Location
1100 Matthews Mint Hill Road, parcel 21508112

Ownership/Applicant
The Leon Levine Foundation

Zoning
Existing: I-1 Light Industrial
Proposed ENT

Use
Existing: Vacant
Proposed: Mixed-Use Development with 360 Phase 1 Apartments

Request Summary
The applicant proposes a mixed-use development with up to 570 multifamily units, 180 hotel rooms and 151,000 square feet of nonresidential space.
Site Summary
The 35-acre parcel is currently vacant with the exception of the power transmission lines that run along the western boundary of the site. Independence Pointe Parkway is planned to continue through the site and over I-485 and at this time is scheduled to be funded as a part of the U-2509 Independence Boulevard widening project.

Previous Zoning Actions
None
FRONT ELEVATION OF EACH PHASE ONE BUILDING
PERSPECTIVE DRAWINGS
Summary of Conditions

Maximum Development Allowed By Use:

- 570 multifamily units including possible active adult housing (55+).
- 151,000 square feet of nonresidential uses.
- 180 hotel rooms.

1. All ENT District Uses are allowed.
2. Private streets will have easements for public use.
3. ROW reservation for Independence Pointe Parkway.
4. Temporary access drive to intersection of Matthews Mint-Hill and Independence Pointe.
5. 40% brick, stone, precast stone or synthetic stone construction on all elevations of each building.
6. Elevation approval by Town Board for future buildings.
Sidewalk and Multiuse Path Installation

The applicant proposes to construct a 10’ multiuse path along Matthews-Mint Hill Road and 5’ or greater sidewalk widths within the development site on both private and public streets.
TRANSPORTATION IMPROVEMENTS AND TRIP GENERATION

1. Addition of right and left turn lanes into site.
2. Construction of temporary access drive.
3. Construction of two new private streets and one public street.
4. Phase 1 Trip Generation: 2,246 trips per day.
5. Total Build Out Trip Generation: 11,544 trips per day.
6. Town has previously discussed moving the Crestdale Road signal to Independence Pointe Parkway and may have the work complete prior to the opening of the first phase of this development.
Tree Save

The ENT District requires 8% tree canopy preservation. The developer proposes to meet and exceed this requirement using a combination of preserved trees and new plantings. Due to the urban nature of the development and grades on the site, preservation of existing trees will be at a minimum and consist primarily of trees preserved along Matthews-Mint Hill Road. The site will not be clear cut for Phase 1. No trees larger than 36” diameter are shown on the tree survey.

Stormwater Management and PCO

Two interim storm water ponds are provided. These ponds could be moved to a larger, regional facility when adjacent property develops, allowing development to occur in the future.

Buffers

A tree buffer is provided along the site frontage on Matthews-Mint Hill Road
LAND USE PLAN AND ADOPTED POLICIES

Guidance From Various Policies
The Town has planned for a private sector complement to the Sportsplex for almost 20 years. The vision that has been created with input from the community, landowners and the Town Board is for the private land around the Sportsplex to develop with housing and entertainment venues. The ENT District was created alongside the new UDO that was adopted in 2014.

Consistency
The approved policy statement from 2015 states that no more than 600 residential units may be developed without the inclusion of nonresidential development.

The street network is proposed to connect to adjoining vacant land and is consistent with the skeleton street network within the small area plan.
FINANCIAL IMPACT ANALYSIS

Services Impact

The Town does not provide solid waste service for multifamily communities and commercial properties. Incremental changes to calls for service for Fire/EMS and Police are anticipated due to the size of the project.

Current Tax Revenue and Per Acre Valuation

Current Matthews tax revenue from the parcel is $12,600, or $360 per acre.

Forecasted Tax Revenue and Per Acre Valuation

Only about 31 acres of the site can be developed due to the reservation of ROW for Independence Pointe Parkway. Land under the power transmission lines that cannot be developed is allocated as surface parking.

Phase One Tax Revenue: $128,000
Total Build Out (Estimated): $377,000
At total build out, the property could generate up to $12,000 per acre of local tax revenue.
*Occupancy tax from the proposed hotel could generate up to an additional $128,000 in yearly tourism funds
Planning Department

1. The traffic study should be updated to reflect 570 multifamily units instead of 510.

2. Elevation drawings needed for all four sides of each building.

3. Staff would like to see opportunities for vertical mixed-use on the site where retail or office uses could occur on the first floor. The applicant has included an area dedicated to “possible coworking space” on the first floor of two buildings on the site.

4. Private Street A and Public Street B should extend to the property line.

5. Independence Pointe cross section shown in plan is conceptual. It is unknown at this time if the NCDOT will allow on-street parking through the district.

Police

TBD

Fire

The applicant has included a second access point to satisfy concerns about fire access

Public Works

Parks and Rec

No concerns

Charlotte Mecklenburg Schools

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<th>Schools Affected</th>
<th>Total Classroom Teachers (non-ec)</th>
<th>Building Classrooms/Teacher Stations</th>
<th>20th Day, Enrollment (non-ec)</th>
<th>Building Classroom/Adjusted Capacity (Without Mobiles)</th>
<th>20th Day, Building Utilization (Without Mobiles)</th>
<th>Additional Students As a result of this development</th>
<th>Utilization As of result of this development (Without Mobiles)</th>
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