

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

Pre Public Hearing Staff Analysis · September 2020



## Location

1700 Weddington Rd.,

## Ownership/Applicant

Williams Business Properties, LLC/Lat Purser & Associates

## Zoning

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

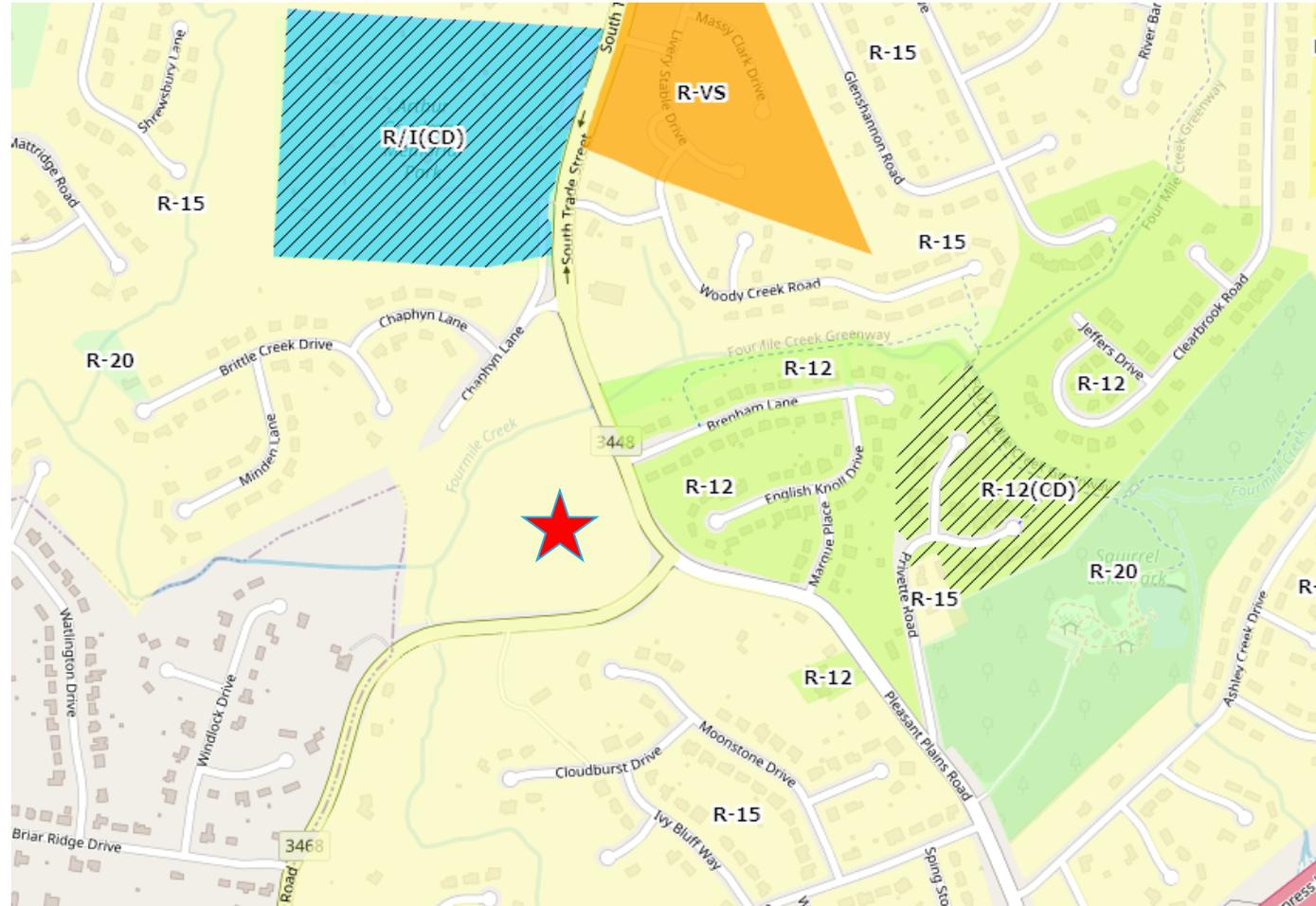
## Use

Existing: Vacant

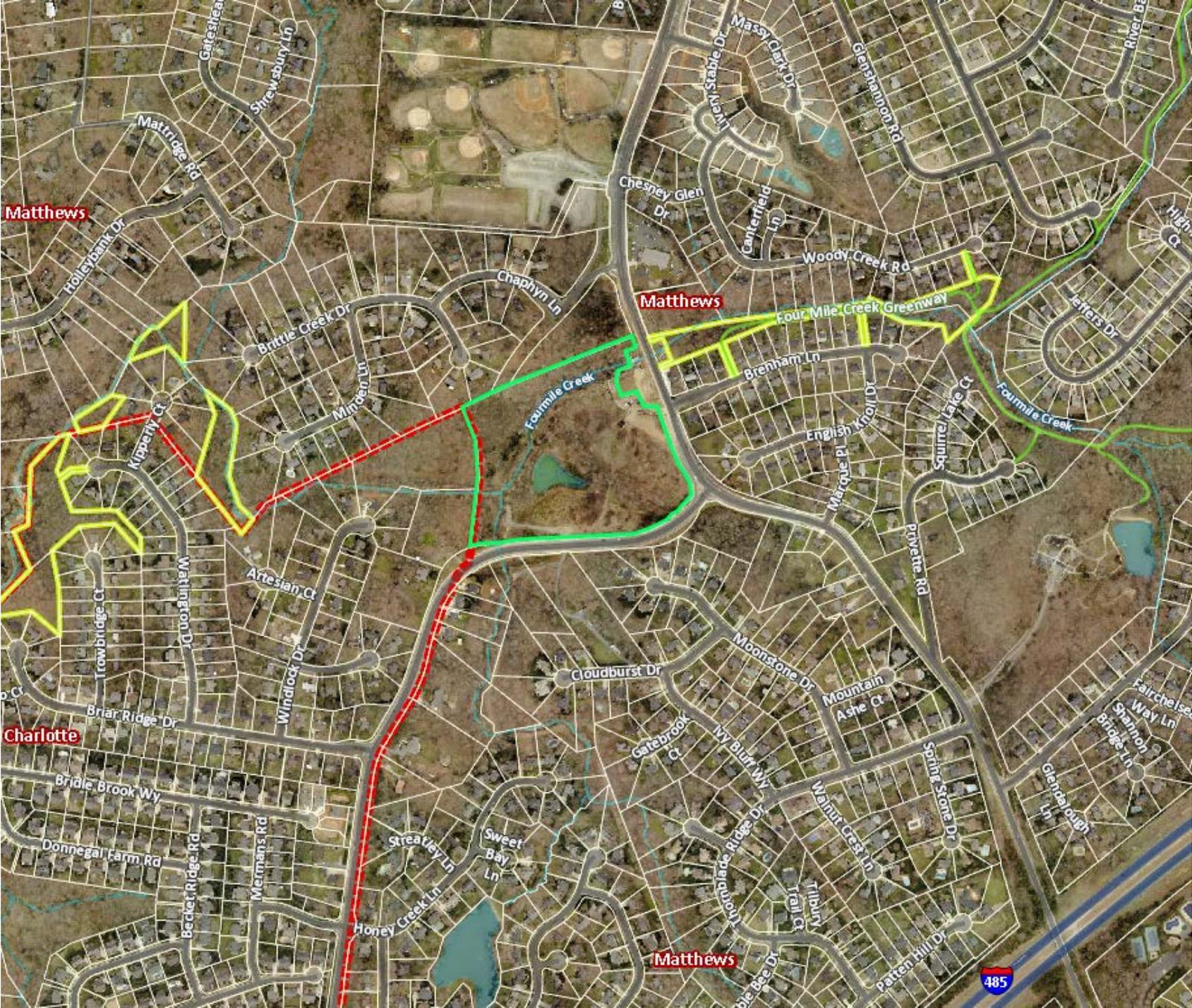
Proposed: Multi-family (Townhomes and Apartments)

## 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 131 units).



# PROJECT AREA



# STREET VIEW



LOOKING NORTH ON WEDDINGTON RD.

**STREET VIEW**



**LOOKING SOUTH WEST ON S. TRADE ST.**

# SITE INFORMATION AND BACKGROUND

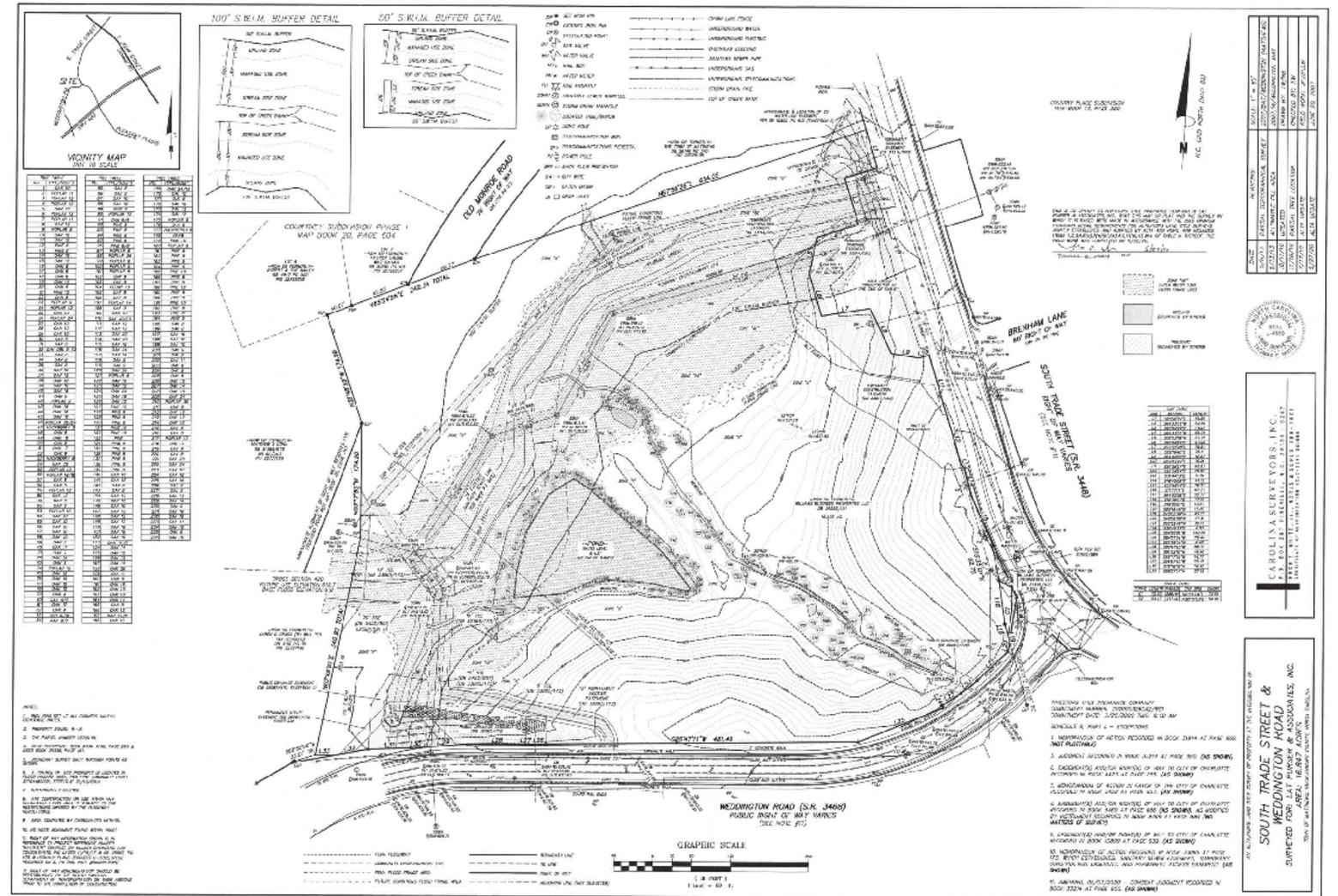
## Site Summary

The property is currently undeveloped.

The site is 16.825 acres.

Four Mile Creek passes through the northern portion of the parcel, creating a large SWIM buffer and flood plain.

There is significant topographical change from the eastern and southern boundaries of the parcel toward the center of the parcel.



## Previous Zoning Actions

In 2017 Resort Lifestyle Communities proposed a limited mobility senior housing complex with 127 dwelling units. The request was withdrawn in June of 2017.

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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CAROLINA SURVEYORS, INC.  
 100 S. 10TH STREET, SUITE 100  
 WILMINGTON, N.C. 28401  
 TEL: 704.261.1111  
 FAX: 704.261.1112  
 WWW.CSINC.COM

SOUTH TRAFFIC STREET & MEADOWLARK ROAD  
 DEVELOPMENT  
 AREA, AREA 1, AREA 2, AREA 3, AREA 4, AREA 5, AREA 6, AREA 7, AREA 8, AREA 9, AREA 10, AREA 11, AREA 12, AREA 13, AREA 14, AREA 15, AREA 16, AREA 17, AREA 18, AREA 19, AREA 20, AREA 21, AREA 22, AREA 23, AREA 24, AREA 25, AREA 26, AREA 27, AREA 28, AREA 29, AREA 30, AREA 31, AREA 32, AREA 33, AREA 34, AREA 35, AREA 36, AREA 37, AREA 38, AREA 39, AREA 40, AREA 41, AREA 42, AREA 43, AREA 44, AREA 45, AREA 46, AREA 47, AREA 48, AREA 49, AREA 50, AREA 51, AREA 52, AREA 53, AREA 54, AREA 55, AREA 56, AREA 57, AREA 58, AREA 59, AREA 60, AREA 61, AREA 62, AREA 63, AREA 64, AREA 65, AREA 66, AREA 67, AREA 68, AREA 69, AREA 70, AREA 71, AREA 72, AREA 73, AREA 74, AREA 75, AREA 76, AREA 77, AREA 78, AREA 79, AREA 80, AREA 81, AREA 82, AREA 83, AREA 84, AREA 85, AREA 86, AREA 87, AREA 88, AREA 89, AREA 90, AREA 91, AREA 92, AREA 93, AREA 94, AREA 95, AREA 96, AREA 97, AREA 98, AREA 99, AREA 100



# ARCHITECTURAL ELEVATIONS



Streetscape View from Weddington Road



**Matthews Village**  
1700 Weddington Rd



# ARCHITECTURAL ELEVATIONS



Weddington Road Street Elevation



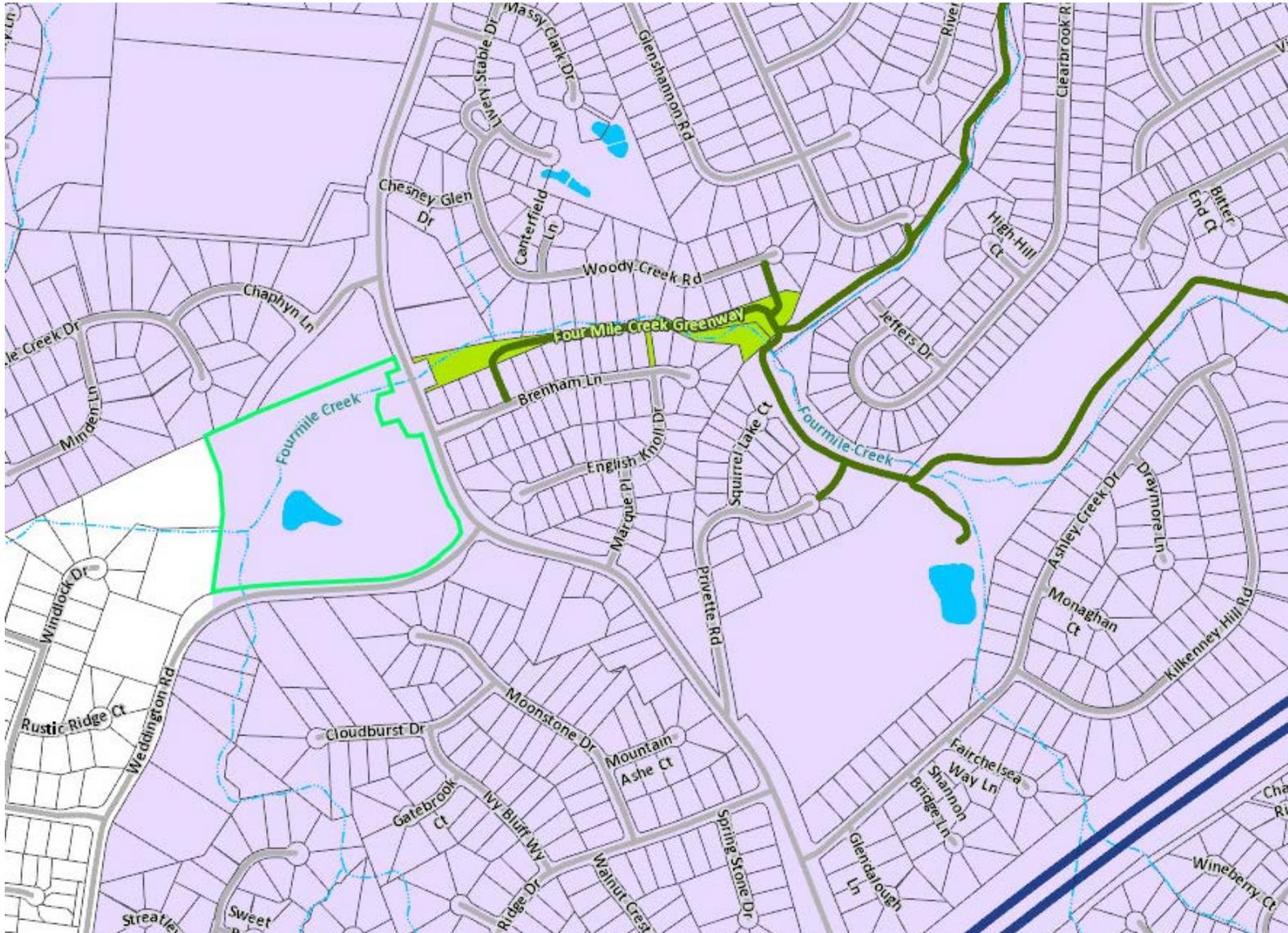
**Matthews Village**  
1700 Weddington Rd



# SUMMARY OF PROPOSED CONDITIONS

1. Maximum of 131 Multi-family dwelling units may be located on the site. A minimum of 37 of the multi-family units shall be one-family attached (townhome) style dwelling units.
2. Both the apartment and townhome buildings along S. Trade and Weddington will appear two story from the public view and with be 3 stories in the rear (2/3 Story split).
3. Internal sidewalks and pedestrian connections shall be installed within the site as generally depicted on the rezoning plan.
4. Maximum height of apartment building not fronting a public street is 45 feet.

# FUTURE GREENWAY COORDINATION



1. Petitioner spoke to Mecklenburg County Parks & Recreation. NC DOT has included in their project scope to construct a concrete ramp connecting the greenway trail's end point located at the soon-to-be newly constructed tunnel under S. Trade St to the existing sidewalk on S. Trade St.
2. Mecklenburg County will work with the owner of the subject property for 1) a dedication of the land to the County or 2) an easement. The County said they would welcome a dedication of the additional land beyond the 100 foot buffer up to the rear property line on the north side of the future greenway trail. The County would likely install a concrete bridge over the creek.
3. NC DOT had been waiting on construction to get far enough along that NC DOT could update a survey before starting design of the greenway trail ramp. The project is still funded and expected to happen however, NC DOT is unsure when at this time.

# TRAFFIC ANALYSIS AND CATS COORDINATION

1. The full build-out of the development is anticipated to be complete in 2023. Based on the site plan, primary external access to the development will occur via the following:
  - One right-in/right-out driveway on S. Trade Street, to form a fourth leg at the existing intersection with Brenham Lane
  - One full-movement driveway on Weddington Road, approximately 925 feet west of S. Trade Street

1. On 8-11-2020, Petitioner spoke with CATS. The CATS' current service includes John St. and Trade St./Sam Newel Rd. No service currently down Weddington Rd. or Pleasant Plains Rd. One challenge is to find a bus turn-around. A bus cannot turn around in a neighborhood nor can a bus turn around on private property such as the Matthews YMCA.
2. Regarding a bus stop, CATS prefers a bus stop located at a stoplight. However, the stoplight at the three (3) street intersection of S. Trade St./Pleasant Plains Rd./Weddington Rd. is not conducive for a bus stop. CATS said he would look at the feasibility of 1) economics of an added service route and 2) what route could be functionally suitable.

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Multifamily Housing Low-Rise [ITE 220]	131 d.u.	950	62	14	48	75	47	28
<b>Subtotal</b>		<b>950</b>	<b>62</b>	<b>14</b>	<b>48</b>	<b>75</b>	<b>47</b>	<b>28</b>
Internal Capture		0	0	0	0	0	0	0
Pass-By		0	0	0	0	0	0	0
<b>Net New External Trips</b>		<b>950</b>	<b>62</b>	<b>14</b>	<b>48</b>	<b>75</b>	<b>47</b>	<b>28</b>

# LAND USE PLAN AND ADOPTED POLICIES

## Land Use Plan

The Land Use Plan does not make a specific recommendation for this site and we recognize the property is located in an area surrounded by single family housing.

The Town should shift toward higher-density, urban multi-family developments as they are more environmentally sensitive because they maximize space.

The Town promotes design flexibility regarding multi-family housing. Stacked duplexes, pinwheels, and infill uses are examples of alternative multi-family housing options.

## Consistency

The proposed change in zoning from R-15 to R-12MF (CD) is consistent with the land use plan

### RESIDENTIAL LAND USE ACTION ITEMS

- ➔ 1. Provide a variety of housing styles, densities and locations
- ➔ 2. Promote higher-density, multi-family and transit-supportive housing developments along thoroughfares and within ¼ mile of transit stations
- ➔ 3. Encourage design and construction of alternative style housing and infill development.

# STAFF COMMENTS AND OUTSTANDING ISSUES

## Planning Department

Continue to coordinate with CATS to investigate the possibility of a transit stop, if feasible.

## Police

No Concerns

## Fire

No Concerns

## Public Works

Improvements to be determined by the TIA and the NCDOT.

## Parks and Rec

Private connection from property to greenway access could be added value to the residents of Matthews Village

Property should be dedicated to Mecklenburg County directly for Four Mile Creek Greenway

Re-evaluate potential connection to Weddington Road from Greenway at southwest edge of property

Anticipate parking on private site by some greenway users once greenway is constructed