APPLICATION 2022-752 STAFF REPORT
LEON LEVINE FOUNDATION/MARGLYN AT MATTHEWS
REZONING: R-15 TO R-VS RESIDENTIAL SUBDIVISION

Pre Public Hearing Staff Analysis · May 2022
Location
1748 Marglyn Drive

Ownership/Applicant
The Leon Levine Foundation/Tri Pointe Homes

Zoning
Existing: R-15 (Residential - Minimum lot size 15,000 square feet)
Proposed: R-VS (Residential - Varied Style)

Use
Current: Vacant
Proposed: Single-family Attached Subdivision

Request Summary
The applicant is requesting to change the zoning of the property from R-15 single family to R-VS for the purpose of constructing townhomes (maximum of 79 units).
CURRENT BIRDS-EYE VIEW
Site Summary

This property is undeveloped.

Site is 13.83 acres.

No streams or SWIMM Buffers

2/3 of site boundary are right of way

BUILDING ELEVATIONS

REAR LOADED TOWNHOME REPRESENTATION
(FRONT ELEVATION)

REAR LOADED TOWNHOME REPRESENTATION
(REAR ELEVATION)

REAR LOADED TOWNHOME REPRESENTATION
(SIDE ELEVATION)
Conditions

1. Land limited to residential community up 79 one-family attached

2. 10 foot wide multi-use path to be located along Marglyn Drive
   • requirement from Composite Bike & Pedestrian plan

3. Architectural Elevations
   • Limited to drawings as attached
   • Primary exterior will be brick, stone and cementitious siding
     ○ Vinyl or similar may be used on windows, garage door, soffits, trim and railing.
   • Each building will have a different color

4. Screening will be installed along the property line bordering the church

Flexible Design Standards Requested

1. Minimum Lot Area
   Reduced from 3000 sq. feet to 2300 sq. feet

2. Minimum Lot Width
   Reduced from 30 feet to 22 feet

3. Minimum Rear Yard
   Reduced from 20 feet to 15 feet
This property is noted by the Land Use Plan as being located in the transitioning/sensitive area: US 74 / 485 INTERCHANGE. The proposed residential also has actionable items.

Overall, the Land Use plan calls for mixed-use development in the area. With higher density projects being located near existing commercial areas. Projects should begin scaling back in size as they approach existing neighborhoods.

The proposed changes are generally consistent with the Land Use Plan.

ACTION ITEMS US 74 / 485 INTERCHANGE:

- Prevent improper development or rezoning which would significantly increase traffic unless additional roadway improvements exist to accommodate such increases.
- Prohibit low-density residential development and other non-destination uses in this area
- Use a tiered development strategy with land development. Promote mid-rise (minimum two stories) developments at first tier locations and low-rise developments at second tier locations
- Require development proposals to include utilities plans that serve the entire area

ACTION ITEMS RESIDENTIAL USES:

- Provide a variety of housing styles, densities and locations.
- Promote cottage neighborhood infill development or R-VS development in areas where substantial protection to the environment can be achieved.
- Require cluster developments to delegate substantial usable land for green space
1. Before final decision is made the following items are needed:
   - Stormwater concept approval
   - Completed TIA (in-progress)
   - Full landscaping detail/plan

2. The use of single-family attached homes would provided a transition between the Royal Park development and the neighboring single family detached homes.

3. Staff would like to see an alternative site layout of the building arrangements and street network
   - Provide more amenities and common/shared space
   - Could be achieved by requesting further Flexible Design Standards

4. The CMS Impact Statement isn't available yet but will be received prior to the decision date.

Fire
On-street parking limited to one side of the main streets of town home developments
FD needs to be consulted on hydrant locations in all projects

Police
No comment

Parks and Rec
No comment

Public Works
- dedicate r/w to 1' back-of-sidewalk
- dedicate r/w as needed to flatten sharp curve on Marglyn, and widen pavement (set curb line per future alignment)
- provide verification that all curves meet MCLDSM
- pedestrian crossings internal to the site need to be in-line with the sidewalk
- Potential LTL for safety at new public street, pending outcome of further crash analysis