Agenda Item: Rezoning 2020-724 Parks Place Phase 3 – Continuance Request

DATE: January 11, 2021
FROM: Darin Hallman, Planner

Background/Issue:
- The applicant, David Pendergast with ADP Mecklenburg, LLC, is requesting a continuance of one month for the public hearing to provide higher quality application material for the Board’s consideration.
- The provided site plan has a number of outstanding issues related notes, rendering, and representation of materials.

Proposal/Solution:
- Attached is a copy of the request letter (e-mail)
- Should the Board elect to move forward with the Public Hearing as currently scheduled, the staff report is attached

Financial Impact:
None

Related Town Goal(s) and/or Strategies:
Land Use Planning

Recommended Motion/Action:
Continue Rezoning Application 2020-724 Public Hearing until February 8, 2021
Ok then I will request a deferral to February 8th so I can have the RZ-1 updated by an engineering firm.

I have just sent a request to Russell Whitehurst at Eagle Engineering and if they can’t do it will go to Jeff Fogle at Phoenix surveying who work with my builder so hoping I can get the revised RZ-1 turned around in time for February meeting.

Thanks,

Dave Pendergast
ADP Mecklenburg LLC
704-401-7449
APPLICATION 2020-724 STAFF REPORT
PARK PLACE MATTHEWS PHASE 3
ADDING ADDITIONAL UNIT

Pre Public Hearing Staff Analysis  •  January 2021
Location
310, 314, 318, 322, and 326 Sadie Drive

Ownership/Applicant
ADP Mecklenburg, LLC

Zoning
R-VS (Residential - Varied Style)
Downtown Overlay District

Use
Single-Family Attached (Townhomes)

Request Summary
The developer is requesting modification of the site to allow for an additional unit to be created within the previously approved building footprint. The applicant is also requesting that the elevations be modified by materials, windows, and accent siding. Convert garages from 2 singles to 1 double garage. Make use of black aluminum fencing.
Site Summary

This property was originally zoned R-VS in 2005, and the site is located within the Downtown Overlay. Most of the original site has been developed. The whole project area is shown in blue and the subject area is highlighted in red. This property currently has a final plat recorded that would allow the final building to be built with 5 dwelling units. Building Elevations were approved as part of the original rezoning.

This site does make use of flexible design standards.
Conditions

1. The site shall carry forward the conditional notes and requirements as created in Rezoning Case 471 except as amended.

2. Increase the total number of townhomes to 15 from 14

3. Update the approved building elevations
Land Use Plan

This property is located in the designated Downtown Master Plan area of the Land Use Plan.

Consistency

The proposed changes are consistent with the Land Use Plan and similar development already established along the corridor.

MATTHEWS LAND USE PLAN FOR DOWNTOWN STATES:

The Town encourages a variety of alternative residential housing and mixed use developments in Downtown. Such uses support the economy of Downtown and create demand for a wider array of land uses.

DOWNTOWN ACTION ITEMS:

• Abide by the guidelines set forth in the Downtown Master Plan.

• Expand alternative style housing and mixed use developments

• Create a unique, aesthetic appeal through site plan approvals that include quality architectural design and building materials, minimal setbacks, and rear parking.
STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. The provided site plan needs to be updated and resubmitted. In its current state, the plan cannot be reviewed or read for changes.

2. Some site notes may need to be updated to allow for more units

3. There is a condition for minimum heated floorspace in each townhome (1,500 sq. ft.). Unable to measure with current plan.

4. There’s a minimum lot size of 1,250 sq. ft. Unable to determine new lot sizes from plans.

5. Each building has a 5 foot front setback, 5 foot rear yard, and 5 foot minimum building separation. Unable to determine distances.

6. Proposed building elevations cannot be accurately seen on current plans. These do need to be verified as there are guidelines provided in the Downtown Master Plan for the Downtown Overlay district.

7. If the elevations are changed for this single building, a note needs to be provided indicating that the previous standards are to remain intact for buildings already constructed.

8. The site does appear to have adequate parking.

9. A new fence is being proposed. Location cannot be determined.