



Application: 2012-595 Matthews School Rd.

Pre Public Hearing Rezoning Staff Analysis  
February 11, 2013

### Project Summary

<b>Location:</b>	929 – 1015 Matthews School Rd.
<b>Parcel Number(s):</b>	215-032-14 & 215-032-15
<b>Owner:</b>	Habitat for Humanity Matthews, Inc.
<b>Address:</b>	P.O. Box 2008 Matthews, NC 28106
<b>Current Zoning:</b>	R-12
<b>Proposed Zoning:</b>	RVS
<b>Existing Use:</b>	Vacant property (Innovative Development)
<b>Proposed Use:</b>	Single-family detached residential
<b>Surrounding uses:</b>	Single-family residential and residentially zoned vacant property
<b>Community Meeting</b>	January 22, 2013

### Summary of Request

The applicant wishes to rezone the property to RVS in order to yield a higher density than the current zoning allows therefore allowing Habitat the ability to create three additional building lots.

### Staff Recommendation

Staff recommends approval.

## Planning Staff Review

### **Background**

The property is part of the greater Sunrise Crossing neighborhood, a Habitat for Humanity of Matthews Community. The subdivision was created to afford home ownership opportunities to those families with low to moderate incomes.

### **Details of the Site/Subdivision Plan**

The site consists of two vacant wooded parcels with a combined acreage of 1.537 acres. The sketch plan depicts the property being divided in to eight (8) separate lots of approximately 155 ft. in depth after right-of-way dedication and approximately 48 ft. wide.

### **Summary of Proposed Conditions**

The purpose of the R-VS district is to create beneficial new higher density yet single family-like housing opportunities not traditionally found in the Town of Matthews. Habitat is proposing an innovative approach to their traditional development design by incorporating shared driveways that will serve adjacent lots and proposing a zero side lot line where the driveways are located so that future residents have an option to build an attached or detached shared garage. They are also dedicating an additional 10 ft. to the existing right-of-way for the construction of a sidewalk and planting strip.

### **Staff Comments**

1. Habitat has worked closely with staff to develop an innovative approach to this proposed rezoning.
2. If approved, this would be the first time that Habitat Matthews has afforded a building form and lot layout that yielded the ability for one of their residents to construct a garage.
3. Habitat will also incorporate at least one rain barrel in the design of each home.

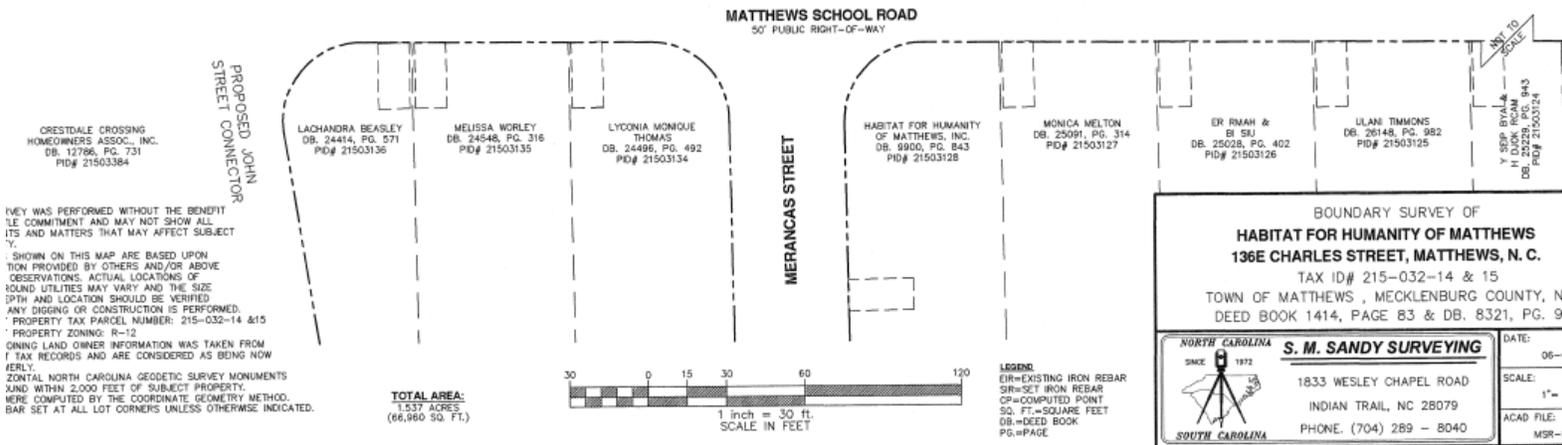
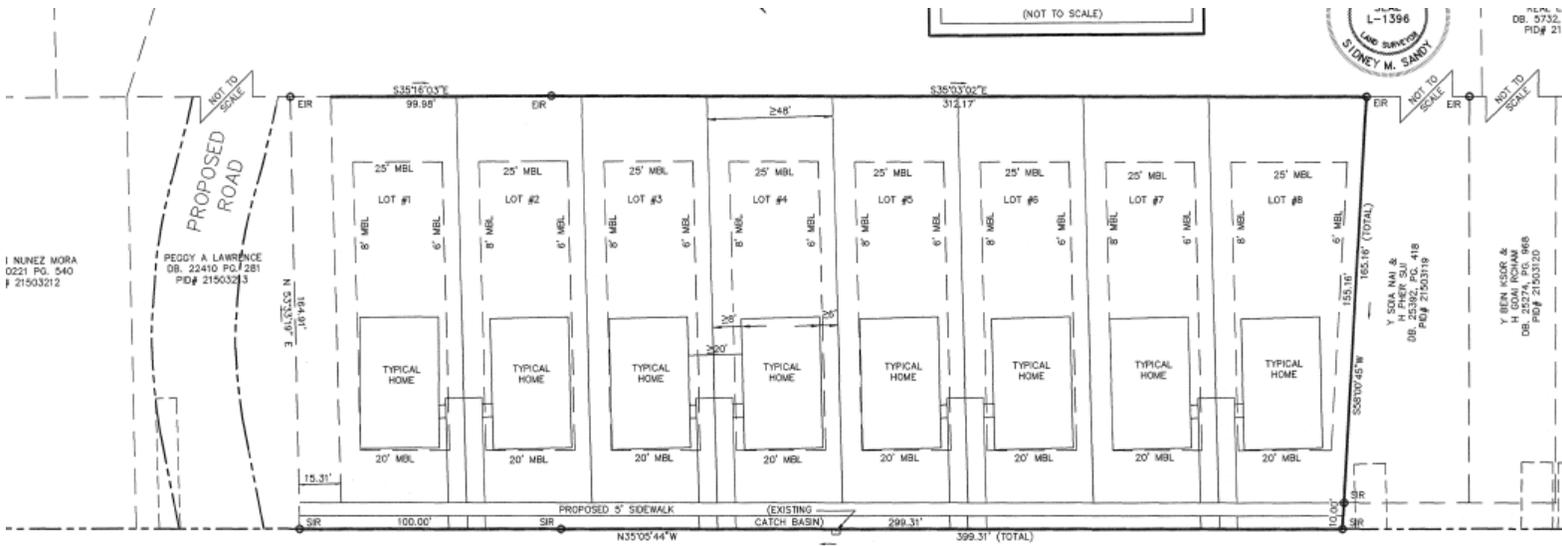


Photo from approximate location of future Greylock Ridge Rd extension

2012-595

Address: 929 - 1015 Matthews School Road

Tax Parcel: 215-032-14 & 215-032-15

