

Project Summary

Location:	Corner of N. Ames St and Park Center Dr
Owner(s):	Steven H Knickerbocker, Kathy A Babula and Brookechase Properties
Agent:	Garry Smith, Brookechase Properties
Current Zoning:	R-12 and B-1
Proposed Zoning:	C-MF Innovative
Existing Use:	1 Single family home
Proposed Use:	Up to 24 dwellings in a multifamily building
Community Meeting:	Occurred August 21, 2014

Summary of Request

The proposed redevelopment of the site consists of a 24-unit multifamily building, associated parking and improvements to North Ames Street.

Staff Recommendation

The proposed apartments meet the Downtown Master Plan goal of providing significant numbers of new residential units to create a more vibrant, pedestrian friendly downtown with thriving shops and restaurants. Locating a 3-story residential building at this intersection creates a transitional buffer between the industrial zoning across Ames Street and the existing single family residential along Freemont Street. While the site is being designed as apartments, the design of the building is conducive to potential condo conversion in future years should the apartment market soften. Planning Staff are comfortable with the overall proposal while still recognizing that the plan still needs some additional work and clarification on some issues.

Planning Staff Review

Background And History

The existing single family home on the site was constructed in 1995 when Ames Street was still a dead end at this location. At the time, this home, the former Country Place Restaurant and the existing salon were the only uses in the area. In 2008, Ames Street was connected to Park Center Drive and now functions as a through street. The parcel in question is now a corner lot surrounded by office uses on industrially zoned property and apartments along Park Center Drive and existing homes along Ames St.

Details of the Site Plan

The 24-unit proposed building is served by a 30 space parking lot with access on Ames Street and along Park Center Drive. Pedestrian access is provided both from the parking lot as well as from the Park Center Drive frontage. Ames Street is to be widened with curb and gutter while sidewalk will be provided on both street frontages.

Innovative Request

The applicant requests the use of Innovative Standards for several aspects of the development.

1. To reduce the minimum corner side yard from standard of 10' to 5'.
2. To reduce minimum project edge abutting residential from 20' to 10'.
3. To reduce minimum masonry percentage from 75% to 60%.

* Staff has identified that an Innovative Request may also be required for the requested 4' planting strip.

Summary of Proposed Conditions

1. Maximum of 24 dwelling units.
2. A 4' wide planting street along Ames Street and 6' sidewalk are to be installed
3. Masonry construction will be used on 60% of the building elevation

Planning Staff Review

Outstanding Issues/Planning Staff Comments

(Please see additional comments in staff memos for more detail)

1. Pedestrian scale streetscape lighting is required per code and should be installed along both street frontages.
2. The planting strip as proposed requires an innovative request to reduce from 8' to 4' in width
3. Per Ordinance, an area for rollouts should be identified on the street frontage.

Consistency with Adopted Plans and Policies and Town Vision Statements

Both the Land Use Plan and the Downtown Plan call for an emphasis on additional residential units in the Downtown area

Reports from Town Departments and County Agencies

Matthews Police

See Attached

Matthews Fire

See Attached

Public Works

See Attached

Matthews Parks and Recreation

See Attached

Charlotte Mecklenburg Schools

See report from Charlotte-Mecklenburg Schools. Estimate of 4 additional students for the site.

PCO Concept Plan Approval Required?

No

Impact Analysis

For residential properties, the largest financial impact is typically associated with trash pickup. However, the Town does not provide trash pick up for apartment communities.

Projected Financial Impact of the Request

Over the past several years, there has been an increase in “boutique” small scale apartment projects in the Charlotte area. After analysis of comparable apartment buildings in both Matthews and Charlotte, the following estimated tax revenues were generated

Current Tax Revenue from single family parcel: \$600.71

Anticipated Tax Revenue From Project: \$5,953

Total Increase in Property Revenue \$5,353

As expressed in terms of property tax per acre, the development would increase Matthews property tax revenue per acre from approximately \$1,200 dollars/acre today to approximately \$11,900/acre.

Site Images



Intersection of N. Ames and Park Center Dr.



View along Park Center Drive. Proposed building would be on the left.

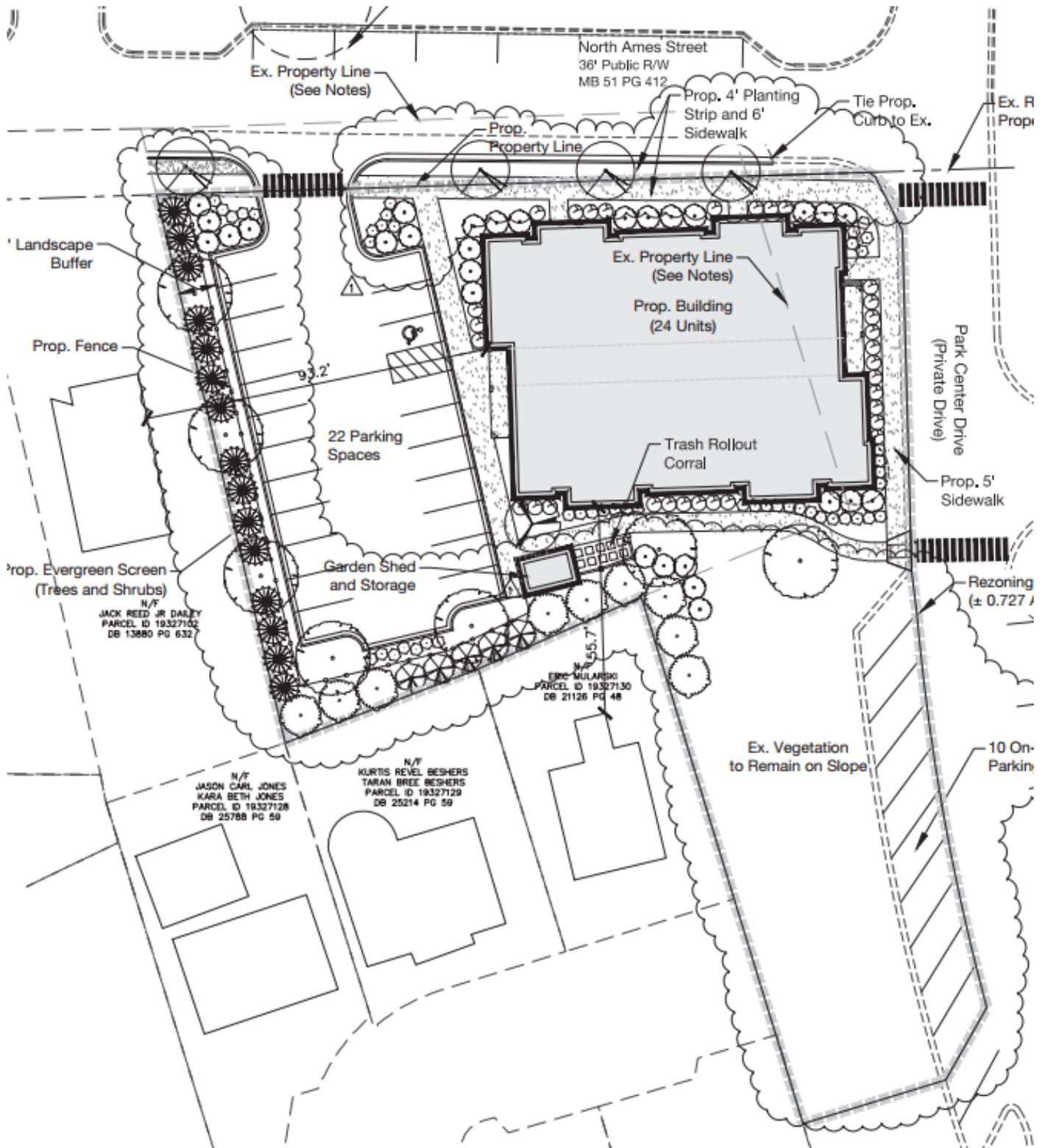
45° Aerial View of Proposed Development



Aerial View of Site and Neighborhood



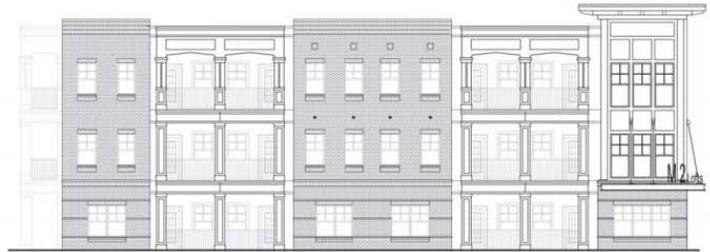
Site Plan



Elevation Drawing



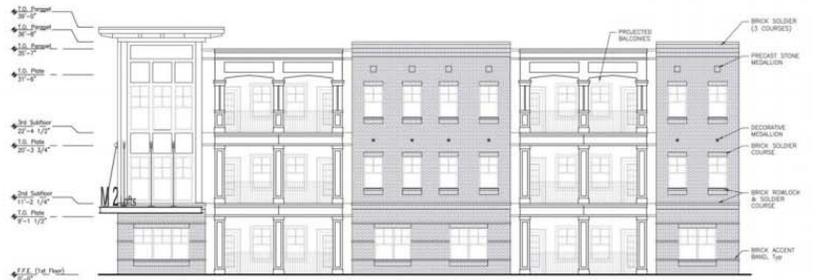
04 ELEVATION: Left Side
 1/8" = 1'-0"



03 ELEVATION: Rear
 1/8" = 1'-0"



02 ELEVATION: Right Side
 1/8" = 1'-0"



01 ELEVATION: Front
 1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

Petition No: 2014-615

RECOMMENDATION

We have the following comments that are critical to CMS' support of this petition:

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development will exacerbate this situation. Approval of this petition will increase overcrowding and/or reliance upon mobile classrooms at the schools listed below.

The total estimated capital cost of providing the additional school capacity for this new development is \$67,000 calculated as follows:

Elementary School: 2 x \$20,000 = \$40,000

High School: 1 x \$27,000 = \$27,000

CMS recommends the petitioner schedule a meeting with staff to discuss any opportunities that the petitioner/developer may propose to improve the adequacy of school capacity in the immediate area of the proposed development.

TOTAL IMPACT FROM PROPOSED DEVELOPMENT

Proposed Housing Units: 24 apartment units under C-MF (INNOVATIVE)

CMS Planning Area: 10

Average Student Yield per Unit: 0.1860

This development will add 4 students to the schools in this area.

The following data is as of 20th Day of the 2013-14 school year.

<i>Schools Affected</i>	<i>20th Day, 2013-14 Enrollment (non-ec)</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, 2013-14 Building Utilization (Without Mobiles)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
MATTHEWS ELEMENTARY	974	52	40	130%	816	2	130%
CRESTDALE MIDDLE	847	44.7	53	84%	1306	1	84%
BUTLER HIGH	2086	109	98	111%	2488	1	111%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 2 single family homes under R-12

Number of students potentially generated under current zoning: 1 (1 elementary)

The development allowed under the existing zoning would generate 1 student, while the development allowed under the proposed zoning will produce 4 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 3 students.

As requested, we are also providing information regarding the difference in the number of potential students from the existing zoning to the proposed zoning. Please note that this method of determining potential numbers of students from an area underestimates the number of students CMS may gain from the new development.

Memorandum

From: Chief Rob Hunter
To: Jay Camp, Town Planner
Date: September 2, 2014
Subject: Review of Proposed Site Plan

Regarding: 2014-615 / Matthews Lofts #2

After a complete review of the applicant and the requested location, I find / recommend the following:

- X No concerns / recommendations with proposed site / location
- Concerns / recommendations with proposed site / location (see below)

Comments: Only request attention to sufficient lighting in parking area

If you have any questions, please let me know.

The employees of the Matthews Police Department strive to promote a safe community by preventing crimes and reducing the fear of crime, while treating all individuals fairly and with respect.

Our members will demonstrate honesty, professionalism and integrity, while building the partnerships necessary to enhance the safety of our community.

To: Jay Camp, Sr. Planner
From: Ralph S. Messera, Public Works Director
Date: September 3, 2014
Subject: Ames Street Rezoning 2014-615

We offer the following comments:

1. Based on some survey work we have had done, there may be a slight variation (3 or 4 feet) in the actual existing R/W line on the Ames street side of the property. This needs to be worked out with our surveyor (Eagle Engineering) prior to final Board action in October.
2. An easement will be required for any sidewalk, planting strip, etc. along Ames Street that might be outside the final established R/W.
3. Owner seems to intending to use roll-outs for garbage, rather than a dumpster. Garbage collection service to residents is to be by private contract with the owner and a private hauler. No Town collection.
4. The owner shall provide recycling service to residents for all the materials normally recyclable in Matthews.

TO: Jay Camp, Senior Planner
DATE: August 19, 2014
RE: Comments on Zoning Petitions 2014-615 & 2014-616
FROM: Corey King, Parks, Recreation & Cultural Resource Director

Zoning Petition 2014-615

I do not have any comments from the Parks, Recreation & Cultural Resource perspective, related to this project.

Zoning Petition 2014-616

I would like to see language included in the notes stipulating that the pocket park planned as part of the project will be available for Town use (department programs/events) in addition to being available to the public daily.

MEMORANDUM

TO: Jay Camp, Senior Planner

FROM: Chief Dennis N. Green, Fire & EMS Chief

DATE: Thursday, September 04, 2014

RE: REZONING PETITION #2014-615 – Matthews Lofts #2

Fire & EMS has reviewed the current plans for the new Matthews Lofts #2. I do not have any issues with the current plan.