

**APPLICATION 2018-689 STAFF REPORT
RICE ROAD SUBDIVISION**

Pre Public Hearing Staff Analysis • October 2018



PROJECT SUMMARY

Location

2401 Rice Road

Ownership/Applicant

Sherry Gorham & Kenneth Rice Jr./
Kinger Homes

Zoning

Existing: R-15/Proposed R-VS

Existing Use

Single Family Home

Proposed Setbacks

Front: 25'
Side: 6' & 7" (Flexible Design Request)
Rear: 30'

Site Size

13.6 Acres

Project Size

32 homes

Density

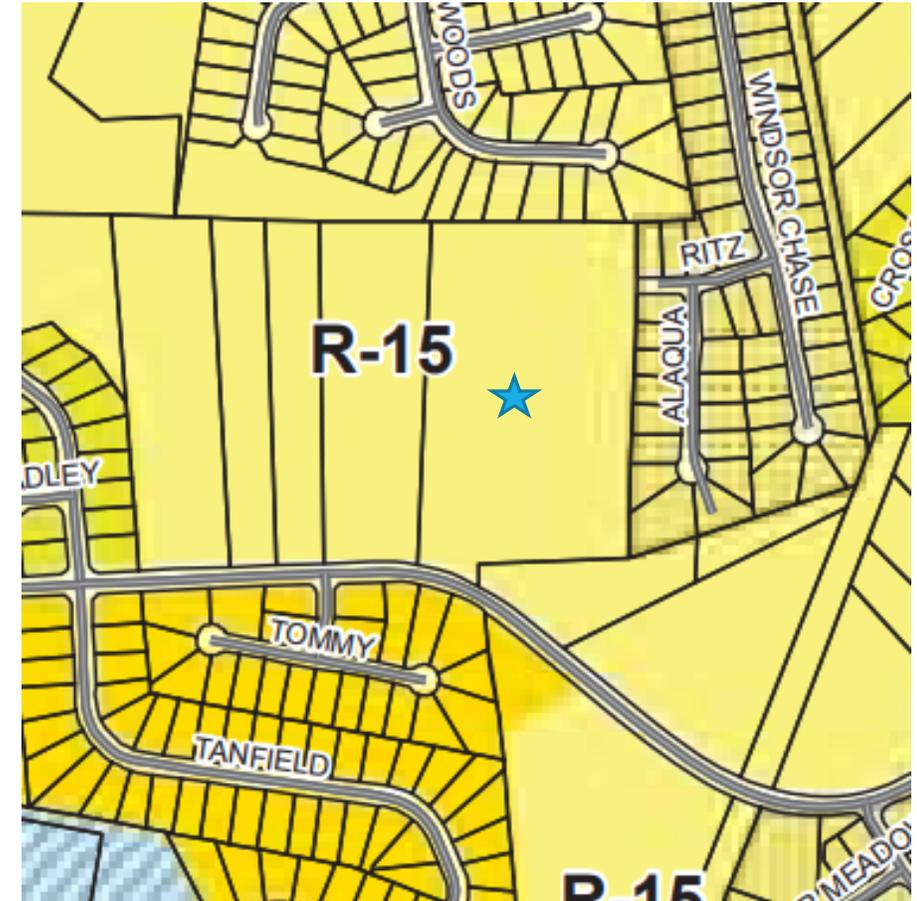
2.37 units per acre

Traffic Generation

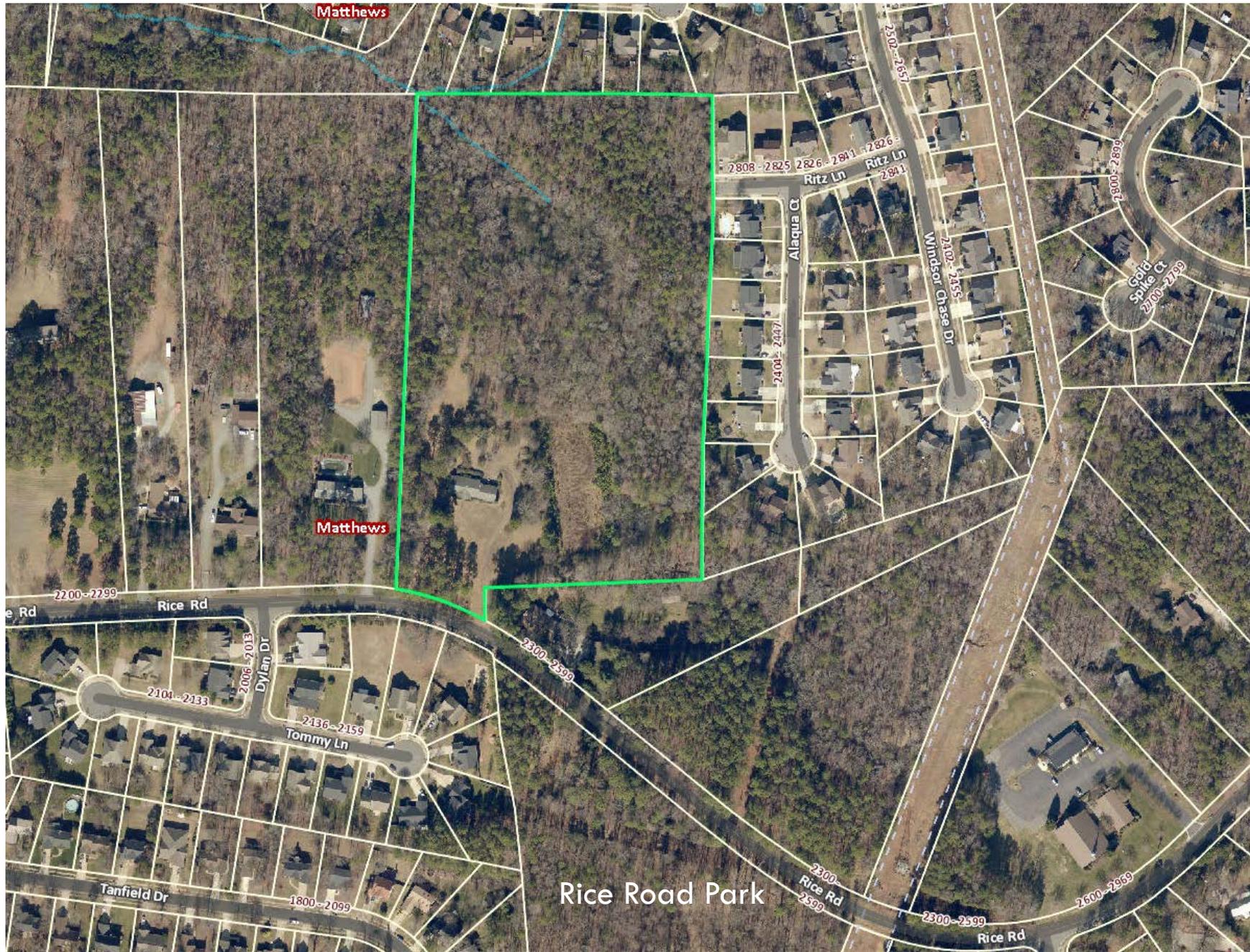
No TIA Required

Student Generation

TBD

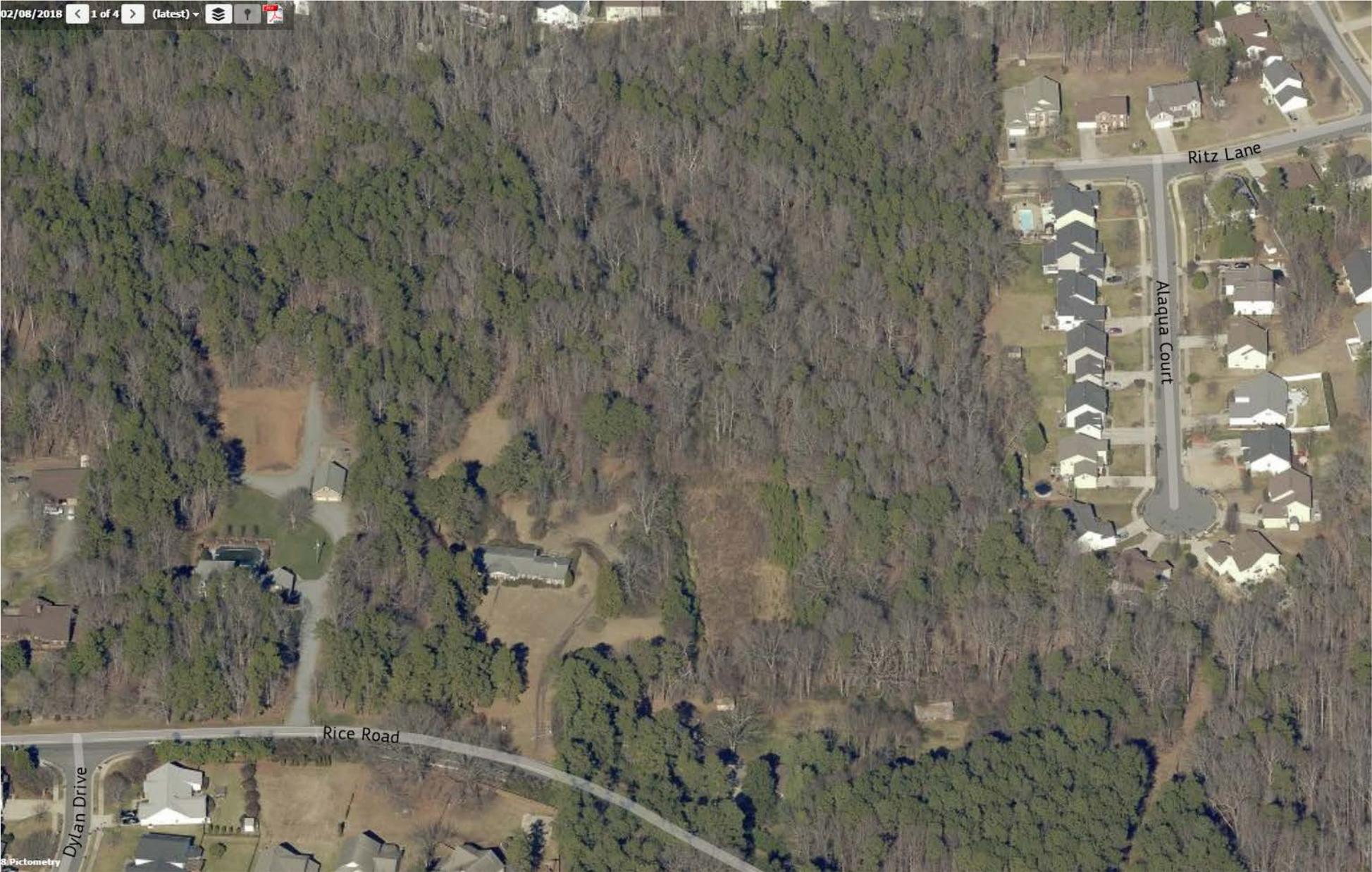


The applicant proposes to construct a single family infill neighborhood using the R-VS zoning standards. 32 homes are proposed to replace the existing single family home on the site. The neighborhood is proposed to connect to the existing Ritz Lane stub street.



PROJECT AREA

PROJECT AREA



EXISTING CONDITIONS



Approximate Location of New Street

PROPOSED HOME DESIGNS



SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Up to 32 single family homes.
2. Brick veneer, cementitious siding and stone veneer are the allowed siding materials. Vinyl is only permitted for windows, doors, garage doors and trim.
3. Overhangs, brackets, tapered columns and minimum 6' depth porches to be used on all home designs to be constructed. Homes will have a minimum 12" raised entry from grade.
4. Two car garages will use two single garage doors.
5. A covered mail kiosk will be provided.
6. No construction traffic may utilize Ritz Lane.
7. Benches and other seating elements will be provided within the common open space feature.

Flexible Design Standards Request

1. A reduction of the minimum side yards is requested. The proposed side yards are 6' and 7'. Required side yards in R-VS are 6' and 8'.

TREES, VEGETATION AND STORMWATER

Tree Save

The R-VS District requires 8% tree canopy preservation
The proposed development will preserve 10% of trees.

Stormwater Management and PCO

Stormwater ponds and an intermittent stream buffer
will handle storm water on the site.

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. The home designs are very typical of single family suburban development over the past 20 years and do not meet the R-VS purpose statement goals of offering an alternative to traditional detached single family housing.

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]
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Services Impact

The annual cost to provide solid waste service will be \$5,600 annually for 32 new single family homes.

Current Tax Revenue and Per Acre Valuation

In 2018, Matthews tax revenue from the property was \$1,066 or about \$78 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 \$34,000, or about \$2,500 per acre.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Lots 31 and 32 do not meet minimum lot width requirements.
2. A note should be added that a sidewalk easement will be provided for sidewalk on private property.
3. The applicant should save trees within the common open space amenity to the greatest extent possible.
4. Two side load garage designs are provided. The applicant should commit to a minimum number of side load garages.
5. The applicant should consider revised home plans with more architectural variety. Perhaps instead of craftsman style elements, the homes should be designed as more authentic craftsman homes.
6. The flexible design standard request appears unnecessary. The applicant should be able to design the site with 6' and 8' side yards.

Police

No concerns

Fire

No concerns

Public Works

No concerns

Parks and Rec

No concerns.