

**APPLICATION 2018-681 STAFF REPORT
TANFIELD DRIVE SUBDIVISION**

Pre Public Hearing Staff Analysis • June 2018



SUMMARY

Location

Vacant land at end of Tanfield Drive stub.

Ownership/Applicant

Charlie and Grace Choe/Kinger Homes (John Carmichael representing applicant)

Zoning

Existing: R-15 Proposed: R-9 (CD)

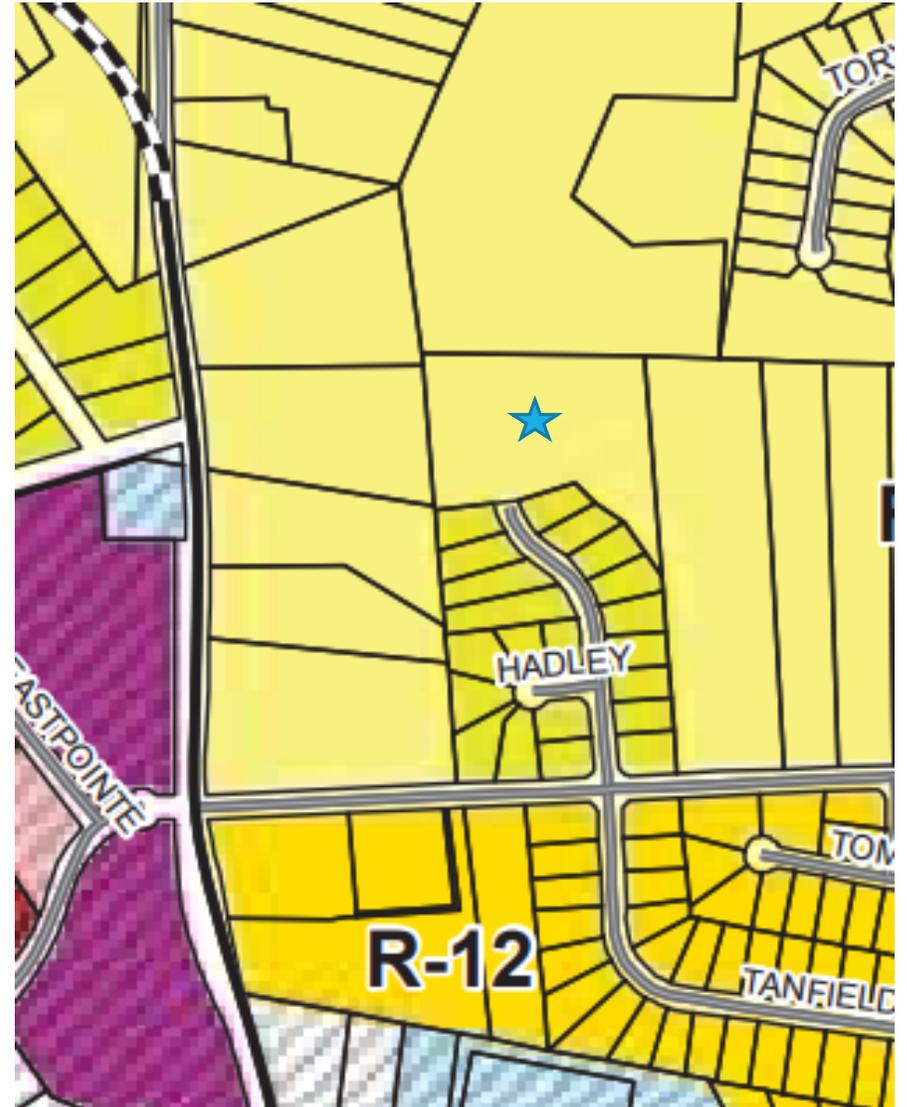
Use

Existing: Vacant

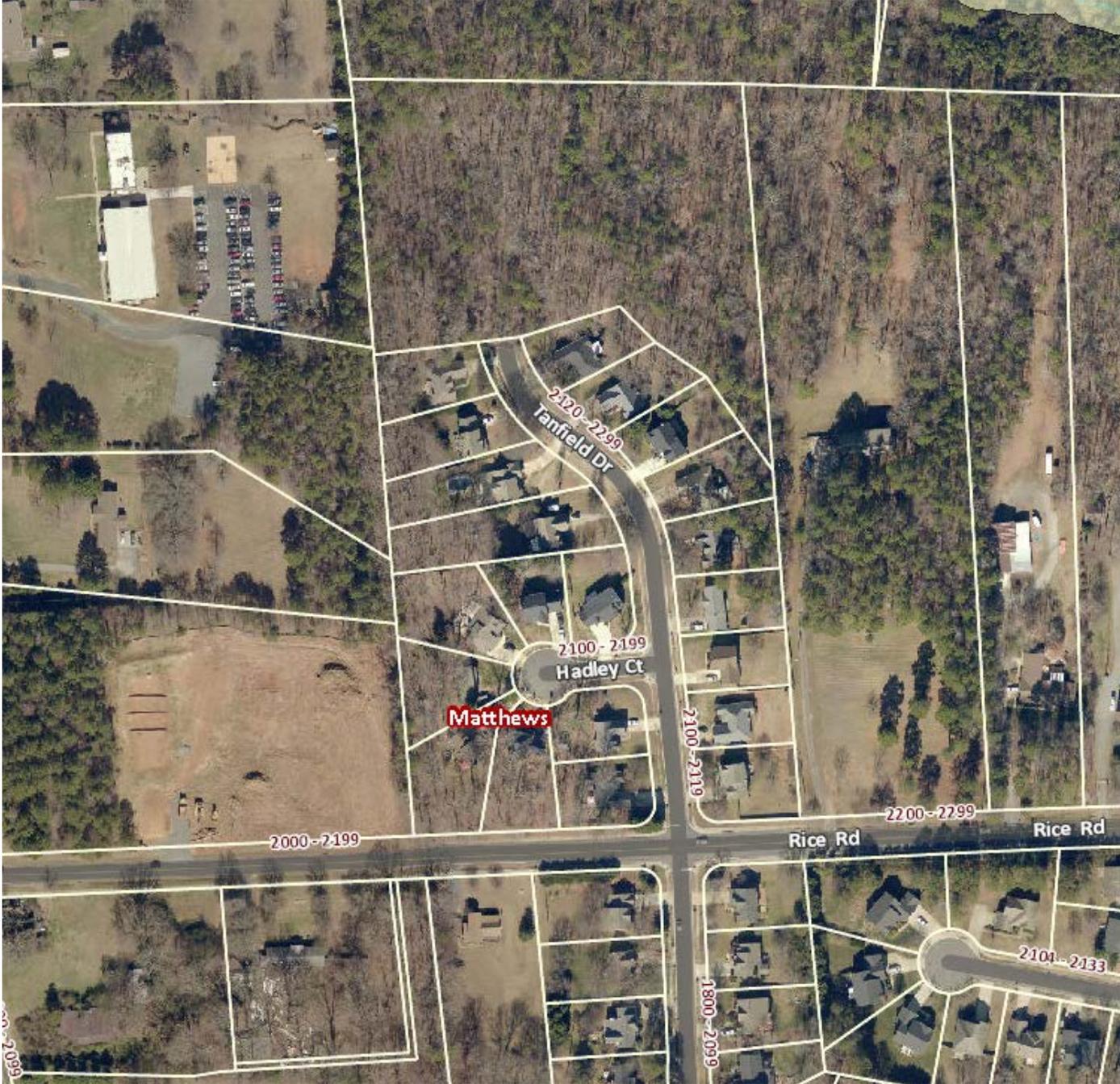
Proposed: 11 lot subdivision

Request Summary

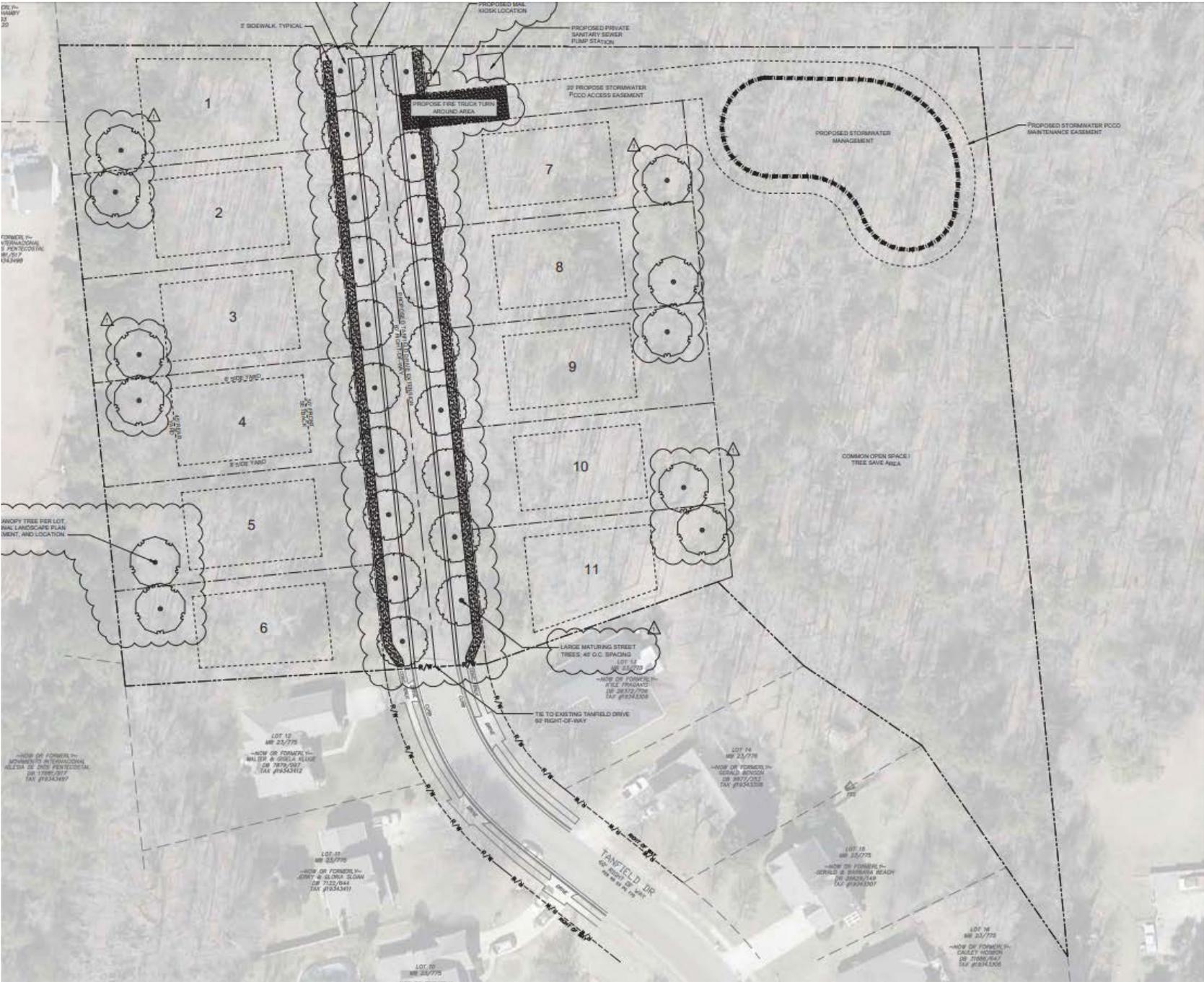
The applicant proposes to construct a neighborhood using the R-9 standards to match the existing Annecy II subdivision.



PROJECT AREA



PROPOSED SITE PLAN



PROPOSED HOME DESIGNS



SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Up to 11 single family homes.
2. All homes to be constructed on the site to be “substantially similar” to the provided home elevations.
3. 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.
4. Overhangs, brackets, tapered columns and minimum 6’ depth porches to be used on all home designs to be constructed.
5. The front building line of the garage to be offset from the front porch.
6. Two car garages to have individual garage doors.

TREES, VEGETATION AND STORMWATER

Tree Save

The R-9 District requires 15% tree canopy preservation
The proposed development will preserve 17% of trees.

Stormwater Management and PCO

A stormwater pond is located within a 1.17 acre
common open space area.

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The R-9 zoning district is the most appropriate zoning category due to the connection of this proposed development through an existing R-9 zoned subdivision.

Consistency

The R-9 district and proposed homes are consistent with existing development in the area and consistent with the Land Use Plan.

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.*

Services Impact

The annual cost to provide solid waste service will be \$1,925 annually for 11 new single family homes.

Current Tax Revenue and Per Acre Valuation

In 2017, Matthews tax revenue from the property was \$200, or about \$42 per acre.

Forecasted Tax Revenue and Per Acre Valuation

Based on the proposed homes and values of existing housing stock in the neighborhood, tax revenues from the development are anticipated to be about \$10,000, or about \$2,200 per acre.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Planning Staff has no additional comments at this time.

Police

No concerns

Fire

Fire has requested the proposed turnaround at the new termination point of Tanfield Drive. The stub street may be continued in the future

Public Works

No concerns

Parks and Rec

No concerns.