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
PROPOSED ELEVATIONS
PROPOSED ELEVATIONS

- ELEVATION: 5' WING - FRONT END
- ELEVATION: 5' WING - BACK END
- ELEVATION: 5' WING - FRONT END
- ELEVATION: 5' WING - BACK END

The main building will include approximately 40-45% brick and stone veneer and 55-60% corrugated metal siding with asphalt shingle roofing.
Street Facing Rendering
PROPOSED ELEVATIONS

Parking Lot Rendering
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.
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.
Sidewalk and Greenway Trail

The applicant proposes to dedicate land for the construction of Four Mile Creek Greenway through the property and provide and 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.
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.
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.
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.
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.