DEVELOPMENT STANDARDS
June 27, 2021

11. Zoning

A. The Planning shall satisfy the Ordinance’s requirement to provide a 30% Tree Canopy through a combination of preserved trees and new plantings as shown on the Zoning Plan.

11.2. Architectural Controls

A. Set out in Exhibit 11 are architectural guidelines that are intended to guide the placement of new residential units and the materials used in the new construction of the one-story detached single-family dwellings proposed to be developed on the site. Accordingly, the first floor elevation of the one-story detached single-family dwellings proposed to be developed on the site shall be designed and constructed as they are shown in the architectural guidelines (Exhibit 11) in the context of the architectural style, character, and context.

B. The permitted exterior building materials for one-story detached single-family dwellings shall be brick, brick veneer, stucco, and/or stucco with brick and brick veneer and tile and brick and tile and brick and metal, provided, however, that brick may be utilized on the side and exterior walls and brick and metal may be utilized. Vinyl siding and exterior accent features are permitted.

C. The clubhouse building shall be compatible in appearance and quality to the one-story detached single-family dwellings through the use similar building materials, colors, architectural features and styles. The permitted exterior building materials for the clubhouse building shall be brick, brick veneer, stucco, and/or stucco with brick and brick veneer, and tile and brick and tile and brick and metal. Exterior finish materials may be utilized. Vinyl siding and other exterior accent features are permitted.

D. The lighting shall be compatible in appearance and quality to the one-story detached single-family dwellings. The lighting fixtures shall be fully supported and shielded. The illumination, decoratively designed, will be such that no part of the building, tree, or statue, etc., will reflect in any way upon the face or eyes of the observer. The illumination will be such as to prevent the glare of light from entering the windows of nearby buildings or from disturbing the lighting conditions of the vicinity.

E. Any other light fixtures that may be installed on the building shall be inoffensive and shall not generate glare or create discomfort.

F. The exterior lights shall be of the type or color utilized on the one-story detached single-family dwellings.

G. All the light shall be arranged to provide sufficient lighting for parking and exterior areas.

H. The Planning shall satisfy the Ordinance’s requirement to provide a 30% Tree Canopy through a combination of preserved trees and new plantings as shown on the Zoning Plan.

H. Architectural Controls

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H. The Planning shall satisfy the Ordinance’s requirement to provide a 30% Tree Canopy through a combination of preserved trees and new plantings as shown on the Zoning Plan.
CALCULATION OF TREE CANOPY AREAS

TL0: U = NLD

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Land Disturbance</td>
<td>0.0133</td>
</tr>
<tr>
<td>NLD: NLD X 25% = NLTIC</td>
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</tbody>
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U:

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>All utility easements, road right-of-way or other area allowed to be excluded**</td>
<td></td>
</tr>
<tr>
<td>N/D: Net Land Disturbance Area</td>
<td></td>
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</tbody>
</table>

N/TIC: Required Trees Canopy

CALCULATION OF (U)

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (acres)</th>
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</thead>
<tbody>
<tr>
<td>Powerline Easement</td>
<td>0.0126</td>
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<tr>
<td>Street Right-of-Way</td>
<td>0.1387</td>
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<tr>
<td>Stormwater Facilities</td>
<td>0.0874</td>
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<tr>
<td>Existing Ponds</td>
<td>0.0167</td>
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<tr>
<td>Existing Stream</td>
<td>0.0056</td>
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U:

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (acres)</th>
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</thead>
<tbody>
<tr>
<td>All area required</td>
<td>0.3031</td>
</tr>
</tbody>
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BASELINE SITE CALCULATIONS

TL0: 0.0133 acres

<table>
<thead>
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<th>Area (acres)</th>
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</thead>
<tbody>
<tr>
<td>U: (1) 0.3031 acres</td>
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</tbody>
</table>

N/D: 0.0014 acres

RTIC: 0.0136 acres Required

TOTAL TREE CANOPY CALCULATIONS

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preserved Tree Canopy**</td>
<td>0.0036</td>
</tr>
<tr>
<td>Landscape Area Tree Canopy**</td>
<td>0.0077</td>
</tr>
<tr>
<td>Street Trees Provided (400 Trees)**</td>
<td>0.0136</td>
</tr>
<tr>
<td>Total Tree Canopy</td>
<td>0.0246 (54%)</td>
</tr>
</tbody>
</table>

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* NET ACREAGE AS DEFINED FOR TREE CANOPY CALCULATIONS:

Dedicated right-of-way, to include right-of-way, areas under facilities and easements that do not incorporate trees.

** Utility easements and street rights-of-way, other than street right-of-way, areas required to be preserved from the final property line below the street right-of-way, areas required to be preserved from the final property line below the street right-of-way.

***ootball field

[Tree Save Exhibit]
1900 McKee Road
Rezoning Application
Standard Pacific
Matthews, North Carolina

03.28.13

1012317

1"=200'

RZ-2

Conceptual Site Plan

Neighborhood Street Section, TYP.

Section A-A
Scale: 1"=10'

McKee Road Street Section.

Section C-C
Scale: 1"=10'

Landscape Area Section, TYP.

Section B-B
Scale: 1"=10'

SITE INFORMATION
PROPERTY OWNERS: CIO CHUCK BUTTLE
PNC BANK, N.A.
1600 E. 9TH ST., MKE. CODE 63-173-22-1
CLEVELAND, OH 44114

TAX PARCELS: 22780103 (a portion of), 22780102, 22780111, 22780112,
22780111

SITE TABULATION
TOTAL SITE ACREAGE: 8,80.77 AC.
- R95: 880.42 AC.
- INNOVATIVE ACREAGE: 48.04 AC.
- R20 (CD): 80.66 AC.
EXISTING ZONING: R1
PROPOSED ZONING: RUS Innovative: R20 (CD)
NUMBER OF LOTS: 210
DENSITY: 2.95 units
Minimum Lot Area Required: 1,500 SF
Min. Lot Width: 40
Min. Side Yard: 15'
Min. Rear Yard: 30'
Min. Unobstructed Open Space: 30%
Max. Height: 35'

DISTANCE Diese Line Provided: 30% (10,15 acres)
Tree Save Provided (based on Net Acreage*): 30% (10,40 acres)
Net Acreage*: 55.48 acres

* SITE ACREAGE DEFINITION FOR TREE SAVE CALCULATIONS

** SITE ACREAGE DEFINITION FOR SITE ACREAGE

\[ \text{Total Site Acreage} = \text{R95 Acreage} + \text{Innovative Acreage} + \text{R20 (CD) Acreage} \]

\[ \text{Minimum Lot Area} = 1,500 \text{ SF} \]

\[ \text{Minimum Lot Width} = 40 \text{ ft} \]

\[ \text{Minimum Side Yard} = 15 \text{ ft} \]

\[ \text{Minimum Rear Yard} = 30 \text{ ft} \]

\[ \text{Minimum Unobstructed Open Space} = 30\% \]

\[ \text{Maximum Height} = 35 \text{ ft} \]

\[ \text{Distance Diese Line Provided} = 30\% (10,15 acres) \]

\[ \text{Tree Save Provided} (\text{based on Net Acreage}*) = 30\% (10,40 acres) \]

\[ \text{Net Acreage*} = 55.48 acres \]
   a. These Development Standards form a part of the Rezoning Plan (the "Rezoning Plan") and the Rezoning Plan is issued by Standard Pacific Homes (the "Petitioner") to an area of approximately 140 acres which are bounded by McKee Road to the South, the Fincher property to the west, the eastern boundary of the CMUD sanitary sewer easement to the east, and a future access dedication area to the north. The Petitioner proposes to rezone this portion of the Site to the R-VS zoning district.

   b. The Petitioner requests modifications to the R-VS development standards as set out below and shall be subject to approvals by the Town of Matthews Planning Staff.

   1. Maximum Density
   a. A maximum of 210 one-family detached dwelling units and accessory uses that are clearly incidental and related to such dwellings and to any accessory uses that are clearly incidental and related to such dwellings and to any accessory uses that are clearly incidental and related to such dwellings and to any accessory uses that are clearly incidental and related to such dwellings and to any accessory uses that are clearly incidental and related to such dwellings and to any accessory uses that are clearly incidental and related to such dwellings and to any accessory uses that are clearly incidental and related to such dwellings and to any accessory uses that are clearly incidental and related to such dwellings and to any accessory uses that are clearly incidental and related to such dwellings and to any accessory uses that are clearly incidental and related to such dwellings and to any accessory uses that are clearly incidental and related to such dwellings and to any accessory uses that 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CALCULATION OF TREE CANOPY AREAS

<table>
<thead>
<tr>
<th>TLO</th>
<th>U = NLD</th>
<th>NLD X 0.25% = RTTC</th>
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</thead>
<tbody>
<tr>
<td>TLO</td>
<td>1900.77</td>
<td>1012.39</td>
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</tbody>
</table>

Baseline Site Calculations:

<table>
<thead>
<tr>
<th>TLO</th>
<th>1900.77</th>
<th>U = 1012.39</th>
</tr>
</thead>
</table>

RTTC = 1012.39 acres

Total Tree Canopy Calculations:

Preserved Tree Canopy:
- 145 acres

Land Area Tree Canopy:
- 145 acres

Total Tree Canopy:
- 145 acres (31.6%)
Summary:

1900 McKee Road
Rezoning Application
Standard Pacific  Matthews, North Carolina

03.28.13
1012317
NTS
RZ-5 Conceptual Architectural Elevations

NOTES:

Renderings are for concept purposes only. Typical building front elevations for proposed development. See additional notes, Sheet RZ-5 Development Standards, page 12.