Location
381 Crestdale Rd. and 415 Crestdale Rd. (PIDs 21502111, 21502115, 21502150)

Ownership/Applicant
Mt. Moriah Baptist Church/Laurel Street Residential

Zoning
Existing: CrC2  Proposed: CrC2

Use
Existing: The proposed site is vacant, however the overall parcel is developed with Mt. Moriah Baptist Church and accessory uses.
Proposed: Independent Senior Living residential facility

Request Summary
The applicant proposes a changing in the zoning conditions to develop a 92 unit Independent Senior Living residential facility with amenities.
LOOKING WEST ON CRESTDALE RD.
Site Summary

The project area is 4.76 acres.

All three parcels total 9.89 acres.

The site is developed with a church and accessory structures and uses. However the northern portion of the site is vacant. Directly to the north along Crestdale Rd. is a light industrial use and directly across Crestdale Rd. is another church.

Previous Zoning Actions

Rezoned from CrC to CrC2 in 2/12/2018.

Master phased site plan approved in 2009 as a special use permit.
Proposed Site Plan and Conditions

- Proposed 92 unit independent senior living facility (19.3 units per acre)
- The following amenities will be provided on site as required for the independent living facilities category:
  1. Controlled access
  2. Property maintenance
  3. Community room
  4. Fitness room
  5. Business center
  6. Emergency pull chords in living spaces
  7. Interior elevator
  8. Conditioned corridors
  9. Interior mail/package room
- Four stories and 53 feet in height
- There will be a total of 212 parking spaces on the combined site with 40 of the parking spaces shared between the church and residential uses.
- One and two bedroom units for households with incomes ranging from 30% to 80% of the area median income.
No CMS analysis was requested due to the age restriction (not targeting) of 55 and older of the project.
Crestdale Road and New Driveway

- Construction of the stop-controlled, eastbound approach with a single ingress lane, a single egress lane, and a 50-foot internal protected stem (IPS).

The mitigation improvements identified within the study area are shown in Figure 1.1. The improvements shown on this figure are subject to approval by the Town of Matthews. All additions and attachments to the State and Town roadway system shall be properly permitted, designed and constructed in conformance to standards maintained by the agencies.
Land Use Plan

The Land Use Plan does not specifically make a recommendation for this site, however it encourages a variety of senior living communities: senior marketed independent living communities, assisted living communities and skilled-care nursing homes. Senior housing options should be practically located. Neighborhoods which incorporate varieties of residential, commercial, institutional and service uses geared toward seniors are ideal for such senior-oriented housing.

Consistency

The proposed change in conditions is generally consistent with the land use plan.

Residential Land Use:

1. The Town should provide an array of housing types, densities and locations. The Town will continue to protect and maintain existing single-family neighborhoods, yet also consider residential redevelopment options when they are demonstrated as viable options.
Planning Department

1. Additional parking needs to be accommodated elsewhere on site.

2. The visual impact of a four-story building would be a striking contrast to existing neighborhood. Scale and community fit is a possible concern.

Police
No Concerns

Fire
No Concerns

Public Works
No Concerns

Parks and Rec
No Concerns