

**APPLICATION 2018-685 STAFF REPORT
PHILLIPS ROAD SUBDIVISION**

Pre Public Hearing Staff Analysis • July 2018



SUMMARY

Location

Corner of Highway 51 and Phillips Road

Ownership/Applicant

Barbara Henderson/ Gary Stephens, Front Porch Communities

Zoning

Existing: R-15 Proposed: R-VS

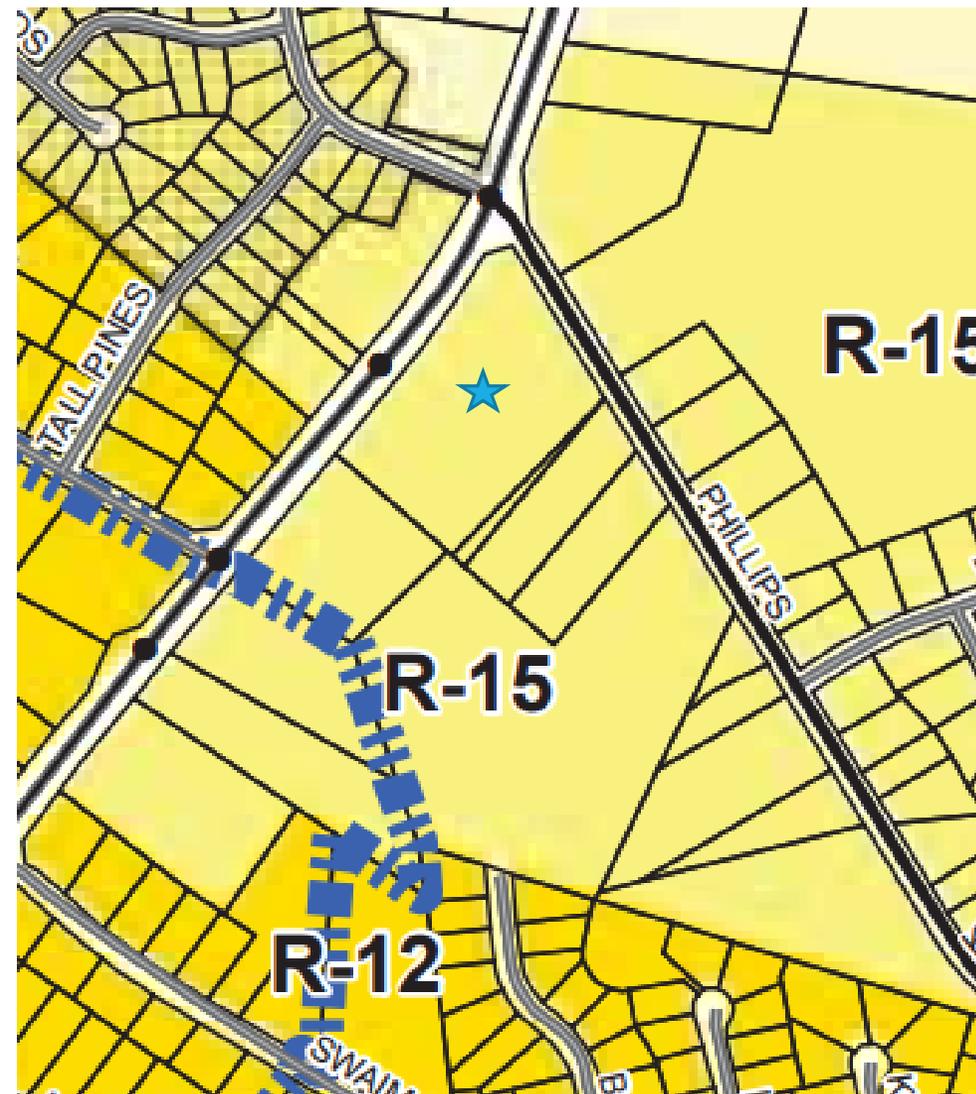
Use

Existing: Single Family Home

Proposed: 22 lot subdivision

Request Summary

The applicant proposes to construct a neighborhood using the R-VS zoning standards



PROJECT AREA



EXISTING CONDITIONS

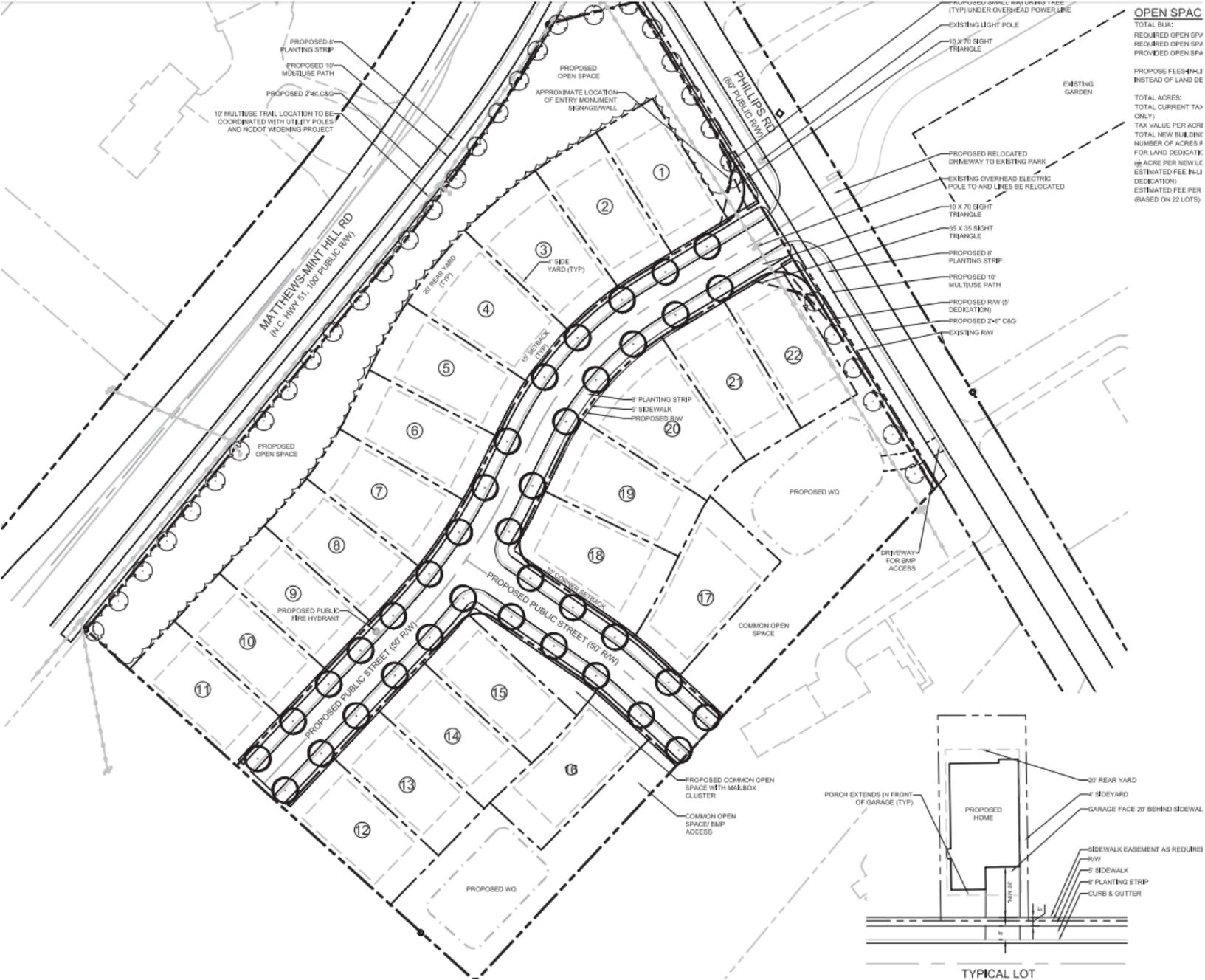


View Along Highway 51

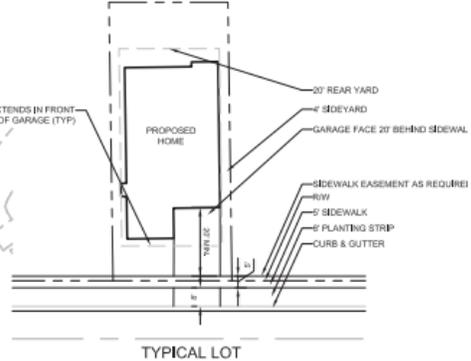


View From Purser Hulsey Park Entrance on Phillips Road

PROPOSED SITE PLAN



OPEN SPAC
 TOTAL BUA:
 REQUIRED OPEN SPW
 REQUIRED OPEN SPW
 PROVIDED OPEN SPW
 PROPOSE FEES IN-LI
 INSTEAD OF LAND DE
 TOTAL ACRES:
 TOTAL CURRENT TAX
 (ONLY)
 TAX VALUE PER ACR
 TOTAL NEW BUILDING
 NUMBER OF ACRES F
 FOR LAND DEDICAT
 (6 ACRES PER NEW LC
 ESTIMATED FEE IN-LI
 DEDICATION)
 ESTIMATED FEE PER
 (BASED ON 22 LOTS)



AREA CONNECTIVITY POTENTIAL

Click on the graphics to erase individual ones.
OR
Erase All Graphics



PROPOSED HOME DESIGNS



This Plan Is A
Preliminary Design.
NOT Released For
Construction.



SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Up to 22 single family homes.
2. A 10' multiuse path will be constructed along both street frontages.
3. Homes to be constructed of primarily brick veneer or cementitious siding and stone. Vinyl is only permitted for windows, doors, and trim.
4. The front building line of the garage to be offset from the front porch per the included example lot layout.

Flexible Design Standards Request

1. Reduction of minimum front setback from 20' to 15'.
2. Reduction from 6' and 8' side yards to 4' side yards.
3. Rear yard reduction from 25' to 20'.

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

“Matthews created the Residential Varied Style district (R-VS) to accommodate demand for higher-density, single-family housing options. The R-VS district is an ideal development opportunity for land that presents environmental challenges for development, such as difficult terrain, unusual parcel shape and close proximity to heavily used roadways” – page 43 of Matthews Land Use Plan.

“R-VS infill and redevelopment opportunities are encouraged on established, residentially zoned land, so long as the development complements the existing character of its surroundings” –page 44 of the Matthews Land Use Plan.

Consistency

The project is composed of single family homes in a traditional suburban layout. While the lot sizes are smaller than surrounding developments, the community should blend in well with adjacent existing development.

Services Impact

The annual cost to provide solid waste service will be \$3,850 annually for 22 new single family homes.

Current Tax Revenue and Per Acre Valuation

In 2017, Matthews tax revenue from the property was \$2,400, or about \$400 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 \$27,000, or about \$4,500 per acre.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Planning Staff does not recommend the flexible design request for 4' side yards. A minimum of 5' side yards is the least that the Town has historically allowed. The front setback of only 15' is shallow and will leave little room for trees and vegetation in front yards. In general, the building envelopes appear too tight for this area. The proposal would benefit from increased front setbacks, side yards and rear yards.
2. Per code, the side yard of lot 15 should be increased to a minimum of 10'.
3. The applicant should show sight triangles at all intersections to ensure that the homes do not encroach into the 35x35 clear zone.
4. A pedestrian refuge should be considered to access Purser Hulsey Park.
5. Staff suggests flipping lots 16 and 17 with the common open space to create space between the rear yards of lots 14,15,18 and 19

Police

No concerns

Fire

No Concerns

Public Works

Request for 8' planting strips, multiuse path on both road frontages, ped refuge on Phillips Road.

Parks and Rec

No concerns.

CHARLOTTE MECKLENBURG SCHOOLS REPORT

Average Student Yield per Unit: 0.6073

Based on the site plan, dated May 2, 2018, this development may add 13 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>
BAIN ELEMENTARY ¹	48.5	39	931	749	124%	6	125%
MINT HILL MIDDLE	63	50	1195	948	126%	3	126%
BUTLER HIGH	109	98	2121	1907	111%	4	111%

1. The construction of a new 45-classroom elementary school is scheduled to begin in May 2021 to relieve Bain, Lebanon Road, and Piney Grove elementary schools (tentative date; location to be determined).

The total estimated capital cost of providing the additional school capacity for this new development is \$491,000; calculated as follows:

Elementary School: **6** x \$34,000 = \$204,000

Middle School: **3** x \$37,000 = \$111,000

High School: **4** x \$44,000 = \$176,000