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 buildable area. 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.
Site Summary

This property was original 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.
SUMMARY OF PROPOSED CONDITIONS

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.

LAND USE PLAN AND ADOPTED POLICIES

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.
Planning Department

1. The side building elevations have been significantly altered. Peak along roof has been removed as well as several windows and a glass door. Would recommend some elements be added back to the final design as these areas will be visible from the street.

2. This project will require an update to the final plat.