

Decision on Application 2017-663, Bainbridge Apartments

DATE: December 6, 2017

FROM: Jay Camp

In response to concerns raised by staff and Council on 11/13, the applicant has made several notable changes to the plans:

1. The public can now use the parks/green spaces at the entrance of the site from 9 a.m. – 5 p.m.
2. A connection to the existing Oakhaven Drive has been made through the parking lot on the southern portion of the site. This gives the property two access points currently with the ability for the driveway to also connect to the future “jug handle” loop road that will connect Matthews-Mint Hill to US 74.
3. The applicant has added 4 street lights to the intersection for improved visibility.
4. Future Northeast Parkway has been extended 10’ further into the site with the 10’ multiuse path and 5’ sidewalk now complete to the end of the last buildings.
5. The estimated future right-of-way location for the roundabout is now shown on the plans. It appears that there would be little disturbance to the green spaces at the corners.
6. A note was added that HVAC units will be screened from view.
7. The petitioner will not turn the road over for NCDOT maintenance until Northeast Parkway is completed. This allows the temporary signal to be installed without NCDOT warrant study.

Proposed Solution:

The applicant has address most of the concerns staff had as of last month. The one remaining item that should have been addressed is completion of Northeast Parkway to the end of the last two buildings on the site. While not critical to the overall development, finishing the road as part of initial construction would create a better finished product in our opinion. I have attached an email from the Town Engineer with her thoughts on the issue.

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Transportation: #18 Work with NCDOT to implement transportation plans for Matthews which will allow for multi-modal uses, promote connectivity, and set priorities for transportation projects

Recommended Motion/Action:

Approve rezoning application 2017-663.

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues**

ZONING APPLICATION # 2017-663

ZONING MOTION # _____

ADMINISTRATIVE AMENDMENT _____

Matthews Board of Commissioners adopts the checked statement below:

A) The requested zoning action, as most currently amended, is **approved**, and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), and to be **REASONABLE**, as follows:

CONSISTENT: *The Matthews Land Use Plan calls for higher density development along Northeast Parkway with parking to the side and rear of buildings.*

REASONABLE: *The development is compatible with the adjoining residential properties and will create a high quality residential neighborhood within the Town.*

OR

B) The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)), and **NOT REASONABLE**, as follows:

INCONSISTENT:

NOT REASONABLE:

OR

C) The requested zoning action, as most currently amended, is **approved**. This action also **concurrently amends** the Matthews Land Use Plan as specifically outlined below. *(Provide explanation of the change in conditions making the Matthews Land Use Plan inconsistent to meet the development needs of the community, and include reference to specific text in Plan document):*

AMENDMENT TO LAND USE PLAN:

REASONABLE:

(Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence). Reasons given for a zoning request being "consistent" or "not consistent" are not subject to judicial review.)

Date 12/11/17