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 22 single family homes

Request Summary
The applicant has revised the development plan and replaced the 36-unit townhome proposal with 22 single family homes.
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. The change to single family homes makes the development more appropriate for the site.

Consistency

The addition of townhomes to the site would not have been consistent with the current development pattern in the area. The applicant heard these concerns and is proposing single family development that is consistent with the Land Use Plan and area development.
FINANCIAL IMPACT ANALYSIS

Services Impact

The cost to provide solid waste pickup for the site will be $3,850 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 $250,000 on average for the homes. This represents about $19,000 annually in tax revenue, or about $3,100 per acre.
Planning Department

1. No home designs are provided. The applicant plans to present home elevations at the Public Hearing.

2. More conditional notes are needed to address architecture and site development requirements.

Police
No Concern

Fire
No Concerns.

Public Works
Consider adding some curvature to the road to reduce speeding.

Parks and Rec
No concerns