Agenda Item: Rezoning 2020-722 Chaps Holdings and the Leon Levine Foundation/Two Capital Partners – Change in Zoning from R-12 to C-MF

TO: Matthews Board of Commissioners
DATE: March 4, 2021
FROM: Robert Will, Senior Planner

Request Summary:
The applicant proposes to change the zoning of the property from R-12 single family to C-MF for the purpose of constructing townhomes, apartments and single-family rental units (165 units total) with several amenities.

Comments Raised at the Public Hearing(s):
- No elevations were presented; they are to be presented to the Planning Board.
- The screening of HVAC units note needs to be reworded to be more comprehensive.
- No vinyl is to be used except on the accessory parts of the units.
- The screening between the units and Hwy 74 should be a substantial buffer
- The property owner to the north requested a substantial buffer, possibly a fence to separate uses (future hotel site).

In response to these comments the applicant has submitted a revised site plan and notes, and they have also submitted updated elevations of the units and townhomes to address concerns raised at the public hearing.

The notes on the conditional plan (see attached) have been revised to reflect the following:

- The term of the commitment to set aside 5% of the units as workforce housing units has been increased from 15 years to 18 years (note 2.e).
- A note requiring the final building elevations for the buildings located within Dev. Area B to be approved by the Board of Commissioners prior to the issuance of building permit has been added (note 5.b). Because the submitted plans contain more detail on the two buildings located along Northeast Parkway (Dev. Area A) they did not include these buildings in the note requiring them to come back to the Board for approval.
- Modified the note regarding how the Petitioner plans to work with NCDOT to implement the open space park at the corner of Overcash and Northeast Parkway to provide three options; right-of-way abandonment, right-of-way swap, or a right-of-way maintenance agreement (note 3.g).
- Added a note regarding the open space at the corner of Overcash and Northeast Parkway to indicated this open space/park area would be open to the public during normal business hours and also indicated the minimum level of improvements that would be made to this open space area (i.e. seating areas, landscaping, lighting, hardscape) (note 8.b)
- Modified the note regarding the funds that will be placed in escrow for improvements to Northeast Parkway to indicate the funds would be available for up to seven (7) years (note 4.I.c)
Land Use Plan:
The Land Use Plan does not specifically make a recommendation for these parcels, however along the undeveloped section of Northeast Parkway the plan considers well-designed infill development, such as R-VS and other higher-density mixed and multi-family uses where appropriate and compatible with existing development.

Planning Board Recommendation:
Planning Board unanimously recommend approval subject to adding conditional notes to clarify the financial elements on workforce housing and the Town Council approving detailed, four-sided architecturally designed elevations.

Recommendation:
At this time Staff recommends deferral of 2020-722, change in zoning from R-12 to C-MF pending further discussion and clarification of the Northeast Parkway cross section which needs to be addressed with a potential note revision and design change illustrated on the site plan.
DRAFT – FOR APPROVAL
STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Board of Commissioners Decision on Zoning-Related Issues

ZONING APPLICATION # 2020-722
ZONING MOTION # __________________________________________
ADMINISTRATIVE AMENDMENT _______________________________

Matthews Board of Commissioners adopts the checked statement below:

A) _____ The requested zoning action, as most currently amended, is recommended for approval, and has been found to be CONSISTENT with the Matthews Land Use Plan (or other document(s)), as follows:

CONSISTENT: The rezoning is consistent with the land use plan because it will provide a variety of housing styles, densities and locations and encourage design and construction of alternative style housing and infill development.

REASONABLE: The rezoning is reasonable in that it provides for well-designed infill development, including higher-density mixed and multi-family uses where appropriate and compatible with existing development.

OR

B) _____ The requested zoning action, as most currently amended, is not approved, and has been found to be INCONSISTENT with the Matthews Land Use Plan (or other document(s)), as follows:

INCONSISTENT: The rezoning is inconsistent with the Land Use Plan in that this location is too distant from the transit corridor to support higher density uses.

NOT REASONABLE: The rezoning is not reasonable as it will create additional traffic along Northeast Parkway which does not connect through at this time.

(In each case, the Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence). Reasons given for a zoning request being “consistent” or “not consistent” are not subject to judicial review.)

Date: March 8, 2021
This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.
SITE DATA:

SITE AREA:  +/- 10.5 ACRES

MULTIFAMILY HOUSING: 165 UNITS

FLATS: 95 UNITS
- BLDG A1 (3 STORIES): 33 UNITS, 2,500 SF RETAIL
- BLDG A2 (3 STORIES): 38 UNITS, 2,500 SF RETAIL
- BLDG D1 (3 STORIES): 12 UNITS
- BLDG D2 (3 STORIES): 12 UNITS

TOWNHOMES: 28 UNITS
- BLDG B1 (2 SPACES/UNIT): 4 UNITS
- BLDG B2 (2 SPACES/UNIT): 4 UNITS
- BLDG B3 (2 SPACES/UNIT): 6 UNITS
- BLDG B4 (2 SPACES/UNIT): 6 UNITS
- BLDG C1 (W/O INTERNAL GARAGES): 4 UNITS
- BLDG C2 (W/O INTERNAL GARAGES): 4 UNITS

CLUB, LEASING & AMENITIES:  +/- 7,000 SF (1.5 STORIES)

SINGLE FAMILY RENTAL COTTAGES: 42 UNITS

SURFACE PARKING SPACES:  157 SPACES TOTAL (FLATS, RETAIL, B1/C1/C2 TOWNHOMES)

PRE-CONSTRUCTION DETAILS:

EXISTING ZONING: R-12 FUTURE HOTEL PARCEL

VEHICULAR CONNECTION TO ADJ PARCEL

EXISTING ZONING: B-1SCD

FUTURE EXTENSION OF NORTHEAST PKWY

- 20' MAX. BUILD TO LINE
- +/- 80' R/W (ALIGNMENT TBD)
- SECONDARY ENTRANCE (POTENTIAL RIGHT-IN/RIGHT-OUT ONLY)

ACADEMY SPORTS

Multiple Building Types and Use:
- A1 - FLATS
- A2 - FLATS
- B1 - TOWNHOMES
- B2 - TOWNHOMES
- B3 - FLATS
- B4 - FLATS
- C1 - TOWNHOMES
- C2 - TOWNHOMES

Community Amenities:
- Clubhouse
- Leasing Office
- Amenities

Public Parking:
- 2 SPACES PER UNIT
- SURFACE PARKING SPACES:  157 SPACES TOTAL

Recreational Areas:
- Detention Area
- Pool
- Clubhouse
- Screen Yard

Structural Details:
- 15' THOROUGHFARE
- 25' PROJECT EDGE
- 10' REAR YARD
- 10' SIDE YARD
- 10' REAR YARD
- 25' PROJECT EDGE
- 20' MAX. BUILD TO LINE
- +/- 80' R/W (ALIGNMENT TBD)
- SECONDARY ENTRANCE (POTENTIAL RIGHT-IN/RIGHT-OUT ONLY)

Additional Information:
- E INDEPENDENCE BLVD
- NORTHEAST PKWY
- CASETTA DR
- OVERCASH DR
- COMPACTOR

Two Capital Partners | 02.16.2021
Milltown Commercial District - Inspirational Character
Independence Blvd & Northeast Pkwy - Matthews, NC
Milltown Character - Residential Scale
Independence Blvd & Northeast Pkwy - Matthews, NC
Mill Town Residential District - Central Park
Independence Blvd & Northeast Pkwy - Matthews, NC

View 8 - Central Community Lawn

View 9 - Amenity Area

View 10 - Amenity Area

Model View Key - Not to Scale
Mill Town Residential District - Central Park
Independence Blvd & Northeast Pkwy - Matthews, NC

View 11 - Community Garden

View 12 - Playground

View 13 - Pool Amenity

Model View Key - Not to Scale
Mill Town Residential District - Pocket Park
Independence Blvd & Northeast Pkwy - Matthews, NC

NILES BOLTON ASSOCIATES
Building Elevations - Commercial District
Independence Blvd & Northeast Pkwy - Matthews, NC

Clubhouse Elevation (NOT TO SCALE)

3-Story Flat Elevation @ Overcash Drive (NOT TO SCALE)

Materials Palette

- MONTICELLO - BRICK
- SINGLE HUNG BLACK VINYL WINDOW
- STANDING SEAM METAL ROOF
- ARCHITECTURAL SHINGLES - HEARTHSTONE GRAY
- SMOOTH PLANK - CLASSIC FRENCH GRAY
- EXTERIOR SIDING COLOR SELECTION
Building Elevations - Single Family Homes
Independence Blvd & Northeast Pkwy - Matthews, NC

Materials Palette

ARCHITECTURAL SHINGLES - HEARTHSTONE GRAY
GRAYSBURG - BRICK SELECTION
STANDING SEAM METAL ROOF
SINGLE HUNG WHITE VINYL WINDOW

ACCENT METAL ROOF
SIDING TYPES
SIDING COLORS
SLATE GRAY
LAP SIDING
MILD BLUE
CHARCOAL
BOARD & BATTEN
CLASSIC FRENCH GRAY
MINERAL GRAY
ALEUTIAN

SHINGLE ROOF
F.C. SHAKE SIDING
SHINGLE ROOF
SHINGLE OR METAL ACCENT ROOF
OPTIONAL TWO-STORY PORCH

ONE-STORY WITH GARAGE
F.C. LAP SIDING
ONE-STORY FRONT PORCH
VINY L WINDOW
F.C. LAP SIDING
ONE-STORY PORCH ON LAWN
DECORATIVE COLUMNS
F.C. BOARD & BATTEN SIDING
SHINGLE ROOF
SHINGLE ROOF

NOT TO SCALE

TWO CAPITAL PARTNERS | 02.16.2021
NILES BOLTON ASSOCIATES