Location
1718 Matthews-Mint Hill Road (Tax Parcel 215-102-16)

Ownership/Applicant
Ayalneh Lemma

Zoning
Existing: R-12    Proposed: R-VS

Use
Existing: The site is currently undeveloped.
Proposed: The applicant is proposing five townhomes.

Request Summary
The applicant proposes to change the zoning of the property from R-12 to R-VS to build five three-story townhomes.
PROJECT AREA

Butler High School
Site Summary

The 1.06-acre site is currently undeveloped and completely wooded. The site is bordered by Butler High school on one side and an apartment complex on the other.

Previous Zoning Actions

There have been no previous zoning actions on the property.
Land Use Plan

The Land Use Plan notes that R-VS zoning is appropriate for higher-density, single-family housing options. The R-VS district is an ideal development opportunity for unusual parcel shapes and parcels in close proximity to heavily used roadways.

Consistency

The proposed change is consistent with the Land Use Plan.

Land Use Plan and Adopted Policies

1. Provide a variety of housing styles, densities, and locations.

2. Encourage design and construction of alternative style housing and infill development.

3. Promote higher-density, multi-family and transit-supportive housing developments along thoroughfares.
1. The design is fairly “modern” for Matthews. While the parcel is not in the downtown area, and not all townhomes need to look the same, a slightly more traditional look may be warranted to fit better with the homes across the street.

2. Need to show lot sizes and note common open space.

3. Need to add note that 10’ sidewalk will be installed along Matthews-Mint Hill, per Public Works comment.

4. The site plan shows pavement to the property line in the rear. Per the ordinance, existing or new trees and shrubs are required along rear and side boundaries.

5. Need to note amount of impervious surface.

6. Note the correct number of stories on the buildings. (Plan notes both two and three.)

**Planning Department**

- Police: No Concerns
- Fire: No Concerns
- Public Works: Widen sidewalks to 10’ due to proximity to Butler High School.
- Parks and Rec: No Concerns