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

Continued Public Hearing Staff Analysis  •  June 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.
CMS IMPACT STATEMENT

Proposed Housing Units: 79 single family units (attached) Townhomes; R-VS.

This development may add 13 students to the schools in this area.

<table>
<thead>
<tr>
<th>Schools Affected</th>
<th>Total Classroom Teachers</th>
<th>Building Classrooms/ Teacher Stations</th>
<th>20th Day, Enrollment (non-ec)</th>
<th>Building Classroom/ Adjusted Capacity (Without Mobiles)</th>
<th>20th Day, Building Utilization (Without Mobiles)</th>
<th>Additional Students As a result of this development</th>
<th>Utilization As of result of this development (Without Mobiles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAIN ELEMENTARY¹</td>
<td>51.50</td>
<td>59</td>
<td>931</td>
<td>1067</td>
<td>87%</td>
<td>5</td>
<td>87%</td>
</tr>
<tr>
<td>MINT HILL MIDDLE</td>
<td>51.1</td>
<td>50</td>
<td>923</td>
<td>903</td>
<td>102%</td>
<td>2</td>
<td>102%</td>
</tr>
<tr>
<td>BUTLER HIGH</td>
<td>103.0</td>
<td>98</td>
<td>1965</td>
<td>1870</td>
<td>105%</td>
<td>6</td>
<td>105%</td>
</tr>
</tbody>
</table>

The following projects are included on the CMS 2017 Bond Projects list, as approved by county voters:

1. New 45 classroom school; relieves crowding at Bain, Lebanon Road and Piney Grove
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

PROPOSED ELEVATIONS

ALLEY LOADED TOWNHOME 3-PLEX (MODERN FARMHOUSE) (FRONT ELEVATION)

ALLEY LOADED TOWNHOME 3-PLEX (FARMHOUSE) (FRONT ELEVATION)

ALLEY LOADED TOWNHOME 3-PLEX (MODERN FARMHOUSE) (SIDE ELEVATION)

ALLEY LOADED TOWNHOME 3-PLEX (FARMHOUSE) (SIDE ELEVATION)
PROPOSED ELEVATIONS

ALLEY LOADED TOWNHOME 4-PLEX (MODERN CRAFTSMAN)
(FRONT ELEVATION - COLOR OPTION 1)

ALLEY LOADED TOWNHOME 4-PLEX (MODERN CRAFTSMAN)
(FRONT ELEVATION - COLOR OPTION 2)
SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Land limited to residential community up to 73 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 cementitious siding with brick and stone accents
   • Each building will have a different color
4. Screening will be installed along the property line bordering the church
5. HVAC units shall not be located in front of the dwelling unit and shall be screened from any public street
6. Porches shall have a minimum depth of 8 feet
7. Obtain HAWK / National Wildlife Federation Certification for portions of tree save and open space

Flexible Design Standards Requested

- Minimum Lot Area
  - Reduced from 3000 sq. feet to 2300 sq. feet
- Minimum Lot Width
  - Reduced from 30 feet to 22 feet
- Minimum Rear Yard
  - Reduced from 20 feet to 10 feet
- Public Street Frontage
  - Dwelling units shall have access easements, but public street frontage for the dwelling units shall not be required
- Minimum Side Yard
  - Reduced from 8 feet to 5 feet
- Maximum Block Length
  - Increased from 660 linear feet to 1500 linear feet
LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

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.

Consistency

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
R-VS PURPOSE AND CONSIDERATIONS

Purpose

Established to create beneficial contemporary single-family housing opportunities at higher densities, configurations and styles not traditionally found in Matthews

Use Case Scenarios:

1. Near the downtown as detailed in the Downtown Master Plan
2. At specific sites offering an opportunity for an alternative to traditional detached single-family development
3. When the proposed site can be demonstrated to:
   1. accommodate the increased density
   2. exhibits a thoughtful, imaginative use of the land
   3. promote reasonable and appropriate land use relationships

Review Criteria

1. Access to public streets and the adequacy of those streets to carry anticipated traffic.
2. On-site circulation for both pedestrian and vehicular traffic.
3. Adequacy of existing community facilities such as water, sewer, police, and fire protection.
4. Relationship to and impacts upon adjoining and nearby properties and the adequacy of proposed measures to minimize any adverse impacts.
5. The appropriateness of the proposal in relationship to the policies and objectives of the Matthews Land Use Plan and to a more detailed small area plan, if available.
STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Before final decision is made the following items are needed:
   - Stormwater concept approval (in-progress)
   - Completed TIA (in-progress)
   - Full landscaping detail/plan

2. Given the large block and long alley, additional traffic calming should be implemented

3. Plan needs refinement on lot orientation
   - Home orientation is reversed. However the lot descriptions should still be described from the street

4. More connectivity along the provided internal pedestrian network
   - Public sidewalk dead-ends into ADA ramps
   - Some areas are generally disconnected internally

5. Public Improvement Variance may be needed for the sidewalk in Private Alley A.

Public Works

1. A new draft Transportation Impact Analysis has been submitted for review.

2. Concern over pedestrian connectivity

3. Still reviewing private street/alley network

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