Location
1700 Weddington Rd.,

Ownership/Applicant
Williams Business Properties, LLC/Lat Purser & Associates

Zoning
Existing: R-15  Proposed: R-12MF (CD)

Use
Existing: Vacant
Proposed: Multi-family (Townhomes and Apartments)

Request Summary
The applicant proposes to change the zoning of the property from R-15 single family to R-12MF (CD) for the purpose of constructing a multi-family complex with townhomes and apartments (maximum of 131 units).
LOOKING NORTH ON WEDDINGTON RD.
LOOKING SOUTH WEST ON S. TRADE ST.
Site Summary

The property is currently undeveloped.

The site is 16.825 acres.

Four Mile Creek passes through the northern portion of the parcel, creating a large SWIM buffer and flood plain.

There is significant topographical change from the eastern and southern boundaries of the parcel toward the center of the parcel.

Previous Zoning Actions

In 2017 Resort Lifestyle Communities proposed a limited mobility senior housing complex with 127 dwelling units. The request was withdrawn in June of 2017.
• Four apartment buildings (three split levels along S. Trade and Weddington)
• 37 Townhome units
• Leasing office
• Amenities such as a swimming pool and fitness center.
• 243 Parking spaces
• 7.79 Units per acre
• 2.94 acres of undisturbed open space
Streetscape View from Weddington Road
Weddington Road Street Elevation
1. Maximum of 131 Multi-family dwelling units may be located on the site. A minimum of 37 of the multi-family units shall be one-family attached (townhome) style dwelling units.

2. Both the apartment and townhome buildings along S. Trade and Weddington will appear two story from the public view and with be 3 stories in the rear (2/3 Story split).

3. Internal sidewalks and pedestrian connections shall be installed within the site as generally depicted on the rezoning plan.

4. Maximum height of apartment building not fronting a public street is 45 feet.
1. Petitioner spoke to Mecklenburg County Parks & Recreation. NC DOT has included in their project scope to construct a concrete ramp connecting the greenway trail’s end point located at the soon-to-be newly constructed tunnel under S. Trade St to the existing sidewalk on S. Trade St.

2. Mecklenburg County will work with the owner of the subject property for 1) a dedication of the land to the County or 2) an easement. The County said they would welcome a dedication of the additional land beyond the 100 foot buffer up to the rear property line on the north side of the future greenway trail. The County would likely install a concrete bridge over the creek.

3. NC DOT had been waiting on construction to get far enough along that NC DOT could update a survey before starting design of the greenway trail ramp. The project is still funded and expected to happen however, NC DOT is unsure when at this time.
1. The full build-out of the development is anticipated to be complete in 2023. Based on the site plan, primary external access to the development will occur via the following:
   • One right-in/right-out driveway on S. Trade Street, to form a fourth leg at the existing intersection with Brenham Lane
   • One full-movement driveway on Weddington Road, approximately 925 feet west of S. Trade Street

<table>
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<th>Land Use</th>
<th>Intensity</th>
<th>Daily</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
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<td>Net New External Trips</td>
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1. On 8-11-2020, Petitioner spoke with CATS. The CATS’ current service includes John St. and Trade St./Sam Newel Rd. No service currently down Weddington Rd. or Pleasant Plains Rd. One challenge is to find a bus turn-around. A bus cannot turn around in a neighborhood nor can a bus turn around on private property such as the Matthews YMCA.

2. Regarding a bus stop, CATS prefers a bus stop located at a stoplight. However, the stoplight at the three (3) street intersection of S. Trade St./Pleasant Plains Rd./Weddington Rd. is not conducive for a bus stop. CATS said he would look at the feasibility of 1) economics of an added service route and 2) what route could be functionally suitable.
Land Use Plan

The Land Use Plan does not make a specific recommendation for this site and we recognize the property is located in an area surrounded by single family housing.

The Town should shift toward higher-density, urban multi-family developments as they are more environmentally sensitive because they maximize space.

The Town promotes design flexibility regarding multi-family housing. Stacked duplexes, pinwheels, and infill uses are examples of alternative multi-family housing options.

Consistency

The proposed change in zoning from R-15 to R-12MF (CD) is consistent with the land use plan.

Residential Land Use Action Items

1. Provide a variety of housing styles, densities and locations
2. Promote higher-density, multi-family and transit-supportive housing developments along thoroughfares and within ¼ mile of transit stations
3. Encourage design and construction of alternative style housing and infill development.
Planning Department
Continue to coordinate with CATS to investigate the possibility of a transit stop, if feasible.

Police
No Concerns

Fire
No Concerns

Public Works
Improvements to be determined by the TIA and the NCDOT.

Parks and Rec
Private connection from property to greenway access could be added value to the residents of Matthews Village
Property should be dedicated to Mecklenburg County directly for Four Mile Creek Greenway
Re-evaluate potential connection to Weddington Road from Greenway at southwest edge of property
Anticipate parking on private site by some greenway users once greenway is constructed