

**APPLICATION 2017-664 STAFF REPORT
MATTHEWS MIXED-USE**

Pre Public Hearing Staff Analysis · October 2017



SUMMARY

Location

1100 Matthews Mint Hill Road, parcel 21508112

Ownership/Applicant

The Leon Levine Foundation

Zoning

Existing: I-1 Light Industrial

Proposed ENT

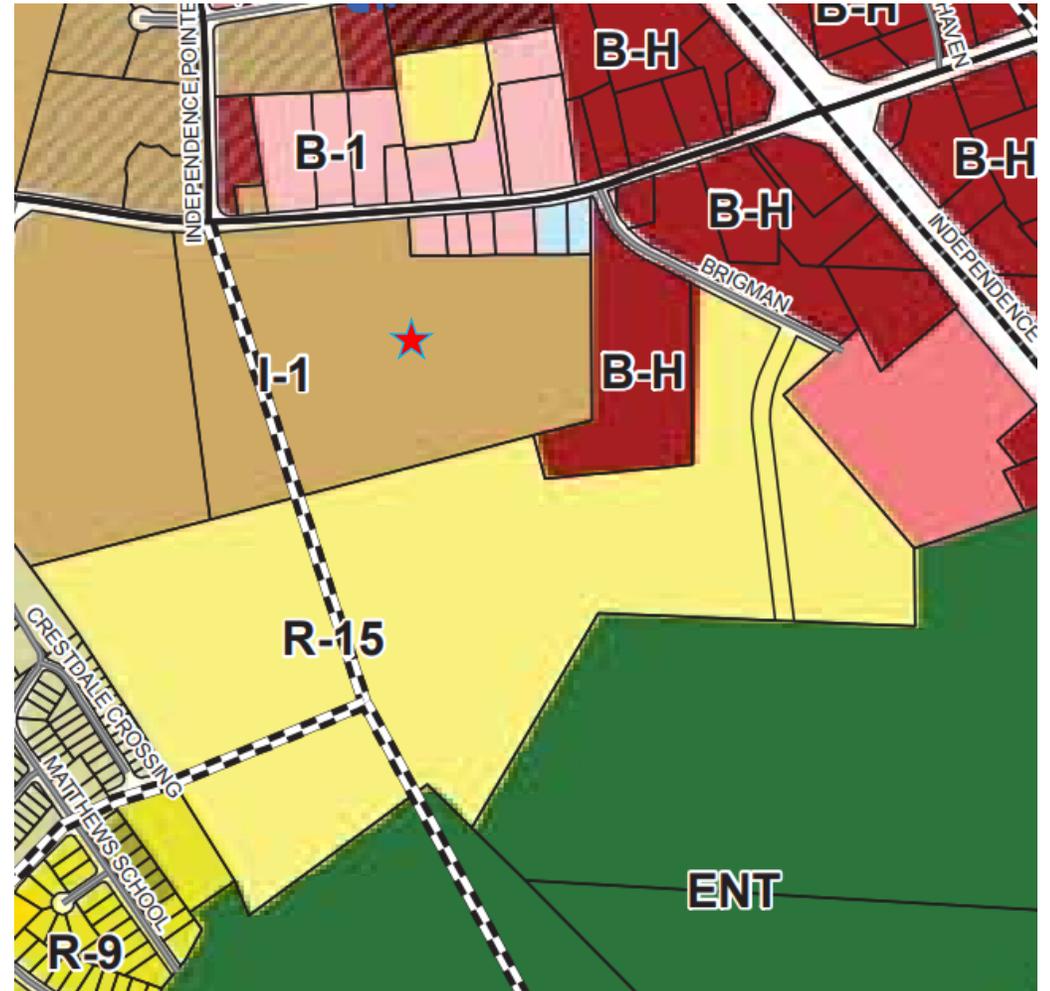
Use

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.



PROJECT AREA



CURRENT CONDITIONS



SITE INFORMATION AND BACKGROUND

Site Summary

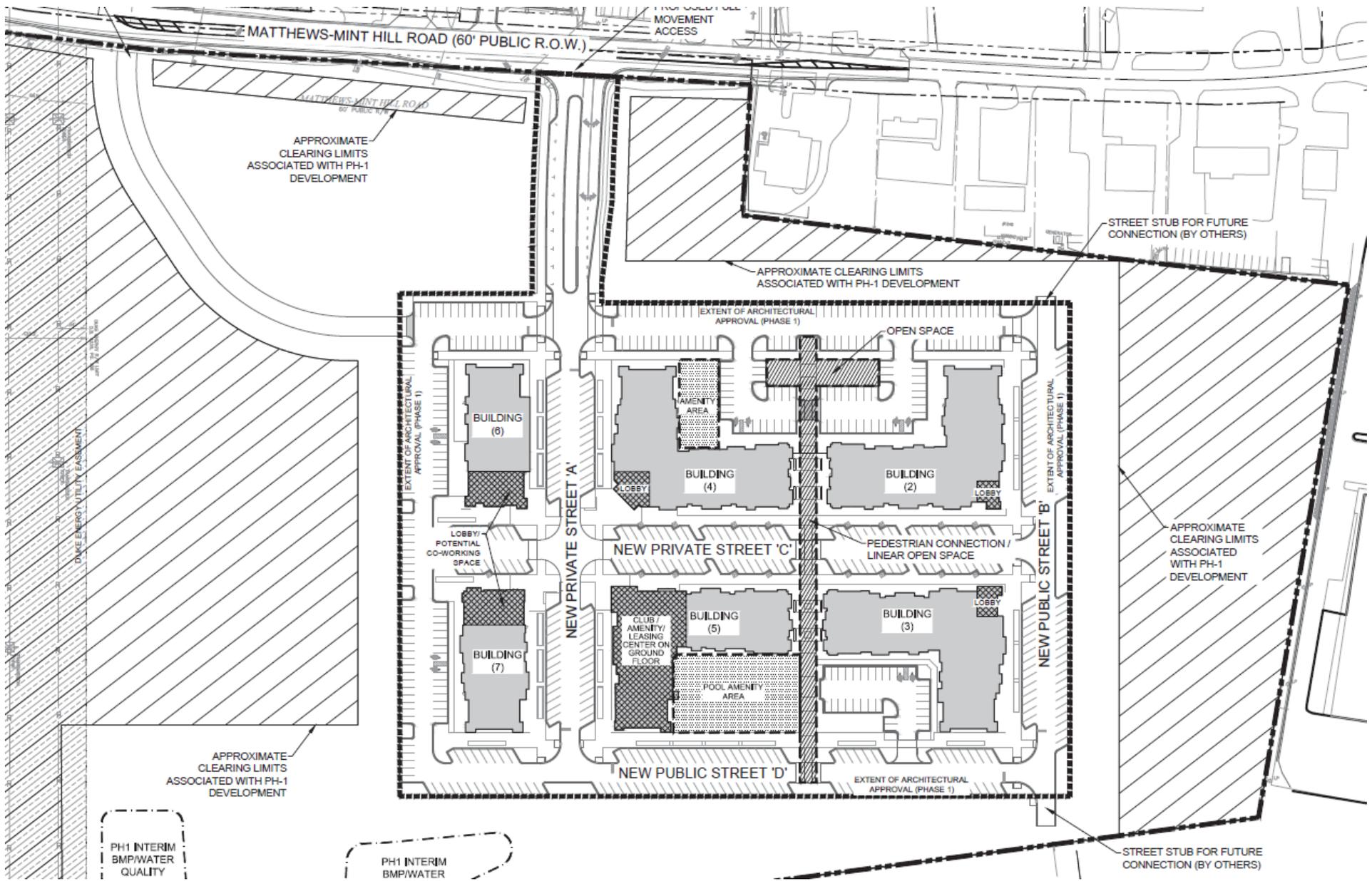
The 35-acre parcel is currently vacant with the exception of the power transmission lines that run along the western boundary of the site. Independence Pointe Parkway is planned to continue through the site and over I-485 and at this time is scheduled to be funded as a part of the U-2509 Independence Boulevard widening project.

Previous Zoning Actions

None



DETAIL OF PHASE ONE



MATTHEWS-MINT HILL ROAD (60' PUBLIC R.O.W.)

APPROXIMATE CLEARING LIMITS ASSOCIATED WITH PH-1 DEVELOPMENT

STREET STUB FOR FUTURE CONNECTION (BY OTHERS)

APPROXIMATE CLEARING LIMITS ASSOCIATED WITH PH-1 DEVELOPMENT

EXTENT OF ARCHITECTURAL APPROVAL (PHASE 1)

BUILDING (6)

BUILDING (4)

BUILDING (2)

LOBBY/POTENTIAL CO-WORKING SPACE

NEW PRIVATE STREET 'C'

PEDESTRIAN CONNECTION / LINEAR OPEN SPACE

APPROXIMATE CLEARING LIMITS ASSOCIATED WITH PH-1 DEVELOPMENT

BUILDING (7)

CLUB / AMENITY / LEASING CENTER ON GROUND FLOOR

BUILDING (5)

BUILDING (3)

POOL AMENITY AREA

NEW PUBLIC STREET 'D'

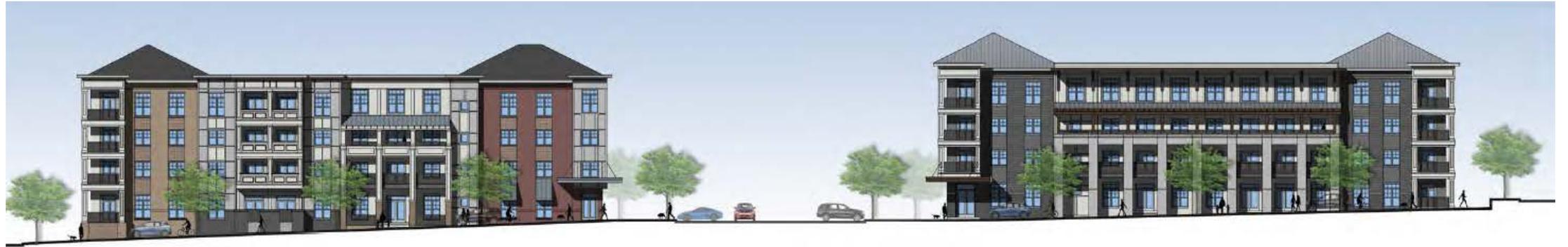
EXTENT OF ARCHITECTURAL APPROVAL (PHASE 1)

PH1 INTERIM BMP/WATER QUALITY

PH1 INTERIM BMP/WATER

STREET STUB FOR FUTURE CONNECTION (BY OTHERS)

ARCHITECTURE



7 BUILDING 7 - EAST ELEVATION
1/16" = 1'-0"

6 BUILDING 6 - EAST ELEVATION
1/16" = 1'-0"



4 BUILDING 4 - SOUTH ELEVATION
1/16" = 1'-0"

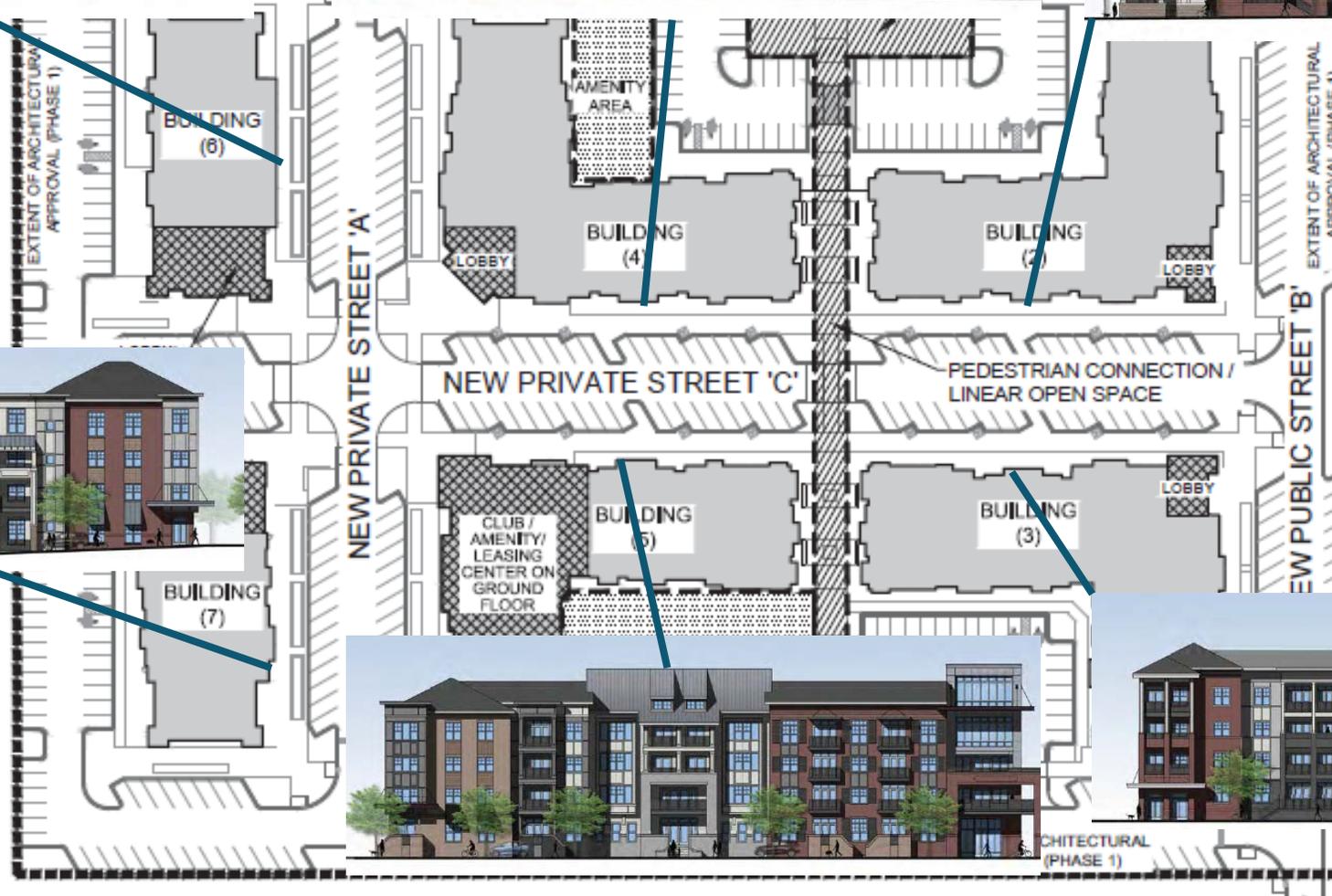
2 BUILDING 2 - SOUTH ELEVATION
1/16" = 1'-0"



3 BUILDING 3 - NORTH ELEVATION

5 BUILDING 5 - NORTH ELEVATION

FRONT ELEVATION OF EACH PHASE ONE BUILDING



PERSPECTIVE DRAWINGS



NEW PRIVATE STREET 'A' LOOKING NORTH



④ NEW PRIVATE STREET 'C' LOOKING WEST



SUMMARY OF PROPOSED CONDITIONS

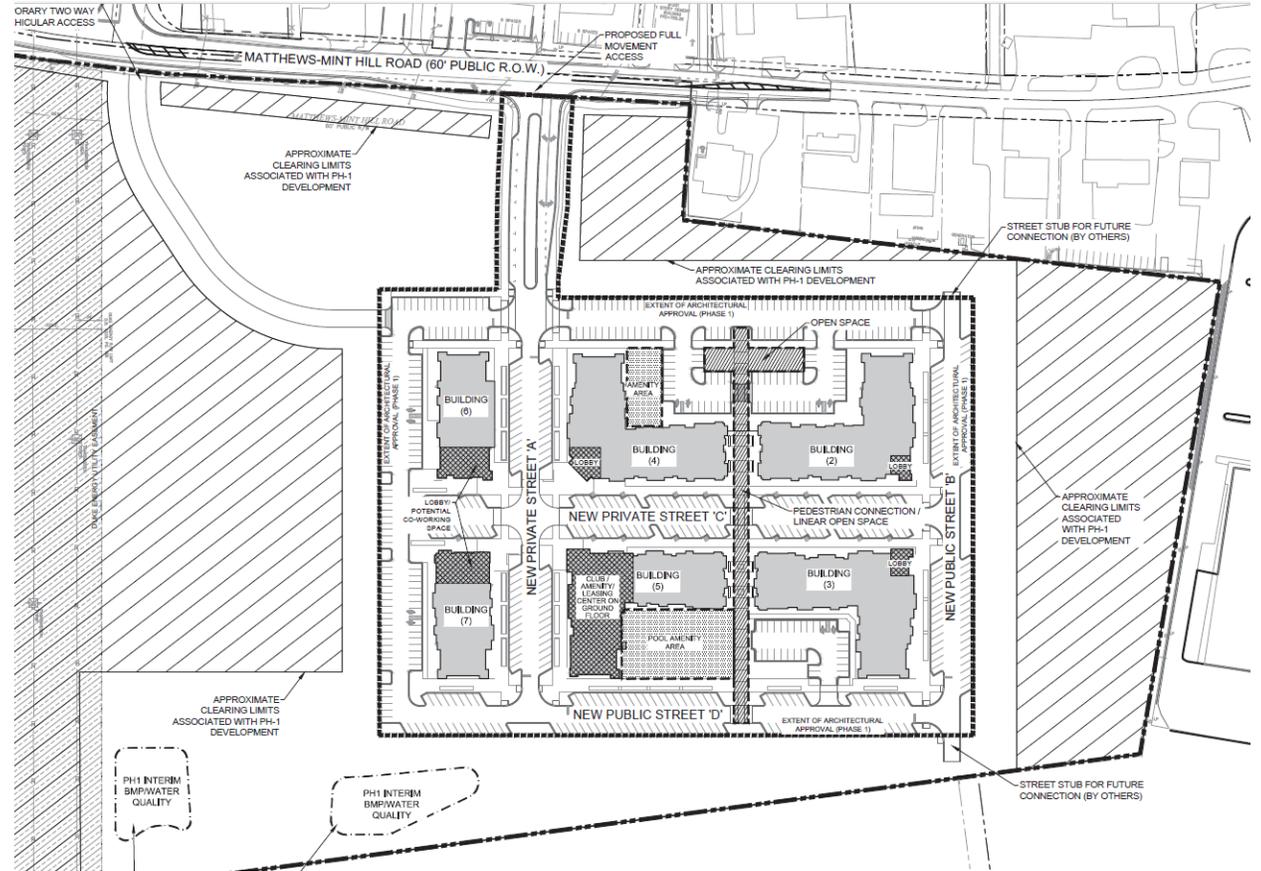
Summary of Conditions

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.

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.



TREES, VEGETATION AND STORMWATER

Tree Save

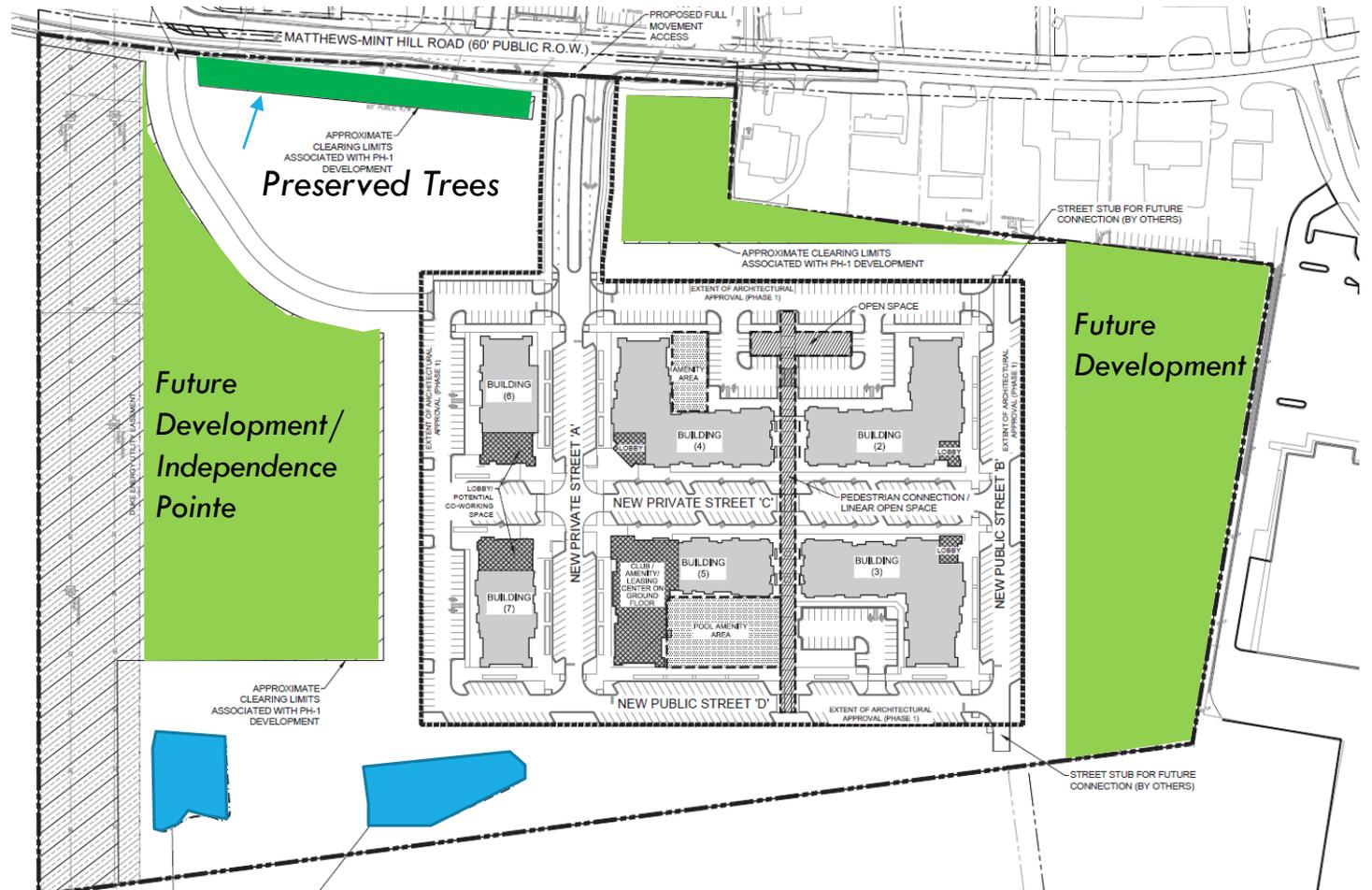
The ENT District requires 8% tree canopy preservation. The developer proposes to meet and exceed this requirement using a combination of preserved trees and new plantings. Due to the urban nature of the development and grades on the site, preservation of existing trees will be at a minimum and consist 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

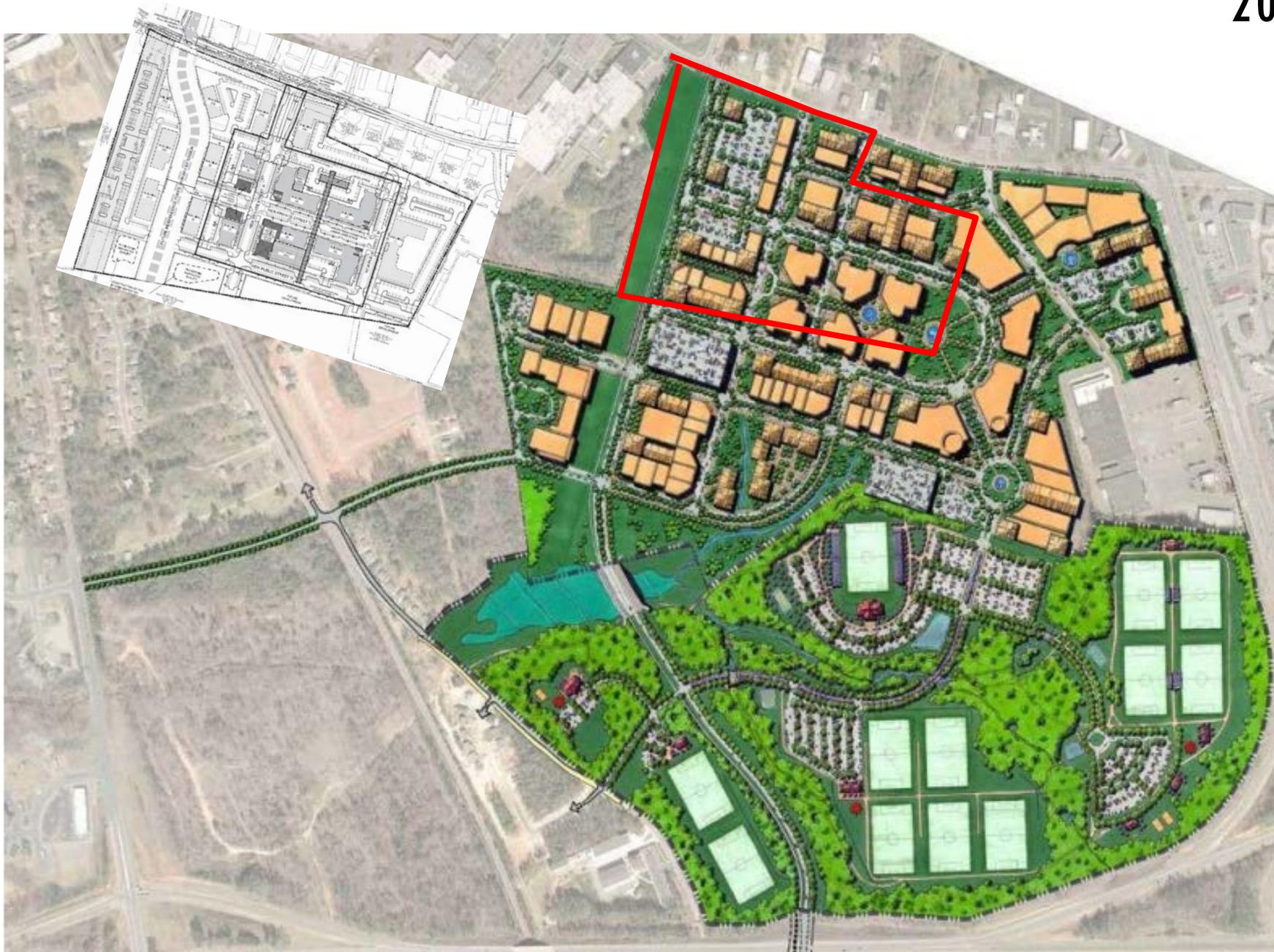
Two interim storm water ponds are provided. These ponds could be moved to a larger, regional facility when adjacent property develops, allowing development to occur in the future.

Buffers

A tree buffer is provided along the site frontage on Matthews-Mint Hill Road



2007 WOOLPERT PLAN



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

STAFF COMMENTS AND OUTSTANDING ISSUES

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

Schools Affected	Total Classroom Teachers	Building Classrooms/ Teacher Stations	20 th Day, Enrollment (non-ec)	Building Classroom/ Adjusted Capacity (Without Mobiles)	20 th Day, Building Utilization (Without Mobiles)	Additional Students As a result of this development	Utilization As of result of this development (Without Mobiles)
MATTHEWS ELEMENTARY	50.5	40	963	763	126%	76	135%
CRESTDALE MIDDLE	43	53	782	964	81%	16	83%
BUTLER HIGH	109.2	98	2141	1921	111%	20	112%