Agenda Item: Zoning Petition 2021-737, Mt. Harmony Cottages, Kinger Homes, LLC Change in Zoning from R-15 to R-9 (CD)

TO: Board of Commissioners
DATE: December 8, 2021
FROM: Robert Will, Senior Planner

Background/Issue
The applicant proposes to change the zoning of the property from R-15 single family to R-9 (CD) for the purpose of constructing 16 single family homes.

- In response to comments the applicant submitted a revised site plan showing an increase in tree save area and replanting areas. Replanting areas include the rear of lots 1, 12, and 13, and in the south east corner of the property close to the storm water BMP and trees along Mt. Harmony Church Rd. In a further revision, the Petitioner has included a rear/side elevation as well as a conceptual streetscape graphic. Additionally, the bulb-out in the street has been replaced with a 50’ radius curve.

- Many of the members of Planning Board had concerns over the increase in density from R-15 to R-9 and questioned why this could not be developed as R-15 and be consistent with the neighborhood to the north. Additionally, some members wanted to eliminate lot 11 in order to create more open space and tree save area. The Planning Board passed a recommendation to approve the zoning petition by split vote four to three.

- After the decision by the Board was continued the applicant has come back with a slightly revised site plan with the following changes: lot 11 has been eliminated and now there are only 16 proposed lots, increased screening and a fence along Mt. Harmony Church Rd., and updated unit elevations are presented.

Proposal/Solution
Included with this memo is the amended site plan and proposed conditions.

Financial Impact:
The road extension is proposed to be a public street and the 17 lots will add to the residential tax base.

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

Recommended Motion/Action
Approve Zoning Petition 2020-737 Change in Zoning from R-15 to R-9 (CD) and associated conditions.
DRAFT – FOR APPROVAL
STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Board of Commissioners Decision on Zoning-Related Issues

ZONING APPLICATION # ________2020-737______________________
ZONING MOTION # __________________________________________
ADMINISTRATIVE AMENDMENT _______________________________

Matthews Board of Commissioners 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 compatible land use adjacent to single-family zoning.

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 Mt. Harmony Church 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: December 13, 2021
1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site shall be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

2. As depicted on the Rezoning Plan, the Site will be served by public streets and the extension of Lake Harmony Drive. Minor adjustments to the locations of the internal private drives/alleys shall be allowed during the construction permitting process.

3. Applicant may subsequently propose additional conceptual, schematic images of the front elevations of the single-family detached dwelling units that utilize one of the attached conceptual, schematic images for the front elevation. These schematic images must be approved by the Matthews Board of Commissioners prior to the issuance of a building permit for a single-family detached dwelling unit that utilizes one of the additional conceptual, schematic images.

4. The primary exterior building materials for the single-family detached dwelling units to be constructed on the Site shall include brick or a combination of materials that is substantially similar in appearance to at least one of the attached conceptual, schematic images.

5. Each single-family detached dwelling unit constructed on the Site shall have a step with a minimum of 8-inches from the immediately adjacent sidewalk to the front stoop located at the front entry door into such single-family detached dwelling unit.

6. The ground floor of the front facade of each single-family detached dwelling unit constructed on the Site shall be designed and constructed so that it is substantially similar in appearance to at least one of the attached conceptual, schematic images.

7. Each single-family detached dwelling unit constructed on the Site shall include overhangs, brackets and soffit at the front porch and eaves of the structure.

8. Each single-family detached dwelling unit is required to have a minimum front yard setback of 30-feet from the front property line.

9. Each single-family detached dwelling unit constructed on the Site shall have a carport or other attached or unattached garage with a minimum of 20' x 20' in size.

10. The building lines of the neighbors single-family detached dwelling units constructed on the Site shall be staggered to create a more interesting streetscape.

11. The front building line of the garage shall be setback from the front building line of the street front on the Site a minimum of 20'.

12. Each single-family detached dwelling unit shall have a minimum of 20' + setbacks from the property line on the Site.

13. The mail kiosk for this residential community will be located on the Site as generally depicted on the Rezoning Plan.

14. Single-family detached dwelling units located on the same side of the street and on abutting lots may not have the same front elevation design.

15. Optional side loaded single-family detached dwelling units shall be offered on corner lots.

16. A two car garage shall have two single garage doors rather than one large garage door.

17. The primary exterior building materials for the single-family detached dwelling units to be constructed on the Site shall be brick veneer.

18. Any downspout or leader from a single-family detached dwelling unit constructed on the Site shall have a maximum roof overhanging projection of 2'-6".

19. All light fixtures installed on the site shall comply with the requirements of the outdoor illumination provisions of the ordinance.

20. Notwithstanding the foregoing, changes and alterations to the exterior of the single-family detached dwelling units constructed on the Site shall be subject to the terms of these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance").

21. Each Development Standards document is intended to establish more stringent standards, the configurations, placements and sizes of the building footprints as well as the internal private drives/alleys and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

22. The Petitioner shall be responsible for the payment of all applicable fees and costs associated with the preparation of the Rezoning Petition, Plan and the Ordinance. The Petitioner is responsible for the payment of all applicable fees and costs associated with the preparation of the Rezoning Petition, Plan and the Ordinance.

23. Any minor adjustments to the configurations, placements and sizes of the building footprints as well as the internal private drives/alleys and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

24. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal private drives/alleys and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

25. The Petitioner shall be responsible for the payment of all applicable fees and costs associated with the preparation of the Rezoning Petition, Plan and the Ordinance. The Petitioner is responsible for the payment of all applicable fees and costs associated with the preparation of the Rezoning Petition, Plan and the Ordinance.
Mt Harmony Cottages
2700 Mt Harmony Church Road, Matthews NC (PID: 21512307)

Kinger Homes
215 N Pine Street, Unit 2011
Charlotte, NC 28202

BDS
UDP

10.08.2021
21-CLT-075
Conceptual Elevations

RZ-1.2
Harmony Cottages
A BRAND-NEW COMMUNITY OF 16 SINGLE-FAMILY HOMES
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- Market Overview
Demographics for Zip Code 28105

- Population: 44,064
- Median HH Income: $78,810
- Total Households: 16,977
- Average Home Value: $330,330

3 MI. TO DOWNTOWN MATTHEWS
REQUESTED REVIEW AND REVISIONS FROM PLANNING AND COUNCIL

- **Reduce Site from 17 to 16 lots**
  - Reflected in new site plan

- **Increase Tree Save**
  - Standard is 15%
  - We are now at 133% to plan at 20% and additional green space

- **Driveways on Lots 1 and 16**
  - to be positioned on the far side from road
  - Reflected in new site plan

- **School Impact Analysis**
  - Elementary 3 Students
  - Middle 2 Students
  - High School 4 Students

- **Design and Buffers**
  - Fences, bushes and trees to create buffer on Mt Harmony Church Road
  - Variety of st, pricing and designs

- **Project Density**
  - By Right 20 acres rR15 would allow approximately 18 single family units
  - Our rezoning doesn’t increase density (16 proposed) it accommodates infrastructure, tree saves and community areas

- **Provide New Elevations**
  - See attached slide showing new elevations, new widths, depths, porches and color schemes
  - A staggered setback streetscape will be utilized

- **Architectural Detail Highlights**
  - Garages setback from the porch
  - Brick on first level
  - Covered porches, 6ft in depth
  - Step up design for all porches
  - Split garage doors
Design Concepts

- New floor plans with wider and deeper footprints
- Updated color schemes
- Split garage doors
- New fence tree and bushes buffer from Mt. Harmony Church Rd
Design Concepts
Sales Comparables

1. **Heron Creek**
   - 3634 Walter Nelson Rd
   - Matthews, NC 28227
   - Proximity to Subject: 3.4 miles
   - Year Built: 2021
   - Upper $400’s+

2. **Creek Bend**
   - 11204 Irwin Oak Place,
   - Matthews, NC 28105
   - Proximity to Subject: 2.2 Mi
   - Year Built: 2021
   - Upper $400's to $500's

3. **Tennyson Community**
   - 5014 Whitman Avenue
   - Matthews, NC 28105
   - Proximity to Subject: 0.4 mi
   - Year Built: 2021
   - Upper $400’s+

4. **McKee Grove**
   - 3511 McKee Road
   - Matthews, NC 28270
   - Proximity to Subject: 7 Mi
   - Year Built: 2020
   - Upper $400's
**PROJECT HIGHLIGHTS**

**UNIT DETAILS**

- 16 Single-Family Homes
- Site Area = 6.29 Acres
- Property Type = Single Family

Offering 2 story plans, 4 to 5 bedroom/2.5 to 3.5 baths & 2 car garages

Approximate Square Footage Ranges from 2800-3800sf

Number of Parking Spots: 64
2 garage spots + 2 drive spots per home

Projected Construction Period: Approx. 18-24 months

Projected Avg Sales Price: $400's to 500's

Utilities / Metering:
- All individually metered
- Union Electric
- CharMeck, 311
- Piedmont Natural Gas

**Neighborhood** – Matthews, NC
**County** – Mecklenburg County
**Location** - 2700 Mt. Harmony Church Road, Matthews NC 28105
Fondly referred to as “The Queen City,” Charlotte is North Carolina’s largest city and metro area. Charlotte is the second-largest banking center in the United States, home to many Fortune 500/1000 companies. Bank of America, Truist, Honeywell, Lowe’s Duke Energy, Nucor, Sonic Automotive, and many others are headquartered in Charlotte. Charlotte Douglas International Airport is a hub for American Airlines, which serves 148+ destinations and operates 700+ daily flights. Charlotte boasts an impressive list of sports teams, including the Carolina Panthers, Charlotte Hornets and the Charlotte Knights. The city of Charlotte is one of the fastest growing metro areas in the US.
Nestled between Charlotte and Monroe, the area now known as Matthews was once rolling woodlands with large stands of trees. By the early 1800s, this rich and inviting land attracted our early settlers, who were mainly farmers. Today, Matthews' population has grown to over 30,000 citizens. Keeping pace with development in the area, Matthews' city limits now encompass 17 square miles. There are hotels, restaurants, shopping centers, recreational facilities and a hospital. In 1996, the National Register of Historic Places listed 10 downtown buildings in Matthews. Known as Matthews Commercial District, they comprise a small, but remarkably intact, collection of structures dating from the late 19th to the early 20th century.

MATTHEWS, NORTH CAROLINA

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Contact Today

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