

**APPLICATION 2018-677 STAFF REPORT  
MARGARET WALLACE SINGLE FAMILY HOMES**

Pre Public Hearing Staff Analysis • UPDATED June 2018



# SUMMARY

## Location

3530 Margaret Wallace Road

## Ownership/Applicant

LC Hardwood Floors

## Zoning

Existing: R-15 Proposed: R-VS

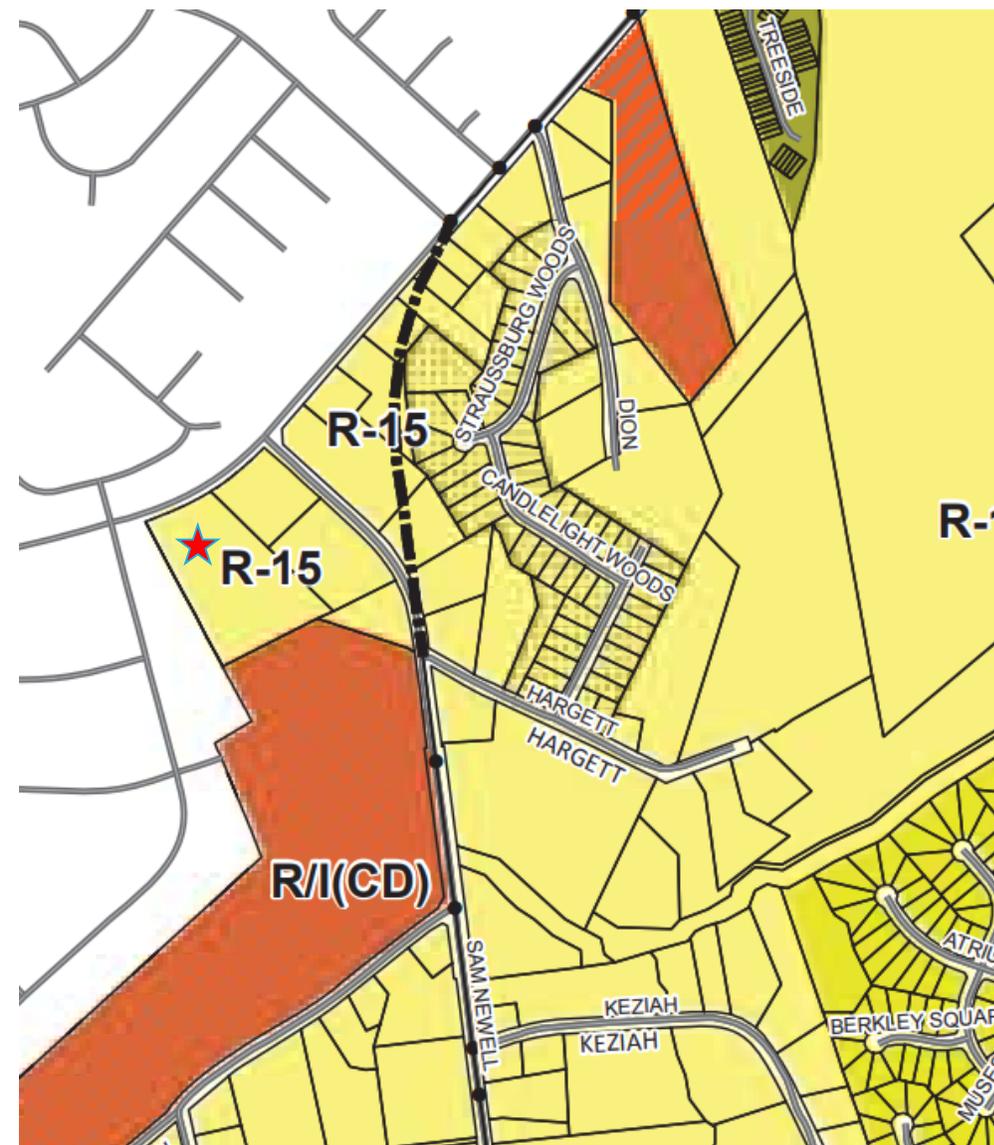
## Use

Existing: Three Single Family Homes

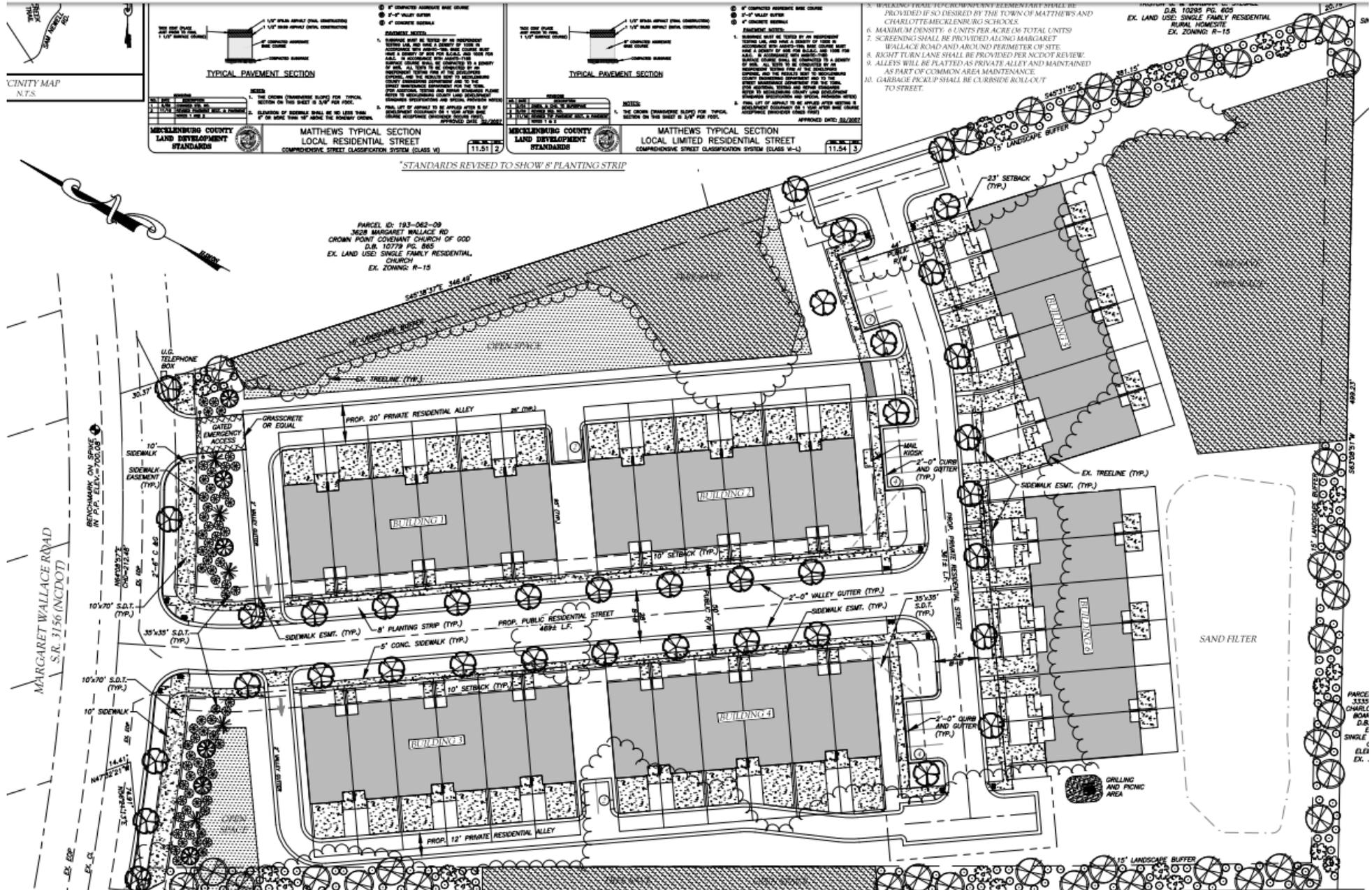
Proposed: Up to 22 single family homes

## Request Summary

The applicant has revised the development plan and replaced the 36-unit townhome proposal with 22 single family homes.



# PREVIOUS 36 UNIT TOWNHOME PLAN





# 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. 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.

### **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 \$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.

# STAFF COMMENTS AND OUTSTANDING ISSUES

## 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