

Decision on Public Improvement Variance at 1700 Matthews-Mint Hill Road

DATE: November 7, 2017

FROM: Jay Camp

On October 24th, by a 4-3 vote, Planning Board recommended approval of a request to reduce the number of required access points to the site from two to one.

The access point on Matthews-Mint Hill at Moore Road will serve as the only public street connection for the 350 apartments until such time that the NCDOT extends Northeast Parkway to NC 51.

Proposed Solution

Both the Planning and Public Works Departments are concerned about access at the site. The NCDOT has indicated that the “temporary” traffic signals will only be installed if warrants are met. It is conceivable that the project could be approved and no traffic signal is installed. Please reference the decision memo for application 663 for a complete list of outstanding staff concerns regarding the rezoning request.

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Planning and Public Works staff continue to be uncomfortable with the lack of connectivity to the public street system and cannot recommend approval of this requested Public Improvement Variance at this time.

**SUGGESTED
STATEMENTS OF CONSISTENCY AND REASONABLENESS
Final Decisions on Zoning-Related Issues**

ZONING APPLICATION # 2017-665

Matthews Board of Commissioners makes the following 2 conclusions:

- 1)** The requested zoning action, as most currently amended, **IS CONSISTENT** with the policies for development as outlined by the Matthews Land Use Plan.

OR

The requested zoning action, as most currently amended, **IS NOT CONSISTENT** with the Matthews Land Use Plan and/or other adopted land development policies and plans.

(A requested zoning can be found "consistent" and not approved, or found to be "not consistent", but approved.)

- 2)** The requested zoning action **IS REASONABLE** and in the public interest because:
(ex., may be appropriate with specific surrounding land uses; has been shown that it will not create significant new traffic beyond area roads' capacities; creates/increases desirable use in Town.)

OR

The requested zoning action **IS NOT REASONABLE** and in the public interest because:

The Town of Matthews will be adversely impacted by the development of a 350-unit multifamily community that would be developed with minimal area road improvements to mitigate the increases in traffic and congestion in the area. Until Northeast Parkway is connected over to NC 51, there are public safety concerns for these new residents.

(Reasons given for a zoning request being "reasonable" or "not reasonable" are not subject to judicial review.)

Decision Date 11/13/17