

**APPLICATION 2019-697 STAFF REPORT  
HARKEY PROPERTY – SINGLE FAMILY AND OFFICE**

Pre Public Hearing Staff Analysis • May 2019



# PROJECT SUMMARY

## Location

2026 Matthews-Mint Hill Rd

## Site/Project Size

10 Acres

## Ownership/Applicant

Richard and John Harkey/Sinicori Builders

## Zoning

Existing: R-12

Proposed R-VS and O (CD)

## Existing Use

Single Family Home

## Traffic Generation

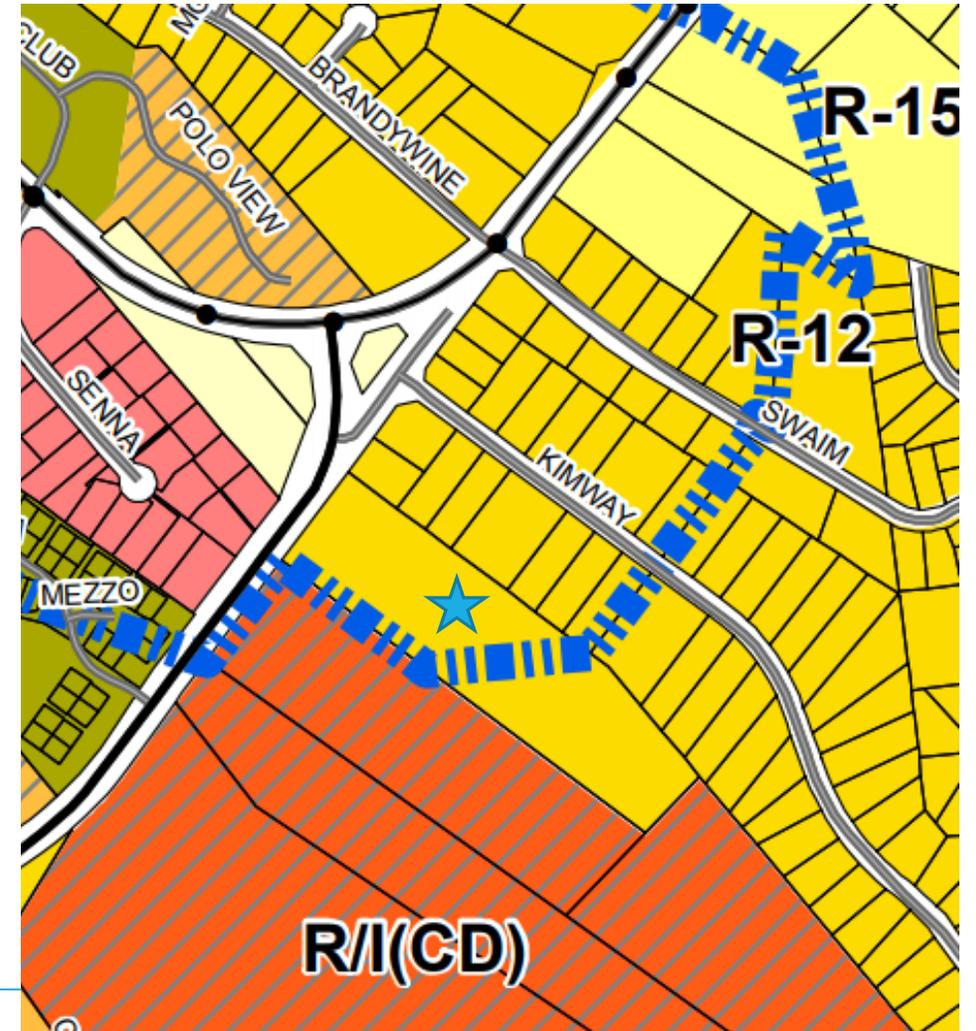
No TIA Required

## Proposed Setbacks

Front: 30' for office building, 20' for single family

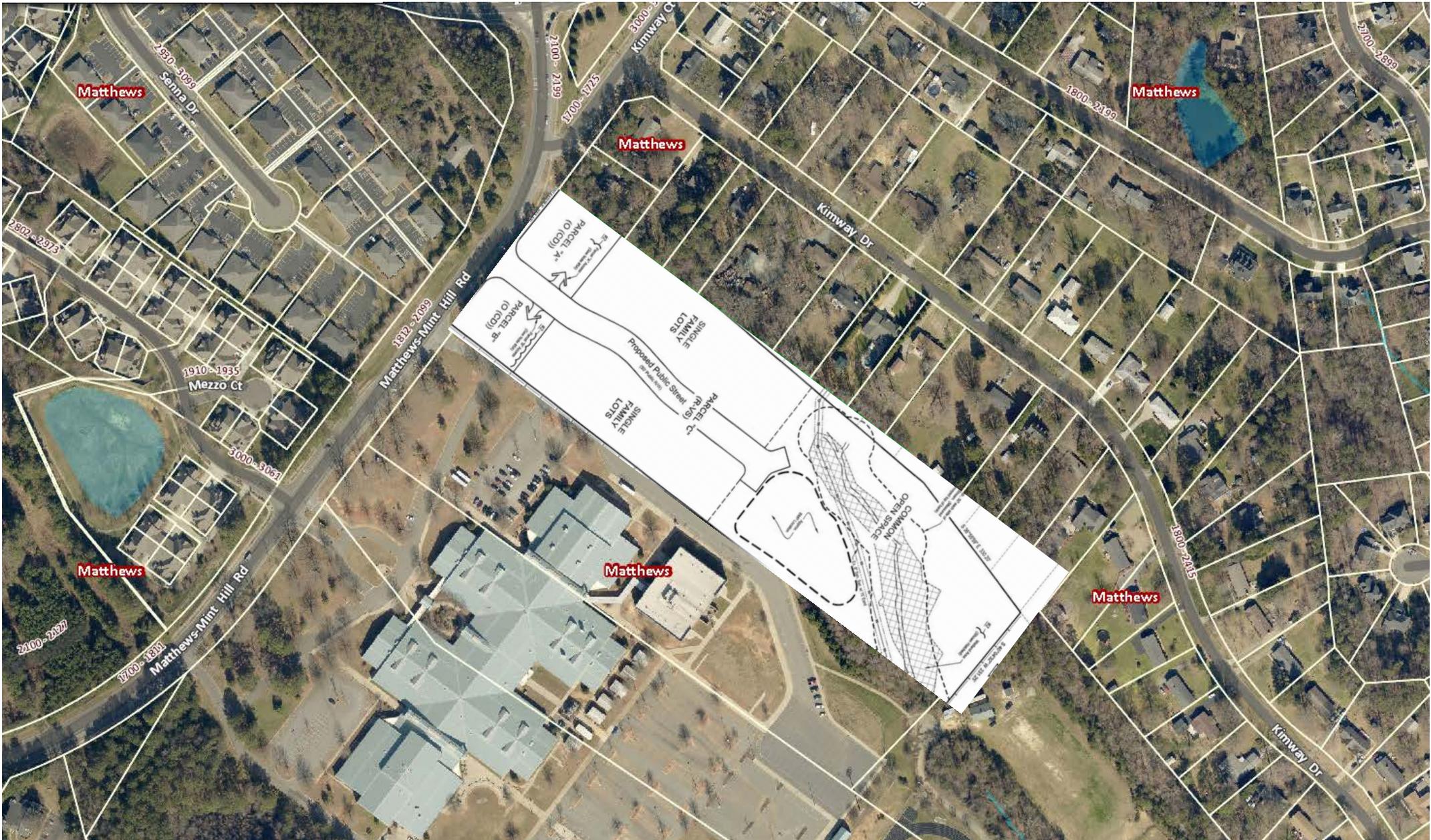
Side: 8' and 6'

Rear: 20' for office, 30' for single family

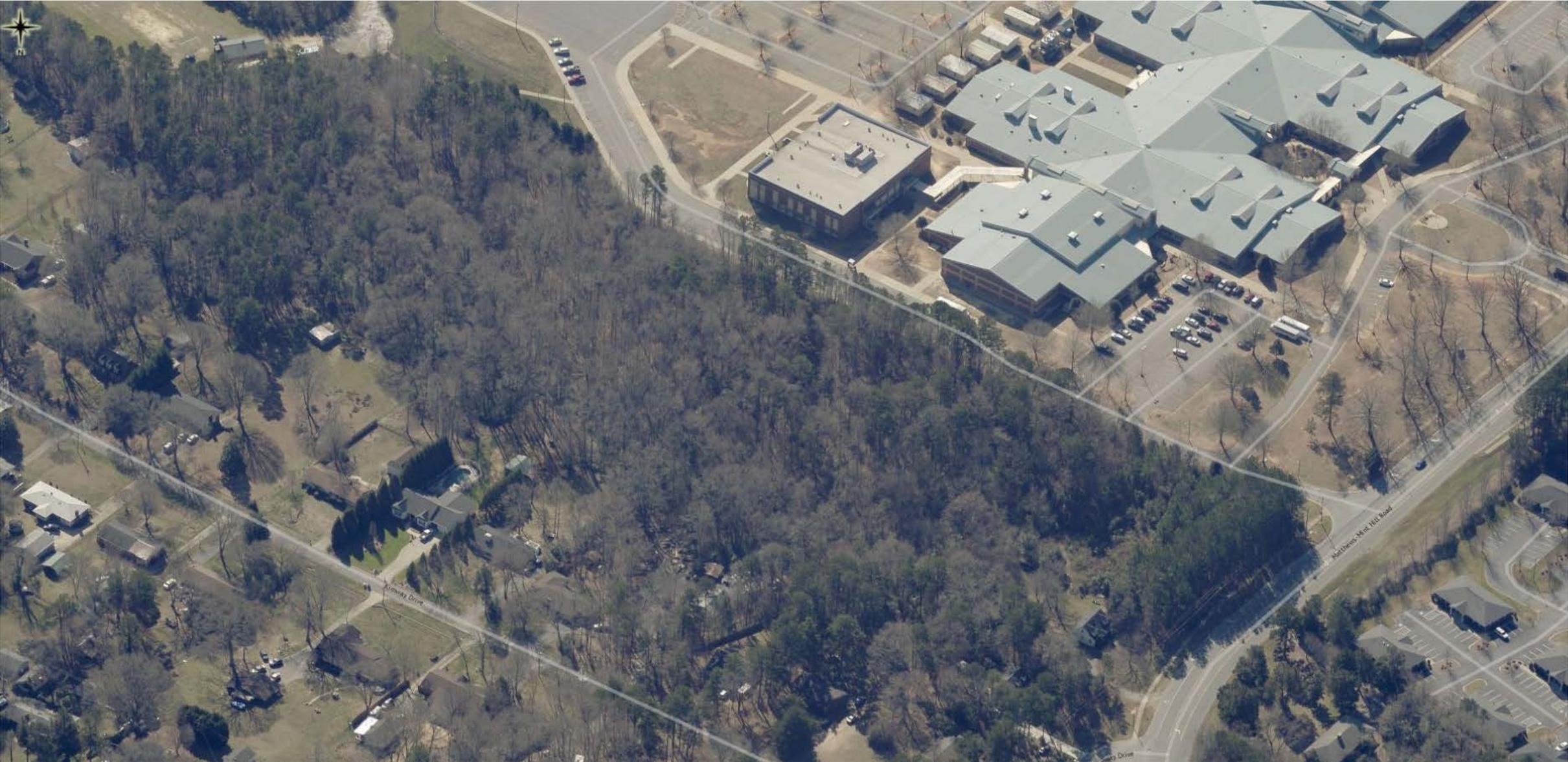


The applicant proposes to construct a multiuse development consisting of office space along Matthews-Mint Hill and up to 22 single family homes.

# PROJECT AREA



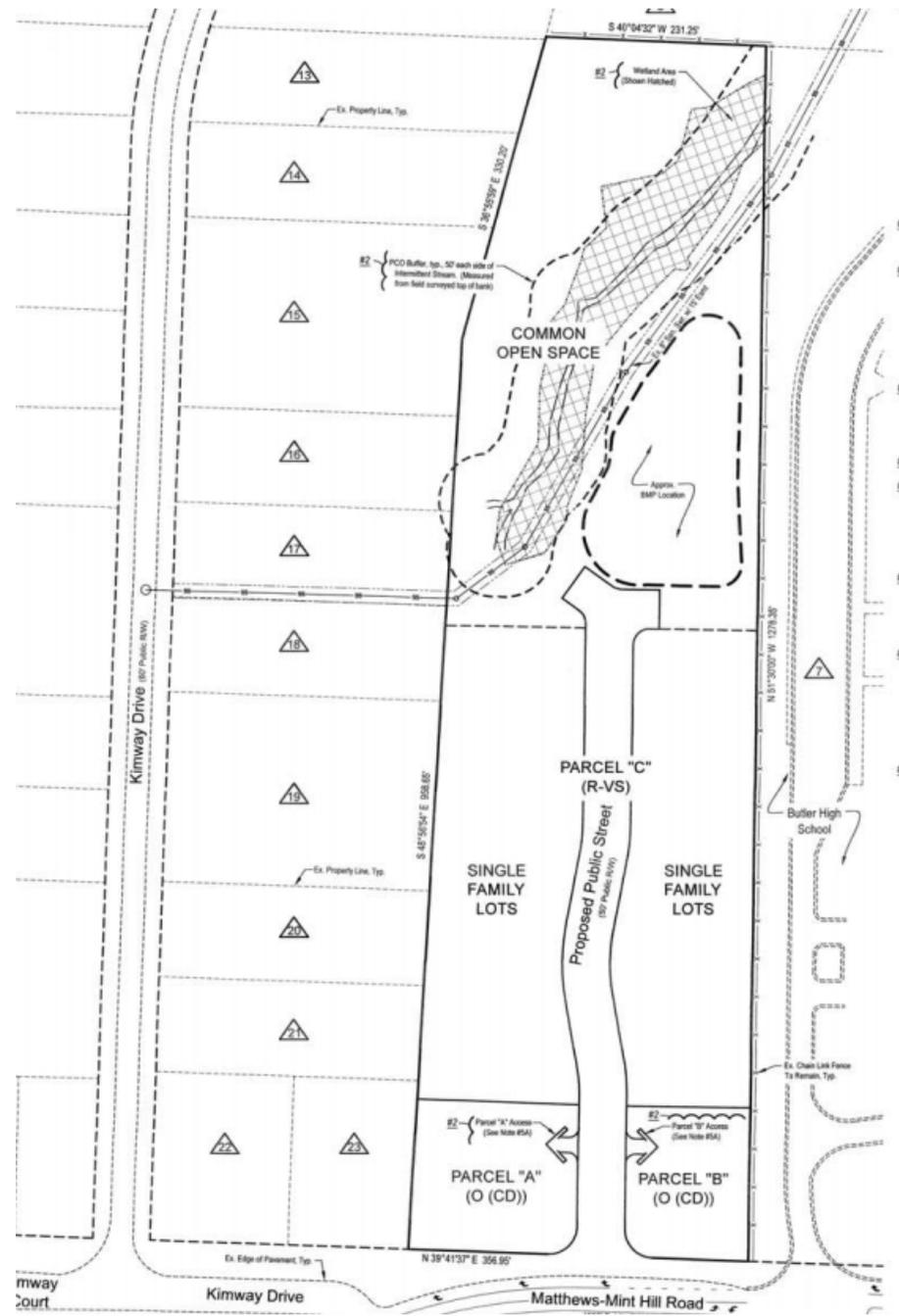
# PROJECT AREA



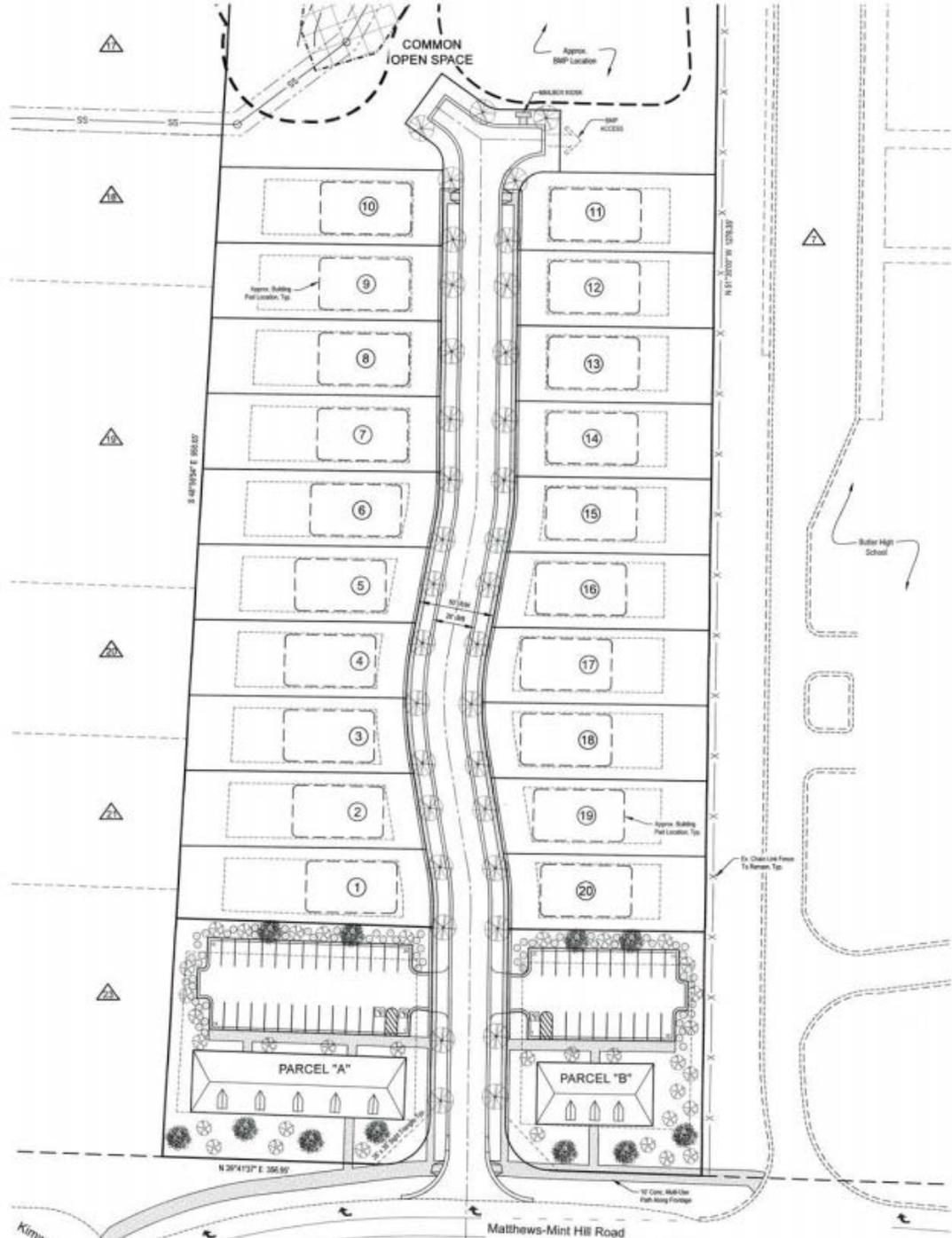
# EXISTING CONDITIONS



# PROPOSED SITE PLAN



# PROPOSED SITE PLAN



# PROPOSED BUILDING ELEVATIONS



**Single-Story Office Building**



**Two-Story Office Building**



**Home with Front-Loading Garage**



**Home with Front-Loading Garage**



**Home with Front-Loading Garage**



# SUMMARY OF PROPOSED CONDITIONS

1. Up to 22 single family homes
2. Up to 15,000 square feet of office space (less if planned as medical office)
3. A 10' multiuse path and curb and gutter will be installed along Matthews-Mint Hill Rd.
4. Permitted uses in the Office zoned portion of the property are limited to those listed on this page.

## 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 one principal building 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 if developed for general offices or other allowed uses, except for medical.

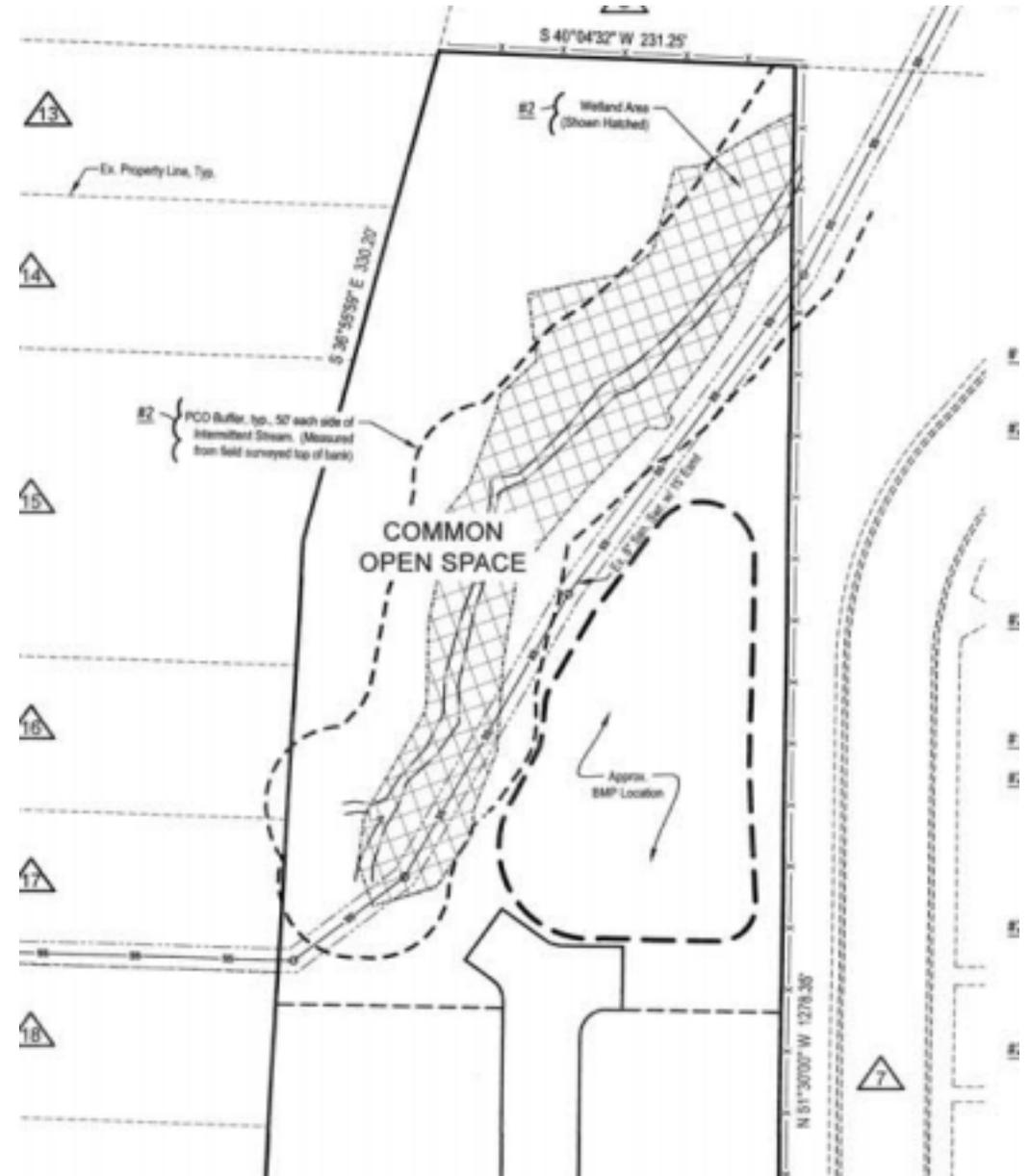
# TREES, VEGETATION AND STORMWATER

## Tree Save

The R-VS district requires 8% tree save while the Office district requires 15%. The applicant proposes to save 2.4 acres of existing canopy, which equates to a tree save of %24%.

## Stormwater Management and PCO

A stormwater pond is located at the rear of the development adjacent to common open space.



# LAND USE PLAN AND ADOPTED POLICIES

## Land Use Plan

The Land Use Plan does not make specific recommendations for the site. However, the property is located in a transitional area with a public high school, office condos and single family homes abutting the property.

## Consistency

Staff recommended that the site be developed with a mix of office and residential development. Over the past several years, apartments and higher density developments have been discussed. The currently proposed mix of office and single family is appropriate for the location and consistent with adjacent development. However, the developer should indicate how the proposed homes meet the intent statement in the R-VS Zoning District.

### **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]**

# STAFF COMMENTS AND OUTSTANDING ISSUES

## Planning Department

1. More detail needed in architectural notes.
2. Can trees be saved along Matthews-Mint Hill? The survey indicates that the area is mostly pine trees. If trees are not preserved, a landscape plan should be created.
3. The school report is pending and will be distributed upon receipt.

## Police

No concerns

## Fire

No concerns

## Public Works

Extend sidewalk to common open space.

## Parks and Rec

No concerns.