

APPLICATION 2016-652 STAFF REPORT MONROE ROAD APARTMENTS

Pre Public Hearing Staff Analysis • December 6, 2016



SUMMARY

Location

10252 Monroe Road, Tax ID 21323101

Ownership/Applicant

Renfrow Family/Income Investments, LLC

Zoning

Existing: R-VS Proposed: R-12 MF (CD)

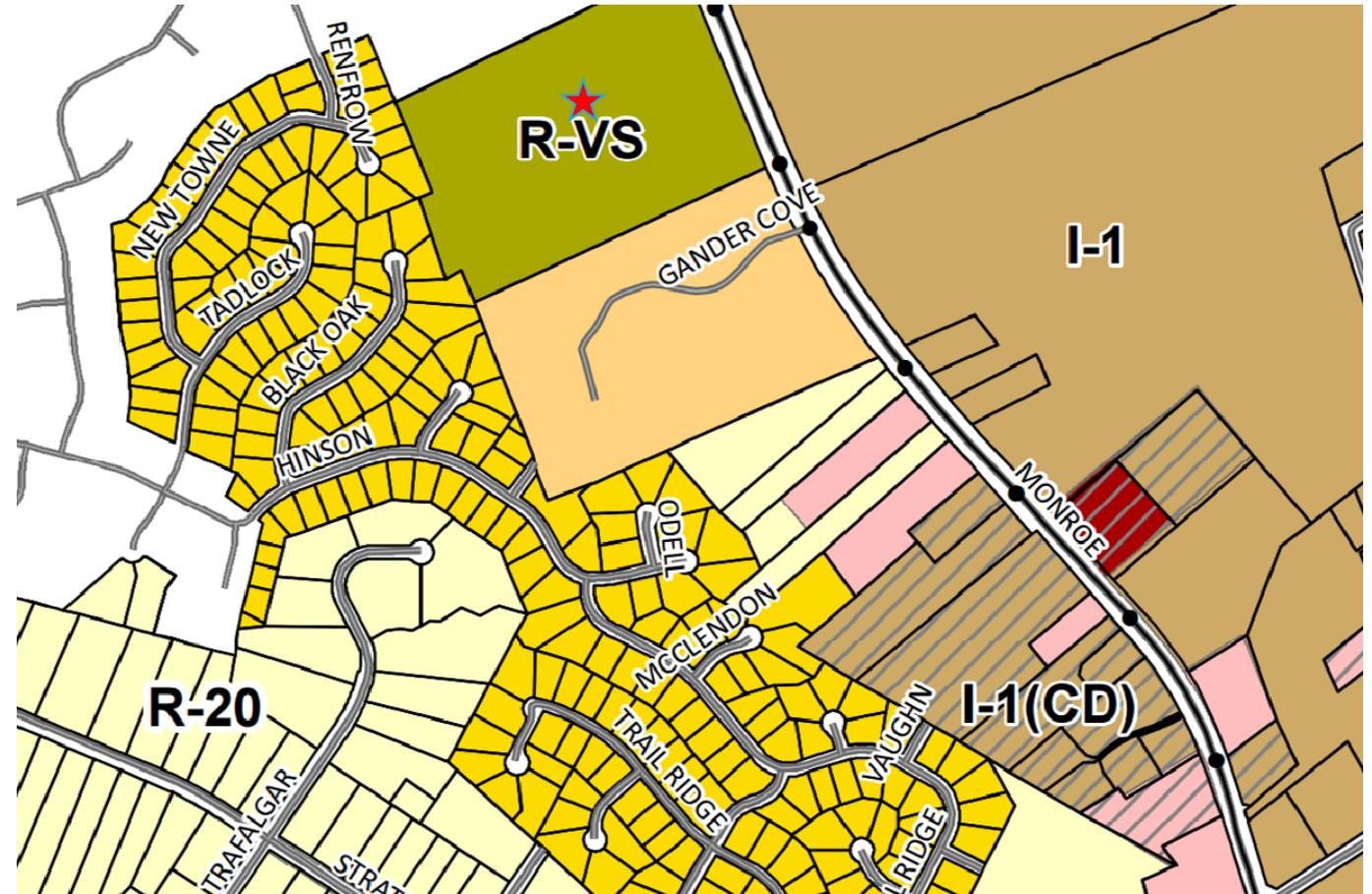
Use

Existing: Vacant Land/Cemetery

Proposed: Multifamily

Request Summary

The applicant proposes a 250-unit rental community consisting of 3 story multifamily buildings and 2 and 3 story townhomes.



PROJECT AREA



SITE INFORMATION AND BACKGROUND

Site Summary

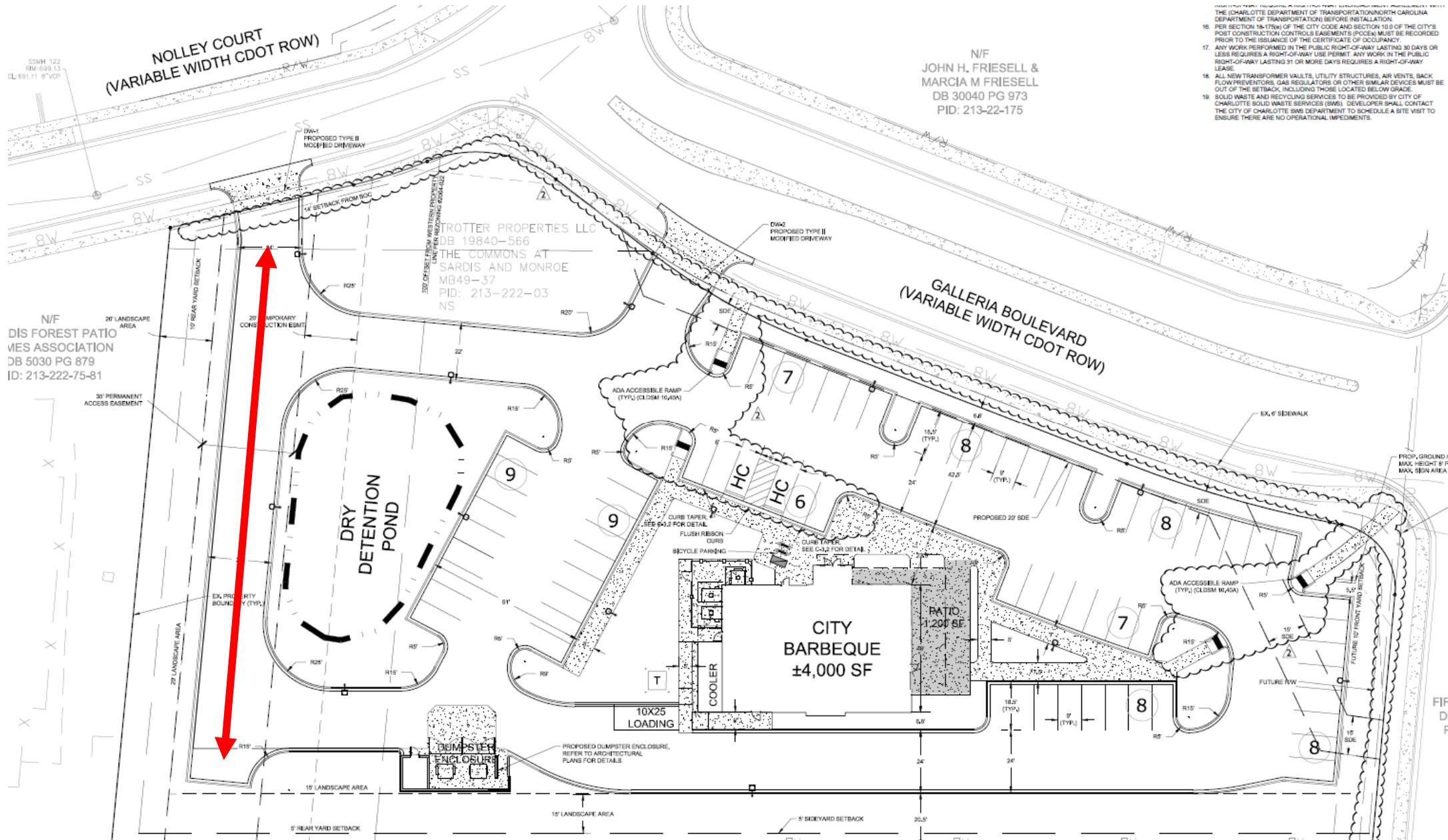
The property consists of 21 acres and is currently zoned R-VS. The front of the property features about 800' of road frontage on Monroe Road. To the rear of the site, 8 homes in the Sardis Forest Neighborhood directly join. The Sardis Patio Homes and a new City BBQ restaurant in Charlotte are to the west. The historic Roseland Cemetery is located on about 1 acre to the rear of the site.

Previous Zoning Actions

The site was originally zoned R-20 but was rezoned to R-VS in 2008. Up to 96 pinwheel homes are currently allowed at the site. A rezoning request for up to 320 apartments was denied in June 2015.



SITE PLAN FOR ADJACENT DEVELOPMENT



N/F
 JOHN H. FRIESELL &
 MARCIA M FRIESELL
 DB 30040 PG 973
 PID: 213-22-175

- THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
- PER SECTION 18-175(a) OF THE CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS EASEMENTS (PCEA) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - ANY WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY LASTING 30 DAYS OR LESS REQUIRES A RIGHT-OF-WAY USE PERMIT. ANY WORK IN THE PUBLIC RIGHT-OF-WAY LASTING 31 OR MORE DAYS REQUIRES A RIGHT-OF-WAY LEASE.
 - ALL NEW TRANSFORMER VAULTS, UTILITY STRUCTURES, AIR VENTS, BACK FLOW PREVENTORS, GAS REGULATORS OR OTHER SIMILAR DEVICES MUST BE OUT OF THE SETBACK, INCLUDING THOSE LOCATED BELOW GRADE.
 - SOLID WASTE AND RECYCLING SERVICES TO BE PROVIDED BY CITY OF CHARLOTTE SOLID WASTE SERVICES (SWS). DEVELOPER SHALL CONTACT THE CITY OF CHARLOTTE SWS DEPARTMENT TO SCHEDULE A SITE VISIT TO ENSURE THERE ARE NO OPERATIONAL IMPEDIMENTS.

N/F
 DIS FOREST PATIO
 MES ASSOCIATION
 DB 5030 PG 879
 ID: 213-222-75-81

TROTTER PROPERTIES LLC
 DB 19840-566
 THE COMMONS AT
 SARDIS AND MONROE
 MB49-37
 PID: 213-222-03
 NS

CITY
 BARBEQUE
 ±4,000 SF

PATIO:
 1,200 SF

DUMPSTER
 ENCLOSURE

PROPOSED DUMPSTER ENCLOSURE,
 REFER TO ARCHITECTURAL
 PLANS FOR DETAILS

10X25
 LOADING

T

PROPOSED 20' SIDE

FIF
 DE
 P

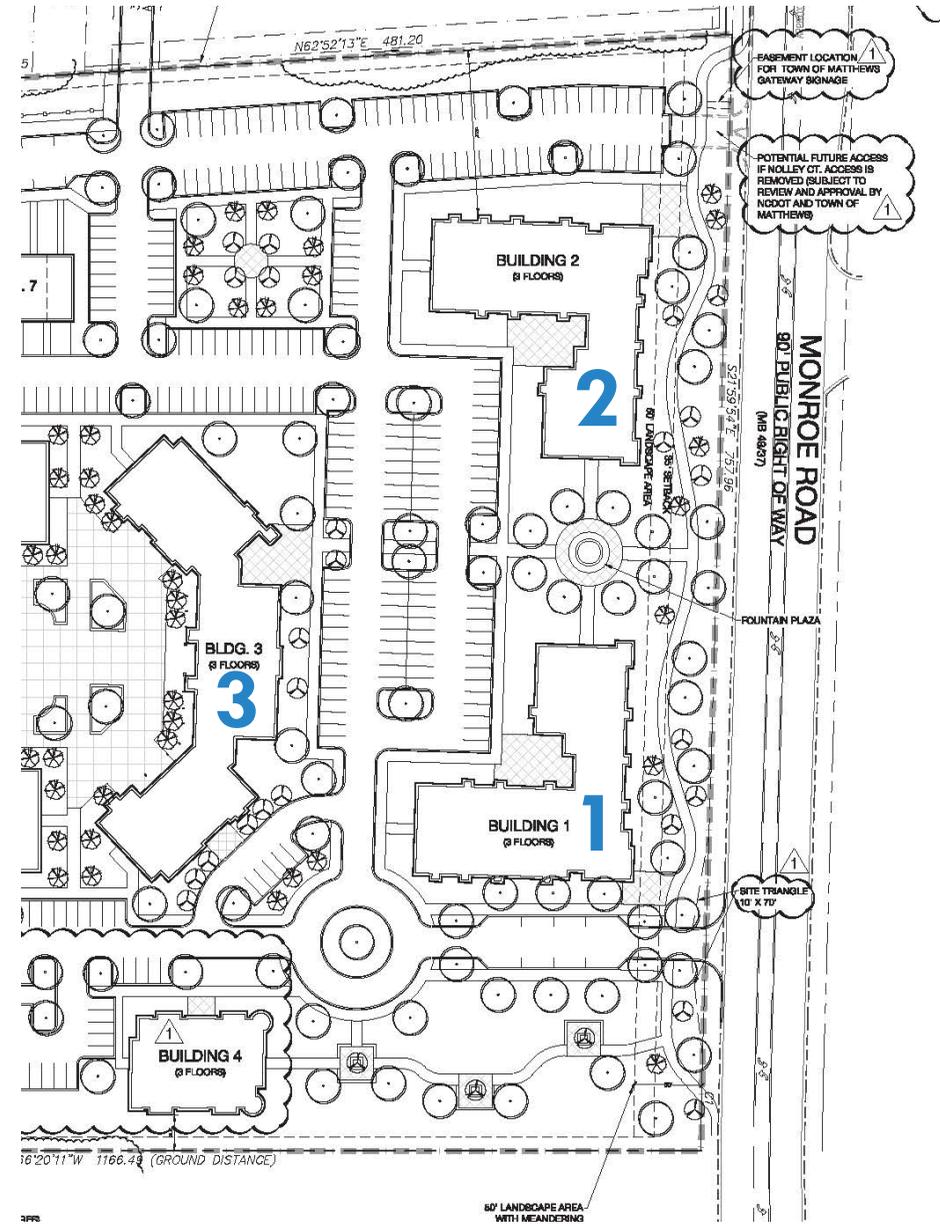
PROPOSED ELEVATIONS



APARTMENT BUILDING 1



APARTMENT BUILDING 3





4

APARTMENT BUILDING 4

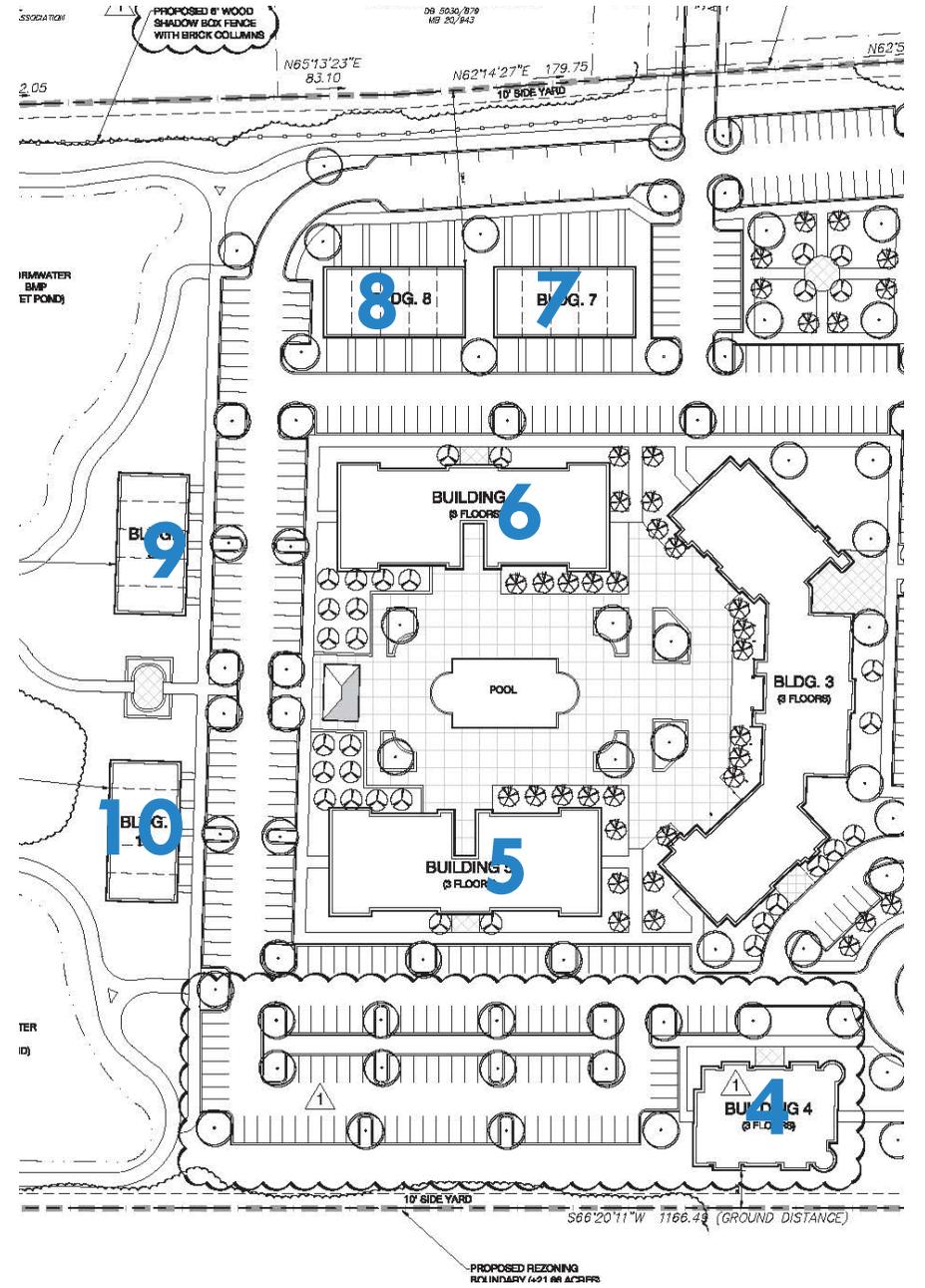


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9-10

PROPOSED ELEVATIONS



SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Up to 250 units with at least 20 of those units designed as townhomes.
2. Buildings 1,2,3 and 5 served by interior corridors and elevators.
3. Commitment to construct 8' sidewalk on property frontage
4. Construction of proposed 10' wide greenway trail adjacent to Sardis Forest. Public easement to be provided.
5. A plaza with water fountain feature will be installed between the front two buildings along Monroe Road.
6. Easement will be provided for potential future Matthews gateway signage. (The Town may also wish to use this area for greenway directional signage).
7. Roseland Cemetery to be hand cleared of debris. A fence is to be installed with approval from the LandMarks Commissions and Matthews Historical Foundation.

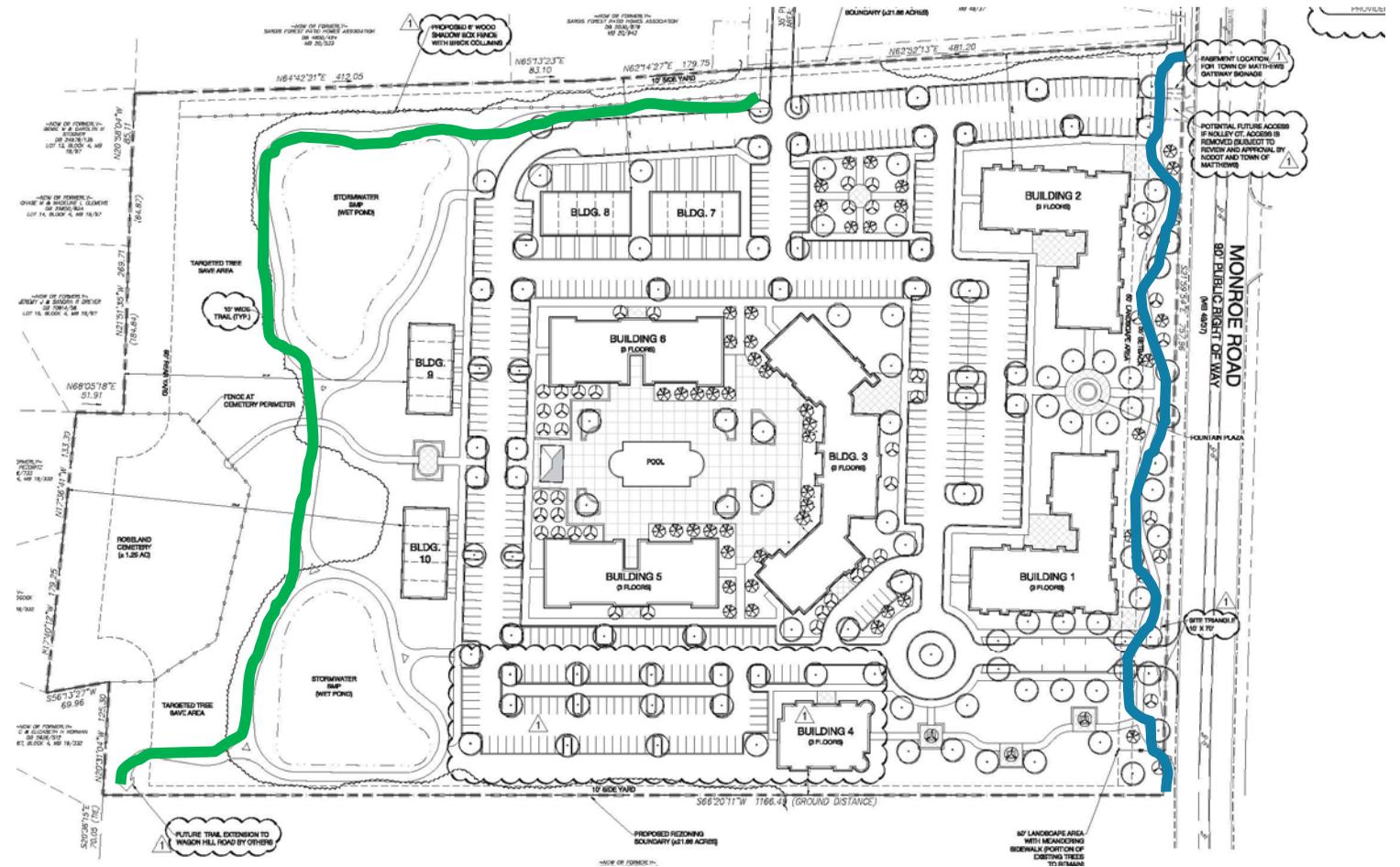


PEDESTRIAN & BIKE ACOMMODATIONS

Sidewalk and Greenway Trail

The applicant proposes to construct a portion of the Sardis Greenway that is proposed in the Monroe Road Small Area Plan. The trail would begin at the property line adjacent to the Charlotte city limit and terminate at the property line with the adjoining Legacy Apartments.

The Monroe Road sidewalk today is located on the back of curb with no planting strip. To create a more pedestrian friendly design, the proposal would remove the sidewalk and replace it with a meandering sidewalk through preserved trees on the property frontage.



TREES, VEGETATION AND STORMWATER

Tree Save

The R-12 MF district requires 15% of trees to be preserved. The applicant has not completed the required tree survey, however, it is expected that tree save will be far in excess of 15%.

Stormwater Management and PCO

The site plan shows two detention ponds to the rear of the site. A PCO Concept Plan Approval is required and is currently under review.

Buffers

A 50' tree save is planned along Monroe Road with trees larger than 12" saved. The sidewalk should be located such that as many trees as possible are preserved. More detail regarding what trees are located in this proposed buffer should be included in the vegetation survey.



LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The LUP makes many broad statements regarding the location of parking to the rear of buildings and the creation of a cohesive streetscape. However, the Monroe Road Small Area Plan contains the most specific recommendations for the site.

Small Area Plan

Within the Monroe Road SAP, a number of specific recommendations are found. Namely, the site is to be developed as mixed-residential with a variety of building and unit styles.

Consistency

The proposal is fairly consistent with the SAP given how specific the recommendation is. Mixed-residential is defined as supporting varying housing types such as single family, condos (flats) and townhomes. The applicant has varied the architecture and included two primary unit types, apartments and flats, to create the appearance of architectural variation and avoid a “cookie cutter” look that is common in apartment communities and suburban single family neighborhoods. Buildings are designed with a variety of both flat and pitched, shingled roof systems to further distinguish the varied architectural styles



1. Construct a “Welcome to Matthews” sign at the town limits, build gateway to downtown.
2. Redevelop strip retail and replace with multi-story mixed use buildings
3. Create a more pedestrian friendly environment.
 - A. Bring buildings closer to the street.
 - B. Parking should be to the side and rear of buildings.
 - C. Complete the sidewalk network.
 - D. Strengthen landscape requirements
 - E. Consider minimum building heights of two stories
 - F. Incorporate green and open space into design
 - G. Protect and promote industrial uses with no direct relationship to Monroe Road and along Industrial Drive.
4. Consider design and architectural guidelines for the all new development and redevelopment that occurs
5. Create a cohesive landscape plan and built form among all developments fronting Monroe Road.
6. Consider preserving as much light industrial zoning as possible and take into consideration the impacts of rezoning properties from light industrial to other zoning classifications
7. Promote economic development through employment centers.
8. Consider working with utility companies and require new development to bury overhead lines.
9. Encourage the preservation of large canopy trees along the corridor.
10. Consider installing decorative street lighting
11. Consolidate driveways, and ingress/egress points
12. Limit uses that generate significant new traffic

FINANCIAL IMPACT ANALYSIS

Services Impact

Matthews does not provide waste pickup for multifamily communities. The primary impact to the Town lies in the increase in student enrollment at CMS and the incremental increase of providing essential services (Police, Fire & EMS, Parks).

Current Tax Revenue and Per Acre Valuation

In 2016, Matthews tax revenue from the property was \$4,350, about \$202 per acre.

Forecasted Tax Revenue and Per Acre Valuation

Based on preliminary tax bills from the recently completed Fountains Apartments, this project could have a tax valuation of about \$22,000,000. Annual Matthews tax revenue would be about \$75,000, or about \$3,500 per acre.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Fence height adjacent to the patio homes in Charlotte to be increased to 8'
2. Vegetation survey not complete.
3. More detail needed regarding potential supplemental landscaping along Monroe Rd in the proposed buffer
4. Commitment needed to verify no graves located within any site disturbance areas.
5. No building material percentages are provided.

Charlotte Area Transit

CATS requests a concrete pad installation and plans to relocate the bus stop from the Charlotte side of Galleria along Monroe Road to the frontage of this site.

Charlotte Mecklenburg Schools

We are awaiting the CMS schools report. Due to staff changes at CMS, there has been a delay in receiving the projection reports we typically review.

Police

No Concerns

Fire

Although NCDOT will not allow the 2nd access closest to Galleria, Fire requests an emergency access at this location

Public Works

Public access easement to cemetery required

Parks and Rec

Connect greenway trail to Monroe Road