

**APPLICATION 2020-715 STAFF REPORT UPDATE
WILLIAMS BUSINESS PROPERTIES, CHANGE IN ZONING**

Post Public Hearing Update ·

October 2020



Location

1700 Weddington Rd.

Ownership/Applicant

Williams Business Properties, LLC/Lat Purser & Associates

Zoning

Existing: R-15 Proposed: R-12MF (CD)

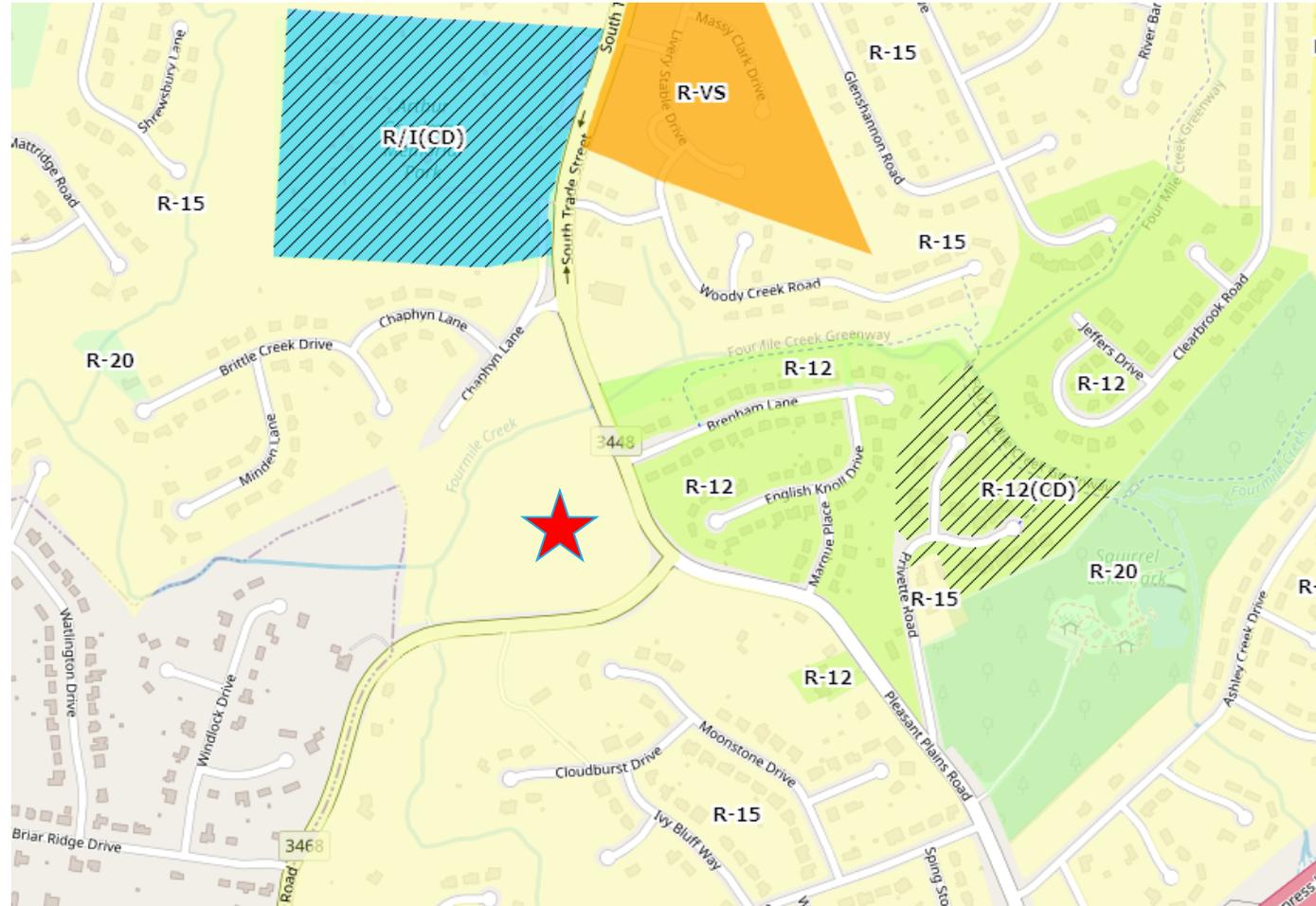
Use

Existing: Vacant

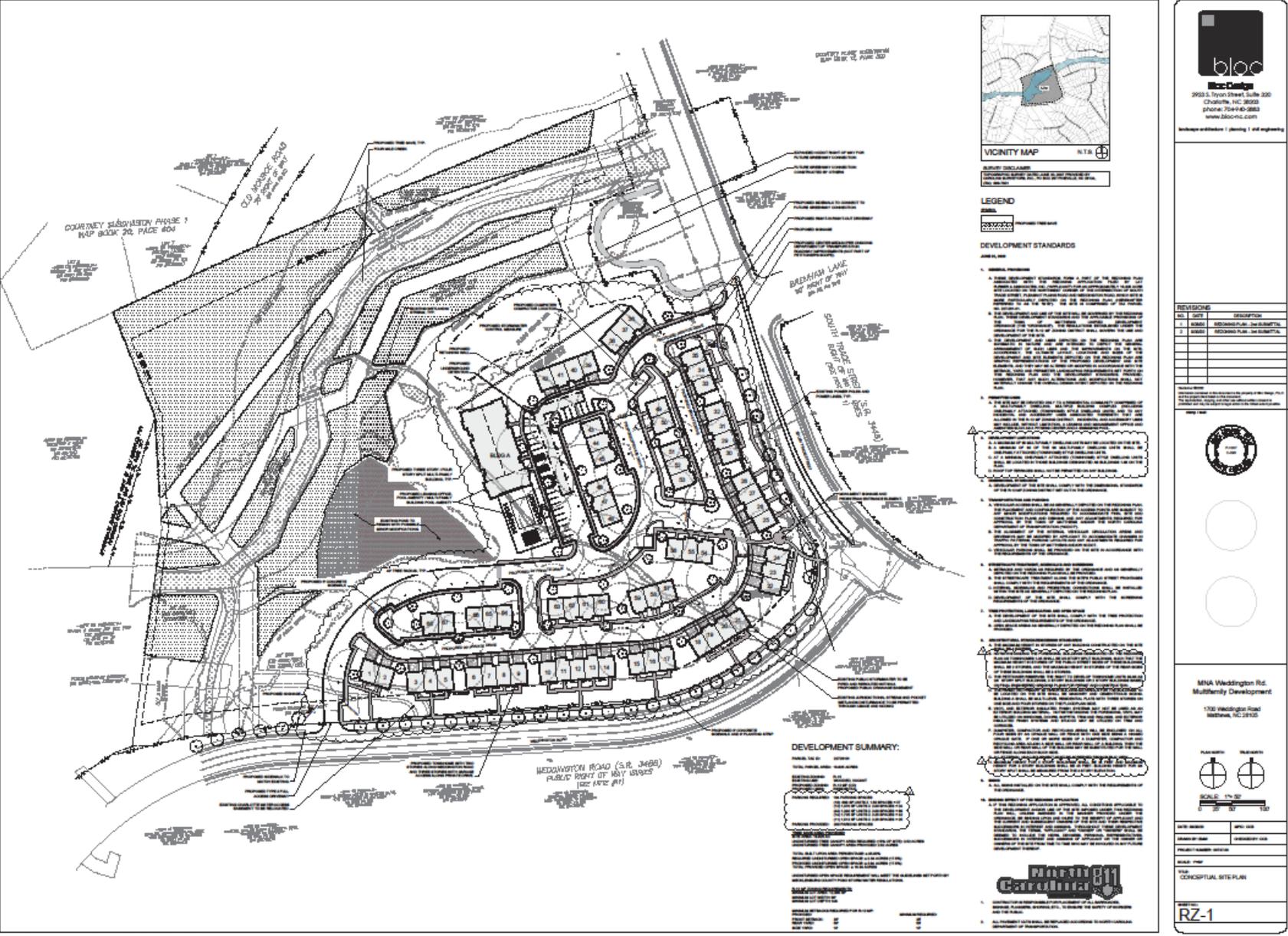
Proposed: Multi-family (Townhomes and Apartments)

Request Summary

The applicant proposes to change the zoning of the property from R-15 single family to R-12MF (CD) for the purpose of constructing a multi-family complex with townhomes and apartments (maximum of 98 units).



NEW SITE PLAN



- Reduction in units from 131 to 98
- One apartment building (located in the rear of the property)
- 68 Townhome units
- Leasing office
- Amenities such as a swimming pool and fitness center.
- 200 Parking spaces
- 5.82 Units per acre
- 2.94. acres of undisturbed open space

ARCHITECTURAL ELEVATIONS



Streetscape View from Weddington Road



Matthews Village
1700 Weddington Rd



ARCHITECTURAL ELEVATIONS



Weddington Road Street Elevation



Matthews Village
1700 Weddington Rd



SUMMARY OF CMS IMPACTS (ORIGINAL SITE PLAN)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: Up to 131 multi-family dwelling units (94 multi-family apartments and 37 townhome units) under R-12 MF (CD).

CMS Planning Area: South

Average Student Yield per Unit: 0.3231 (multi-family apartments) = 30
 0.2029 (multi-family townhomes) = 7

This development may add 37 students to the schools in this area.

The following data is as of 20th Day of the 2019-20 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
PROVIDENCE SPRING ELEMENTARY	48	36	961	721	133%	20	135%
CRESTDALE MIDDLE	50	53	1003	1063	94%	8	94%
PROVIDENCE HIGH	94.5	88	1992	1855	107%	9	107%

PLANNING BOARD RECOMMENDATION

**Planning Board recommended
Approval 5-2**

**Staff Recommends Deferral of the
Decision per the Applicant's
Request**