



Application: 2013-597 Standard Pacific Homes

Pre Public Hearing Rezoning Staff Analysis

July 2, 2013

Project Summary

Location:	1900 McKee Rd
Owner:	PNC Bank
Agent:	Bailey Patrick Jr./Collin Brown
Current Zoning:	R/I (CD)
Proposed Zoning:	RVS, RVS (Innovative) and R-20 (CD)
Existing Use:	Vacant Land
Proposed Use:	Residential Subdivision with Amenities
Community Meeting:	Occurred 5/22/13

Summary of Request

The proposal entails approximately 192 detached single family homes and amenities such as a clubhouse, pool and walking trails.

Staff Recommendation

Revisions of the site plan were received by staff late on Friday, June 28th. Significant changes were made to the layout and conditional notes and a new design handbook was added to the proposal. To that end, we have not had adequate time to review the new proposal. There are many unresolved issues.

The staff recommendation at this time is to discuss the project in detail, raise questions and concerns and continue the Public Hearing until August 12th.

Pre Public Hearing Staff Analysis

Planning Staff Review

Background And History

The proposed development more or less occupies the same footprint as the planned Erickson Retirement Community that was approved in 2007. The current owner of the property, PNC Bank, has approximately +/- 80 acres of the land under contract with Standard Pacific Homes. The balance of the land that was previously to be granted to the Town of Matthews is not planned for development at this time and remains under the ownership of PNC Bank.

Details of the Site Plan

The current site plan calls for approximately 192 detached single family homes with a single entrance point along McKee Rd. Lots in the community range from approximately 6,500 to 9,000 square feet in size. The proposed zoning is divided into multiple requests. Portions of the property adjacent to the historic Fincher home are requested to be R-20 (CD) as well as the +/- 20 acres east of the power transmission lines. The balance of the property where homes are to be constructed is planned as both RVS and RVS Innovative. The innovated standards are primarily planned to vary setbacks, side yards and rear yards. A design handbook indicates a hierarchy of street widths and types as well as a sidewalk and trail system.

The only access for the site is planned for McKee Rd. Residents in both the Village of St Andrews and Pleasant Ridge neighborhoods are generally opposed to street connectivity where there are current stub streets from each respective neighborhood. As currently designed, a pedestrian only connection is proposed to Pleasant Ridge. Due to the private street aspect of St Andrews, no connectivity is proposed there. Future connectivity may also take place through the balance of the land that is to remain undeveloped at this time.

Summary of Proposed Conditions

1. Site to be devoted to only single family homes
2. Maximum number of homes to be constructed is 192
3. Dedication of ROW for future potential Clarks Wynd connection
4. Pedestrian connection to Hamlet Ct
5. An 8' sidewalk is to be constructed along McKee Rd
6. Easement or conveyance to Town of trail area through power line easement
7. Homes to be constructed are to be substantially similar to those included in the design handbook

Pre Public Hearing Staff Analysis

Planning Staff Review

Outstanding Issues/Staff Comments

1. Additional ROW should be dedicated along McKee Rd
2. Second entrance along McKee should be incorporated into Phase 1
3. Street cross section with sidewalk adjacent to street does not match our requirements
4. Tree canopy calculation needs clarification
5. Example home designs only appear to fit on the largest lots.
6. Example home designs do not appear to match the garage access and garage location schematics
7. Sidewalk should be extended across Fincher property to connect the development to McKee Farms. Care should be taken to preserve the mature trees on the property frontage
8. More detail regarding layout of pedestrian connection to Hamlet Ct. The layout should reserve right-of-way should a connection be deemed desirable in future years.
9. Overall site design should incorporate more varied housing styles such as attached, semi detached or alley load products to meet the intention of the RVS and RVS Innovative requirements.
10. McKee Rd trail currently designed at 8' should be 10' wide to meet standard as multiuse path

Pre Public Hearing Staff Analysis

Consistency with Adopted Plans and Policies and Town Vision Statements

In accordance with the Land Use Plan, residential uses are appropriate at this location.

Reports from Town Departments and County Agencies

Matthews Police

None received

Matthews Fire

None received

Public Works

Matthews Parks and Recreation

Recommendation to widen McKee Rd Multiuse Path

Charlotte Mecklenburg Schools

See report from Charlotte-Mecklenburg Schools

PCO Concept Plan Approval Required?

Yes

Town of Matthews: 2013-597

RECOMMENDATION

We have the following comments that are critical to CMS' support of this petition:

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development will exacerbate this situation. Approval of this petition will increase overcrowding and/or reliance upon mobile classrooms at the schools listed below.

The total estimated capital cost of providing the additional school capacity for this new development is \$1,598,000 calculated as follows:

Elementary School: **61** x \$20,000 = \$1,220,000

High School: **14** x \$27,000 = \$378,000

CMS recommends the petitioner schedule a meeting with staff to discuss any opportunities that the petitioner/developer may propose to improve the adequacy of school capacity in the immediate area of the proposed development.

TOTAL IMPACT FROM PROPOSED DEVELOPMENT

Proposed Housing Units: Up to 192 single-family detached units under R-VS (INNOVATIVE) and R-20 (CD) zoning

CMS Planning Area: 11

Average Student Yield per Unit: 0.5000

This development will add 96 students to the schools in this area.

The following data is as of 20th Day of the 2012-13 school year.

<i>Schools Affected</i>	<i>20th Day, 2012-13 Enrollment (non-ec)</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/Teacher Stations</i>	<i>20th Day, 2012-13 Building Utilization (Without Mobiles)</i>	<i>Building Classroom/Adjusted Capacity (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
MATTHEWS ES	975	51	40	128%	834	61	133%
CRESTDALE MS	914	48	53	91%	1312	21	92%
BUTLER HS	2050	105	98	107%	2538	14	107%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: Large-scale retirement community up to 1,250 units allowed under R/I (CD) zoning

Number of students potentially generated under current zoning: 0 students

The development allowed under the existing zoning would generate 0 students, while the development allowed under the proposed zoning will produce 96 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 96 students.

As requested, we are also providing information regarding the difference in the number of potential students from the existing zoning to the proposed zoning. Please note that this method of determining potential numbers of students from an area underestimates the number of students CMS may gain from the new development.