**Location**
2026 Matthews-Mint Hill Rd.

**Ownership/Applicant**
Richard and John Harkey/TBC Development

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

**Use**
Existing: Single Family  Proposed: Townhome and Duplex units

**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) with several amenities.
Site Summary

The property currently is wooded with a single family residence.

The site is 9.43 acres.

Directly to the north is a single-family neighborhood off Kimway Dr., to the south is Butler High School.

Previous Zoning Actions

On September 9th, 2019 the Board of Commissioners denied a rezoning request that included office space along Matthews-Mint Hill with the rear of the site as single-family. The proposed zoning was O (CD) and R-VS
• 62 Total Units
• 36 Townhome units along the border with Butler HS
• 24 Duet Units and 2 detached units along the border with existing SF
• 14 on street Parking spaces,
• 6.57 Units per acre
• Tree canopy area required: 1.42 acres; provided: 2.83 acres
• Open space required: 2.83 acres; provided 4.72 acres
PROPOSED DUET ELEVATIONS
The proposed development does not meet the thresholds for a TIA based on NCDOT (3,000 trips generated) and the Town of Matthews standards (150 peak hour trips generated).

### Table 1
**Proposed Trip Generation**

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>SIZE</th>
<th>DAILY TRIPS (VPD)</th>
<th>PEAK HOUR TRIPS (VPH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily Housing (Low-Rise)</td>
<td>62 DU</td>
<td>428</td>
<td>AM: 7 EI: 23 PM: 25 EI: 14</td>
</tr>
</tbody>
</table>

(1) Based on *ITE Trip Generation – 10th Edition*
1. Total of 62 residential townhomes, duplex and/or detached units and accessory uses.
2. Driveways shall be a minimum of 20' between the back of curb or sidewalk.
3. Existing sidewalk along the site frontage on Matthews-Mint Hill shall be replaced by a 10 foot multi-use path.
4. The maximum height of the buildings to be constructed on the Site shall be 3 stories tall and 50' in height.
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.

Consistency

The proposed change in zoning from R-12 to R-12MF (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.
<table>
<thead>
<tr>
<th>Department</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Department</td>
<td>No concerns at this time.</td>
</tr>
<tr>
<td>Police</td>
<td>No Concerns</td>
</tr>
<tr>
<td>Fire</td>
<td>No Concerns</td>
</tr>
<tr>
<td>Public Works</td>
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</tr>
<tr>
<td>Parks and Rec</td>
<td>No Concerns</td>
</tr>
</tbody>
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