

APPLICATION 2016-657 STAFF REPORT
RESORT LIFESTYLE COMMUNITIES

Pre Public Hearing Staff Analysis • March 2017



Location

1700 Weddington Road, tax parcel 22729101

Ownership/Applicant

Williams Business Properties/Cameron General Contractors and Resort Lifestyle Communities

Zoning

Existing: R-15 Proposed: R-12 MF (CD) and R-15

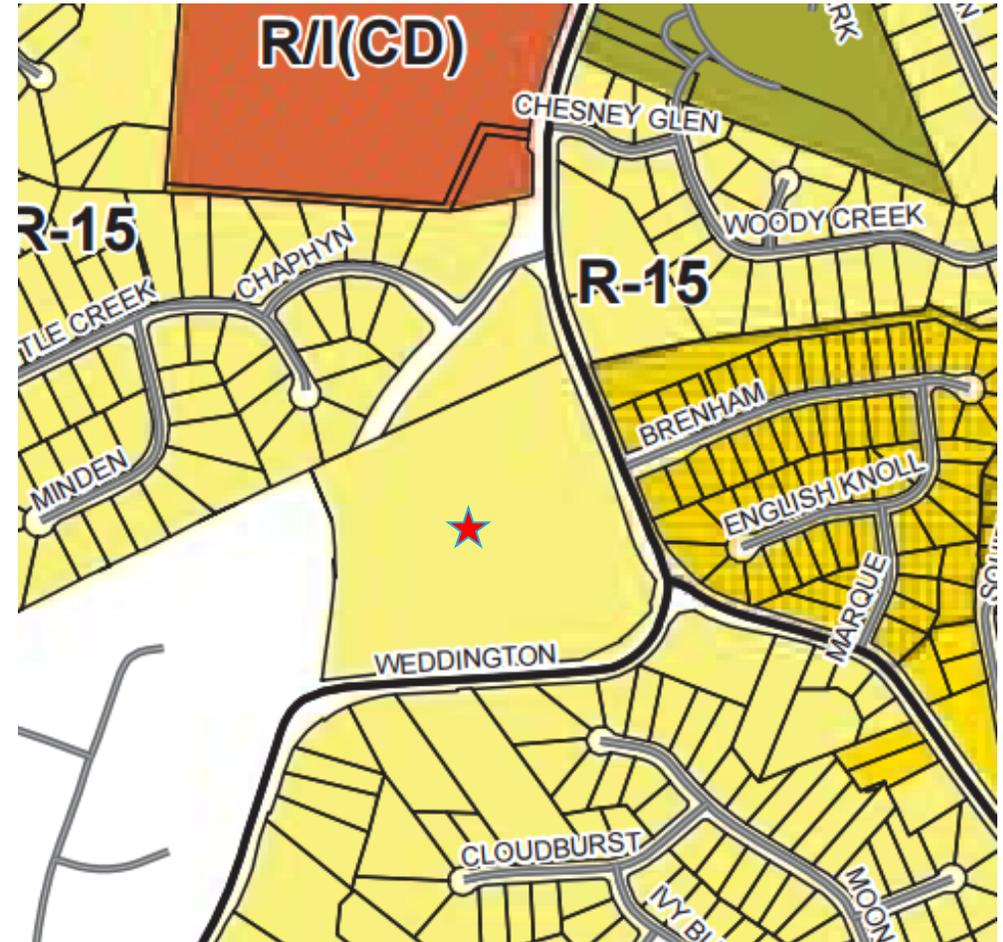
Use

Existing: Vacant Land

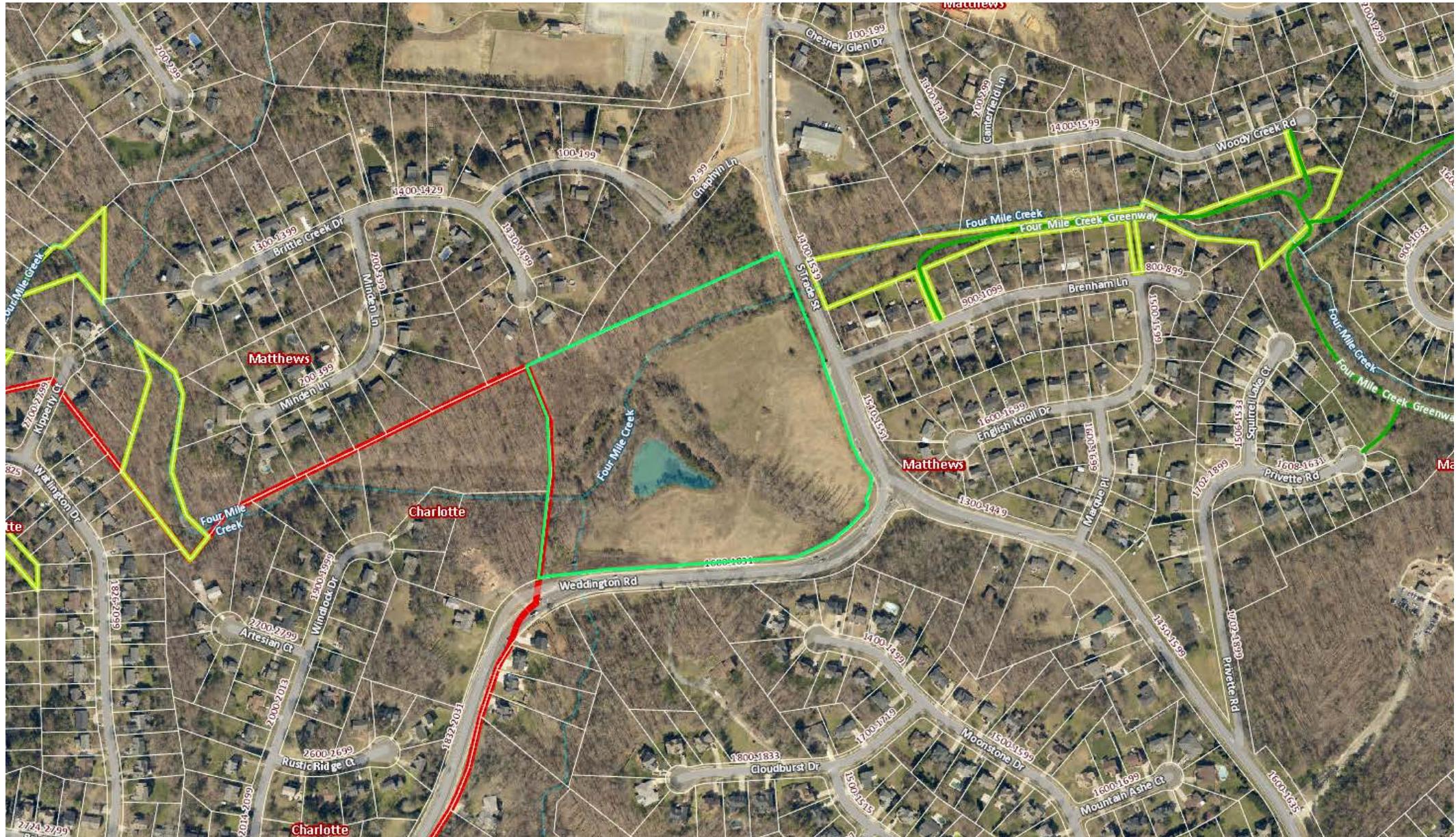
Proposed: Age Restricted Multifamily

Request Summary

Up to 140 dwelling units and a +/- 3 acre land dedication to the Town of Matthews for recreation purposes.



PROJECT AREA



Site Summary

The property consists of almost 17 acres of undeveloped land. A pond is located on the site as is a portion of Four Mile Creek to the north. The site was harvested for timber in 2007 when improvements were made to Weddington Road.

Previous Zoning Actions

None



View Toward South Trade Street

PROPOSED ELEVATIONS



PROPOSED ELEVATIONS

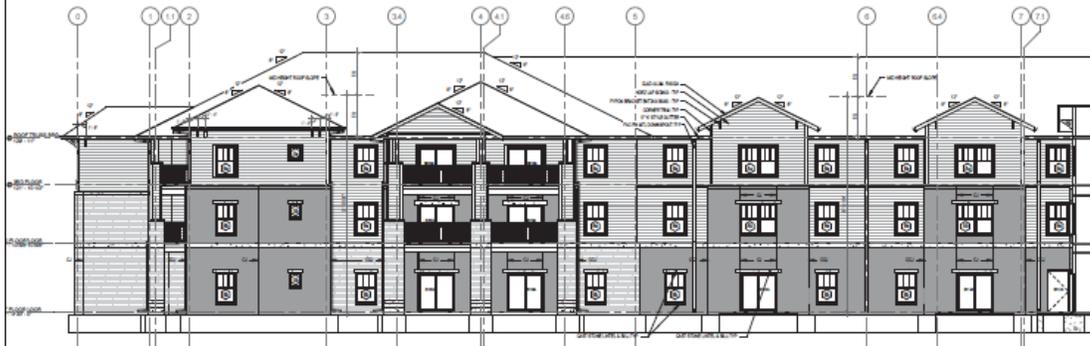


1 ELEVATION - 'B' WING - FRONT



2 ELEVATION - 'B' WING - BACK

FINISHES:
O - BRICK
S - STONE
C - CEMENTITIOUS LAP SIDING
R - ASPHALT SHINGLE ROOFING



3 ELEVATION - 'B' WING - BACK - END



4 ELEVATION - 'B' WING - END

▲ THE MAIN BUILDING WILL BE APPROXIMATELY 40-45% BRICK AND STONE VENEER AND 55-60% CEMENTITIOUS LAP SIDING WITH ASPHALT SHINGLE ROOFING.



5 ELEVATION - 'B' WING - FRONT - END

PROPOSED ELEVATIONS



4 *3D - EXTERIOR - CORE - BACK

Street Facing Rendering

PROPOSED ELEVATIONS



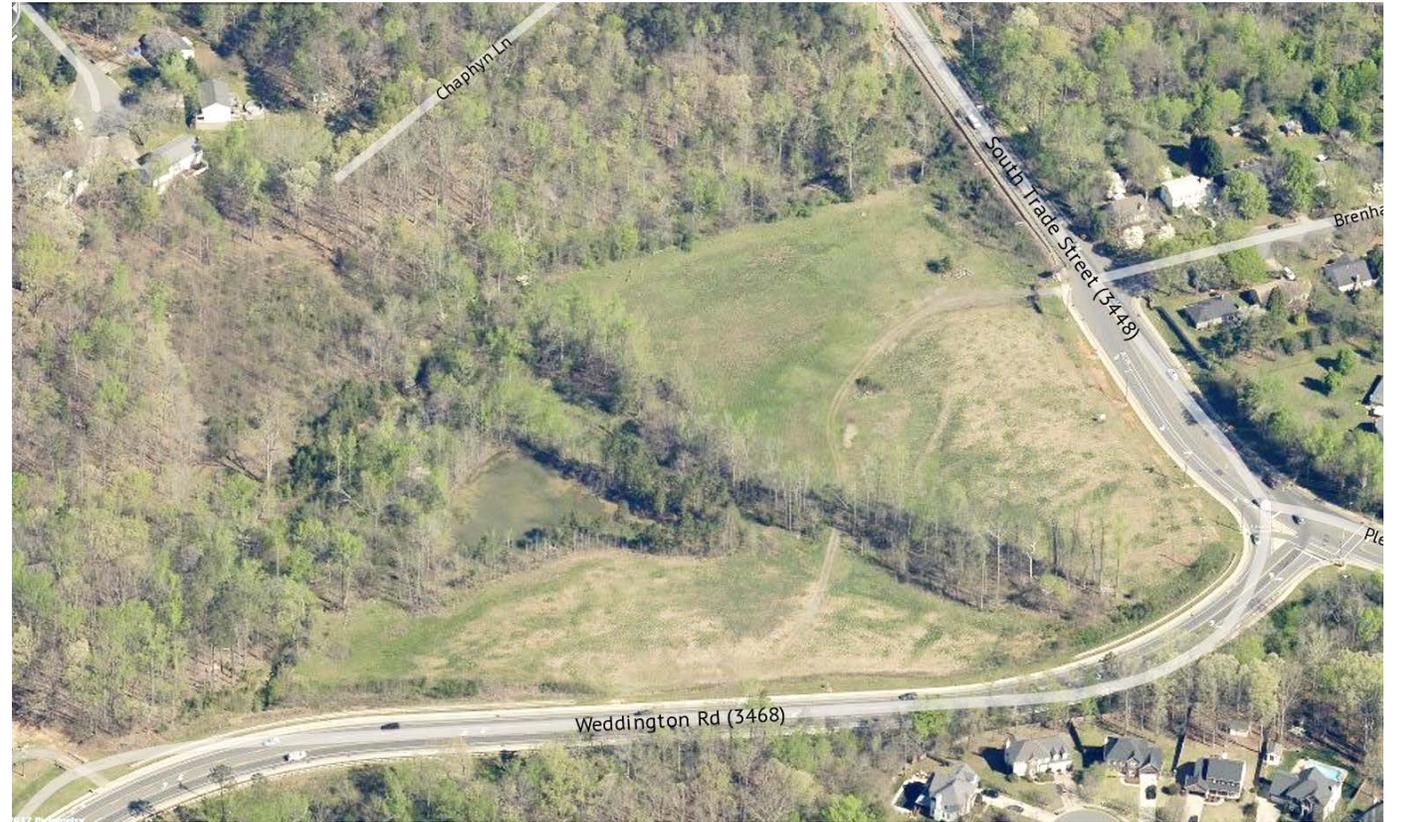
3 *3D - EXTERIOR - CORE - FRONT

Parking Lot Rendering

SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Up to 140 age restricted multifamily dwelling units
2. Dedication of +/- 3 acres of land along Four Mile Creek subject to certain deed restrictions related to improvements in the future.
3. Easement provision for portions of Four Mile Creek Greenway that are not located within the land dedication area.
4. Contribution toward roadway improvements on South Trade Street.
5. Building material percentages and elevations are provided as part of the conditions for the site.



TRAFFIC IMPACT AND ACCESS

Access

A right in/right out access is planned across from Brenham Lane while a full movement access is indicated for Weddington Road.

Daily Peak AM/PM Trips

Current Zoning Yield: 17 AM peak hour trips, 23 PM peak hour trips

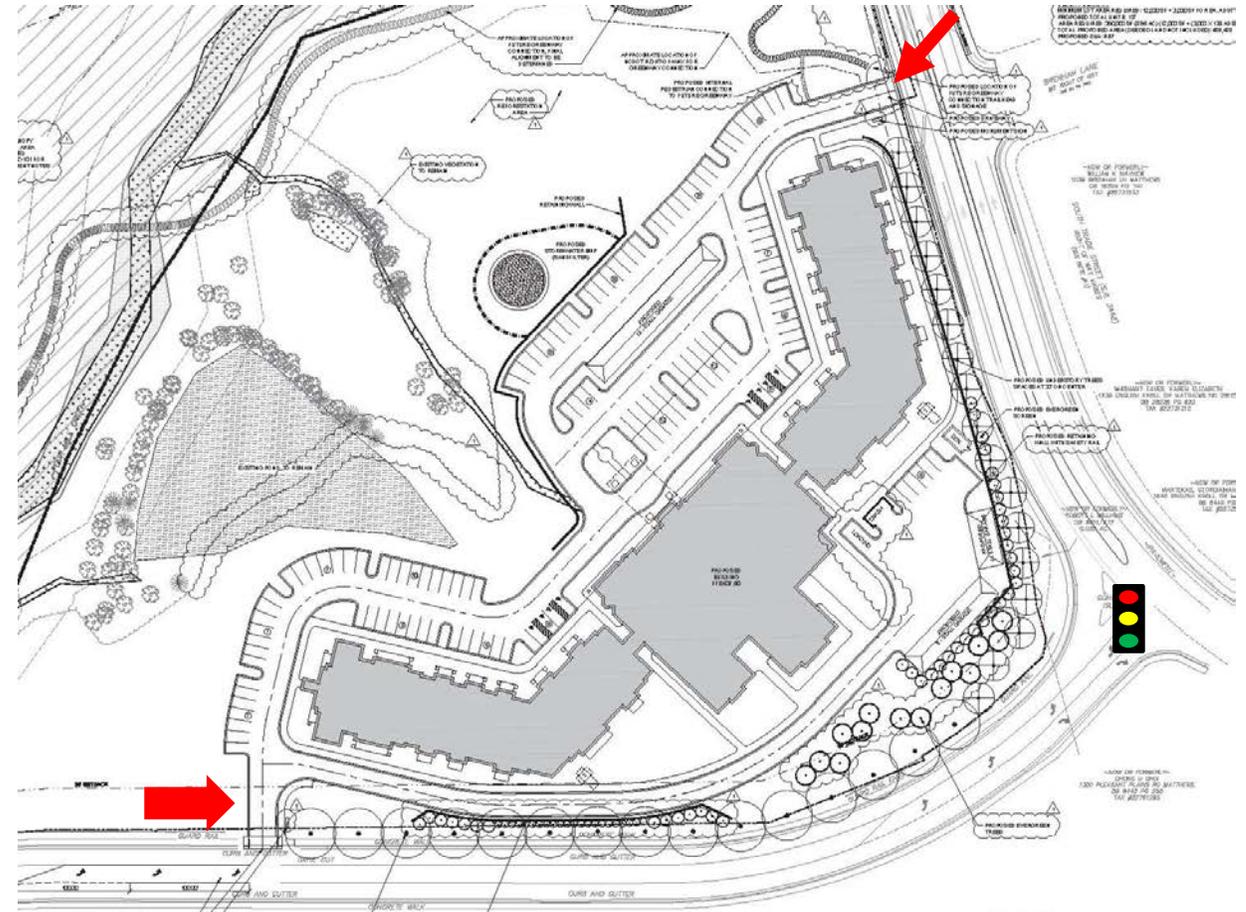
Proposed Use Yield: 18 AM peak hour trips, 26 PM peak hour trips

Total New Trips

The site will generate an anticipated 263 new trips per day. If up to 23 homes could be developed under the current R-15 zoning, 219 trips would be created. These trip generation statistics are created from ITE standards for each land use.

Proposed Road Improvements

The applicant is coordinating South Trade improvements with NCDOT. On Weddington Road, restriping is proposed

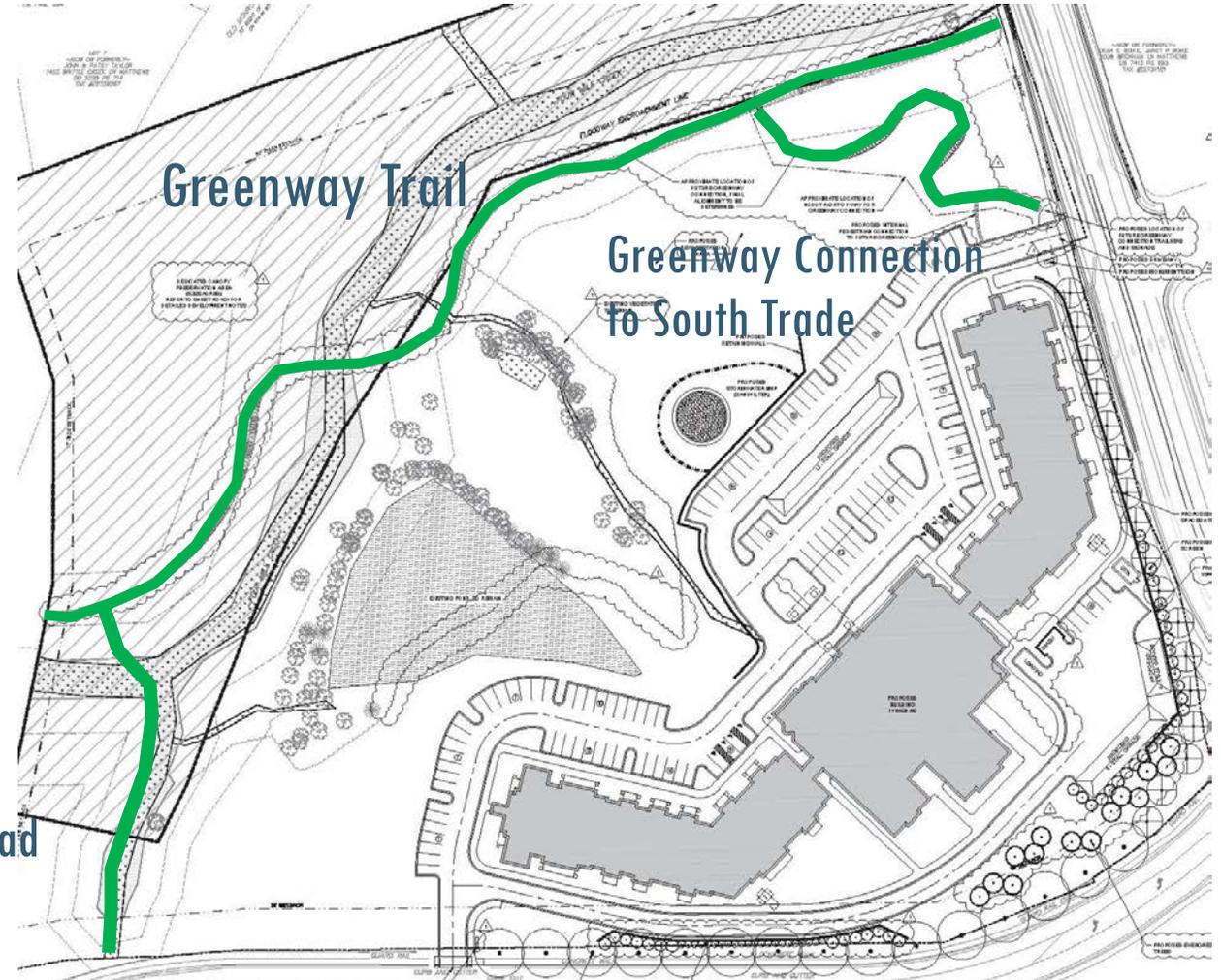


PEDESTRIAN & BIKE ACOMMODATIONS

Sidewalk and Greenway Trail

The applicant proposes to dedicate land for the construction of Four Mile Creek Greenway through the property and provide an easement for portions outside of that land area. Staff recommends that construction of this segment of greenway could be wrapped into site development to reduce cost and provide an amenity to residents and neighbors. To create a logical terminus until the greenway is expanded westward, a spur to Weddington Road would connect neighborhoods in Charlotte and Matthews.

Conceptual location of Weddington Road connector



Tree Save

The R-12 MF district requires 15% of trees to be preserved. The rezoning plan indicates that 30% tree save will be achieved. This is partly due to the large amount of land located in the floodplain. The portion of the land to be dedicated to the Town is factored into the 30% calculation

Stormwater Management and PCO

The existing pond will be modified to serve as detention. A water quality feature is located to the rear of the parking lot.

Buffers

The land dedication area that is mostly north of Four Mile Creek serves as a significant buffer between adjacent residential properties and the proposed development. Staff had requested and plans now indicated screening of parking & loading areas and drive aisles along both road frontages. Reforestation of vacant land is proposed to the rear of the site.



View of Four Mile Creek Looking Toward Brittle Creek Drive and Chaplyn Lane

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The LUP makes recommendations for Weddington Road at 485 but this parcel is not specifically mentioned. The more broad land use policy statements in the plan give the best general direction.

Consistency

The area around the site is almost entirely single family in nature. The only use that could be built by right on the site that would be similar in scale would be a church. Although the buildings are physically larger in scale than surround homes, they are clustered close to the street with screening along roadways and large natural buffers to the rear.

#1

Provide a range and variety of housing styles in Matthews.

While Matthews has developed as a full-service community with an economically healthy mix of land uses, the predominant housing style in Town has been the detached home on a 1/3 acre or larger lot. This has been the desired housing style and has held its value, although the lack of alternative styles of housing may have prevented certain segments of the general population from moving to Matthews. Matthews should continue to provide housing styles acceptable to, and desired by, current and future residents.

#4

Encourage compact building design and urban style development to achieve more efficient use of space where appropriate.

Efficient use of land ensures economic vitality while minimizing negative impacts. Tailoring development to allow for ease of access, appropriate visibility or screening, and shared infrastructure results in greater efficiency, quality, and synergy and thereby reduces economic waste. Additionally, the elimination of “dead,” or unusable, spaces promotes public safety.

#5

Preserve open space, natural beauty, and environmentally sensitive areas.

As development continues throughout the community, preserving natural spaces has become an increasingly important objective. Natural spaces are integral parts of a community as they provide for stormwater filtration, buffering of disparate adjacent uses, recreation, and aesthetic enjoyment. Matthews can remain a healthy and attractive community by ensuring the preservation of adequate and appropriate open space on both public and private property.

Services Impact

Matthews does not provide waste pickup for multifamily communities. The primary impact to the Town lies in the incremental increase of providing essential services such as police and fire & ems.

Current Tax Revenue and Per Acre Valuation

In 2016, Matthews tax revenue from the property was \$3,567, about \$202 per acre.

Forecasted Tax Revenue and Per Acre Valuation

Based on the 14 acre portion of the site that would remain privately owned, the estimated tax value of the building and land will be about 23,000,000. This valuation would yield about \$78,000 in local Matthews taxes annually and would create a tax revenue per acre of about \$5,600.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Determine solution regarding build out of greenway on site
2. Restrict use of the site to age restricted multifamily. It is mentioned in the notes but not clearly defined as only age restricted. What is the minimum age of entry?
3. Provide cross section showing roads, buffers and grade changes.
4. Move yard and setback lines to reflect new property lines.
5. Where are utility banks to be screened?
6. Town should review proposed deed restrictions further to ensure no unnecessary constraints are placed upon the property

Police

Concern regarding left turn movement onto Weddington Road with consideration to the slope and curvature of the roadway

Fire

Estimate of 15 – 25 additional calls for service per year as a result of this potential rezoning.
Recommended NFPA 13 sprinkler system

Public Works

TBD

Parks and Rec

Preference that greenway constructed at time of development construction. OK with land dedication.