No addresses assigned Parcel ID 21504212 and 21504219

Heirs of John R. Downs/True Homes

Existing: R-9 Proposed: MUD

Existing: Vacant and Wooded

Proposed: Townhome Units

The applicant proposes to change the zoning of the property from R-9 single family to MUD for the purpose of constructing 75 townhomes.
Site Summary

The property is currently wooded and vacant.

The site is 7.3 AC.

Directly to the north is Morris Rd. and a single family residence, to the large vacant tract zoned MUD.

The two parcels in question are separated by a parcel owned by the Town of Matthews for a future extension of Greylock Ridge Rd.

Previous Zoning Actions

None
PROPOSED SITE PLAN

- 75 total units
- 16 separate buildings.
- Parking provided behind individual units and potentially on-street.
- 10.3 Units per acre
- Tree Canopy required: .58 acres
- Canopy provided: .88 acres
- Open space provided: 3.1 acres
PROPOSED ELEVATIONS
1. Site may be developed with up to 75 townhome dwelling units.

2. True homes shall provide 11 townhome units to be preserved as affordable rental housing targeted to households with income up to 60% of the area median income.

3. Internal parking islands and open space between interior townhome blocks will be landscaped to act as open green space for the neighborhood and guest parking. Within these islands shall be a combination of elements such as, but not limited to: benches, landscaping with canopy trees, decorative shrubs, grasses and perennials, dog bag stations, community mail station.

4. It is understood that NCDOT will most likely be the entity that will build the Greylock Ridge extension. It is also understood that NCDOT typically does not install paths, street trees, lights, utilities, etc. The developer will install the elements of this rezoning plan and any required utilities that are not built by NCDOT.

5. It is also unclear whether NCDOT will incorporate parallel parking in their final design as shown hereon. Alternate additional parking has been shown on the site plan that can be built if necessary to meet any parking requirements.
SUMMARY OF SCHOOL IMPACTS

This development may add 25 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

<table>
<thead>
<tr>
<th>Schools Affected</th>
<th>Total Classroom Teachers</th>
<th>Building Classrooms/Teacher Stations</th>
<th>20th Day, Enrollment (non-cc)</th>
<th>Building Classroom/Adjusted Capacity (Without Mobiles)</th>
<th>20th Day, Building Utilization (Without Mobiles)</th>
<th>Additional Students As a result of this development</th>
<th>Utilization As of result of this development (Without Mobiles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>MATTHEWS ELEMENTARY</td>
<td>48.5</td>
<td>40</td>
<td>843</td>
<td>695</td>
<td>121%</td>
<td>11</td>
<td>122%</td>
</tr>
<tr>
<td>CRESTDALE MIDDLE</td>
<td>56.5</td>
<td>53</td>
<td>1065</td>
<td>999</td>
<td>107%</td>
<td>5</td>
<td>107%</td>
</tr>
<tr>
<td>BUTLER HIGH</td>
<td>103.5</td>
<td>98</td>
<td>1979</td>
<td>1874</td>
<td>106%</td>
<td>9</td>
<td>106%</td>
</tr>
</tbody>
</table>

The total estimated capital cost of providing the additional school capacity for this new development is $955,000; calculated as follows:

Elementary School: 1 x $34,000 = $34,000
Middle School: 5 x $37,000 = $185,000
High School: 9 x $44,000 = $396,000

RECOMMENDATION

Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.
Land Use Plan

The Land Use Plan does not specifically make a recommendation for this site, however it considers well-designed infill development, such as R-VS and other higher-density mixed and multi-family uses where appropriate and compatible with existing development.

Consistency

The proposed change in zoning from R-9 to MUD is generally consistent with the land use plan.

RESIDENTIAL LAND USE ACTION ITEMS

1. Provide a variety of housing styles, densities and locations
2. Encourage design and construction of alternative style housing and infill development.
STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department
1. NCDOT design of the Greylock Extension may or may not include on-street parking.
2. If on street parking is not provided by NCDOT, there may have to be a reduction in units to meet the required parking per unit.
3. Is there a commitment to come back at a later date for elevation approvals? Materials for the townhomes are not indicated in the notes.
4. Length of time for keeping the units affordable is not indicated in the notes.
5. Need clarification if Selma Burke and E. Charles extension are to be built by the developer.
6. Will need a request for flexible design standards for a reduction in the front setback (14 feet is the required minimum.)

Police
No Concerns

Fire
No Concerns

Public Works
Matthews TAC recommended that the rezoning be continued until the traffic study is complete.

Parks and Rec
No Concerns