Location
9832 Idlewild Rd.

Ownership/Applicant
The Dolores James Dusanenko Living Trust/Buvermo Investments

Zoning
Existing: R-15 Proposed: R/I (CD)

Use
Existing: Single Family
Proposed: Independent Living Facility (Senior Apartments)

Request Summary
The applicant proposes to change the zoning of the property from R-15 single family to R/I (CD) for the purpose of constructing an independent senior living facility consisting of 129 units.
LOOKING NORTH ON IDLEWILD RD.
Site Summary

The property currently is wooded with a single family residence.

The site is 6.16 acres (after future ROW dedication).

Directly to the north is the new Lidl, to the south is a small church. Behind the site (to the west) is a vacant tract and across Idlewild Rd. (to the east) is a low density multifamily complex and a single family residence.

Previous Zoning Actions

None
• One building
• 129 Units
• Leasing office
• Amenities per text amendment.
• 144 Parking spaces, some covered
• 19 Units per acre
• Tree canopy area .93 acres
• Driveway and pedestrian connection to Lidl
• 10 foot multi-use path along Idlewild
• Building height is 57 ft.
SUMMARY OF PROPOSED CONDITIONS

1. Conditions per proposed text amendment
   including a minimum of five of the following:
   • Controlled access to buildings
   • Property management services such as a lawn service, exterior maintenance and/or trash service
   • Community room
   • Fitness facilities on site
   • Business center
   • Meal service or limited food service such as a coffee bar, continental breakfast or marketplace
   • Emergency pull cords in living spaces of units
   • Local transportation services either provided by facility or in coordination with public transportation if within short walking distance with pedestrian accessibility
   • Interior elevators
   • Salon on site
   • Conditioned corridors
   • Interior trash chutes
   • Indoor community mail room and package center
DENSITY COMPARISONS WITH OTHER MULTI-FAMILY DEVELOPMENTS

1. Average density of regular (not age restricted) is 12.75 units per acre

2. Highest density is the units next to Town hall at 43 units per acre.

3. Proposed density is over 19 units per acre

4. Graph does not include units under construction

5. Willow Grove, located in Mint Hill almost directly across from the proposed development is about 16 units per acre
According to the schematic site plan access to the development is expected to occur via two access locations:

- Proposed Access “A” (Full Movement) – unsignalized access located on Idlewild Road approximately 435 feet south of Margaret Wallace Road
- Proposed Access “B” (Internal Connection to the Adjacent Development) – unsignalized connection to the existing stub located within the adjacent Lidl development

<table>
<thead>
<tr>
<th>Land Use [ITE Code]</th>
<th>Weekday Daily</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Enter</td>
<td>Exit</td>
</tr>
<tr>
<td>Senior Adult Housing- Attached [252]</td>
<td>128</td>
<td>DU</td>
<td>490</td>
</tr>
</tbody>
</table>

Reference:

Under the proposed zoning the site is anticipated to generate approximately 26 AM peak hour trips and 34 PM peak hour trips.
Land Use Plan

Land at Idlewild Road at Margaret Wallace Road is surrounded by commercial use in adjacent jurisdictions. Redevelopment to higher density residential uses is appropriate. Institutional infill development is encouraged. These uses may be feasible here if they complement uses in Charlotte and Mint Hill. Redevelopment must not encroach on neighboring uses.

The Town acknowledges a trend toward housing developments marketed toward seniors. In Mint Hill, a retirement community was recently developed on Idlewild Road. This development will impact the market in Matthews. In response, the Town encourages such communities as development opportunities along and adjacent to this corridor.

Consistency

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

LAND USE PLAN AND ADOPTED POLICIES

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.

4. Promote R-VS and other alternative housing styles, planned housing infill, and redevelopment along the corridor.
## Planning Department
Density of the project is a concern in that the proposed 19 du/acre is higher than the average density of other established multi-family development in the Town.

No elevations have been provided and a 57 foot high building fronting close to Idlewild a dramatic change in the character of the corridor.

## Police
No Concerns

## Fire
No Concerns

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

## Parks and Rec
No Concerns