

**APPLICATION 2018-677 STAFF REPORT
MARGARET WALLACE TOWNHOMES**

Pre Public Hearing Staff Analysis · April 2018



SUMMARY

Location

3530 Margaret Wallace Road

Ownership/Applicant

LC Hardwood Floors

Zoning

Existing: R-15 Proposed: R-VS

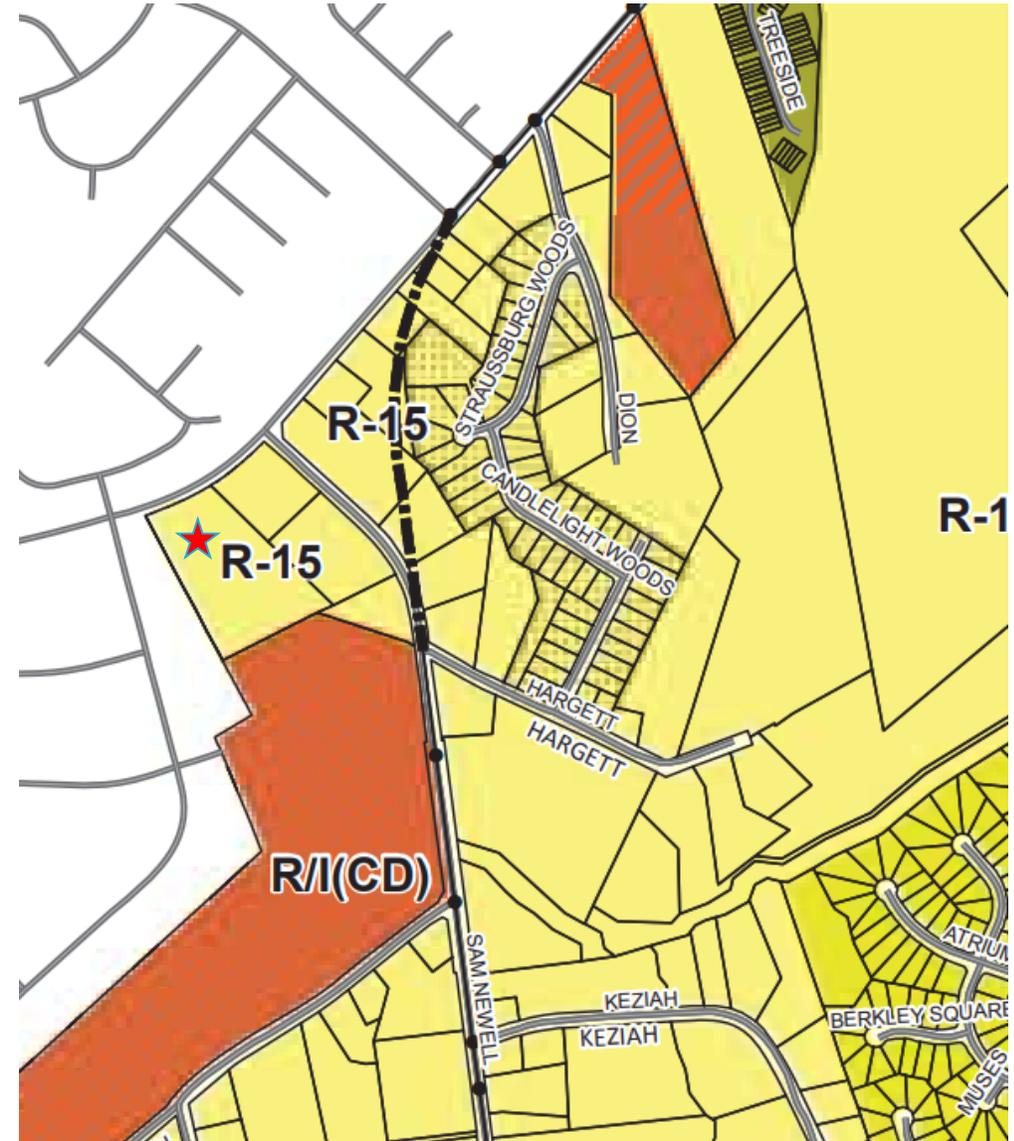
Use

Existing: Three Single Family Homes

Proposed: Up to 36 townhomes

Request Summary

The applicant proposes a townhome community with a mixture of public streets and private alleys.



PROJECT AREA



CURRENT CONDITIONS



Approximate Street Location

SITE INFORMATION AND BACKGROUND

Site Summary

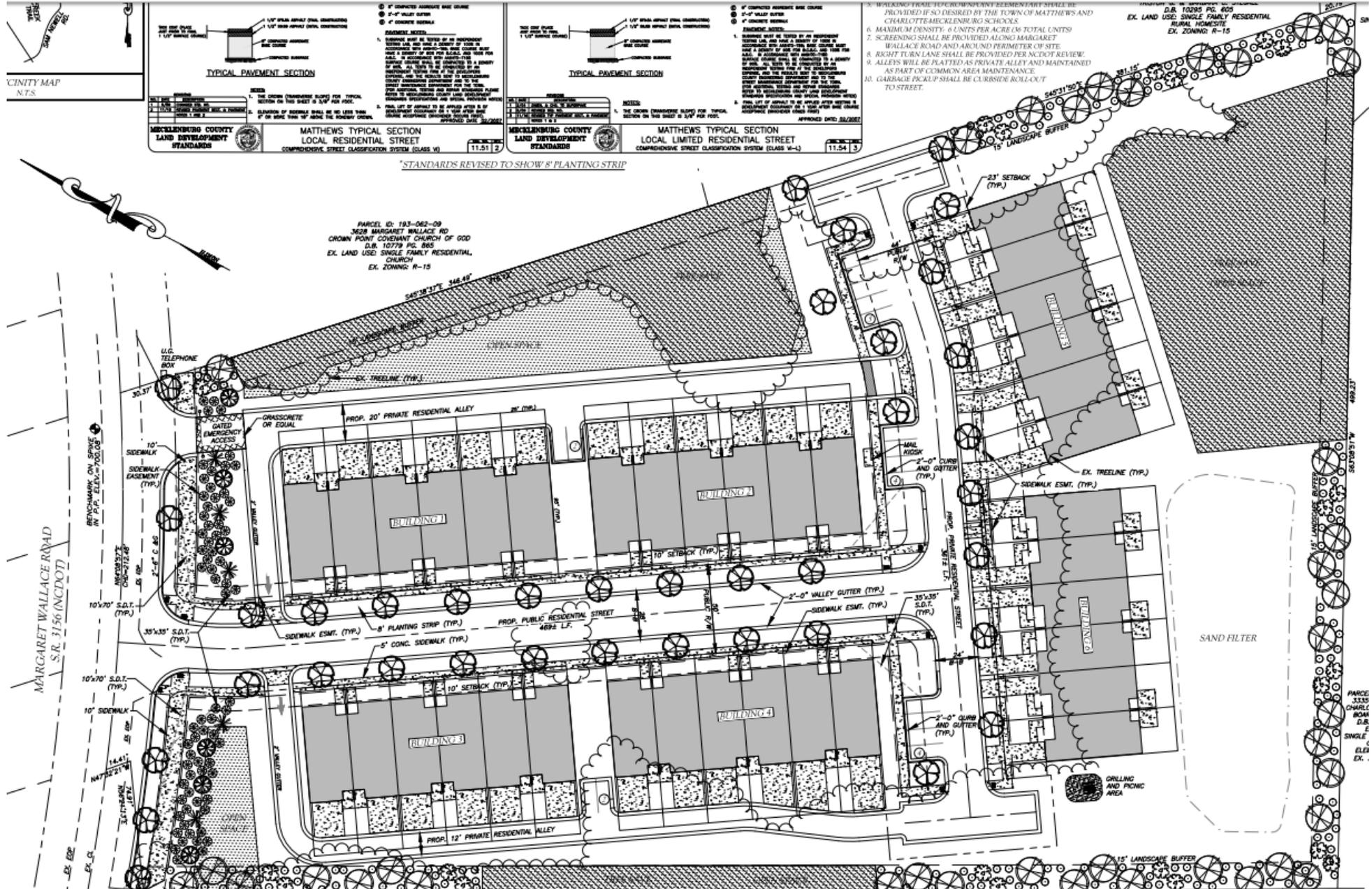
The property is currently legal nonconforming with 4 single family homes located on the same lot. The western boundary of the property adjoins the City of Charlotte while the southern boundary adjoins Crown Point Elementary.

Previous Zoning Actions

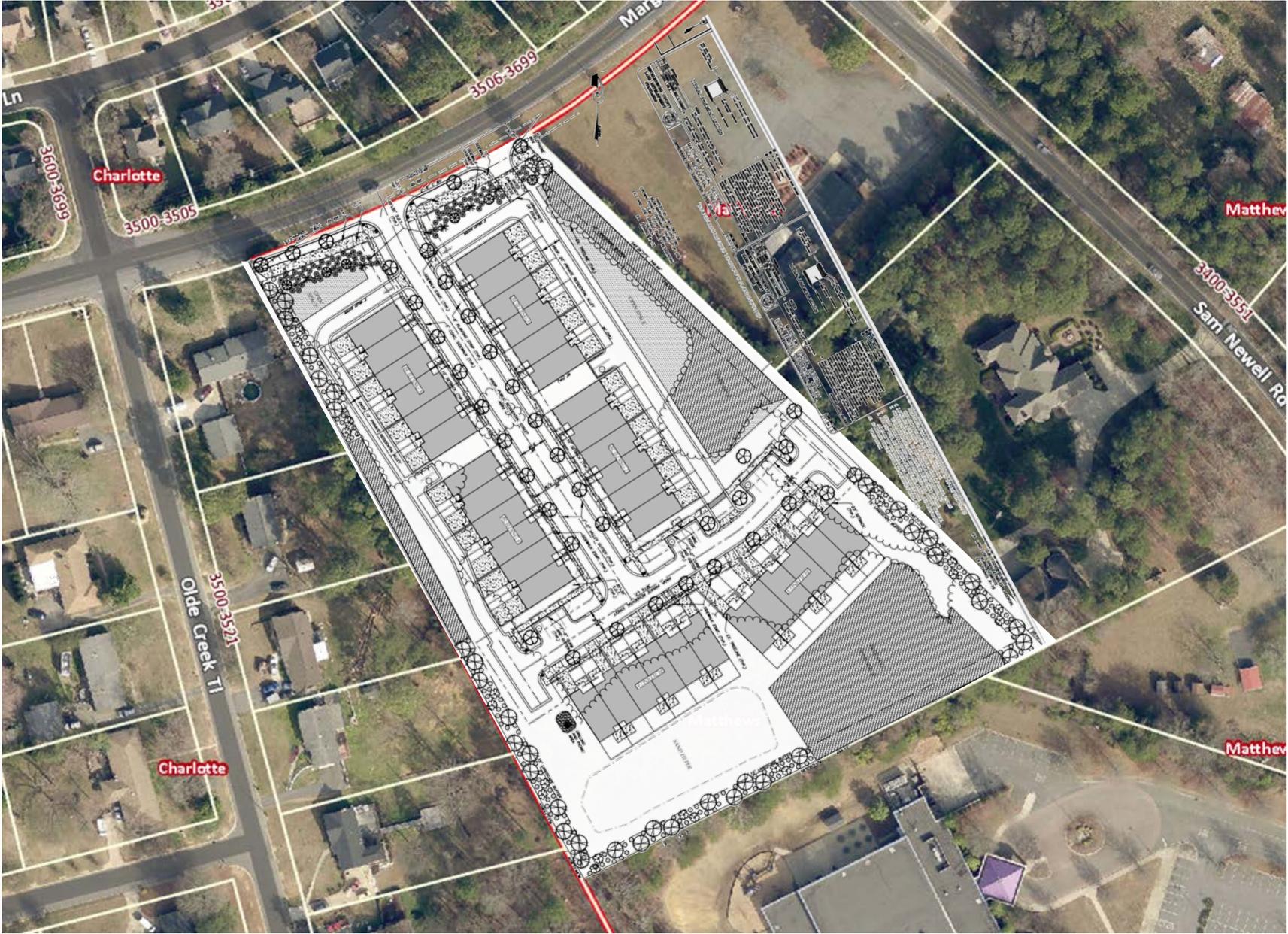
None



PROPOSED SITE PLAN



PROPOSED SITE PLAN WITH ADJOINING PROPERTIES



PROPOSED TOWNHOME DESIGN



SIX UNIT BUILDING REAR ELEVATION
SCALE: 1/8"=1'-0"



SIX UNIT BUILDING FRONT ELEVATION
SCALE: 1/8"=1'-0"

NOTES
1. Drafting & Design assumes no liability for any construction from this plan. It is the responsibility of the purchaser of this plan to have the builder/contractor verify ALL dimensions prior to the beginning of construction.

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PROPOSED TOWNHOME DESIGN



SIX UNIT BUILDING REAR ELEVATION
SCALE: 3/8"=1'-0"



SUMMARY OF PROPOSED CONDITIONS AND FLEXIBLE DESIGN REQUEST

Conditions

1. Maximum of 36 townhomes
2. No vinyl siding except for soffits, windows and trim.
3. Right turn lane will be provided on Margaret Wallace Road.
4. A 10' multiuse path is shown along Margaret Wallace Road.
5. An emergency fire access is provided as second point of ingress/egress.

Flexible Design Request

1. Reduction of minimum lot size from 3,000 square feet to 2,375 square feet
2. Reduction of minimum lot width from 30' to 25'.
3. Reduction of minimum front setback from 20' to 10'.

TREES, VEGETATION AND STORMWATER

Tree Save

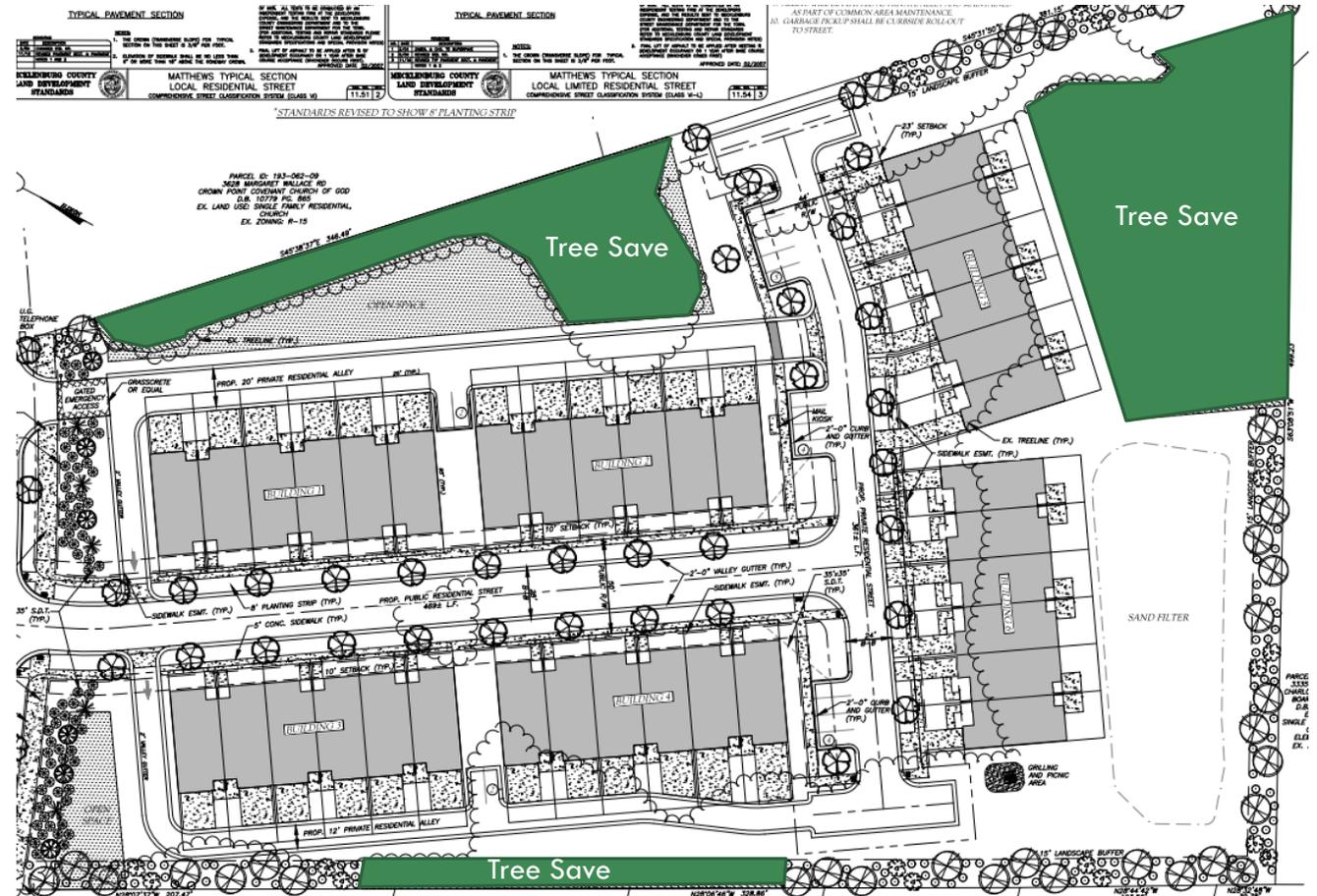
The R-VS District requires a minimum of 8% tree canopy preservation. This proposed development would achieve about 14% canopy preservation.

Stormwater Management and PCO

A sand filter is located at the rear of the property and will provide both detention and water quality measures.

Buffers

A mixture of existing vegetation and new landscaping will be provided to buffer the development from adjoining properties. These buffers are optional, as residential properties are not required to be screened from each other.



LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The LUP does not make specific recommendations for this property. However, the area surrounding the site is composed entirely of single family homes with some institutional uses.

Consistency

The addition of townhomes to the site would not be consistent with the current development pattern in the area. An R-VS development consisting of single family homes would be a more appropriate use of the land.

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]

Services Impact

The cost to provide solid waste pickup for the site will be \$6,300 annually.

Current Tax Revenue and Per Acre Valuation

In 2016, Matthews tax revenue from the property was \$1083, about \$180 per acre.

Forecasted Tax Revenue and Per Acre Valuation

Based on the size and style of the proposed homes, staff has assigned a tax value of about \$125,000 on average for the homes using the Parkview townhome development nearby as a benchmark. This represents about \$15,300 annually in tax revenue, or about \$2,500 per acre.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. More information is needed for the townhome designs including all four sides of the architecture. Since the sides of some of the buildings face McKee Road, attention should be placed on the architecture for the end units in these areas.
2. A conditional note should be added that indicates the petitioner is dedicated additional right-of-way on McKee Road

Police

Under Review

Fire

The Matthews Fire Department agrees with the Fire Marshall's Office recommendation for an emergency access onto Margaret Wallace.

Public Works

Under Review

Parks and Rec

No concerns

CHARLOTTE MECKLENBURG SCHOOLS STUDENT GENERATION ESTIMATE

Average Student Yield per Unit: 0.1718

Based on the site plan, dated January 31, 2018, this development may add 8 students to the schools in this area.

The following data is as of 20th Day of the 2017-18 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>
MATTHEWS ELEMENTARY	48.5	40	941	802	121%	4	122%
CRESTDALE MIDDLE	37.8	53	764	1071	71%	2	72%
BUTLER HIGH	109	98	2121	1907	111%	2	111%

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 \$134,000; calculated as follows:

Elementary School: **4** x \$20,000 = \$80,000

High School: **2** x \$27,000 = \$54,000