

**APPLICATION 2018-686 STAFF REPORT  
SOUTH TRADE SUBDIVISION**

Pre Public Hearing Staff Analysis • August 2018



# PROJECT SUMMARY

## Location

307 South Trade Street

## Ownership/Applicant

Brookchase Properties LLC

## Zoning

Existing: R-20/Proposed R-VS

## Existing Use

Vacant Lot

## Proposed Setbacks

Front: 20'

Side: 5' (Flexible Design Request)

Rear: 25'

## Site Size

2.37 Acres

## Project Size

13 Homes

## Density

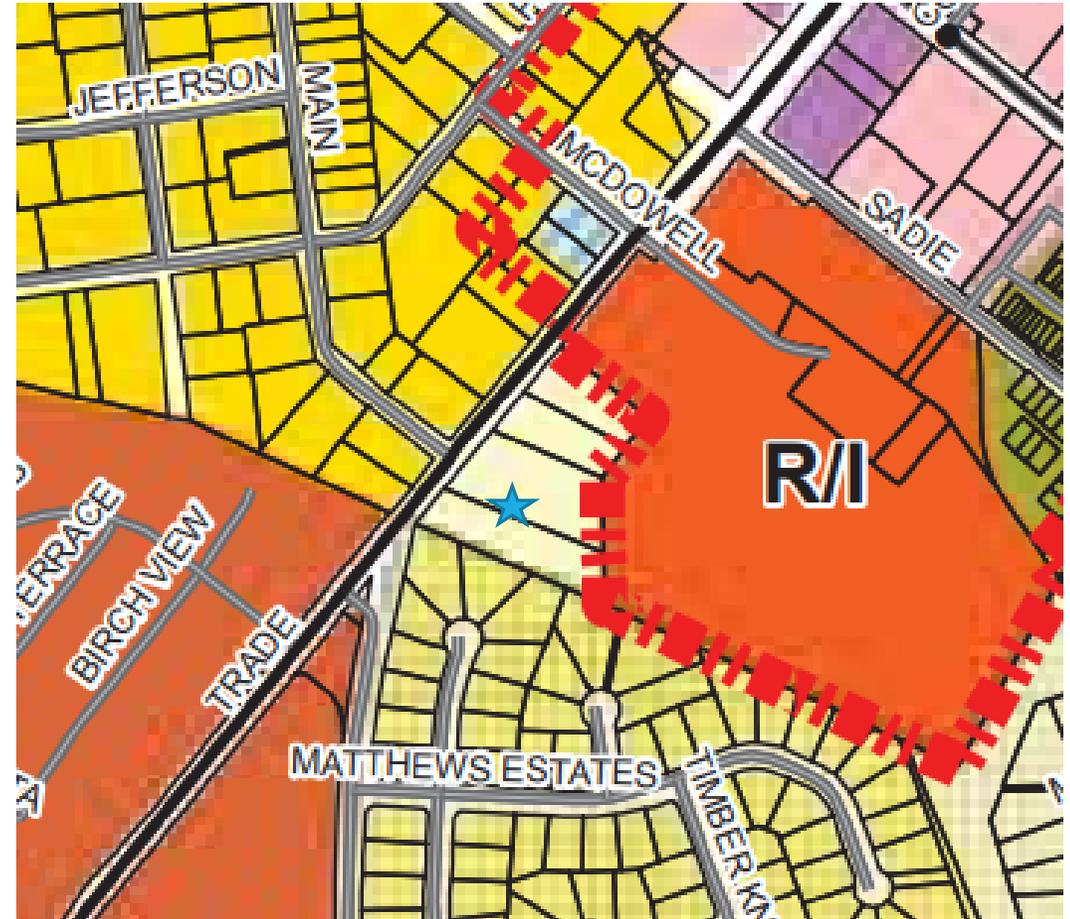
5.5 units per acre

## Traffic Generation

No TIA Required

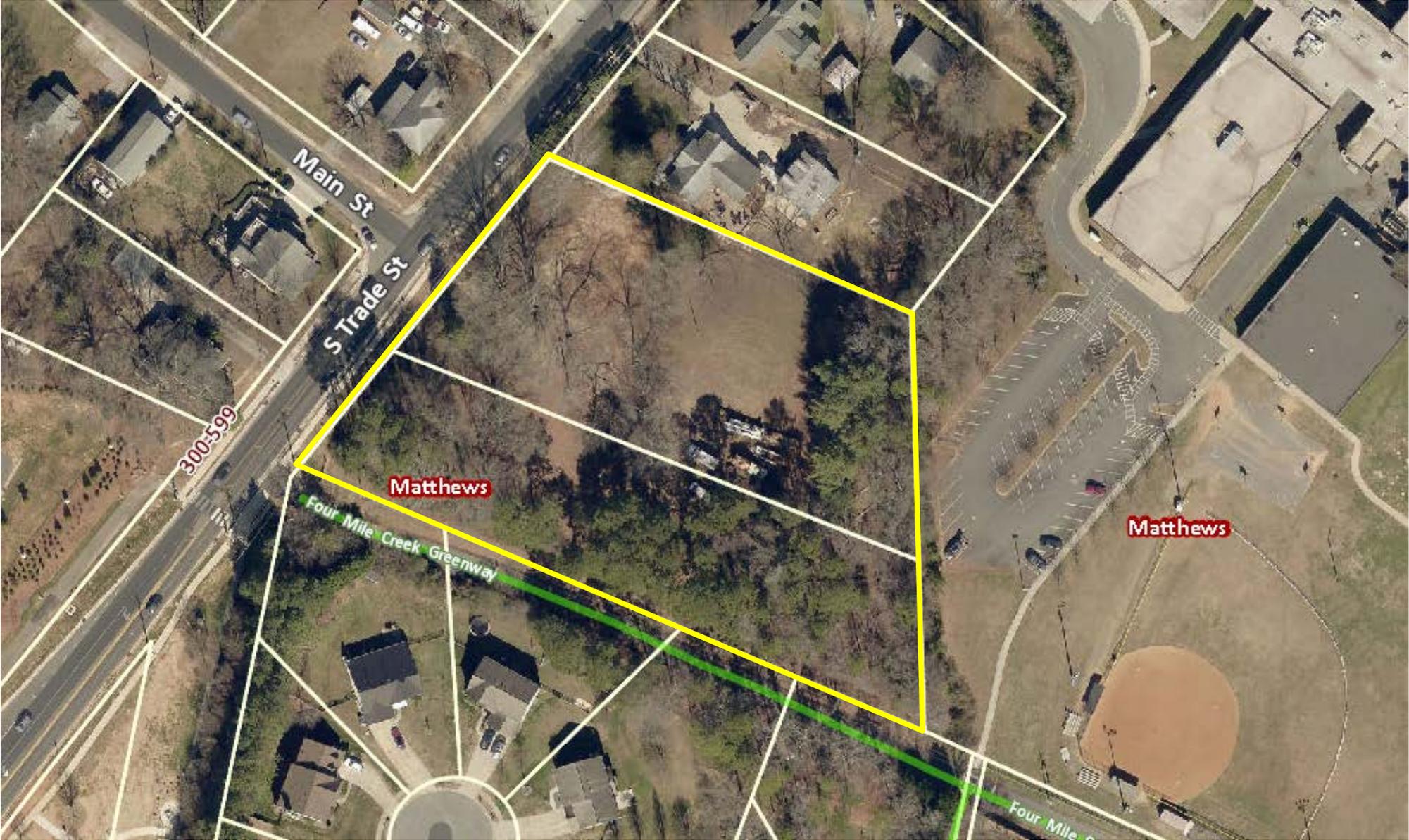
## Student Generation

8 new students



The applicant proposes to construct a single family infill neighborhood using the R-VS zoning standards. Five new homes are proposed facing South Trade Street with an additional 8 homes facing an extension of Main Street within the development. A stormwater pond and 6 parking spaces are located at the rear of the site.

# PROJECT AREA



# EXISTING CONDITIONS



*View Along South Trade Street*

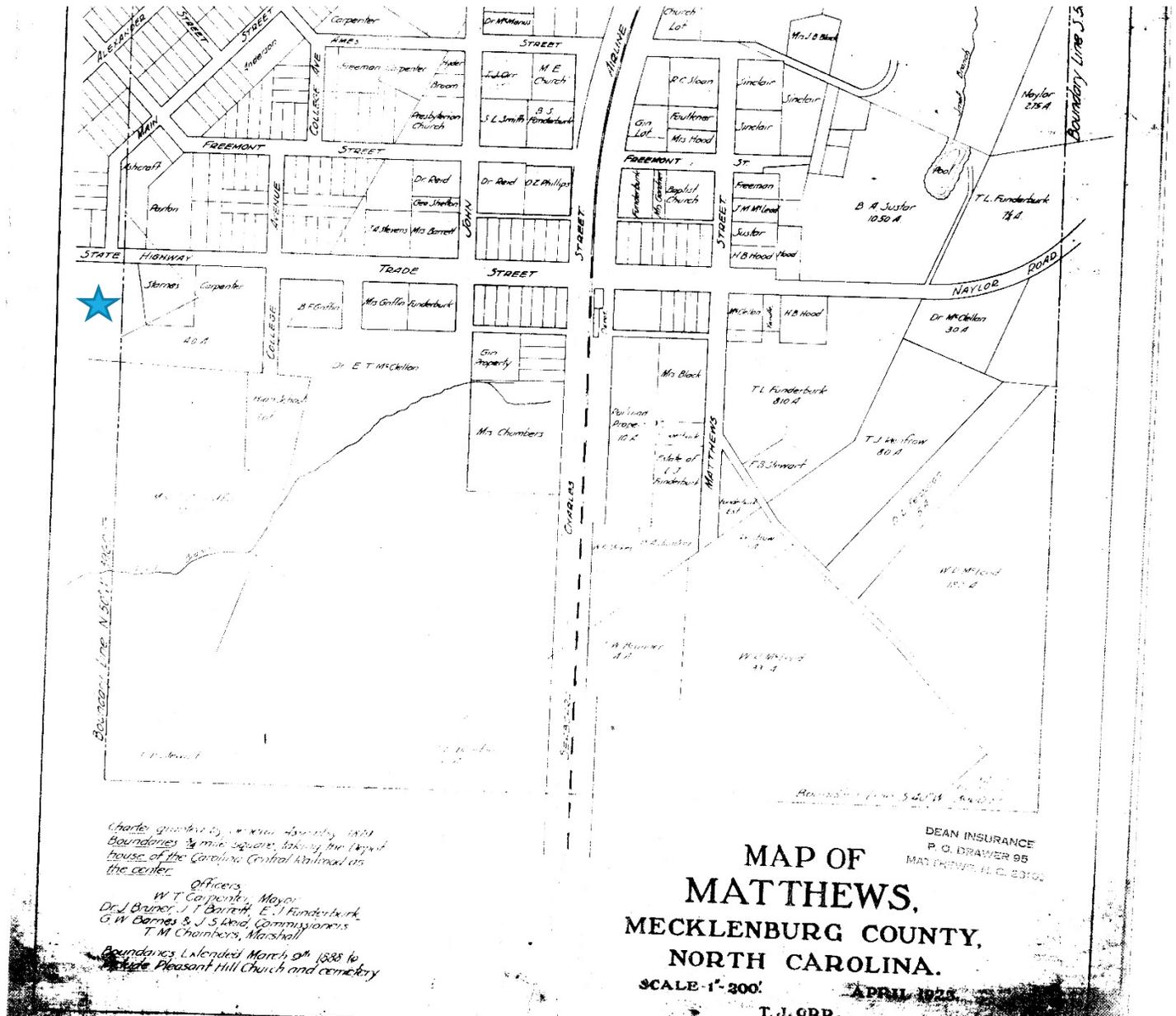
# SITE INFORMATION AND BACKGROUND

## Site Summary

The rezoning request consists of 2 parcels totaling about 2.4 acres. A single family home stood on the property until 2017. The property is located at the very edge of the original Town boundaries as evidenced from this 1923 map of Matthews.

## Previous Zoning Actions

In 2010, a rezoning was filed to construct 24 attached and detached homes on these two parcels and the adjacent parcel. The rezoning was subsequently withdrawn. If constructed, the development would have yielded approximately 8 units per acre.





# PROPOSED HOME DESIGNS

The home elevations without front loading garages are proposed along South Trade Street. Per staff comment, the elevations with wrap around side porches will flank the street entrance from South Trade. Single car front loaded garages are only permitted on lots 1-8 facing the extension of Main Street at the rear of the property. The one and a half story homes facing onto South Trade more closely match the existing homes on the street than a full two story design would.



HOME WITH FRONT LOADED GARAGE



HOME WITH DETACHED GARAGE



HOME WITH FRONT LOADED GARAGE



HOME WITH DETACHED GARAGE

# SUMMARY OF PROPOSED CONDITIONS

## Conditions

1. Up to 13 single family homes.
2. The five new homes facing South Trade are to be rear loaded.
3. Home designs are schematic with minor changes allowed to final designs.
4. Vinyl siding is not permitted as a building material.
5. Fencing along the greenway will be decorative aluminum and consistent along the entire greenway frontage of the property.
6. Applicant may provide supplemental plantings along the greenway.

## Flexible Design Standards Request

1. Reduction from 6' and 8' side yards to 5' side yards.

# LAND USE PLAN AND ADOPTED POLICIES

## Land Use Plan

“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**

## Consistency

The project is composed of single family homes that are designed to blend with existing architecture and oriented toward South Trade Street at the gateway into Downtown. The density of the project, at 5.5 units per acre, is reasonable and expected in the downtown area given the walkability of the property and proximity to the many amenities that Downtown offers. The Village of Plantation Estates was approved at a density of 10 units per acre.

## Services Impact

The annual cost to provide solid waste service will be \$2,275 annually for 13 new single family homes.

## Current Tax Revenue and Per Acre Valuation

In 2017, Matthews tax revenue from the property was \$660, or \$275 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 \$18,000, or about \$7,500 per acre.

# STAFF COMMENTS AND OUTSTANDING ISSUES

## Planning Department

1. A public improvement variance is required to construct a 44' right-of-way. A 50' street is the standard.
2. The rear yard of Lot 1 does not meet the 25' rear yard requirement
3. A note should be added that all driveways will have a minimum depth of 20' behind the sidewalk.
4. Will parking spaces be private or public?
5. A note should be added that parking will be prohibited on the street.
6. The developer should identify trees that can be preserved along the greenway frontage of the property.

## Police

No concerns

## Fire

No Concerns

## Public Works

Private Streets are recommended. The UDO currently prohibits private streets in the R-VS district. A multiuse path is requested along South Trade Street

## Parks and Rec

No concerns.

# CHARLOTTE MECKLENBURG SCHOOLS REPORT

| <i>Schools Affected</i> | <i>Total Classroom Teachers</i> | <i>Building Classrooms/ Teacher Stations</i> | <i>20<sup>th</sup> Day, Enrollment (non-ec)</i> | <i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i> | <i>20<sup>th</sup> 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  | <b>122%</b>   |
| CRESTDALE MIDDLE        | 37.8                            | 53   | 764   | 1071   | 71%  | 2  | <b>72%</b>  |
| BUTLER HIGH             | 109                             | 98   | 2121  | 1907   | 111%   | 2  | <b>111%</b>   |

The total estimated capital cost of providing the additional school capacity for this new development is \$224,000; calculated as follows:

Elementary School: **4** x \$34,000 = \$136,000

High School: **2** x \$44,000 = \$88,000