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

TO: Matthews Planning Board Members
DATE: January 20, 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.

Recommendation:
Staff recommends that the Planning Board forward a favorable recommendation of zoning Application 2020-723 Change in Zoning from R-12 to R-12MF (CD) to the Board of Commissioners.
DRAFT – FOR APPROVAL
STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Planning Board Recommendation on Zoning-Related Issues

ZONING APPLICATION # 2020-723
ZONING MOTION # ________________________________________
ADMINISTRATIVE AMENDMENT __________________________________

Matthews Planning Board 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 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: January 26, 2020
FIRST FLOOR SUBFLOOR
9'-1 1/2"
FIRST FLOOR TOP PLATE
9'-1 1/2"
SECOND FLOOR SUBFLOOR
10'-10 1/4"
SECOND FLOOR HEADER
17'-6 1/4"
SECOND FLOOR TOP PLATE
19'-11 3/4"
FIRST FLOOR SUBFLOOR
6'-8"
FIRST FLOOR HEADER
7'-0"
6'-8"
MATTHEWS - MINT HILL MICRO TOWNHOMES

Project Number: A2067

Date: 01.13.21
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
MATTHEWS-MINT HILL ROAD SITE
LOCATED IN
TOWN OF MATTHEWS, NORTH CAROLINA

Total Acreage: +/- 9.43 acres (per survey)

Open Space: Total: +/- 190

Zoning: Existing: R-12

Proposed Density: +/- 6.57 DU/AC

Type: PROPOSED DENSITY: +/- 6.57 DU/AC

Location: TOWN OF MATTHEWS, NC

General Notes:

2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed the minimum requirements established in the Town of Matthews Unified Development Ordinance and applicable standards.

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.

Floodplain Information:

No floodplain located on site.

Floodplain Information:

Stream/Wetland information is based on preliminary information titled "Preliminary Wetland Evaluation" prepared by Tamp Bandy Engineering dated 3/8/2019. For purposes of preparation of this Conditional Rezoning Plan, any potential wetland areas and stream features depicted on the sketch are considered to be preliminary in nature and approximate in location.

Access Points/Driveways/Streets:

- Detached: +/- 8
- On-street: +/- 14
- Drive: +/- 48 (2/unit)
- Garage: +/- 36 (1/unit)
- Drive: +/- 4 (2/unit)
- Parking: +/- 4.72 acres (50%)*
- Detached: +/- 8
- On-street: +/- 14
- Drive: +/- 48 (2/unit)
- Garage: +/- 36 (1/unit)
- Drive: +/- 4 (2/unit)
- Parking: +/- 4.72 acres (50%)*

Potential Stormwater Quality Areas

Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, and existing tree locations. Note: Based on total acreage (+/- 9.43 acres). Open space includes any portion of the development not covered by buildings, streets, or off-street parking areas.

Public Information:

Base information provided by Mecklenburg County GIS Department and survey titled "Tree Survey Sheets" prepared by Harris dated 2/18/2019. For purposes of preparation of this Conditional Rezoning Plan, any potential wetland areas and stream features derived from public sources such as GIS, Planning and Zoning departments.

General Notes:

2. All site zoning and wetland information utilized in the preparation of this Conditional Rezoning Plan is considered to be preliminary and will need to be verified for compliance.

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other proposed

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1. **TYPICAL TOWNHOME DETAIL**

   - **Prop. Private Street**
     - **Standard Curb and Gutter**
     - **1st Asphalt Surface Course**
     - **2nd Asphalt Binder Course**
     - **6" Aggregate Base Course**
     - **Side Walk**
     - **5' Plant. Strip (Typ.)**

   **NOT TO SCALE**

   **22' x 38' Townhomes - Front Load**

   **Setbacks**
   - **F**: 20' from Back of Sidewalk
   - **R**: 10'

   **Traffic Parameters**
   - Before setting back the property line is equal to or greater than the requirements of the Ordinance.

   **Architectural Considerations**
   - The maximum height of the buildings is limited to the site plan's 3-story height.

   **Tree Preservation and Landscaping**
   - Provided with a small structure with a roof to provide cover.

   **DEVELOPMENT NOTES**
   - The site shall comply with the requirements of the Post Construction Storm

   **TYPICAL DETAILED**

   - **Demonstration Planning**
     - The use and the site plan are subject to the requirements of the Ordinance.
     - The site plan is subject to the requirements of the Ordinance.

   **TYPICAL DETACHED DETAIL**

   - **Prop. Private Street**
     - **Standard Curb and Gutter**
     - **1st Asphalt Surface Course**
     - **2nd Asphalt Binder Course**
     - **6" Aggregate Base Course**
     - **Side Walk**
     - **5' Plant. Strip (Typ.)**

   **NOT TO SCALE**

   **22' x 60' Detached - Rear Load**

   **Setbacks**
   - **F**: 22' from Back of Sidewalk
   - **R**: 10'

   **Traffic Parameters**
   - Before setting back the property line is equal to or greater than the requirements of the Ordinance.

   **Architectural Considerations**
   - The maximum height of the buildings is limited to the site plan's 3-story height.

   **Tree Preservation and Landscaping**
   - Provided with a small structure with a roof to provide cover.

   **DEVELOPMENT NOTES**
   - The site shall comply with the requirements of the Post Construction Storm

   **50' PCCO Stream Buffer Detail**

   **NOTES**
   - Stream Buffer (10' from back of setback) is maintained in areas where the development activity is adjacent to buffer.

   **DEVELOPMENT REQUIREMENTS**
   - The minimum setback from the street is equal to or greater than the requirements of the Ordinance.

   **Construction Notes**
   - Stream Buffer (10' from back of setback) is maintained in areas where the development activity is adjacent to buffer.

   **NOTES**
   - Stream and gutter systems may use valley gutter or standard curb and gutter.

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