

APPLICATION 2020-717 STAFF REPORT
THE DOLORES JAMES DUSANENKO TRUST, CHANGE IN
ZONING

Pre Public Hearing Staff Analysis · October 2020



Location

9832 Idlewild Rd.

Ownership/Applicant

The Dolores James Dusanenko Living Trust/Buvermo Investments

Zoning

Existing: R-15 Proposed: R/I (CD)

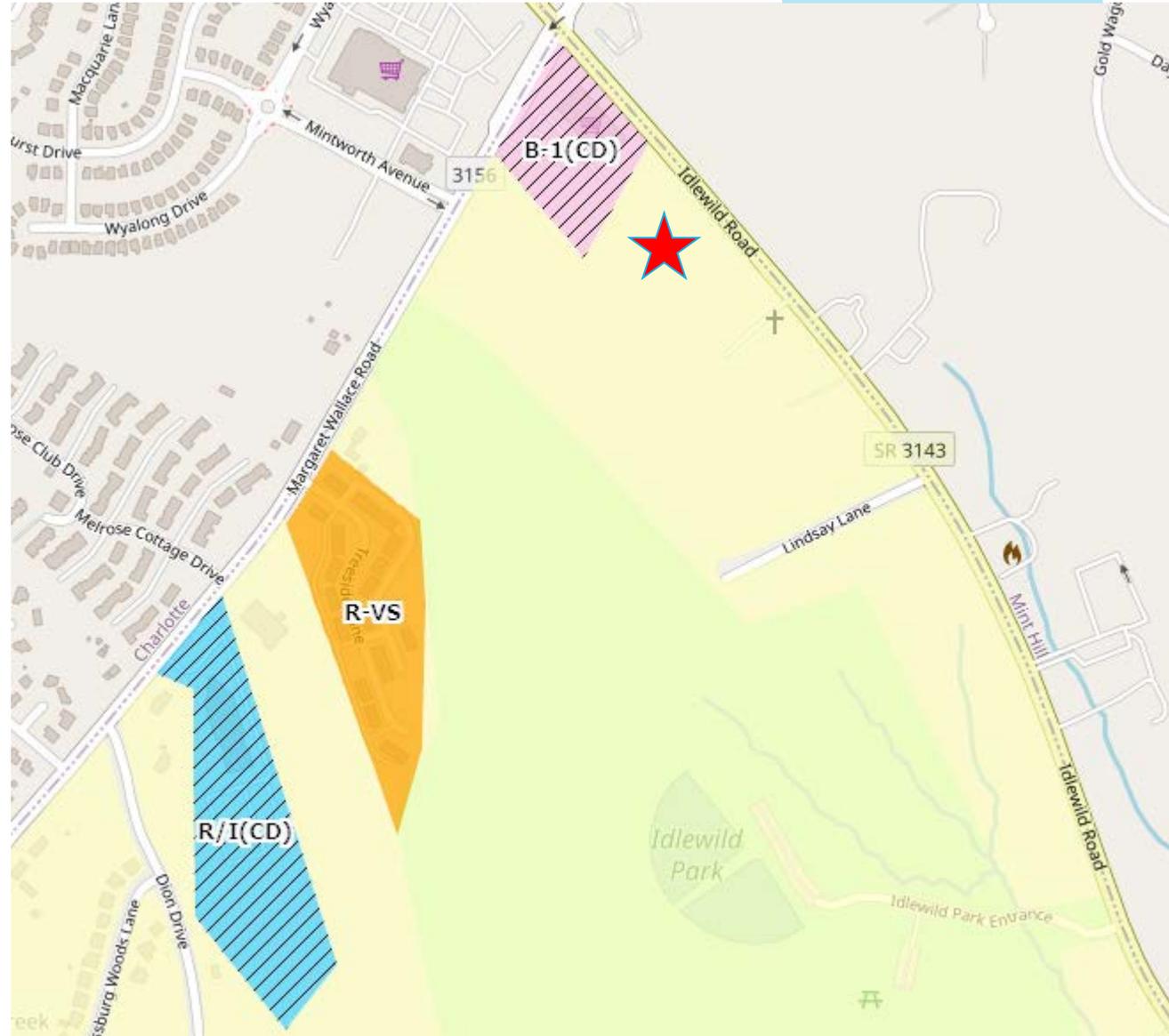
Use

Existing: Single Family

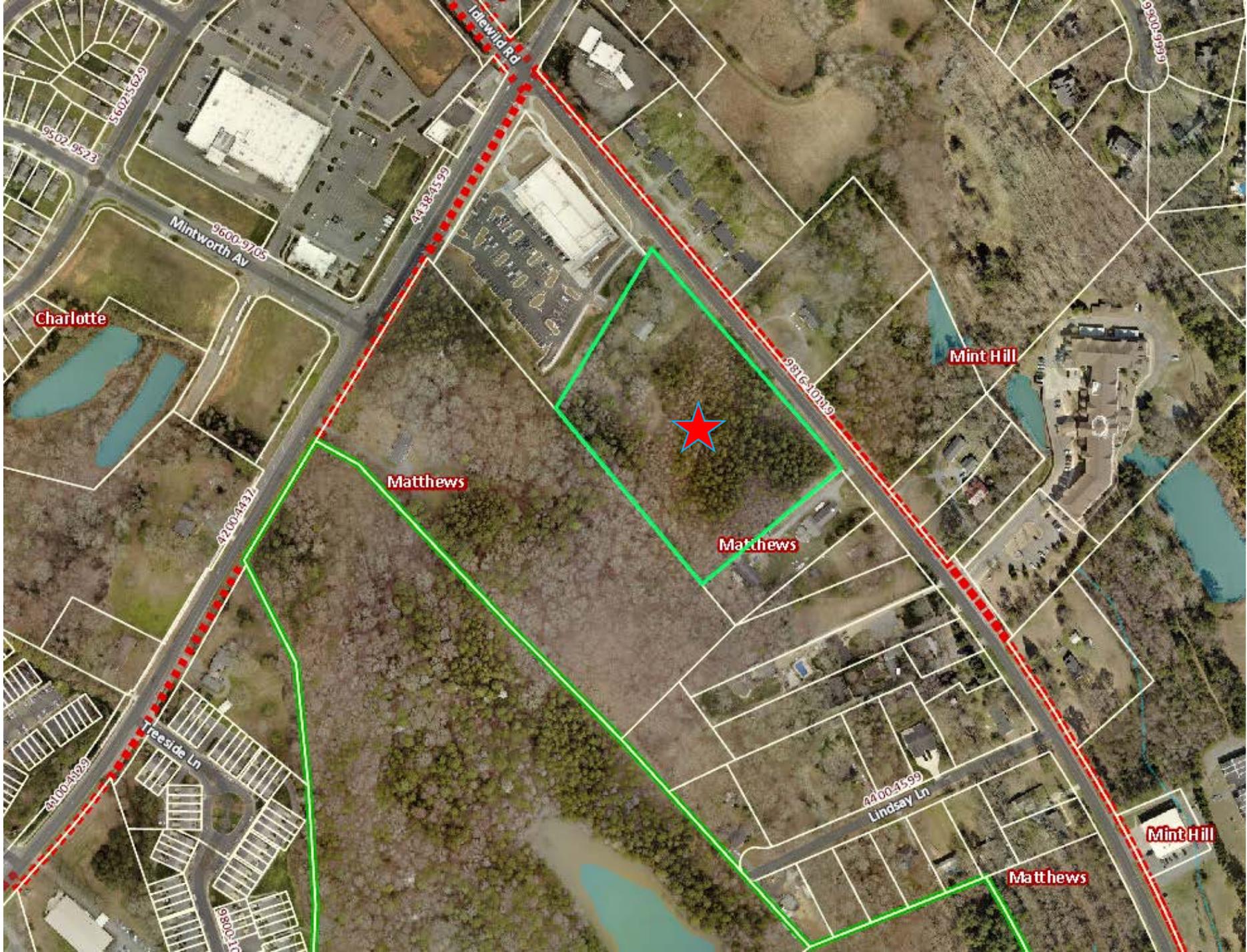
Proposed: Independent Living Facility (Senior Apartments)

Request Summary

The applicant proposes to change the zoning of the property from R-15 single family to R/I (CD) for the purpose of constructing an independent senior living facility consisting of 129 units



PROJECT AREA



STREET VIEW



LOOKING NORTH ON IDLEWILD RD.

SITE INFORMATION AND BACKGROUND

Site Summary

The property currently is wooded with a single family residence.

The site is 6.16 acres (after future ROW dedication).

Directly to the north is the new Lidl, to the south is a small church. Behind the site (to the west) is a vacant tract and across Idlewild Rd. (to the east) is a low density multifamily complex and a single family residence.

Previous Zoning Actions

None



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING



CONCEPT PLAN

MATTHEWS SENIORS
MATTHEWS, NORTH CAROLINA
BUVERMO INVESTMENTS, INC.
1115 WILCOBIN AVENUE
BETHESDA, MARYLAND 20814

EXISTING
TREE
COVERAGE

SCALE: 1" = 30'

PROJECT # 180-012
DATE 08/31/2020
AUGUST 31, 2020
REVISIONS

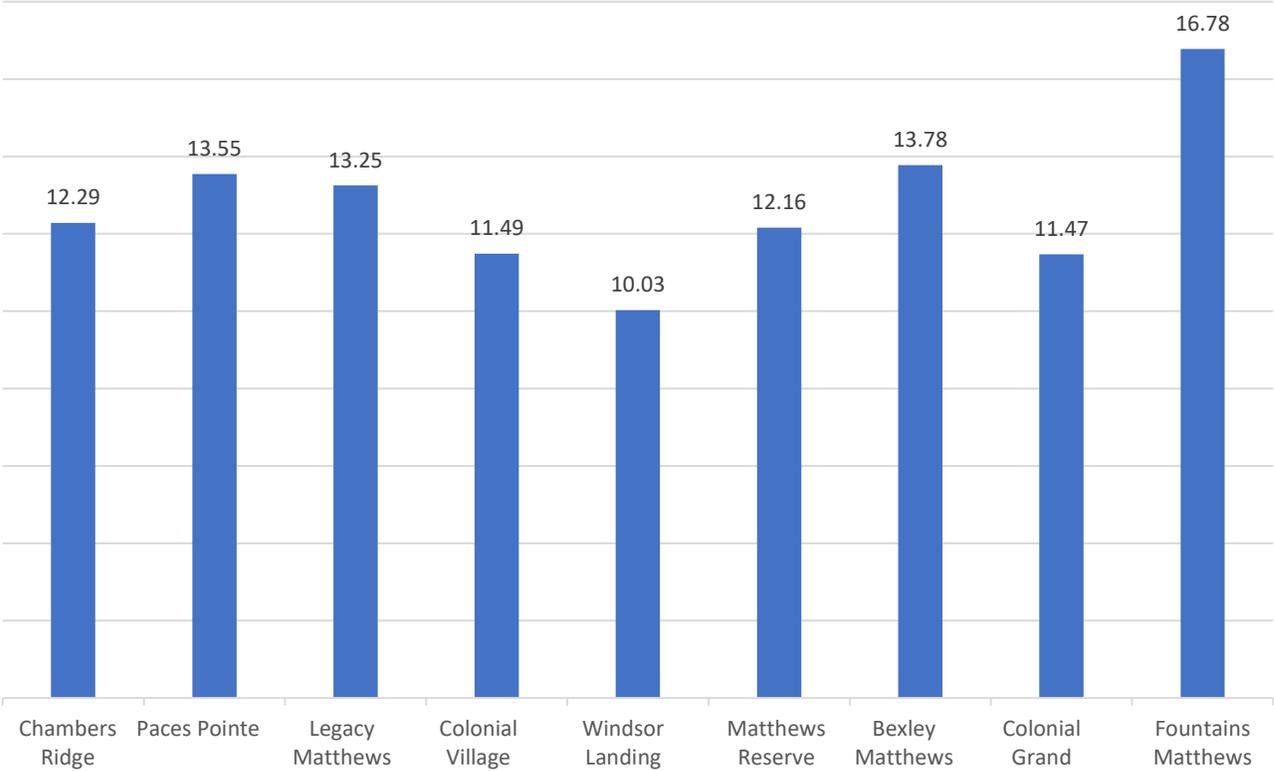
C1.01

SUMMARY OF PROPOSED CONDITIONS

1. Conditions per proposed text amendment including a minimum of five of the following:
 - Controlled access to buildings
 - Property management services such as a lawn service, exterior maintenance and/or trash service
 - Community room
 - Fitness facilities on site
 - Business center
 - Meal service or limited food service such as a coffee bar, continental breakfast or marketplace
 - Emergency pull cords in living spaces of units
 - Local transportation services either provided by facility or in coordination with public transportation if within short walking distance with pedestrian accessibility
 - Interior elevators
 - Salon on site
 - Conditioned corridors
 - Interior trash chutes
 - Indoor community mail room and package center

DENSITY COMPARISONS WITH OTHER MULTI-FAMILY DEVELOPMENTS

Multi Family DU/Acre



- 1. Average density of regular (not age restricted) is 12.75 units per acre
- 2. Highest density is the units next to Town hall at 43 units per acre.
- 3. Proposed density is over 19 units per acre
- 4. Graph does not include units under construction
- 5. Willow Grove, located in Mint Hill almost directly across from the proposed development is about 16 units per acre

TRANSPORTATION MEMORANDUM SUMMARY

According to the schematic site plan access to the development is expected to occur via two access locations:

- Proposed Access “A” (Full Movement) – unsignalized access located on Idlewild Road approximately 435 feet south of Margaret Wallace Road
- Proposed Access “B” (Internal Connection to the Adjacent Development) – unsignalized connection to the existing stub located within the adjacent Lidl development

Trip Generation Table

Land Use [ITE Code]	Weekday Daily		AM Peak Hour			PM Peak Hour			
			Enter	Exit	Total	Enter	Exit	Total	
Proposed Development									
Senior Adult Housing- Attached [252]	128	DU	490	9	17	26	19	15	34

Reference:

Trip Generation, 10th Edition, Institute of Transportation Engineers, Washington, DC. 2017.

Under the proposed zoning the site is anticipated to generate approximately 26 AM peak hour trips and 34 PM peak hour trips.

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

Land at Idlewild Road at Margaret Wallace Road is surrounded by commercial use in adjacent jurisdictions. Redevelopment to higher density residential uses is appropriate. Institutional infill development is encouraged. These uses may be feasible here if they complement uses in Charlotte and Mint Hill. Redevelopment must not encroach on neighboring uses.

The Town acknowledges a trend toward housing developments marketed toward seniors. In Mint Hill, a retirement community was recently developed on Idlewild Road. This development will impact the market in Matthews. In response, the Town encourages such communities as development opportunities along and adjacent to this corridor.

Consistency

The proposed change in zoning from R-15 to R/I (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.
- ➔ 4. Promote R-VS and other alternative housing styles, planned housing infill, and redevelopment along the corridor.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

Density of the project is a concern in that the proposed 19 du/acre is higher than the average density of other established multi-family development in the Town.

No elevations have been provided and a 57 foot high building fronting close to Idlewild a dramatic change in the character of the corridor.

Police

No Concerns

Fire

No Concerns

Public Works

Improvements to be determined by the TIA and the NCDOT.

Parks and Rec

No Concerns