

**APPLICATION 2018-679 STAFF REPORT
MCKEE ROAD TOWNHOMES**

Pre Public Hearing Staff Analysis · April 2018



SUMMARY

Location

1652 McKee Road

Ownership/Applicant

William Cauthen, June Boheler, James Clark and Martha Cauthen/Eastwood Homes, Mike Kemp

Zoning

Existing: R-20 Proposed: R-VS

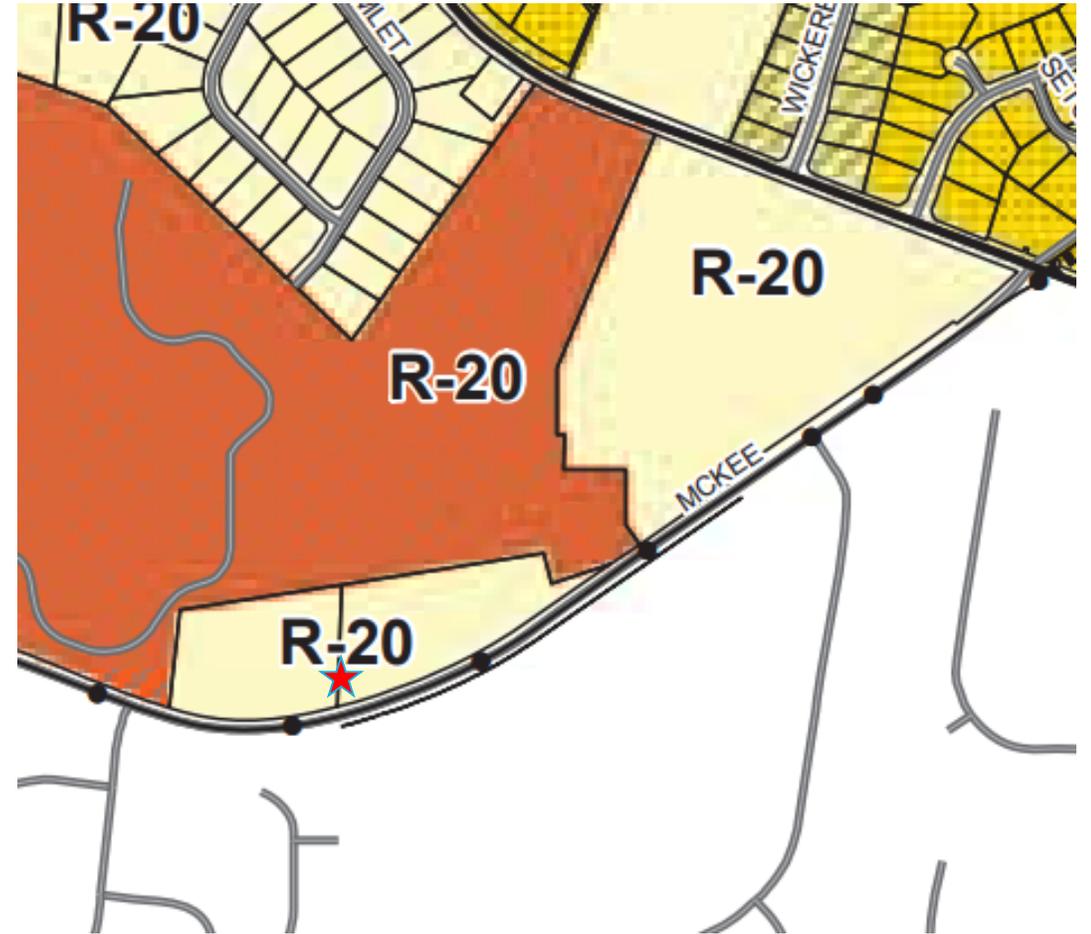
Use

Existing: Vacant Land

Proposed: Up to 48 townhomes

Request Summary

The applicant proposes a 48-unit townhome community with private streets.



PROJECT AREA



CURRENT CONDITIONS



SITE INFORMATION AND BACKGROUND

Site Summary

The property is currently vacant with the exception of the power transmission right-of-way that occupies about two acres of the eastern portion of the site. The Windsor Run retirement community surrounds the site on two sides with a future Town Park on the eastern property boundary.



Previous Zoning Actions

None

PROPOSED SITE PLAN WITH EXISTING CONDITIONS SHOWN



PROPOSED DESIGN FOR ALL BUILDINGS



SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Maximum of 48 townhomes.
2. Open spaces throughout the community with benches and landscaping.

Flexible Design Request

1. Reduction of minimum lot width from 30' to 22'-24'.
2. Request to allow streets to be private. (This is not an allowable flexible design request)

TREES, VEGETATION AND STORMWATER

Tree Save

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

Stormwater Management and PCO

A detention pond along the western property boundary will provide stormwater detention.

Buffers

A 15' perimeter planting area is proposed along the northern and western property boundaries.

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The LUP states that Segment A of McKee Road from Weddington Road to Pleasant Plains Road should be limited to residential uses.

Consistency

R-VS is an appropriate zoning category in this location.

McKEE ROAD CORRIDOR ACTION ITEMS:

1. *Encourage the completion of the McKee Road extension.*
2. *Pursue funding sources to expedite the McKee Road construction.*
3. *Require developers to provide utilities that service the entire McKee Road corridor.*
4. *Discourage proposals that include only site-specific utilities construction.*
5. *Require primary access points to be located on McKee Road as opposed to existing roadways.*
6. *Encourage MUMPO to consider alternate connector roadway options including alignment with future Independence Pointe Parkway.*
7. *Limit and maintain land use at Segment A to residential use. Encourage higher-density housing development at undeveloped land north of Segment A.*

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 \$8,400 annually.

Current Tax Revenue and Per Acre Valuation

In 2016, Matthews tax revenue from the property was \$768, about \$90 per acre.

Forecasted Tax Revenue and Per Acre Valuation

Based on the size and style of the proposed townhomes, staff has assigned a tax value of about \$225,000 on average for the homes. This represents about \$37,000 annual in tax revenue, or about \$4,300 per acre. The power transmission line easement on the property impacts the overall valuation and buildable area thus diluting the valuation per acre.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Right-of-way dedication should be included in conditional notes.
2. The density of the project should be reduced to allow more tree save area. Tree save and street right-of-way have been reduced to fit as many units as possible onto the site. The general area was farmed for many generations and as a result few existing trees are present on the Windsor Run site and on the subject property. The grove of trees onsite is one of the few areas in this corridor with mature trees.
3. Staff does not support the proposed street cross section with 10' travel lanes and 5' planting strips. The minimum travel lane width should be 11' with 8' standard planting strips.
4. The R-VS district does not allow private streets. Public Streets should be provided within the development.

Police

Under Review

Fire

Under Review

Public Works

Request for 10' multiuse path on McKee Road.

Parks and Rec

Under Review

CHARLOTTE MECKLENBURG SCHOOLS STUDENT GENERATION ESTIMATE

<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