

Agenda Item: Continuation of Public Hearing for Application 2015-626 Everlane Apartments

DATE: May 6, 2015
FROM: Jay Camp

Background/Issue:

The applicant has revised the site plan since the initial submittal. The following is a summary of the primary changes to the plans. Immediately following this memo please find a memo from Chief Hunter with his department comments.

- The buildings along Monroe Road have shifted back to 30'- 35' from the ROW. All buildings must meet the 35' minimum setback in the R-12 MF district.
- The proposed right turn lane into the development is now shown on the plans.
- The unit count has been reduced from 320 to 312 and all 2-story carriage garages have been reduced to single story garage structures.
- A meeting was held on 3/30 with HPAC and area residents to discuss the cemetery. The applicant commits to removal of debris and installation of a fence to be approved by Matthews Historical Foundation.
- The proposed trail has shifted further from the cemetery and now loops around the back and side of the property and connects to the Nolley Ct access. This is the first leg of a trail envisioned in the Monroe Rd Small area plan. We have requested that the trail also shift away from the property line with the townhomes along Nolley. Staff has requested that an easement to the Town be provided for public usage of the trail system.
- Public Works and Planning have requested that the language related to the Nolley Ct connection be clarified to ensure this improvement is constructed prior to C/O of any buildings on the site.
- Public Works requests space to be reserved for recycling pick up per the County business recycling program.
- Additional screening is now shown between the development and the Sardis Forest community.

Proposal/Solution:

Hold Public Hearing and receive comments from staff, the developer and citizens.

Financial Impact:

None to the Town

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

No action is required

Memorandum

From: Chief Rob Hunter
To: Jay Camp, Town Planner
Date: May 4, 2015
Subject: Review of Proposed Site Plan

Regarding: 2015-626 Everlane Apartments

After a complete review of the proposed site plan and the requested location, I find / recommend the following:

No concerns / recommendations with proposed site / location

X Concerns / recommendations with proposed site / location (see below)

Comments: During a meeting with Matt Poindexter last week, I pointed out the following concerns / recommendations and he has responded promptly as noted:

1. Relocate the proposed tree canopy which follows the walking trail to the ‘outside’ of the trail – both to provide additional shielding to the Sardis Forest community and, for enhanced perception of safety for walkers, making the trail more visible from and lighted by the parking area of the apartments; he has responded that those changes are being made.
2. Addition of a concrete island at the Monroe Road entrance, to provide an obstruction for motorists illegally utilizing the existing center left-turn lane for through movements, this to also enhance the safety of motorists attempting the left-turn into the development; while he indicated a support of the addition, he indicated that NCDOT would make that decision and that NCDOT would likely prohibit such a construction at a non-intersection point.
3. I indicated that as long as contractor responsible for trash collection abided by current Noise ordinance (prohibiting nighttime collections), its location should not be an issue.

I find the Nolley Ct. entrance a safety benefit for residents and one that should not in any way promote ‘cut-through’ traffic; I find the site layout as proposed easy to maneuver, with adequate pedestrian sidewalks & pathways, and the right-turn ingress lane from Monroe Rd. enhancing the safety of those movement. Aside from the above-noted points, I do not find any safety concerns with the development.

If you have any questions, please let me know.

The employees of the Matthews Police Department strive to promote a safe community by preventing crimes and reducing the fear of crime, while treating all individuals fairly and with respect.

Our members will demonstrate honesty, professionalism and integrity, while building the partnerships necessary to enhance the safety of our community.

Project Summary

Location: Monroe Rd Bordering Charlotte City Limits

Owner(s): Renfrow Estate

Agent: Keith MacVean

Current Zoning: RVS

Proposed Zoning: R-12 MF and C-MF

Existing Use: Vacant Land and Historic Roseland Cemetery

Proposed Use: 320 Unit Apartment Community

Community Meeting: Occurred February 26th

Summary of Request

The applicant requests a change from the existing RVS zoning to allow for the construction of a 320 unit apartment development.

Staff Recommendation

After several meetings, staff and the applicant have determined that the C-MF district is not the best fit for the project due to several conflicts with that zoning district. The applicant plans to modify the request to remove the split zoning and rezone the entire site to R-12 MF (CD).

The applicant requests a deferral to May 11th to allow time for site plan changes related to initial staff comments. This timeframe also corresponds with the hearing dates for the recently submitted text amendment to change the maximum building height in the R-12 MF district.

Planning Staff Review

Background And History

Most recently, the site was rezoned in 2008 for up to 96 patio homes. To the rear of the property, the historic Roseland Cemetery is located on about 1.3 acres adjacent to Sardis Forest. The cemetery was designated as a landmark in 2012. A detailed report from the Landmarks Commission may be accessed at the following link: <http://www.cmhpf.org/S&Rs%20Alphabetical%20Order/SurveyS&RRoseland.htm>

Details of the Site Plan

The site plan features two access points, one on Monroe Rd and an access to the traffic light at Galleria Boulevard via a roadway easement to Nolley Court in Charlotte. An eastbound deceleration lane is planned for the main access on Monroe Rd. Apartment buildings flank both sides of the access on Monroe Rd, creating a street frontage condition consistent with the Monroe Rd Small Area Plan. The remainder of the site features a mixture of carriage house buildings (apartments over freestanding garages) as well as 2 and 3 story buildings. The buildings at the rear of the site are separated from Sardis Forest by detention ponds and the cemetery. No building is closer than 225' from the rear property line adjoining the neighborhood. A publicly accessible trail is also shown along the rear of the site per recommendation from the Monroe Rd Small Area Plan.

Summary of Proposed Conditions

1. Maximum of 320 Units
2. Access point to Nolley Court to provide vehicular access to Galleria traffic signal
3. Facades to be constructed with no less than 60% brick
4. Land area reserved on Monroe Rd for future Town gateway signage
5. Construction of publicly accessible trail system.

Planning Staff Review

Outstanding Issues/Planning Staff Comments

(Many of the outstanding issues will be addressed once plan revisions are received prior to the May 11th meeting. The following is a summary of the main items that have been discussed thus far)

1. The C-MF requires a public street system as well as significant dedication of open space. The applicant has agreed to change the rezoning request to zone the entire site to R-12 (MF) (CD) as a result of their desire to maintain a private system of internal drives and streets.
2. More detail on changes and improvements to Monroe Rd is required on the site plan. The deceleration lane to be added is not shown.
3. Buildings should be set back further from Monroe Rd. The change to R-12 MF would create a 35' setback on the street frontage.
4. Planning Staff suggests that the proposed trail connect to the new street at Nolley Court to provide a proper terminus for that segment of the trail system.
5. A copy of the easement to Nolley should be provided to verify that the access is permanent.
6. More detail is required with regard to plans for preservation of the cemetery portion of the site
7. Three story buildings exceed to maximum 35' height limit for R-12 MF. The text amendment will address this item.
8. A vegetation survey is required as part of the rezoning application
9. PCO Concept Plan approval required prior to decision

Consistency with Adopted Plans and Policies and Town Vision Statements

The use of the site as residential, orientation of buildings along Monroe Rd and provision of a trail system are all in conformity with recommendations within the Monroe Road Small Area Plan.

Reports from Town Departments and County Agencies

Matthews Police

Memo to be provided prior to Public Hearing

Matthews Fire

Memo to be provided prior to Public Hearing

Public Works

Memo to be provided prior to Public Hearing

Matthews Parks and Recreation

Memo to be provided prior to Public Hearing

Charlotte Mecklenburg Schools

Report Attached. 61 new students generated by development

PCO Concept Plan Approval Required?

Yes

Charlotte Area Transit System

The CATS bus stop just beyond Galleria Blvd in Charlotte will be relocated to the subject property frontage to provide a better location for transit riders. CATS request a concrete pad to be provided by the developer.

Impact Analysis

The Town does not provide waste pickup for apartment communities thus the primary impact to the Town lies in the incremental increase of providing essential services to new residents.

Projected Financial Impact of the Request

Current Matthews Tax Revenue from parcel: 4,062.73

Anticipated Tax Revenue From Project: \$73,000

Total Increase in Property Revenue \$68,938

As expressed in terms of property tax per acre, the development would increase Matthews property tax revenue per acre from approximately \$190 dollars/acre today to approximately \$3,476/acre. Tax revenue was derived from an estimated tax valuation of \$23,000,000, which is similar to several +/- 300 unit apartment communities in southern Mecklenburg.

Petition No: 2015-626

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 \$1,179,000 calculated as follows:

Elementary School: **36** \$20,000 = \$720,000

High School: **17** x \$27,000 = \$459,000

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 320 multi-family dwelling units at 14.8 dwelling units per acre under C-MF (Flexible Design/Innovation) and R-12MF (CD) zoning.

CMS Planning Area: 10

Average Student Yield per Unit: 0.1860

This development will add 61 students to the schools in this area.

The following data is as of 20th Day of the 2014-15 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
GREENWAY PARK ES	40.6	37	605	617	110%	36	116%
MCCLINTOCK MS	52	54	855	1154	96%	8	97%
EAST MECKLENBURG HS	111.5	90	1840	2253	124%	17	125%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The currently vacant parcel under existing 2008 conditional uses petition allows 96 patio homes at 4.4 dwelling units per acre under R-VS (Residential Varied Styles) zoning.

Number of students potentially generated under current zoning: 68 students (57 elementary, 11 middle, 0 high)

The development allowed under the existing zoning would generate 68 student(s), while the development allowed under the proposed zoning will produce 61 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) student(s).

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.