the Rezoning Site that are designated as Tree ~~Protection~~ Preservation Areas on the Rezoning Plan shall be preserved. ~~Supplemental trees and shrubs may be planted in the Tree Protection Areas.~~ Notwithstanding the foregoing, dead and diseased trees may be removed from ~~the Tree~~

Protection these Tree Preservation Areas. Supplemental trees and shrubs may be planted in these Tree Preservation Areas.

- B. The existing trees located within those portions of Tax Parcel No. 193-161-10 that are not part of the Rezoning Site and are designated as Tree Preservation Areas 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.
- C. The existing trees located on the adjacent parcel of land designated as Tax Parcel No. 193-452-98 shall be preserved. Tax Parcel No. 193-452-98 shall be considered to be a Tree Preservation Area. Notwithstanding the foregoing, dead and diseased trees may be removed from Tax Parcel No. 193-452-98. Supplemental trees and shrubs may be planted on Tax Parcel No. 193-452-98.
- D. Notwithstanding the terms of paragraphs 6.A. and 6.B. above, trees may be removed from the Tree Preservation Areas to accommodate the installation and maintenance of the Greenway Trail and the Neighborhood Walking Trail (as these terms are defined below).
- E. Notwithstanding the terms of paragraphs 6.A. and 6.B. above, trees may be removed from the Tree Preservation Areas located between the rear boundary lines of Lots 10, 11, 12, 13, 14, 15 and 16 and the western and northern boundary lines of Tax Parcel No. 193-161-10 to accommodate required storm water discharge improvements.
- F. The residential community to be located on the Rezoning Site shall be subject to a Declaration of Covenants, Conditions and Restrictions that will be recorded in the Mecklenburg County Registry (the "Covenants"). The Covenants shall, among other things, require the establishment of a mandatory homeowners association for the residential community.
- G. Portions of certain lots that will comprise the residential community extend into the Tree Preservation Areas as generally depicted on the Rezoning Plan. The Covenants shall require the existing trees located in the Tree Preservation Areas located on any such lots to be preserved by the relevant lot owners.
- H. The Tree Preservation Areas shall be designated as such on the plat(s) to be recorded for this residential community.
- I. To the extent that fertilizer is used within this residential community, the Covenants shall provide that only organic fertilizers may be utilized.
- J. Applicant shall obtain Habitat and Wildlife Keepers (HAWK) Certification for those portions of the Tree Protection Areas that are located between the rear boundary lines of Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 and the western and northern boundary lines of Tax Parcel No. 193-161-10, and for Tax Parcel No. 193-452-98.

7. ARCHITECTURAL STANDARDS

- A. The maximum height of any one-family detached dwelling unit constructed on the Rezoning Site shall be 35 feet.
- B. A minimum of ~~68~~ lots shall contain a one-family detached dwelling unit with a side loaded garage.
- C. 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 Rezoning 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 Rezoning Site. Accordingly, each one-family detached dwelling unit to be constructed on the Rezoning 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 Rezoning Site that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.
- D. Applicant may subsequently propose additional conceptual, schematic images of the front elevations of the one-family detached dwelling units to be constructed on the Rezoning 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.
- E. The primary exterior building materials for the one-family detached dwelling units to be constructed on the Rezoning Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, and cementitious siding.
- F. 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 Rezoning Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

8. GREENWAY ~~EASEMENT~~DEDICATION/INTERNAL TRAILS/OFF-SITE TRAIL TO IDLEWILD PARK

- A. Subject to the approval of the Town of Matthews, Mecklenburg County and any other governmental agencies and prior to the issuance of the first certificate of occupancy for a

new one-family detached dwelling unit to be constructed on the Rezoning Site, Applicant shall dedicate and convey to Mecklenburg County a 20 foot wide ~~easement for a pedestrian~~ portion of the Rezoning Site and a 20 foot wide portion of that portion of Tax Parcel No. 193-161-10 that is not part of the Rezoning Site (the "Greenway Trail Area") for a pedestrian trail connection to the future Irwins Creek greenway trail in the location generally depicted on the Rezoning Plan ~~(the "Greenway Easement")~~. The western terminus of the Greenway ~~Easement~~ Trail Area shall be the western boundary line of Tax Parcel No. 193-161-10. The actual location of the Greenway ~~Easement~~ Trail Area is subject to modifications during the design review and permitting process.

- B. Applicant shall construct and install within the Greenway ~~Easement~~ Trail Area a minimum 10 foot wide pervious surface trail (the "Greenway Trail") as generally depicted on the Rezoning Plan.
- C. Applicant shall construct and install a minimum 5 foot wide neighborhood walking trail within the Rezoning Site and a portion of Tax Parcel No. 193-161-10 that is not located within the Rezoning Site as generally depicted on the Rezoning Plan ~~—The minimum 5-foot wide neighborhood walking trail~~ (the "Neighborhood Walking Trail"). The Neighborhood Walking Trail shall be constructed of a pervious surface, and the actual location of the ~~minimum 5-foot wide neighborhood walking trail~~ Neighborhood Walking Trail is subject to modifications during the design review and permitting process.
- D. Subject to the approval of the Town of Matthews, Mecklenburg County and any other governmental agencies and prior to the issuance of the first certificate of occupancy for a new one-family detached dwelling unit to be constructed on the Rezoning Site, Applicant shall construct and install a minimum 5 foot wide pervious surface trail on the adjacent Tax Parcel No. 193-161-04 that is owned by Mecklenburg County that will provide a pedestrian connection from Idlewild Road to the existing trail located in Idlewild Road Regional Park (the "Park Connection Trail"). The general location and length of the Park Connection Trail is depicted on Sheet RZ2.00 of the Rezoning Plan. If Applicant cannot obtain all required approvals and permits for the Park Connection Trail, Applicant shall not be required to construct the Park Connection Trail.

9. SIGNS

- A. All signs installed on the Rezoning Site shall comply with the requirements of the Ordinance.

10. ENTRANCE MONUMENTS/STREET FRONTAGE FENCE

- A. Applicant shall install a monument on each side of the vehicular access into the Rezoning Site in the locations generally depicted on the Rezoning Plan (the "Entrance Monument"). The actual location of each Entrance Monument is subject to minor modifications during the design review and permitting process.

- B. Attached to the Rezoning Plan are several images of entrance monuments that are intended to depict the general conceptual style, design treatment and character of each Entrance Monument to be constructed on the Rezoning Site. Accordingly, each Entrance Monument shall be designed and constructed so that it is substantially similar in appearance to one of the attached images. Notwithstanding the foregoing, changes and alterations to each Entrance Monument that do not materially change the overall conceptual style, design treatment and character shall be permitted.

- C. Applicant ~~shall~~may, at its option, install a fence with columns along the Rezoning Site's frontage on Idlewild Road ~~as generally depicted on the Rezoning Plan. Attached to the Rezoning Plan are several images of fences with columns that are intended to depict the general conceptual style, design treatment and character of the fence. Accordingly~~in those areas where the fence would not conflict with an existing tree in the Tree Preservation Areas, and provided that the installation of the fence would not cause the removal of an existing tree in the Tree Preservation Areas. The fence may meander to save existing trees. Set out on Sheet RZ1.00 of the Rezoning Plan is an image of the optional fence with columns. In the event that a fence is installed, the fence shall be designed and constructed so that it is substantially similar in appearance to ~~one~~the image set out on Sheet RZ1.00 of the ~~attached images~~Rezoning Plan. Notwithstanding the foregoing, changes and alterations to the fence that do not materially change the overall conceptual style, design treatment and character shall be permitted.

11. LIGHTING

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

12. BARN

- A. A red barn is currently located on the Rezoning Site. If requested by the Town of Matthews, Applicant shall donate the red barn to the Town of Matthews for the Town of Matthews' use on a parcel of land chosen by the Town of Matthews. If the red barn is donated to the Town of Matthews, Applicant shall not be responsible for the cost and expenses relating to the relocation of the red barn from the Rezoning Site to the parcel of land chosen by the Town of Matthews.

13. REQUESTED WAIVERS/PUBLIC IMPROVEMENT VARIANCES

- A. To allow the connectivity index produced by the site layout depicted on the Rezoning Plan, Applicant requests a reduction of the connectivity index requirements of Section 155.701.C.4.c. of the Ordinance due the impediments to connectivity. The impediments to connectivity include ~~Irvin~~Irvins Creek, the adjacent Idlewild Road Park, the adjacent greenway, the adjacent fully developed residential community and environmental constraints.

- B. To allow the cul-de-sacs depicted on the Rezoning Plan, Applicant requests a waiver of or a variance from the cul-de-sac requirements of Section 155.701.C.4.d. of the Ordinance due to environmental constraints.
- C. To eliminate the requirement to construct curb and gutter along the Rezoning Site's frontage on Idlewild Road, [Applicant requests a waiver or a variance.](#)

14. BINDING EFFECT OF THE REZONING APPLICATION

- A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Rezoning 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 Rezoning 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 Rezoning Site from time to time who may be involved in any future development thereof.

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