

Deferral Request for Application 2017-664, ENT Apartments at 1100 Matthews-Mint Hill Road

DATE: November 8, 2017
FROM: Jay Camp

On 10/24, Planning Board voted unanimously to recommend approval of the rezoning request. We have received a deferral request from the applicant citing the need to further discuss Independence Pointe Parkway with NCDOT, CATS and the Town and to also allow for time to finalize the conditional plan and notes with Town Staff. The NCDOT is still reviewing the traffic study at this time.

Although a deferral is requested, this is an opportunity for the Board to discuss the project and any outstanding concerns that are still present. Of note, staff has discussed the concept of the Town maintaining the portion of Independence Pointe Parkway from Highway 51 to the bridge over I-485. This would allow the Town and CATS more flexibility in the design of the road even though it is still planned to be funded as part of the U-2509 project.

Related Town Goal(s) and/or Strategies:

Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:

Defer decision on Application 2017-664 to December 11, 2017.

November 1, 2017

VIA EMAIL

Ms. Kathi Ingrish, Planning Director
Mr. Jay Camp, Senior Planner
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application No. 2017-664
Proffitt Dixon Partners, LLC, Applicant

Dear Kathi and Jay:

I hope this letter finds you well, and I appreciate all of the time that you both have devoted to Rezoning Application No. 2017-664.

As you know, the Public Hearing on Rezoning Application No. 2017-664 was held on Monday, October 9, 2017, and the Planning Board considered and made a unanimous recommendation for the approval of this Rezoning Application at its October 24, 2017 meeting. Under the Town of Matthews Rezoning Schedule, the Board of Commissioners is currently scheduled to render a decision on this Rezoning Application on Monday, November 13, 2017.

I am writing, on behalf of the Applicant, to respectfully request a deferral of the Board of Commissioners' decision on Rezoning Application No. 2017-664 from the Board of Commissioners' November 13, 2017 agenda to its December 11, 2017 agenda. The reasons for this deferral request are set out below.

First, prior to a decision on the Rezoning Application, the Applicant would like to have additional discussions with representatives of NCDOT, CATS and the Town of Matthews regarding the future extension of Independence Pointe Parkway through the site. As you know, the design of Independence Pointe Parkway will have a significant impact on the Applicant's proposed multi-use development and the entire ENT district. Second, NCDOT will not complete its review of the Applicant's Traffic Impact Analysis until a date after November 13, 2017.

Third, the Applicant would like the opportunity to thoroughly review the Conditional Rezoning Plan and associated materials with the Planning Staff in advance of a decision on the Rezoning Application to ensure that the Applicant's Conditional Rezoning Plan and associated materials are correct. Finally, the Applicant would like the opportunity to have discussions with Commissioners in advance of a decision on the Rezoning Application to obtain additional

Ms. Kathi Ingrish, Planning Director
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feedback and to timely make any resulting adjustments to its Conditional Rezoning Plan as a result of such feedback.

In view of this deferral request and the matters mentioned above, the Applicant will not be submitting its revised Conditional Rezoning Plan to the Planning Department today.

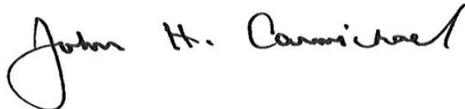
Regarding the public improvement variance requested by the Applicant from the requirements of Section 155.701.C.4.g of the UDO to allow this proposed multi-use development to have only two open and functioning vehicular access points from the existing public street system, the Applicant respectfully requests that the Board of Commissioners' decision on this matter also be deferred from the Board of Commissioners' November 13, 2017 agenda to its December 11, 2017 agenda so that it is decided at the same meeting as the decision on Rezoning Application No. 2017-664.

With respect to the text amendment requests under Application No. 2017-665, the Applicant respectfully requests that Application No. 2017-665 is placed on the Board of Commissioners November 13, 2017 agenda for a decision.

Kathi and Jay, thank you for your assistance, and please let me know if you have any questions or comments.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.



John H. Carmichael

JHC1/lh