

**APPLICATION 2017-661 STAFF REPORT
LAND INVESTMENT RESOURCES
29 LOT SUBDIVISION**

Pre Public Hearing Staff Analysis • June 2017



SUMMARY

Location

10816 Idlewild Road, Tax ID 19305119

Ownership/Applicant

Walter and Glenda Kale

Zoning

Existing: R-15 Proposed: R-VS

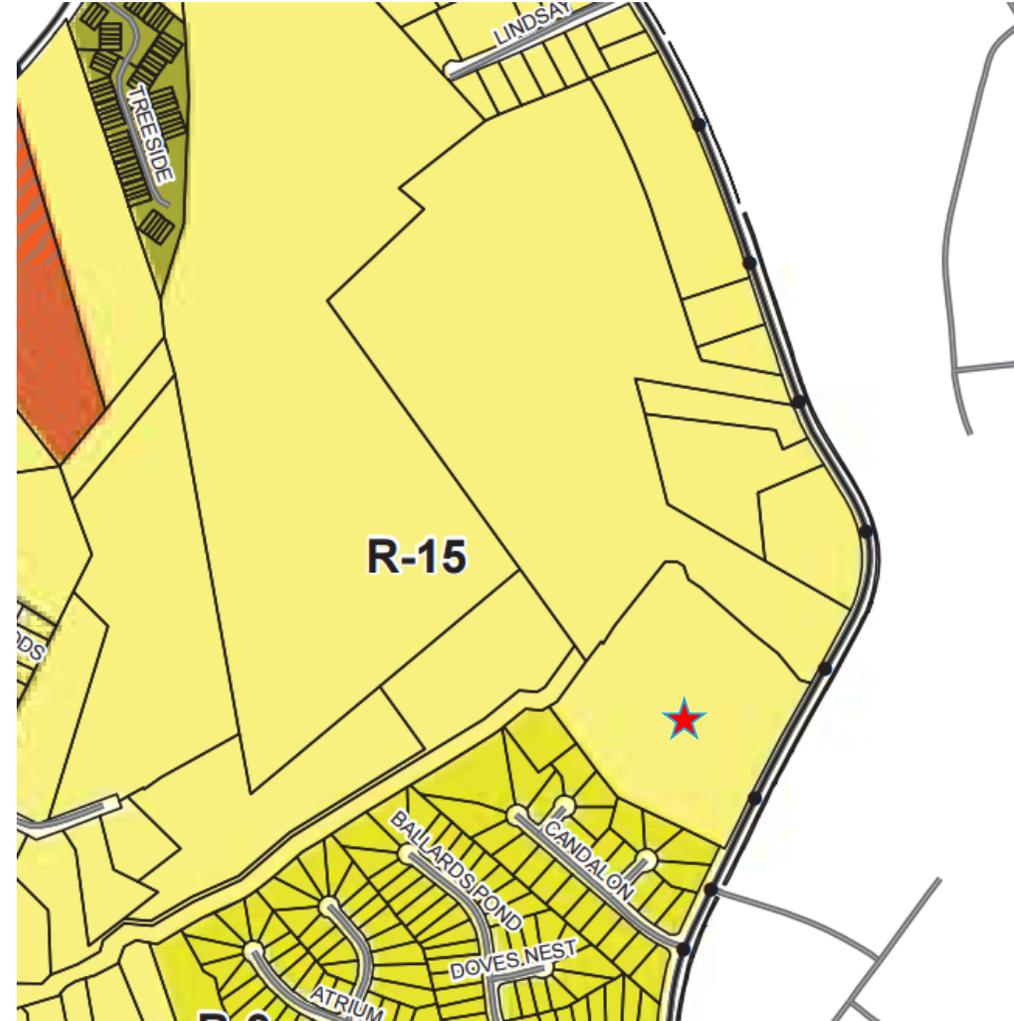
Use

Existing: Single Family Residence

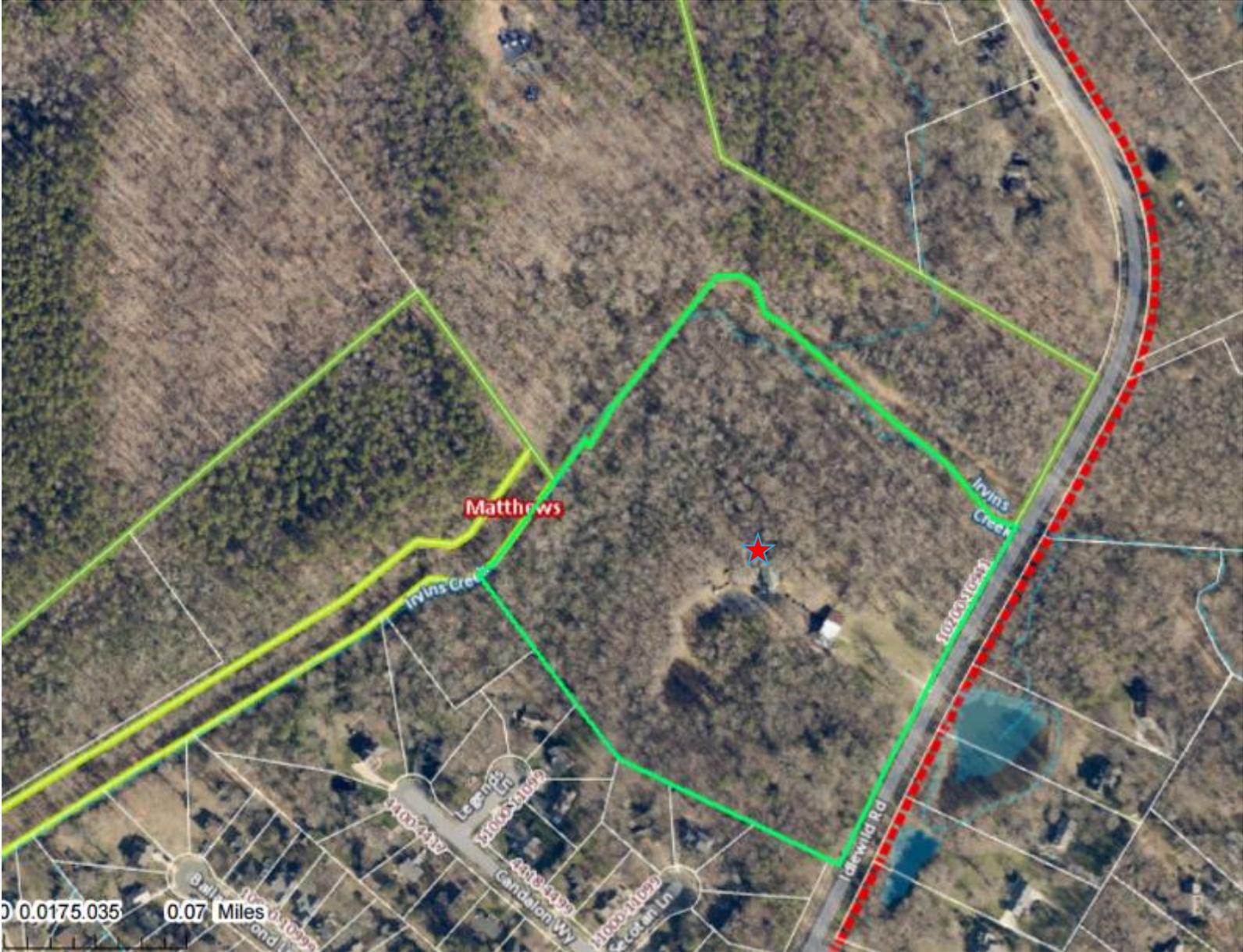
Proposed: 29 Lot Subdivision

Request Summary

The applicant proposes a traditional neighborhood with 29 single family detached homes.



PROJECT AREA



CURRENT CONDITIONS



SITE INFORMATION AND BACKGROUND

Site Summary

The property consists of about 16 acres of which only 13 is usable and located outside of the floodplain. A contemporary home is located to the rear of the site while an early 20th century barn and late 19th or early 20th century outbuilding are located closer to Idlewild Road. The property adjoins Irvins Creek and Idlewild Park and is located along the future Irvins Creek Greenway.

Previous Zoning Actions

None



EXAMPLE HOME ELEVATIONS

THE WHITMORE

CEDARVALE FARM
RANCH PLAN, 2398 HSF, 3 - 5 BEDS, 2 - 4 BATHS



BONTERRA BUILDERS



ELEVATION 'B'
2398 HSF

THE TREMONT

MILLBRIDGE
MASTER UP, 3547 - 3651 HSF, 5 BEDS, 4.5 BATHS



BONTERRA BUILDERS



ELEVATION 'C'
3557 HSF

THE SOMERSET

CEDARVALE FARM
RANCH PLAN, 2447 HSF, 3 - 5 BEDS, 2 - 4 BATHS



BONTERRA BUILDERS



ELEVATION 'C'
2447 HSF

ELEVATIONS SHOWN ARE ARTISTS CONCEPTS. FLOOR PLANS MAY VARY BY ELEVATION. ROOM SIZES ARE APPROXIMATE. BUILDER RESERVES THE RIGHT TO CHANGE PRICE, PLAN OR SPECIFICATIONS WITHOUT NOTICE OR OBLIGATION.



SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Maximum of 29 homes
2. A minimum of 6 lots will have side load garages.
3. Building materials consisting of brick, stone and cement siding.
4. An easement to the proposed Irvins Creek Greenway.
5. Neighborhood walking trail along creek.

HISTORIC PROPERTIES ON SITE

Barn

An early 20th century barn is located on the property. Staff toured the barn with representatives from the Historic Landmarks Commission and found the structure to be exceptionally well kept and in good condition. The developer has offered the barn to the Town for relocation to a new parcel. Our Historic Preservation Action Committee recommends exploring movement of the barn to Purser Hulsey Park.



Outbuilding

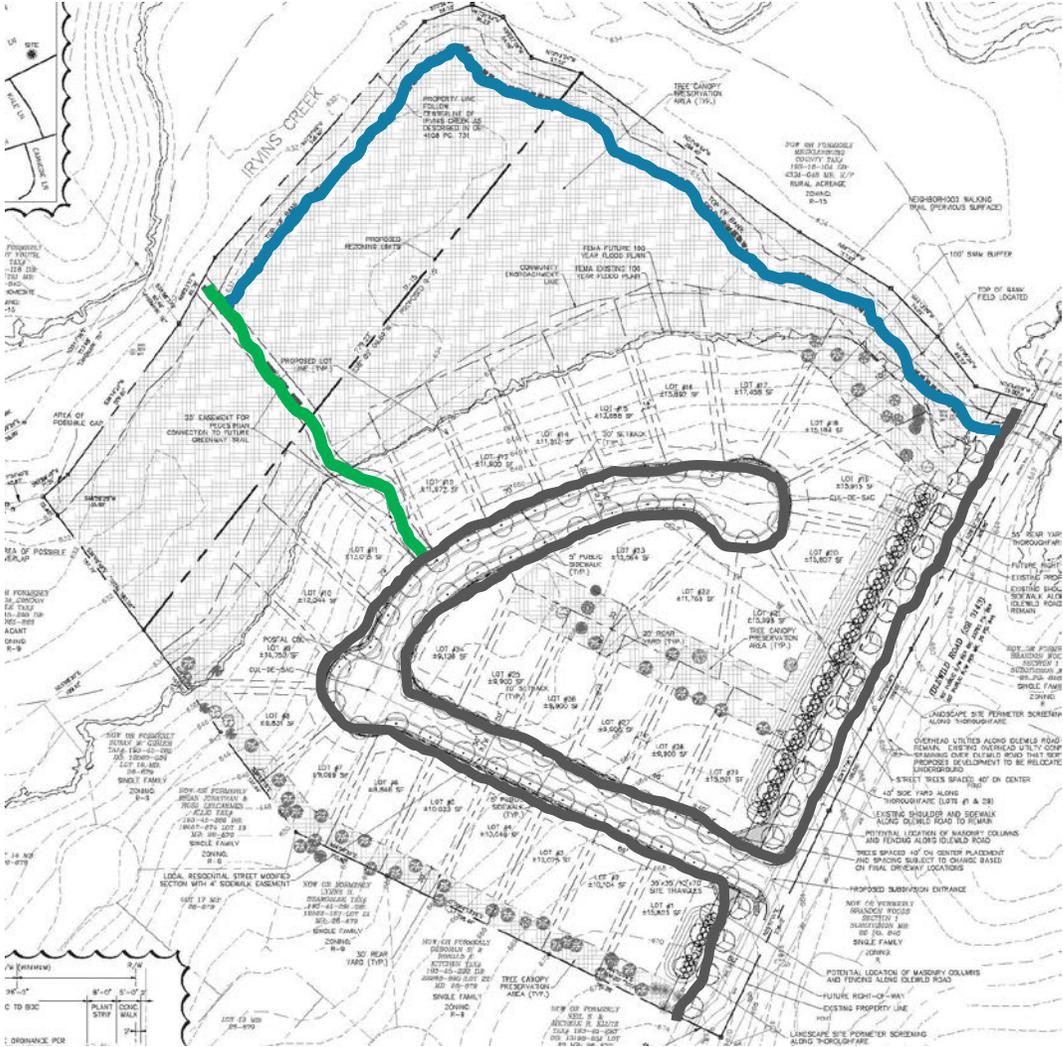
According to the current owner, this structure served as a washroom for the original farmhouse on the site. The Historic Preservation Committee recommended movement of the building to the Renfrow Farm. Staff contacted David Blackley but unfortunately it was deemed too difficult to move to the site.



PEDESTRIAN & BIKE ACOMMODATIONS

Neighborhood Trail and Greenway Access

The applicant proposes a neighborhood trail and access point to the future Greenway.



TREES, VEGETATION AND STORMWATER

Tree Save

The R-VS District requires a minimum of 8% tree canopy preservation. This proposed development would achieve 25% canopy preservation.

Stormwater Management and PCO

The applicant is designing the site under the low density 24% built upon option. No detention is required.

Buffers

A substantial area of the site is located within the floodplain and will remain undisturbed with the exception of the installation of walking trails and the greenway connection.

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The LUP states that R-VS infill development is appropriate along the corridor.

Consistency

While the R-VS category is appropriate at the location, the proposal struggles to comply with the purpose statement for the R-VS District. Specifically, R-VS calls for higher density single family housing in styles not traditionally found in Matthews. The purpose statement goes on to specify R-VS as appropriate at locations throughout the Town when they demonstrate a thoughtful and imaginative use of the land.

IDLEWILD ROAD AREA ACTION ITEMS:

1. Consider impacts on established residential uses with all development proposals.
2. Coordinate land development with Charlotte and Mint Hill.
3. Promote R-VS and other alternative housing styles, planned housing infill, and redevelopment along the corridor.
4. Allow complementary, non-residential redevelopments at Margaret Wallace Road.
5. Prohibit the expansion of commercial uses at the Matthews Mint Hill Road intersection.
6. Maintain and preserve established residential uses

155. 503.1. Residential Varied Style District (R-VS)

- A. The Residential Varied Style District is established to create beneficial contemporary single-family housing opportunities at higher densities, configurations and styles not traditionally found in Matthews, such as zero-lot line homes, single-family attached including townhouses, patio homes, duplexes, pinwheel design, and similar styles. This district is primarily intended to be utilized in three situations: *i*) near the downtown as detailed in the Downtown Master Plan; *ii*) at specific sites identified by the Land Use Plan as exhibiting unique criteria offering an opportunity for an alternative to traditional detached single-family development; and *iii*) upon request when the proposed site can be demonstrated to accommodate the increased density, exhibits a thoughtful, imaginative use of the land, and demonstrates reasonable and appropriate land use relationships, both within the development itself and with surrounding areas adjacent to the development. All development of land within the Residential – Varied Style – district shall comply with a site plan approved at the time of R-VS designation. The map symbol and short name for the Residential Varied Style District shall be "R-VS". [formerly known as § 153.205]

Services Impact

The cost to provide solid waste pickup for the site will be \$5,075 annually.

Current Tax Revenue and Per Acre Valuation

In 2016, Matthews tax revenue from the property was \$1073, about \$67 per acre.

Forecasted Tax Revenue and Per Acre Valuation

Based on the size and style of the proposed homes, staff has assigned a tax value of about \$375,000 on average for the homes. This represents about \$37,000 annual in tax revenue, or about \$2,300 per acre. The floodplain on the property impacts the overall valuation and buildable area thus diluting the valuation per acre.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Although the proposal would create a traditional single family neighborhood, Planning Staff feel that it could be a more imaginative proposal to better meet the requirements of the R-VS district.
2. Can trees along Idlewild be preserved instead of creating a new buffer?
3. Greenway access should be dedicated, not on easement.
4. At least 20' of driveway depth should be provided behind the public sidewalk.

Police

No Concerns

Fire

No concerns

Public Works

Currently reviewing waiver requests for removal of curb and gutter requirement on Idlewild Road, connectivity index for streets and cul de sac maximum length requirement

Parks and Rec

Park and Rec Director Corey King has looked at the concept of moving the barn to Purser Hulsey and feels that it would be a good fit for the site.