

Agenda Item: Public Hearing Continuation, 2019-697 Harkey Property at 2026 Matthews-Mint Hill Road

DATE: July 31, 2019
FROM: Jay Camp

Background/Issue:

- The applicant has submitted a revised site plan and new elevations for both the office buildings and homes.
- The total number of homes has been revised from 21 to 20.
- A total of up to 15,000 square feet of office space is proposed.
- No tree save is shown or proposed along Matthews-Mint Hill Road.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Hold Public Hearing for Rezoning Application 2019-697.



Elevation - House Plan #1



Elevation - House Plan #2



Elevation - House Plan #3



Elevation - House Plan #4



Elevation - Single Story Office Building

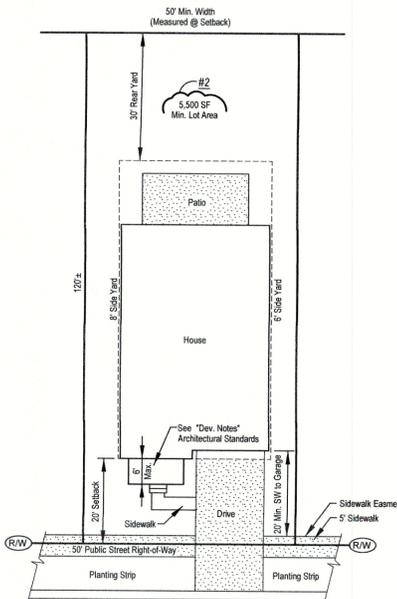
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#8 - 7/25/19: Added updated Office Building Elevation.
 #7 - 7/24/19: Removed Office Building Elevation & added Elevation Pending Label.
 #6 - 7/8/19: Revised Elevations per Client request.
 Revision Summary

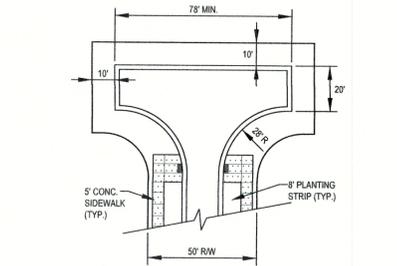
 HARRIS ENGINEERING 5200 PARK ROAD SUITE 231 CHARLOTTE, NC 28209 P (704) 334-1325 F (704) 334-1330 NC NC-1170 & SC #C03096	HARKEY PROPERTY		
	2026 Matthews-Mint Hill Road		
	BUILDING ELEVATIONS FOR REZONING PETITION #2019-697		
	Job No.: 21901	Proj. Mgr.: WMH	Sheet No. RZ-7
Date: 4/29/19	Drawn: AW		
Scale: NTS	Checked: WMH	Of 8	

Adjacent Owners (Within 200')

Parcel ID	Parcel No.	Property Owner	Deed Ref.
1	1933114	Ruby H. McLeod & Arch M. McLeod Arch M. McLeod 10043 Edgewood, Apt. 123 Matthews, NC 28105	04447-022
2	1933138	NC Dept of Transportation c/o John L. Shoemaker, R/W Agent 716 North Main St. Albemarle, NC 28001	08925-842
3	1933164	Blue Water Equity Group V, LLC 3301 Benson Dr., Suite 103 Raleigh, NC 27609	29780-603
4	1933165	NC Whitley Holdings, LLC 3505 Pagedale Hwy. Monroe, NC 28112	26929-927
5	1933166	Catherine Hazel Group, LLC 810 Pine Valley Ct. Wedgefield, NC 28104	26713-925
6	1933167	Matthews Dental Properties, LLC 4334 Britley Ln. Harrisburg, NC 28075	21009-725
7	2151002	Charlotte-Mecklenburg Board of Education PO Box 30025 Charlotte, NC 28230	08115-808
8	2151022	Charlotte-Mecklenburg Board of Education PO Box 30025 Charlotte, NC 28230	08115-802
9	21518207	Elizabeth B. Wilson & Woodrow E. Wilson 2108 Kimway Drive Matthews, NC 28105	02964-164
10	21518208	Andrea Fairfax & Sean Farrow 2040 Kimway Drive Matthews, NC 28105	11708-618
11	21518209	Michael Caserio 2036 Kimway Drive Matthews, NC 28105	30113-770
12	21518210	Mary H. Hastings & Melvin H. Hastings 2030 Kimway Drive Matthews, NC 28105	04548-095
13	21518211	Lula Hargett Medlin 2024 Kimway Drive Matthews, NC 28105	02166-400
14	21518212	Michael Gensell 2016 Kimway Drive Matthews, NC 28105	10299-315
15	21518213	Enrique M. Cervantes & Maria V. Romero 2008 Kimway Drive Matthews, NC 28105	30380-602
16	21518214	Tyler J. Stallings & Madison Carroll 1924 Kimway Drive Matthews, NC 28105	32474-847
17	21518215	Collette L. Mullis & Gary P. Mullis 1916 Kimway Drive Matthews, NC 28105	20285-374
18	21518216	Brittany A. Sandy & Russell T. Lortz 1908 Kimway Drive Matthews, NC 28105	31909-565
19	21518217	Sylvia J. Smith & John Moffitt Smith 1900 Kimway Drive Matthews, NC 28105	02929-576
20	21518219	Jeanne Marie Orile 1824 Kimway Drive Matthews, NC 28105	31311-372
21	21518220	Alan R. Wisbaum & Monica S. Wisbaum 1816 Kimway Drive Matthews, NC 28105	20248-481
22	21518221	Aman Properties, LLC 9019 Astor Ln Southport, NC 28461	26742-350
23	21518222	Bernard Michalik 1710 Kimway Drive Matthews, NC 28105	28957-588

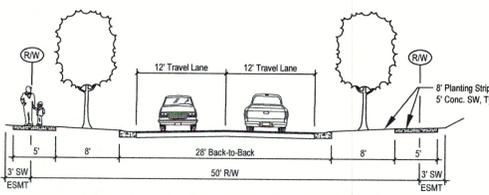


Typical Lot Detail
Scale: 1" = 20'



Hammerhead Detail

Ref: MCLDS #11.18A
NOTE: Variations on this design (e.g., Wyes, Turnarounds in the stem, rotation of entry point, etc.) may be permitted per Std. Detail #11.18A.



Typical Street Section

Ref: MCLDS #11.51

Applicant

Sinacor Builders, LLC
10100 Park Cedar Drive, Suite 166
Charlotte, NC 28210
Phone: (704) 975-9560
Contact: Ed Estridge
(ed@sinacorbuilders.com)

Property Owners

Property Owner #1:
John E. Harkey
2026 Matthews-Mint Hill Road
Matthews, NC 28105
DB 10963, Pg 901

Property Owner #2:
Richard N. Harkey
3323 Rustburg Drive
Fayetteville, NC 28303
DB 10963, Pg 901

Consultant

Harris Engineering
5200 Park Road, Suite 231
Charlotte, NC 28209
Phone: (704) 334-1325
Fax: (704) 334-1330
Contact: Wayne M. Harris, P.E.
(wharris@he-nc.com)

Site Development Data

Parcel No.: 215-102-01
Parcel Address: 2026 Matthews-Mint Hill Road, Matthews NC
Zoning Jurisdiction: Town of Matthews
Existing Zoning Classification: R-12
Proposed Zoning Classification: O (CD) and R-VS (CD)
Total Site Area: 9.39 Acres
Existing Land Use: Undeveloped
Proposed Land Use: Office Buildings and Single-Family Residential
Required Undisturbed Open Space: 1.64 Acres (17.5%)
Proposed Undisturbed Open Space: 1.79 Acres (19.1% of Site)

Parcel 'A':
Parcel Area: 0.63 Acres
Proposed Building Area: 5,800 SF Maximum for Medical Office or 8,700 SF Maximum for General Office
Parking Required for Medical Office at 1 space per 200 SF = 5,800 / 200 = 29
Parking Required for General Office at 1 space per 300 SF = 8,700 / 300 = 29
On-site Parking Provided = 29, including 2 H/C Accessible Spaces
Office District Lot Data:
Minimum Lot Area: 9,000 SF
Minimum Lot Width: 60'
Setback: 30'
Minimum Side Yard, Interior: 8' and 6'
Minimum Corner Side Yard: 10'
Minimum Rear Yard: 20'
Maximum Building Height: 40'

Parcel 'B':
Parcel Area: 0.47 Acres
Proposed Building Area: 4,200 SF Maximum for Medical Office or 6,300 SF Maximum for General Office
Parking Required for Medical Office at 1 space per 200 SF = 4,200 / 200 = 21
Parking Required for General Office at 1 space per 300 SF = 6,300 / 300 = 21
On-site Parking Provided = 21, including 1 H/C Accessible Spaces
Office District Lot Data: Same as Parcel 'A'

Parcel 'C':
Parcel Area: 8.29 Acres
Proposed Open Space: 3.75 Acres Minimum (45% of Site)
Maximum Number of Lots Proposed: 20
R-VS District Lot Data:
Minimum Lot Area: 4,500 SF
Proposed Minimum Lot Area: 5,500 SF
Minimum Lot Width: 40'
Proposed Minimum Lot Width: 50'
Setback: 20'
Minimum Side Yard, Interior: 8' and 6'
Minimum Corner Side Yard: 10'
Minimum Rear Yard: 30'
Maximum Building Height: 35'

Tree Preservation:
Existing Canopy on Parcel by measurement: 16,175 sf
Existing Canopy to Remain: 0
Required Tree Canopy: Parcel Area x 15% = 20,376 x 0.15 = 3,056 sf
Tree Canopy to be Provided:
Small Maturing Trees: 7 Min. (2,800 sf)
Large Maturing Trees: 4 Min. (4,800 sf)
Total Canopy: 7,600 sf

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Development Notes

July 23, 2019
1. GENERAL PROVISIONS
A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Sinacor Builders, LLC ("Applicant") for an approximately 9.39 acre site located on the east side of Matthews-Mint Hill Road and adjoining Butler High School, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the Ordinance for the O and R-VS zoning districts and the Special Highway Overlay District shall govern the use and development of the Site.
C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and perimeter landscaping requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.

2. PERMITTED USES
A. Parcel 'A' - The Parcel may be devoted only to the following uses and to any incidental and accessory uses associated therewith that are allowed in the O zoning district:
(1) General and professional offices.
(2) Contractor's office without accessory storage.
(3) Office with display of sample merchandise to wholesalers and retailers when the samples are only visible within the building and no sales, inventory or delivery of merchandise from the building.
(4) Medical, dental, optical office and clinic.
B. Parcel 'B' - The Parcel may be devoted only to the following uses and to any incidental and accessory uses associated therewith that are allowed in the O zoning district:
(1) General and professional offices.
(2) Contractor's office without accessory storage.
(3) Office with display of sample merchandise to wholesalers and retailers when the samples are only visible within the building and no sales, inventory or delivery of merchandise from the building.
(4) Medical, dental, optical office and clinic.
C. Parcel 'C' - The Parcel may be devoted only to single-family dwellings and to any incidental and accessory uses associated therewith that are allowed in the R-VS zoning district.

3. DEVELOPMENT LIMITATIONS
A. Parcel 'A' - A maximum of two (2) principal buildings may be located on the Parcel. The maximum gross floor area of the buildings to be located on the Parcel shall be 5,800 square feet if developed for medical offices, etc. The maximum gross floor area shall be 8,700 square feet if developed for general offices or other allowed uses, except for medical.
B. Parcel 'B' - A maximum of two (2) principal buildings may be located on the Parcel. The maximum gross floor area of the building to be located on the Parcel shall be 4,200 square feet if developed for medical offices, etc. The maximum gross floor area shall be 6,300 square feet square feet if developed for general offices or other allowed uses, except for medical.

4. DIMENSIONAL STANDARDS
A. Development of the Site shall comply with the dimensional standards of the O and R-VS zoning districts and the Special Highway Overlay District, and as summarized under Site Development Data.

5. TRANSPORTATION AND PARKING
A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site designs and construction plans, and to any adjustments required for approval by the Town of Matthews. Direct vehicular access to Parcels A & B shall be via the proposed internal public street. Driveway connections to Matthews-Mint Hill Road are prohibited.
B. Vehicular parking shall be provided in accordance with the requirements of the Ordinance. Driveways on single-family lots shall provide a minimum of 20' between the sidewalk and garage door.

6. STREETSCAPE TREATMENT AND SIDEWALKS
A. The existing sidewalk located along the Site's frontage on Matthews-Mint Hill Road shall be replaced by a 10' concrete Multi-Use Path (MUP). Location of the MUP and associated planting strip shall be coordinated with work proposed by NCDOT related to Hwy. 51 widening improvements. Sidewalks shall be provided along new internal streets in accordance with the requirements of the Ordinance and shall include an 8' planting strip.

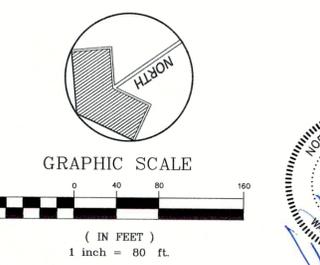
7. ARCHITECTURAL STANDARDS
A. The maximum height of the buildings to be constructed on the Site shall comply with the dimensional standards of the O and R-VS zoning districts.
B. Attached to the Rezoning Plan are conceptual, schematic images of the elevations of the buildings to be constructed on the Site. These images are intended to depict the general residential architectural style, design treatment and character of the buildings that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted. Elevations of all buildings constructed on Parcels 'A' and 'B' shall be residential in style and scale, and shall have architectural elements such as entry stoops or porches, cornice details, roof lines, etc. that are similar to the proposed single-family detached dwellings.
C. The Applicant may subsequently provide additional conceptual, schematic images of the front elevations of the single-family detached dwelling units to be constructed on the Site, and such additional conceptual images must be approved by the Matthews Board of Commissioners prior to the issuance of a Building Permit for the front elevation. In addition, the Applicant will provide conceptual images of the elevations of any office building to be constructed on Parcels 'A' or 'B', and such additional conceptual images must be approved by the Matthews Board of Commissioners prior to the issuance of the associated Building Permit for that building.
D. The primary exterior building materials for the single-family detached dwelling units to be constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone and cementitious siding.
E. Vinyl, EIFS or Masonite may not be used as an exterior building material on the single-family detached dwelling units to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
F. Each single-family detached dwelling unit constructed on the Site shall include overhangs, brackets and columns.
G. A minimum of 75% of the single-family detached dwelling units constructed on the Site shall have a covered front porch with a minimum depth of five feet (5'). A maximum of 25% of the single-family detached dwelling units constructed on the Site may have a covered entry stoop with a minimum depth of four feet (4').
H. Each single-family detached dwelling unit constructed on the Site shall have a minimum of one (1) step with a minimum height of six inches (6") from the immediately adjacent sidewalk or walkway to the front stoop located at the front entry door into such single-family detached dwelling unit, and a minimum height of 12" from the adjacent street level to the front stoop located at the front entry door into such single-family detached dwelling unit.
I. The front building lines of the single-family detached dwelling units constructed on the Site shall be staggered to create a more interesting streetscape. To this end, the unshaded portion of the front facade of the principal structure (i.e., the front porch, stoop, etc.) may encroach up to six feet (6') into the Front Setback, not including eaves, overhangs and/or steps.
J. The front building line of the garage shall be set back a minimum of four feet (4') from the front building line of the front porch on each single-family detached dwelling unit.
K. Plain, large garage doors are prohibited. Two-car garages shall have two (2) single garage doors or one large garage door provided with glass panels and hardware to simulate the appearance of two (2) doors.
L. Single-family detached dwelling units located on the same side of the street and on abutting lots may not have the same front elevation design.
M. The mail kiosk for this community will be located on the site as generally depicted on the rezoning plan, and will be provided with a small structure with a roof to provide cover.

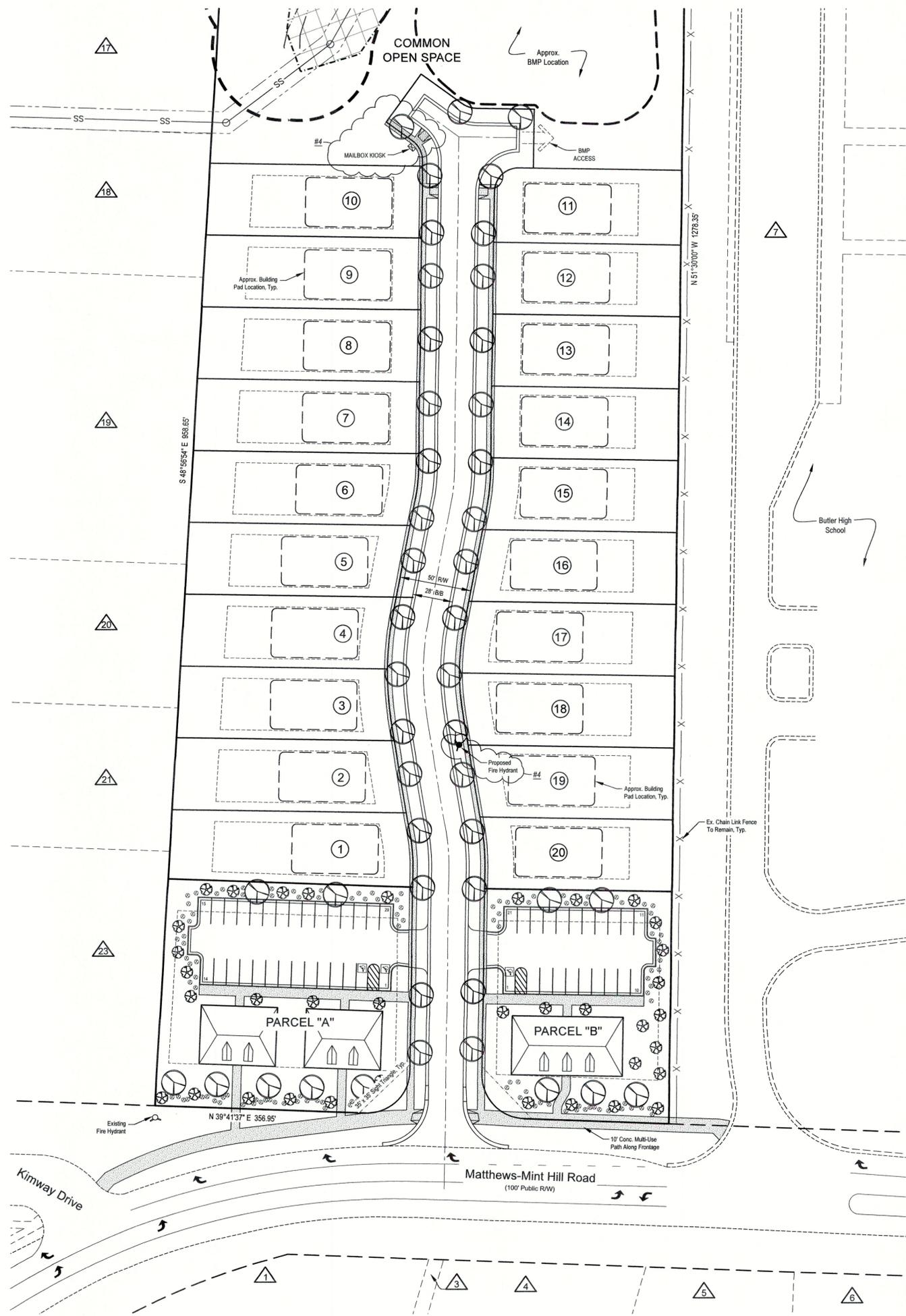
8. TREE PRESERVATION AND LANDSCAPING
A. Tree preservation areas will meet the intent of the Ordinance and may occur in various areas within the site. Notwithstanding the foregoing, Applicant reserves the right to plant trees on the Site in lieu of retaining trees as permitted under the Ordinance.
B. In accordance with the requirements and standards of the Ordinance, Applicant shall work with and obtain the approval of the Town Arborist on the final landscaping plan for the Site.

9. STORM WATER / GRADING
A. The Site shall be designed and constructed in accordance with the requirements of the Post Construction Storm Water Regulations pursuant to Chapter 8 of the Ordinance.
B. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

10. SIGNS
A. All signs installed on the Site shall comply with the requirements of the Ordinance.

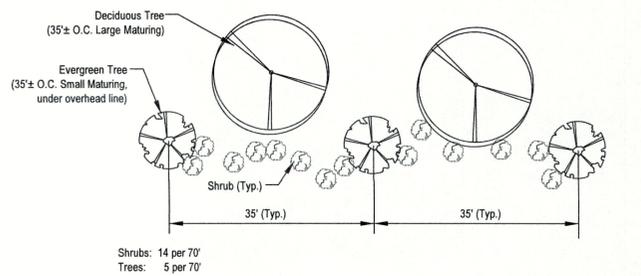
11. BINDING EFFECT OF THE REZONING APPLICATION
A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.





Adjacent Owners (Within 200')

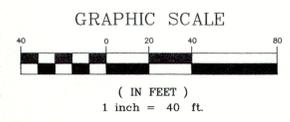
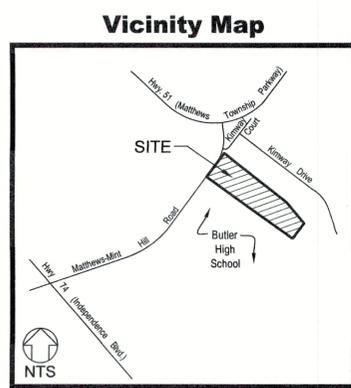
Parcel ID	Parcel No.	Property Owner	Deed Ref.
1	19331114	Ruby H. McLeod & Arch M. McLeod 10443 Idlewild Rd., Apt. 123 Matthews, NC 28105	04447-022
2	19331138	NC Dept of Transportation c/o John L. Shoemaker, R/W Agent 218 North Main St. Albemarle, NC 28001	08925-842
3	19331164	Blue Water Equity Group V, LLC 3301 Benson Dr., Suite 303 Raleigh, NC 27609	29730-603
4	19331165	RC Whitley Holdings, LLC 3506 Pageland Hwy Monroe, NC 28112	26429-927
5	19331166	Catherine Hazel Group, LLC 810 Pine Valley Ct. Weddington, NC 28104	26713-925
6	19331167	Matthews Dental Properties, LLC 434 Britley Ln. Harrisburg, NC 28075	21009-725
7	21510202	Charlotte-Mecklenburg Board of Education PO Box 30035 Charlotte, NC 28230	08115-808
8	21510222	Charlotte-Mecklenburg Board of Education PO Box 30035 Charlotte, NC 28230	08115-802
9	21518207	Elizabeth B. Wilson & Woodrow E. Wilson 2108 Kimway Drive Matthews, NC 28105	02964-164
10	21518208	Andrea Fairfax & Sean Farrow 2040 Kimway Drive Matthews, NC 28105	11708-618
11	21518209	Michael Caserio 2036 Kimway Drive Matthews, NC 28105	30113-770
12	21518210	Mary H. Hastings & Melvin H. Hastings 2030 Kimway Drive Matthews, NC 28105	04548-095
13	21518211	Lula Hargett Medlin 2024 Kimway Drive Matthews, NC 28105	02166-400
14	21518212	Michael Gesell 2016 Kimway Drive Matthews, NC 28105	10293-315
15	21518213	Enrique M. Cervantes & Maria V. Rumes 2008 Kimway Drive Matthews, NC 28105	30180-602
16	21518214	Tyler J. Stallings & Madison Carroll 1924 Kimway Drive Matthews, NC 28105	32474-847
17	21518215	Collette L. Mullis & Gary P. Mullis 1915 Kimway Drive Matthews, NC 28105	26285-374
18	21518216	Brittany A. Sandy & Russell T. Lutz 1908 Kimway Drive Matthews, NC 28105	31909-565
19	21518217	Sylvia J. Smith & John Muffit Smith 1900 Kimway Drive Matthews, NC 28105	02929-576
20	21518219	Jeanne Marie Oriole 1824 Kimway Drive Matthews, NC 28105	31311-372
21	21518220	Alan R. Wissbaum & Monica S. Wissbaum 1816 Kimway Drive Matthews, NC 28105	20248-481
22	21518221	Amazin Properties, LLC 3019 Aston Ln. Southport, NC 28461	26742-350
23	21518222	Bernard Michalik 1710 Kimway Drive Matthews, NC 28105	28957-598



Matthews-Mint Hill Road Planting Detail
N.T.S.

Illustrative Site Plan Note

The development and uses depicted on this Illustrative Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Parcels. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on this Illustrative Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the requirements set forth on this Rezoning Plan, the Development Standards, and/or the applicable provisions of the Town of Matthews Unified Development Ordinance, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.



HARKEY PROPERTY 2026 Matthews-Mint Hill Road		
ILLUSTRATIVE SITE PLAN FOR REZONING PETITION #2019-697		
HARRIS ENGINEERING 5200 PARK ROAD SUITE 231 CHARLOTTE, NC 28209 P (704) 334-1325 F (704) 334-1330 NC IC-1170 & SC IC00646	Job No.: 21901 Date: 2/27/19 Scale: 1" = 40'	Proj. Mgr.: WMH Drawn: AW Checked: WMH Sheet No. RZ-2 of 8

#4 - 5/28/19: Revised per Matthews Staff review comments.
#3 - 4/29/19: Revised per Matthews Staff review comments.
#2 - 4/15/19: Revised Site Plan.
Revision Summary