

Location:	Matthews School Rd.
Parcel No.	215-032-14 & 215-032-15
Owner:	Habitat for Humanity Matthews
Agent:	Ann Pilkington
Current Zoning:	R-VS (Innovative)
Proposed Zoning:	R-VS
Existing Use:	Vacant with two homes under construction
Proposed Use:	Single Family Residential
Community Meeting:	Occurred February 24, 2014

Summary of Request

The applicant requests a change in conditions to the R-VS Innovative zoning approved by the Town Board in March 2013 to allow for the following:

1. Change from zero and 10 ft. to 6 ft. and 8 ft. side yards
2. Reduce landscape area to the northeast portion of the development from 15 ft. to 10 ft. and add a privacy fence.
3. Shift lot lines for proposed lots 1, 2, and 3.
4. Shift building envelopes for all the proposed lots to accommodate new proposed side yards
5. Change double head-in driveway to single head-in drive.
6. Add gravel sidewalk from rear of drive to rear door.
7. The innovative provision that is proposed to change is the elimination of the zero lot line.

Staff Recommendations

All house plans to be determined before decision whether previous or new; reconsider driveways; require PCO compliance to be determined prior to decision; recommend approval on after these unresolved issues are handled.

The proposed change in conditions meets the minimum standards established for the R-VS conditional district; however, the original rezoning previously approved by the Town Board offered a more diverse and innovative approach that better represents the purpose and intent of the R-VS conditional district.

Planning Staff Review

Background and History

The property is part of the greater Sunrise Crossing neighborhood, a Habitat for Humanity of Matthews Community. The subdivision was created to afford home ownership opportunities to low and moderate incomes families. The applicant rezoned the property to RVS in order to yield a higher density than the previous R-12 zoning allowed therefore allowing Habitat the ability to create two additional building lots.

Prior to final plat approval, Habitat for Humanity obtained two single family building permits, one for each of the 2 existing parcels. Following a framing inspection, Mecklenburg County Building Inspections informed Habitat that the house under construction on lot three was in violation with the North Carolina Building Code because it had windows on the wall along the zero lot line. Furthermore, the Matthews Zoning Ordinance does not allow for windows along a wall that fronts a zero lot line.

Habitat is requesting these changes in conditions to remedy both the violation with the North Carolina Building Code and the violation of the Matthews Zoning Ordinance.

Details of Proposed Subdivision

The site consists of two vacant wooded parcels with a combined acreage of 1.537 acres. The subdivision plan depicts the property being divided into seven (7) separate lots of approximately 155 ft. in depth after right-of-way dedication and approximately +/- 55 ft. in width. As required, they are also dedicating an additional 10 ft. to the existing right-of-way for the construction of a sidewalk and planting strip.

Summary of Proposed Conditions

There are no new conditions being added.

Outstanding Issues / Staff Comments

1. The double head-in parking originally proposed would not feasibly accommodate two vehicles side by side so Habitat has eliminated that concept and reverted to a single head-in driveway that will accommodate one vehicle behind another. Staff would like to see Habitat revisit the original concept of a double head in parking arrangement and engineer the parking arrangement to accommodate two vehicles side by side.

2. There are currently two homes under construction (lots 1 and 3) that have windows on all four sides. In order to be as consistent with the original approval, Staff has asked Habitat if they have any floor plans that will accommodate the provision for zero lot line development that can be applied to lots 4, 5, 6, and 7.
3. The expected amount of impervious surface is so close to 24% that compliance to the PCO may be required. If so, storm water facilities will be necessary and must be designed into the site layout.

Consistency with Adopted Plans and Policies and Town Vision Statements

The original rezoning was consistent with the Matthews Land Use Plan by creating a Residential Varied Style district (R-VS) to accommodate demand for higher-density, single-family housing options

The R-VS district is an ideal development opportunity for land that presents environmental challenges for development, such as difficult terrain, unusual parcel shape and close proximity to heavily used roadways. R-VS infill and redevelopment opportunities are encouraged on established, residentially zoned land, so long as the development complements the existing character of its surroundings.

Impact Analysis

The impacts associated with the cost of services typically involve 2 police officers per one thousand residents, 22 acres of park land per one thousand residents, and \$200 per housing unit for garbage collection. Since the proposed subdivision only consists of 7 housing units, the cost of service from for the Town would be \$1,400 for garbage collection.

Projected Financial Impact

The current combined tax value for both parcels is \$101,400 which generates approximately \$309 to the Town in property tax. The average tax value of existing homes in the completed Sunrise Crossing subdivision is approximately \$78,500. Assuming the homes in the proposed Sunrise Crossing II subdivision will yield similar tax values, it is estimated that the new development would generate approximately \$1,675 in property taxes.

Reports from Town Departments and County Agencies

Matthews Police

Memo Attached

Matthews Fire

Memo Attached

Public Works

Public Works has only one comment on these plans:

Note #16- CJ did a rough calculation and they are very close to the 20,000 sq. ft. limit on impervious area that would trigger detention, etc. They need to make sure that they stay under the 20,000 limit, if this is approved, or they will again need to submit new plans.

Matthews Parks and Recreation

Memo Attached

Charlotte Mecklenburg Schools

The construction of 7 homes will not have a significant impact on CMS schools

PCO Concept Plan Approval Required?

No PCO is required unless the impervious exceeds 24%.

Charlotte Area Transit

There are no transit stops adjacent to the site or nearby.

MEMORANDUM

TO: Jim King, AICP, Planner II / Zoning Administrator

FROM: Chief Dennis N. Green, Fire & EMS Chief

DATE: Wednesday, March 05, 2014

RE: Sunrise Crossings II Subdivision

I do not have any problems with the proposed development at this point. As with any close construction there is a concern with the type of siding material.

Rezoning – Sunrise Crossing II Subdivision

TO: Jim King, Planner II

DATE: February 25, 2014

RE: Comments on Zoning Project

FROM: Corey King, Director

In review of the re-zoning request for Sunrise Crossing II Subdivision, I do not have any comments or concerns about the project.

Memorandum

From: Chief Rob Hunter
To: Jay Camp, Town Planner
Date: February 26, 2014
Subject: Review of Proposed Site Plan

Regarding: Sunrise Crossing 2

After a complete review of the applicant and the requested location, I find / recommend the following:

- X No concerns / recommendations with proposed site / location
- Concerns / recommendations with proposed site / location (see below)

Comments:

If you have any questions, please let me know.