

Agenda Item: Continuation of Public Hearing for Application 2017-670, 4 Corners Subdivision on Sam Newell Road

DATE: February 5, 2018
FROM: Jay Camp

Background/Issue:

At the January 8 Public Hearing, the Board elected to continue this hearing to allow the developer to provide additional information regarding the architecture in the project as well as other issues that were discussed. Town staff offers the following items as an update to the initial staff report:

1. The trip generation report is attached to this memo. The project will generate 65 peak AM trips and 81 peak PM trips. Total new daily trip generation would be 844. As a result, NCDOT will require a left turn lane to be constructed on Sam Newell Road at the intersection with "Road A" on the site plan. The project will create about $\frac{3}{4}$ of a mile of new public streets.
2. The full CMS report is attached. According to the report, 13 new students would attend Crown Point Elementary, 9 students would attend Mint Hill Middle and 10 students would attend Butler High.
3. Numerous new architectural elevations have been provided and are attached. The applicant may have additional updates at the Hearing including some full color elevations. Staff has requested a composite drawing showing the townhomes as they would appear when attached together.
4. As proposed, the site would be operated as a rental community although each lot will be individually platted. Per County Tax Assessor Ken Joynor, a separate tax bill will be generated for each property with value determined by both sales and by rental income.
5. Several minor revisions were made to the site plan. The footprint of the community building was added, one additional townhome is now shown near "Road H" and "Alley C" and a pedestrian footbridge now connects the townhomes to the main trail.
6. A zoning condition was added to the parcel that is to be donated. The condition states "this parcel will be improved and used for public open space by the town of Matthews".

Proposal/Solution:

The Board should discuss the project and provide substantial feedback to the developer so that all major issues and concerns are raised prior to Planning Board review.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Continue Public Hearing and if satisfactory answers are provided to outstanding questions close the Hearing.

Sam Newell Road Development Proposed Trip Generation - UPDATED 01-22-2018

ITE Code	Land Use	Size	Units	Weekday								
				Daily			AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total	In	Out	Total
210	Single-Family Detached Housing	39	DU	186	186	372	7	22	29	25	14	39
230	Residential Condominium / Townhouse	81	DU	236	236	472	6	30	36	28	14	42
Total New Trips				422	422	844	13	52	65	53	28	81

(1) Based on *ITE Trip Generation - 9th Edition*

Town of Matthews: 2017-670 4 Corners

PROJECTED IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: up to 120 total lots in the R-VS, SRN, and R-15 zoning districts.

CMS Planning Area: 5, 6, 7, 8, 9

Average Student Yield per Unit: 0.5034 (single family lots) and 0.1759 (townhome lots)

Student impact estimates are based on 106 total proposed units (39 single family lots and 67 townhome lots), per the site plan, dated November 1, 2017. This development may add 32 students to the schools in this area [20 students (in single family units) and 12 students (in townhome units)].

The following data is as of 20th Day of the 2016-17 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
CROWN POINT ELEMENTARY	35.5	37	690	719	96%	13	98%
MINT HILL MIDDLE	64	50	1195	934	128%	9	129%
BUTLER HIGH	109.2	98	2141	1921	111%	10	112%

RECOMMENDATION

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about cases where school utilization exceeds 100% since the proposed development may exacerbate those situations. Approval of this proposal may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

The total estimated capital cost of providing the additional school capacity for this new development is \$477,000; calculated as follows:

Elementary School: **0** x \$20,000 = \$0

Middle School: **9** x \$23,000 = \$207,000

High School: **10** x \$27,000 = \$270,000

CMS recommends that the applicant/developer schedule a meeting with staff to discuss mitigation of the costs to improve the adequacy of school capacity at the potentially affected schools.











35'W X60'D - REAR LOAD - A









20'W X 36'D - FRONT LOAD



22'W X 50'D - FRONT LOAD - A



22'W X 50'D - FRONT LOAD - B



22'W X 50'D - REAR LOAD - A



22'W X 50'D - REAR LOAD - B