

**APPLICATION 2017-670 STAFF REPORT  
FOUR CORNERS SUBDIVISION**

Pre Public Hearing Staff Analysis • January 2018



# SUMMARY

## Location

Sam Newell Road and Keziah Road

## Ownership/Applicant

Multiple parcels form the request. Ownership is: Kenneth Patton, Margo Anderson, Robert and Sherri Lowry, Stone Gable LLC, Barble Cagle and Kay Haigler

## Zoning

Existing: R-15 Proposed: R-VS and SRN and R-15 (CD) Multiple zoning districts are proposed due to a 15-acre cap on project size for R-VS and SRN

## Use

Existing: Single Family Residences

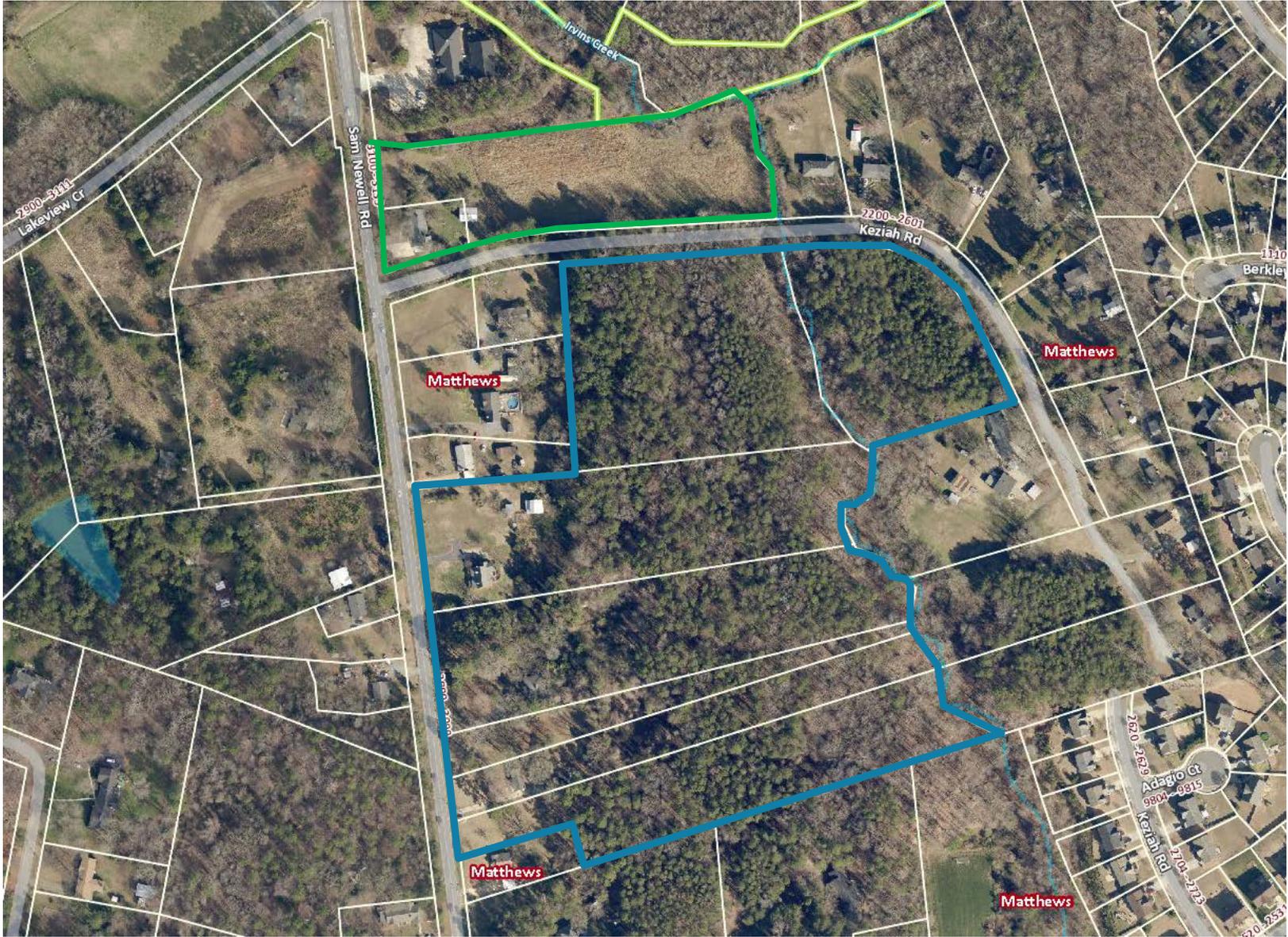
Proposed: Up to 120 Townhomes and Single Family Homes

## Request Summary

The applicant proposes a mixture of homes and townhomes, recreation amenities and open space to be dedicated for public use.



# PROJECT AREA



# CURRENT CONDITIONS



Location of "Road A" Intersection on Sam Newell



Location of "Road F" Intersection on Sam Newell



Location of "Road H" Intersection on Keziah



Location of "Road B" Intersection on Keziah

# SITE INFORMATION AND BACKGROUND

## Site Summary

The rezoning request consists of 8 parcels along Sam Newell Road and Keziah Road. There are currently 4 single family homes located on the parcels. The bulk of the development will be located along Sam Newell Road while a smaller townhome component and an open space dedication are located on Keziah Road. The development is well connected, with 5 new public street connections and Keziah Road access. While the site plan indicates 106 lots, the zoning request would allow up to 120 lots. The additional 14 lots would be townhomes if constructed.

## Previous Zoning Actions

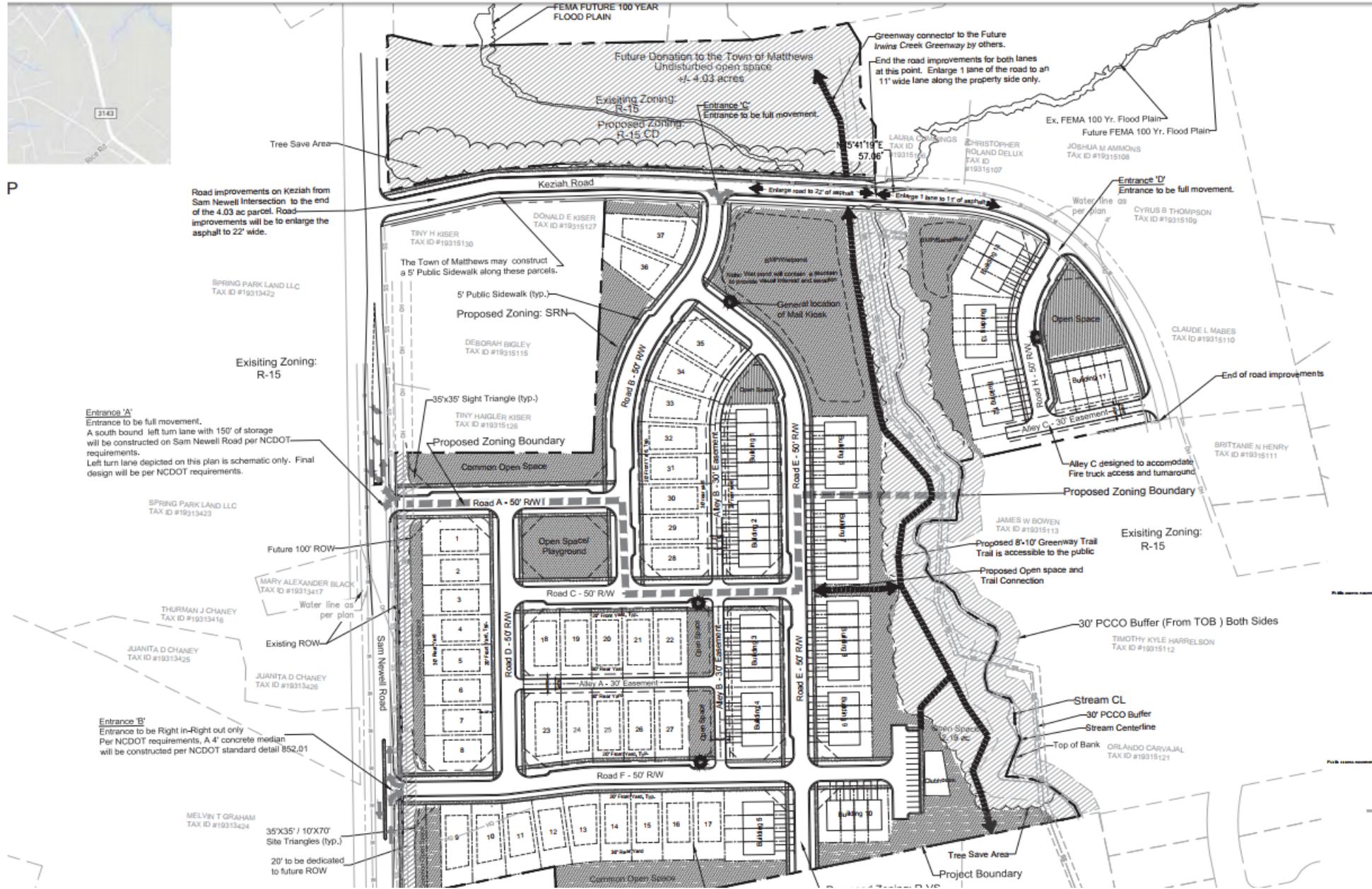
None



# PROPOSED SITE PLAN



P



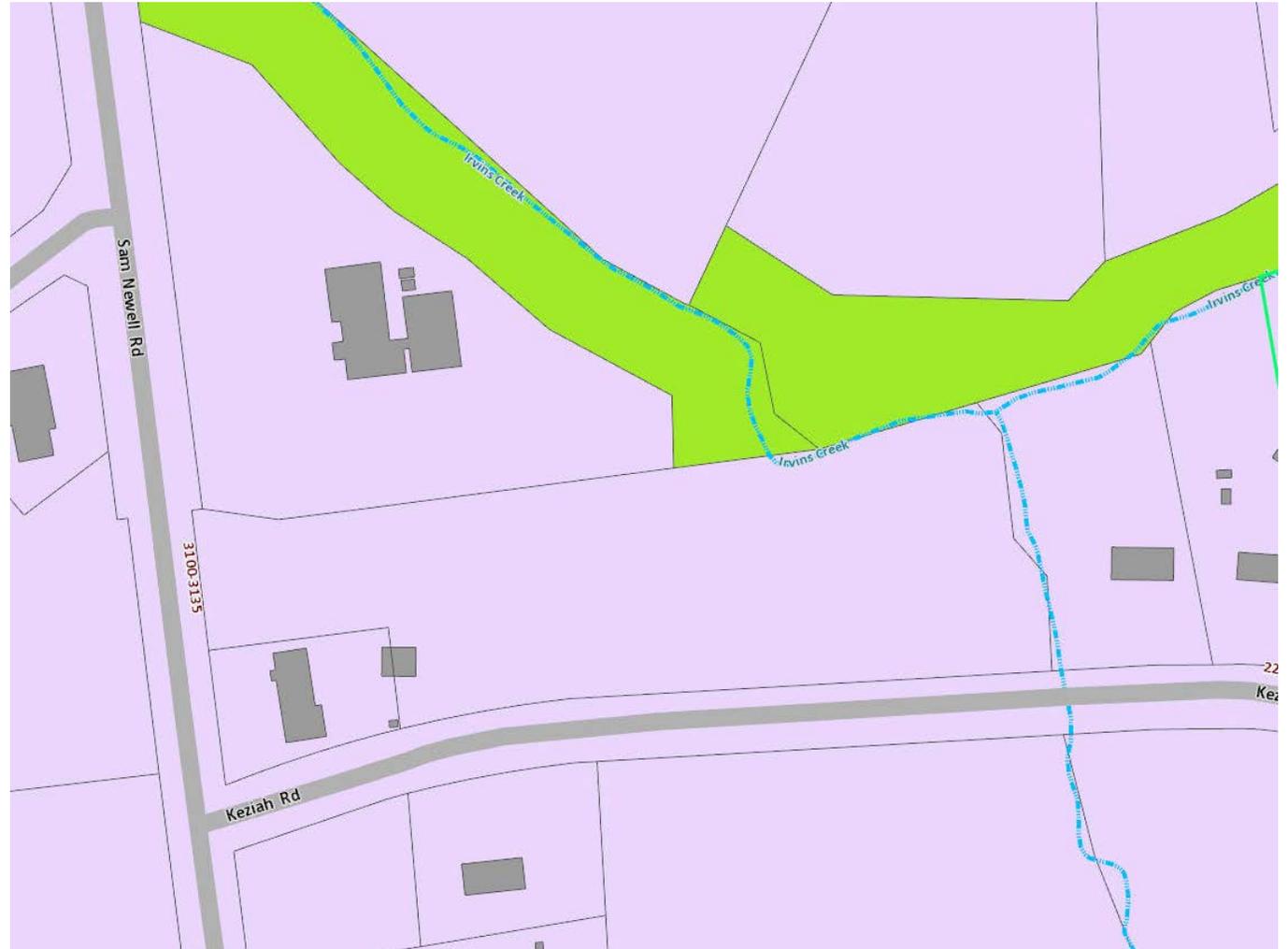




# SUMMARY OF PROPOSED CONDITIONS

## Conditions

1. Maximum of 120 lots (106 shown)
2. Left turn lane improvement at entrance "A" on Sam Newell Road.
3. 5' sidewalk along Sam Newell Road.
4. Widening of Keziah Road to provide two 11' travel lanes plus curb, gutter and sidewalk along property frontages that are part of the development.
5. Neighborhood walking trail along creek will be publicly accessible.
6. Dedication of 4-acre parcel to Town for future park or open space usage.

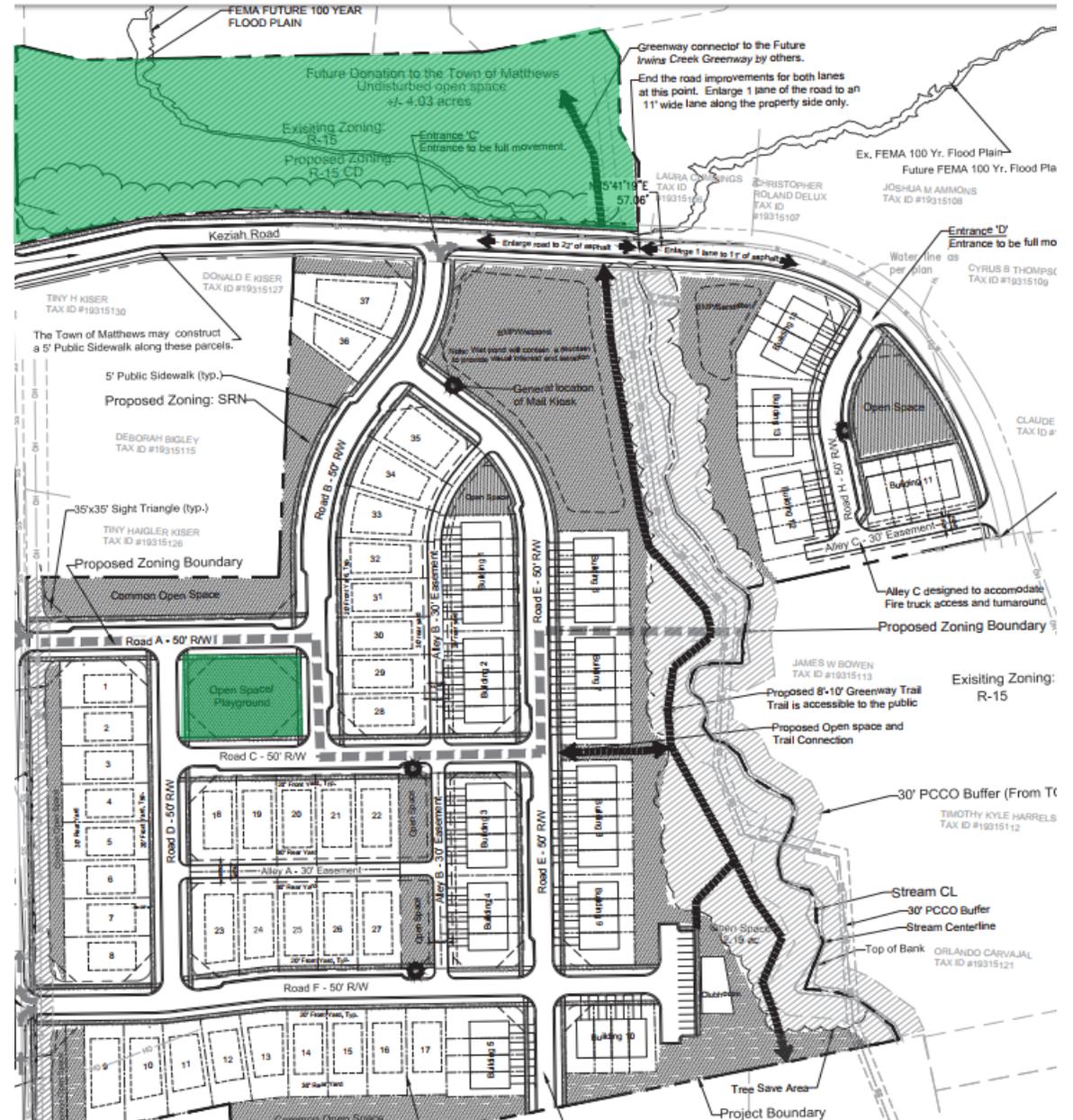


# PEDESTRIAN & BIKE ACOMMODATIONS

## Neighborhood Trail and Greenway Access

The applicant proposes multiple trail and open space improvements. The community will feature a central open space/playground and will also have a publicly accessible walking trail to the rear of the site. The 4-acre property across Keziah Road will be used to meet open space requirements and will be donated to the Town for parks and open space usage. The applicant intends for a trail connection to the future Irvins Creek Greenway to occur through this property.

Sidewalks as required by the UDO will be installed along all new public streets as well as along the property frontage on Sam Newell Road and Keziah Road.





# LAND USE PLAN AND ADOPTED POLICIES

## Land Use Plan

The LUP states that R-VS infill development is appropriate for the portion of the Sam Newell Road corridor north of Windsor Square.

## Consistency

The design of the community incorporates a street grid with many of the homes utilizing alley access for garages. Based on the initial home concepts and planned open space system, the project is one of the best examples of an R-VS development that has been proposed in Matthews.

### SAM NEWELL ROAD ACTION ITEMS:

1. *Consider roadway widening from US-74 to Matthews Township Parkway.*
2. *Develop desired streetscape renderings of Sam Newell Road, from Matthews Township Parkway to Northeast Parkway including landscape, sidewalks, bike lanes, signage and lighting.*
3. *Prohibit rezonings which will not complement adjacent land uses.*
4. *Maintain the commercial boundary at Windsor Square.*
5. *Promote high-density housing, business, office and light industrial uses for land along Independence Pointe Parkway.*
6. *Consider alternative-style housing as infill development near Rice Road intersection.*
7. *Prohibit non-residential uses beyond established transition line except where discussed above and in the Northeast Parkway section.*
8. *Consider R-VS infill development north of Windsor Square.*

### **155. 503.1. Residential Varied Style District (R-VS)**

- A. The Residential Varied Style District is established to create beneficial contemporary single-family housing opportunities at higher densities, configurations and styles not traditionally found in Matthews, such as zero-lot line homes, single-family attached including townhouses, patio homes, duplexes, pinwheel design, and similar styles. This district is primarily intended to be utilized in three situations: *i*) near the downtown as detailed in the Downtown Master Plan; *ii*) at specific sites identified by the Land Use Plan as exhibiting unique criteria offering an opportunity for an alternative to traditional detached single-family development; and *iii*) upon request when the proposed site can be demonstrated to accommodate the increased density, exhibits a thoughtful, imaginative use of the land, and demonstrates reasonable and appropriate land use relationships, both within the development itself and with surrounding areas adjacent to the development. All development of land within the Residential – Varied Style – district shall comply with a site plan approved at the time of R-VS designation. The map symbol and short name for the Residential Varied Style District shall be "R-VS". **[formerly known as § 153.205]**

# LAND USE POLICY STATEMENTS AND DISTRICT DESCRIPTIONS

## **#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.

### **. 503.1. Residential Varied Style District (R-VS)**

The Residential Varied Style District is established to create beneficial contemporary single-family housing opportunities at higher densities, configurations and styles not traditionally found in Matthews, such as zero-lot line homes, single-family attached including townhouses, patio homes, duplexes, pinwheel design, and similar styles. This district is primarily intended to be utilized in three situations: *i*) near the downtown as detailed in the Downtown Master Plan; *ii*) at specific sites identified by the Land Use Plan as exhibiting unique criteria offering an opportunity for an alternative to traditional detached single-family development; and *iii*) upon request when the proposed site can be demonstrated to accommodate the increased density, exhibits a thoughtful, imaginative use of the land, and demonstrates reasonable and appropriate land use relationships, both within the development itself and with surrounding areas adjacent to the development. All development of land within the Residential – Varied Style – district shall comply with a site plan approved at the time of R-VS designation. The map symbol and short name for the Residential Varied Style District shall be "R-VS". [formerly known as § 153.205]

### **155.503.3. Small Residential Neighborhood District (SRN)**

- A. The Small Residential Neighborhood (SRN) District is established to provide an alternative residential environment from a traditional single-family detached subdivision pattern which incorporates various styles of housing intermingled and at differing densities, with an overall density averaging under twenty (20) dwellings per acre. Improved open space, wooded natural areas, common gardening space, and non-street walking and biking connections are all encouraged to be interwoven into the neighborhood design. A limited amount of nonresidential uses may be incorporated into the proposed development when it can clearly serve the residents within the SRN site through employment opportunities, or by providing civic uses or needed routine services, such as day care or dry cleaners, but not predominately the sale of merchandise. The map symbol and short name for the Small Residential Neighborhood District shall be “SRN”.

## Services Impact

The cost to provide solid waste pickup for the site will be \$21,000 annually.

## Current Tax Revenue and Per Acre Valuation

In 2017, Matthews tax revenue from the 26 acres of land subject to rezoning was \$2,562, about \$98 per acre.

## Forecasted Tax Revenue and Per Acre Valuation

Based on the size and style of the proposed homes, staff has assigned a conservative tax value of about \$300,000 on average for the detached houses and \$200,000 for the townhomes. This represents about \$93,000 annually in tax revenue, or about \$3,600 per acre.

# STAFF COMMENTS AND OUTSTANDING ISSUES

## Planning Department

1. No architectural elevations have been provided. The applicant intends to present home concepts at the Public Hearing.
2. Add conditional note for R-15 (CD) parcel. "To be used for parks and recreation or tree mitigation purposes" or similar note.
3. The townhomes on Keziah could be reoriented to provide more alley loaded garages.
4. Clarify greenway trail surface and maintenance in conditional notes.
5. If site conditions permit, a bridge connecting the townhomes to the greenway trail would permit better pedestrian movement throughout the site.
6. Driveways must be at least 20' in depth behind the sidewalk.

## Fire

Plan for adequate onstreet parking for townhomes; no parking on the townhome driveway side of all roads and alleys, specifically Road E & G and Alley B & C; alley "C" may need to be 50' instead of 30'. (Applicant has increased pavement width to 20' in response to this comment)

## Police

No Concerns

## Public Works

1. Road G and Alley C on Keziah, along with Buildings 11-15 need to be reoriented to Keziah and streets/alleys reorganized. Public street not dead-end into alley.
2. Alley B showing with property lines extending into alley. Alleys need to be owned/maintained by property owners association Greenway access should be dedicated, not on easement.
3. Include trees in a planting strip along on-street parking spaces.
4. Show ped lights at back of walk within the 1' easement -- or located in planting strip at 2' face-of-walk.
5. No driveways in sight triangles; triangles need to have a clear "window" of 30"-72". A vehicle parked in the driveway would obstruct the sight triangle

## Parks and Rec

No Concerns