Agenda Item: Rezoning 2020-723 Richard and John Harkey/TBC Development – Change in Zoning from R-12 to R-12MF (CD)

TO: Matthews board of Commissioners
DATE: February 1, 2021
FROM: Robert Will, Senior Planner

Request Summary:
The applicant proposes to change the zoning of the property from R-12 single family to R-12MF (CD) for the purpose of constructing townhomes and ‘duets’ (duplexes) (62 total units) with several amenities.

Comments Raised at the Public Hearing(s):
- No elevations were presented of the townhome buildings.
- It was recommended to stagger the townhome units.
- The applicant mentioned that there would be fencing along the border with Butler High School, and would be willing to fence the northern side of the project as well.
- Usable porches would be a good addition to the duet units.
- Window placement on the end townhome units is important.
- A color palette would be good to see.

In response to these comments the applicant has submitted a revised site plan showing driveways to the townhomes that are side-by-side rather than separated, and they have also submitted updated elevations of the duets and townhomes to address concerns raised at the public hearing.

Land Use Plan:
The Land Use Plan does not specifically make a recommendation for this parcel, but being between a single-family neighborhood and Butler High School the proposed site plan will provide a transitional land use between these two areas.

Planning Board Recommendation:
The Planning Board recommended, and the applicant agreed, that 5 units instead of 4 be deed restricted to 80% of the median income. The Planning Board then recommended approval of zoning Application 2020-723 Change in Zoning from R-12 to R-12MF (CD) to the Board of Commissioners.
STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Board of Commissioners Decision on Zoning-Related Issues

ZONING APPLICATION # __________2020-723______________________
ZONING MOTION # __________________________________________
ADMINISTRATIVE AMENDMENT _______________________________

The Board of Commissioners adopts the checked statement below:

A) __X___ 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 a transitional land use between the high school and a single family neighborhood.

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 Matthews-Mint Hill Rd.

(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: February 8, 2021
MATTHEWS-MINT HILL ROAD SITE
LOCATED IN
TOWN OF MATTHEWS, NORTH CAROLINA
1. AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY TOWN OF MATTHEWS BASED ON SPECIFIC
2. 2.5’ SIDEWALK
3. ESP Associates, Inc.
4. PARKING
5. TBC DEVELOPMENT, LLC
6. 10’ SETBACKS
7. (No fill allowed)
8. 20’ MANAGED USE ZONE (MUZ)
9. (Undisturbed)
10. Creek
11. 50’ PCCO STREAM BUFFER DETAIL
12. R: 10’
13. TYPICAL DETACHED DETAIL
14. TYPICAL TOWNHOME ELEVATION
15. TYPICAL DUET ELEVATION
16. 5600 Labruge Rd.
17. 5400 Labruge Rd.
18. 5200 Labruge Rd.
19. 5000 Labruge Rd.
20. 4800 Labruge Rd.
21. 4600 Labruge Rd.
22. 4400 Labruge Rd.
23. 4200 Labruge Rd.
24. 4000 Labruge Rd.
25. 3800 Labruge Rd.
26. 3600 Labruge Rd.
27. 3400 Labruge Rd.
28. 3200 Labruge Rd.
29. 3000 Labruge Rd.
30. 2800 Labruge Rd.
MATTHEWS - MINT HILL MICRO TOWNHOMES

Project Number: A2067

Date: 01.13.21
FIRST FLOOR SUBFLOOR
SECOND FLOOR SUBFLOOR
LOWER LEVEL
FIRST FLOOR HEADER
FIRST FLOOR TOP PLATE
SECOND FLOOR TOP PLATE
SECOND FLOOR HEADER
LOWER LEVEL TOP PLATE
LOWER LEVEL HEADER
LOWER LEVEL
9' - 1 1/2"
1' - 8 3/4"
9' - 0"
6' - 8"
SW 7622
**Homburg Gray**
Interior / Exterior
Location Number: 238-C7

SW 7639
**Ethereal Mood**
Interior / Exterior
Location Number: 247-C4

SW 7018
**Dovetail**
Interior / Exterior
Location Number: 244-C5

SW 7062
**Rock Bottom**
Interior / Exterior
Location Number: 278-C2

SW 7028
**Incredible White**
Interior / Exterior
Location Number: 256-C4
A005A
MATTHEWS - MINT HILL
DUETS
Not For Construction
SUPERCEDED
SUPERCEDED

MATTHEWS - MINT HILL
DUETS

Not For Construction

vinyet architecture

rock hill
803.324.5531
charleston
843.619.7662
asheville
828.575.2423

contact@vinyet.com

A005B
Renderings
SHEET NAME
SHEET NUMBER

1224.0x792.0
FIRST FLOOR SUBFLOOR 4"

FIRST FLOOR TOP PLATE 9' - 5 1/2"

SECOND FLOOR SUBFLOOR 10' - 10 1/4"

SECOND FLOOR TOP PLATE 19' - 11 3/4"

SECOND FLOOR HEADER 17' - 6 1/4"

FIRST FLOOR HEADER 7' - 0"

FIRST FLOOR SUBFLOOR 6' - 8"

9' - 1 1/2"

1' - 4 3/4"

9' - 1 1/2"

SUPERCEDED