

**APPLICATION 2018-680 STAFF REPORT
4 CORNERS PHASE 2**

Pre Public Hearing Staff Analysis • June 2018



SUMMARY

Location

3003 Sam Newell Road

Ownership/Applicant

Adam Fiorenza/Fiorenza Properties

Zoning

Existing: R-15 Proposed: R-VS

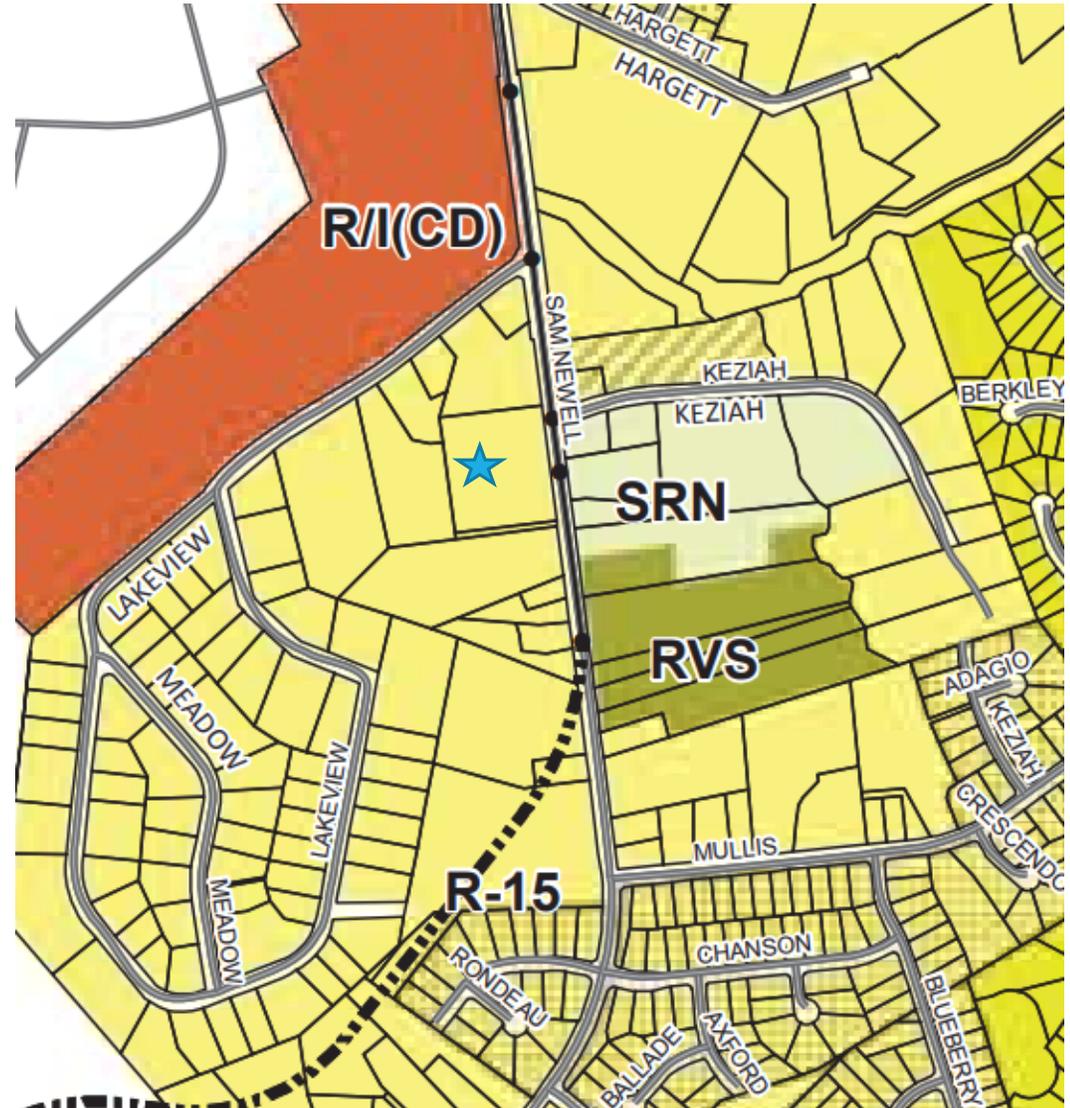
Use

Existing: Vacant single family home and outbuildings

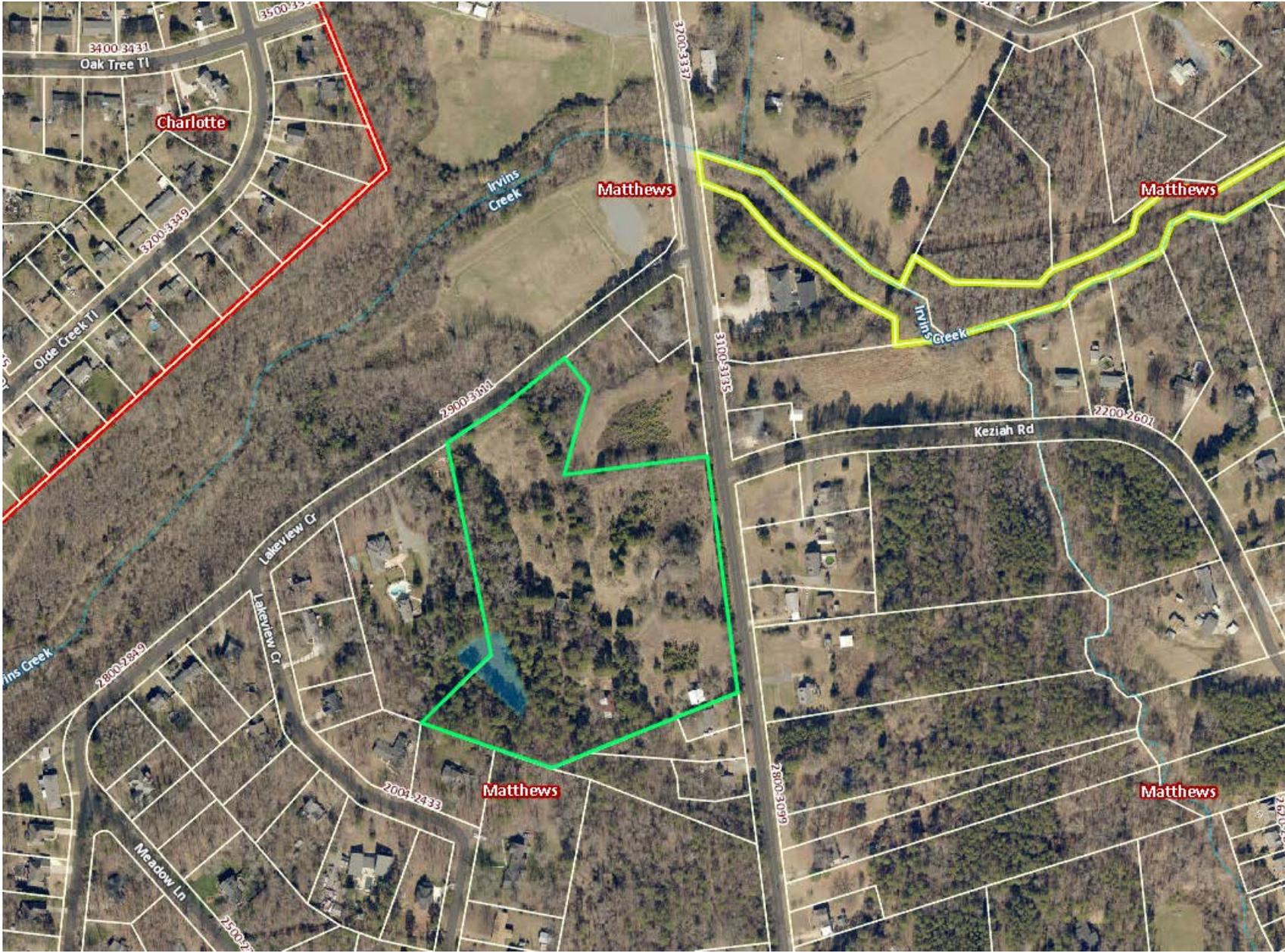
Proposed: R-VS subdivision with up to 40 lots

Request Summary

The applicant proposes to construct a neighborhood of similar design to the recently approved 4 Corners subdivision on the east side of Sam Newell Road



PROJECT AREA



CURRENT CONDITIONS



SITE INFORMATION AND BACKGROUND

Site Summary

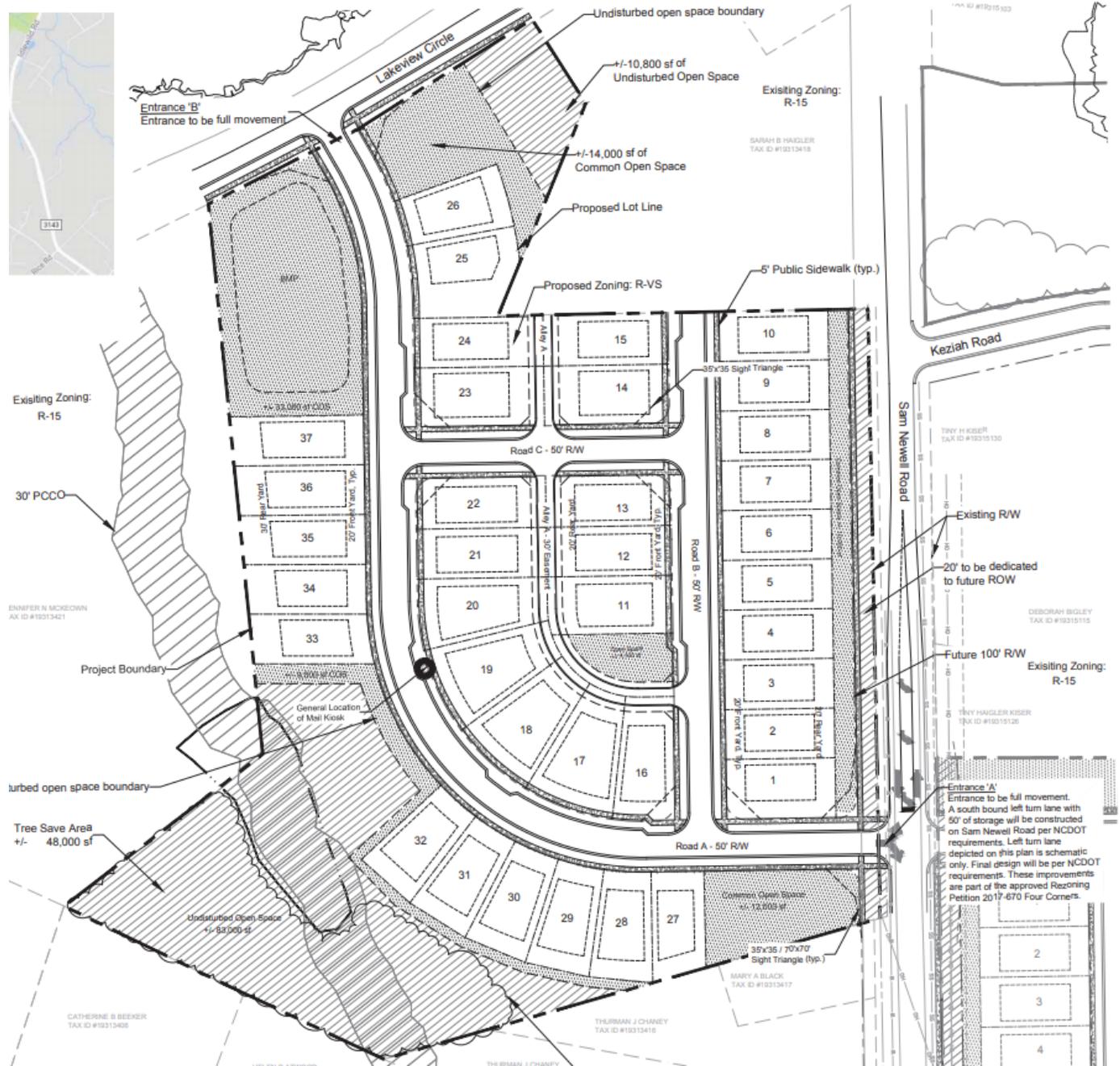
The property is only partially wooded with a row of leyland cypress evergreen trees planted along most of the road frontage. The rear of the site adjoins the Lakeview Circle Community. A pond straddles the property line with the adjacent owner at 2918 Lakeview Circle

Previous Zoning Actions

None



PROPOSED SITE PLAN



Entrance 'A'
Entrance to be full movement.
A south bound left turn lane with
50' of storage will be constructed
on Sam Newell Road per NCDOT
requirements. Left turn lane
depicted on this plan is schematic
only. Final design will be per NCDOT
requirements. These improvements
are part of the approved Rezoning
Petition 2017-670 Four Corners.

PROPOSED HOME DESIGNS



V X80D - FRONT LOAD - A



35W X80D - FRONT LOAD - B



35W X80D - FRONT LOAD - C



35W X80D - FRONT LOAD - D

ERTIES
MODERN FARMHOUSE BY FIOFENZA
 JANUARY 25, 2018

FIORENZA PROPERTIES
 CHARLOTTE, NC
MODERN FARMHOUSE BY FIOFENZA
 JANUARY 25, 2018

FIORENZA PROPERTIES
 CHARLOTTE, NC
MODERN FARMHOUSE BY FIOFENZA
 JANUARY 25, 2018

FIORENZA PROPERTIES
 CHARLOTTE, NC
MODERN FARMHOUSE BY FIOFENZA
 JANUARY 25, 2018



35W X80D - REARLOAD - A



35W X80D - REARLOAD - B



35W X80D - REARLOAD - C



35W X80D - REARLOAD - D

SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Up to 40 single family homes at 3.4 units per acre.
2. 3.7 acres of common open space.
3. Berm with landscaping along Sam Newell Road.
4. Homes to be constructed of primarily brick veneer or cementitious siding and stone. Vinyl is only permitted for windows, doors, garage doors, soffits, trim and railings.
5. Seating and grill areas to be located near pond in natural area.
6. Applicant may provide additional elevations in future to be approved by Town Board.

Flexible Design Standards Request

1. Reduction of rear yards from 30' to 20' minimum.
2. Public street lane reduction from 12' to 11'. (On street parking lane provided in most locations)

TREES, VEGETATION AND STORMWATER

Tree Save

The R-VS District requires 8% tree canopy preservation. The proposed development will preserve 9% of trees. It should be noted that the site contains many existing trees but is not as heavily wooded as some sites in Matthews.

Stormwater Management and PCO

A stormwater pond is located at the corner of Lakeview Circle and Road A. Open space is provided throughout the development with the largest area located nearest the pond on the property.



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. This is consistent with the R-VS goal of providing home styles not typically found 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.

Services Impact

The annual cost to provide solid waste service will be \$7,000 annually for 40 new single family homes.

Current Tax Revenue and Per Acre Valuation

In 2017, Matthews tax revenue from the property was \$800, or about \$67 per acre

Forecasted Tax Revenue and Per Acre Valuation

Based on the proposed home sizes and the cost of new construction in Matthews and Mecklenburg County, the development will generate about \$47,000 in new Matthews taxes. This represents about \$4,000 per acre in tax revenue.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. The applicant should consider introducing one or two new home elevations to provide some additional architectural variety. Combined with the property across the street, 8 home elevations would be used for a total of 115 new homes.
2. Planning Staff has suggested a covered structure for the CBU postal location. The applicant is considering this request.

Police

No Concerns.

Fire

No concerns with fire access. Alleys provide additional points of access

Public Works

No Concerns.

Parks and Rec

No concerns.

Town of Matthews: 2018-680 4 Corners Phase 2

PROJECTED IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: a maximum of 40 detached dwelling units subject to the standards of the R-VS zoning district.

CMS Planning Area: 5, 6, 7, 8, 9

Average Student Yield per Unit: 0.6073

Based on the site plan, dated May 23, 2018, this development may add 24 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>
CROWN POINT ELEMENTARY	36	37	670	689	97%	11	99%
MINT HILL MIDDLE	63	50	1195	948	126%	6	127%
BUTLER HIGH	109	98	2121	1907	111%	7	112%

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 \$327,000; calculated as follows:

Middle School: **6** x \$23,000 = \$138,000

High School: **7** x \$27,000 = \$189,000