

APPLICATION 2017-667 STAFF REPORT
CRC (OLD) WAS IN THE ZONING ORDINANCE FROM 1998 TO 2013
TO CRC (NEW) WAS ADOPTED WITH THE UDO IN 2014
10 LOTS



SUMMARY

Location

Tax ID 21502116, 21503102, 21501408, and 21504202, 03, 04, 06, 08, 09, 11

Ownership/Applicant

Kenneth Alexander (Heirs), John Clyburn,
Matthews Harrelson and Kaylan Pressley
Peggy Lawrence
Mildred Smith, James and John S Lawrence, Claude & Wilbert Alexander

Zoning

Existing: CRC (OLD) Proposed: CRC (NEW)

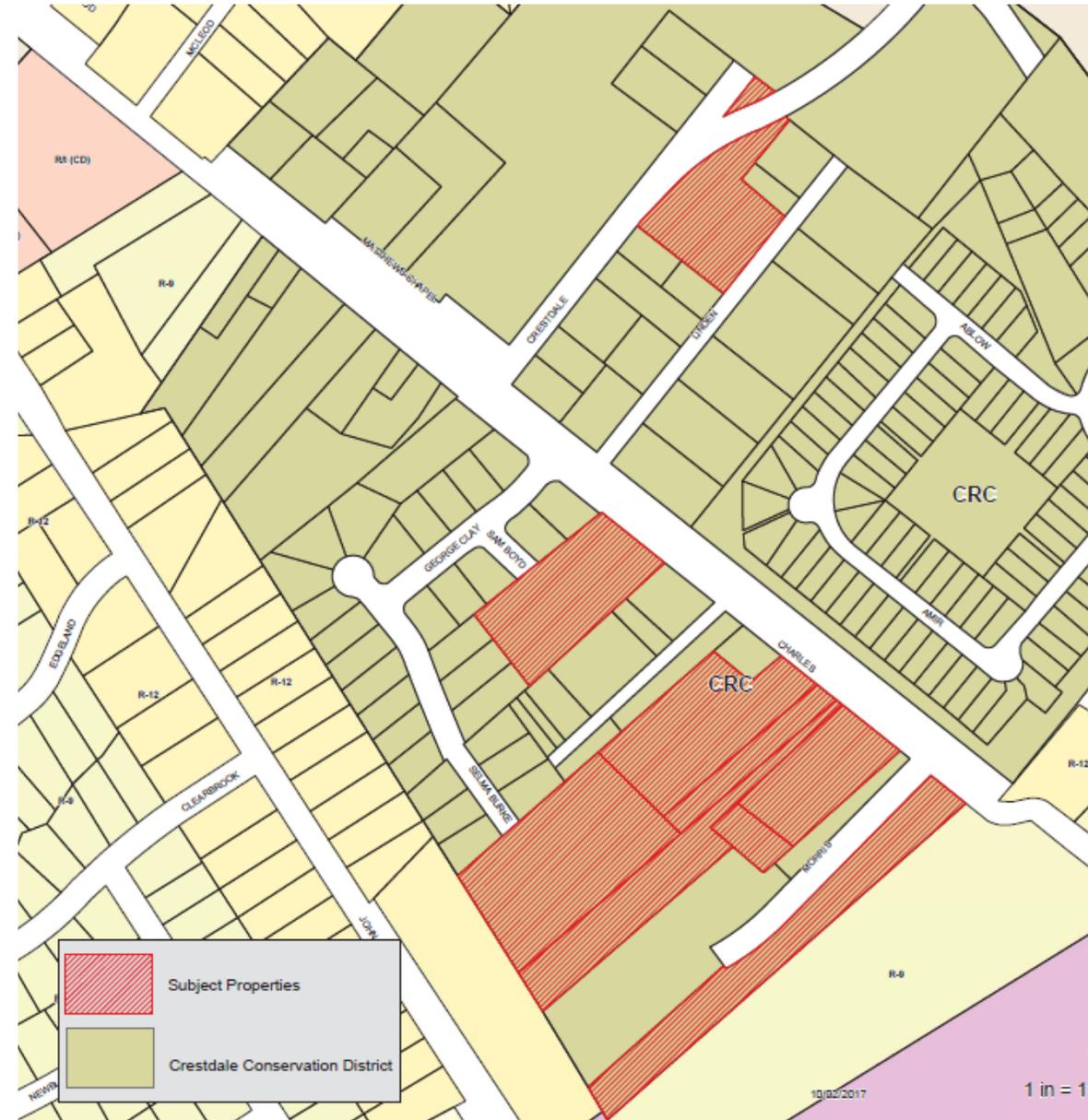
Use

Existing: Single Family Residence and vacant lots

Proposed: Uses allowed in new CrC District

Request Summary

The applicants are requesting to current CrC district be assigned to their properties in place of the former CrC regulations that are no longer part of the UDO. This is identical to properties converting from the old Conditional zoning category to a current classification.



OWNERSHIP

Location

Tax ID 21502116, 21503102, 21501408, and 21504202, 03, 04, 06, 08, 09, 11

Ownership/Applicant

Kenneth Alexander (Heirs)—Lot 8

John Clyburn—Lots 1, 2, 3, 4, 5, and 6

Matthews Harrelson and Kaylan Pressley—Lot 9

Peggy Lawrence—Lot 7

Mildred Smith, James and John S Lawrence, Claude & Wilbert Alexander—Lot 10

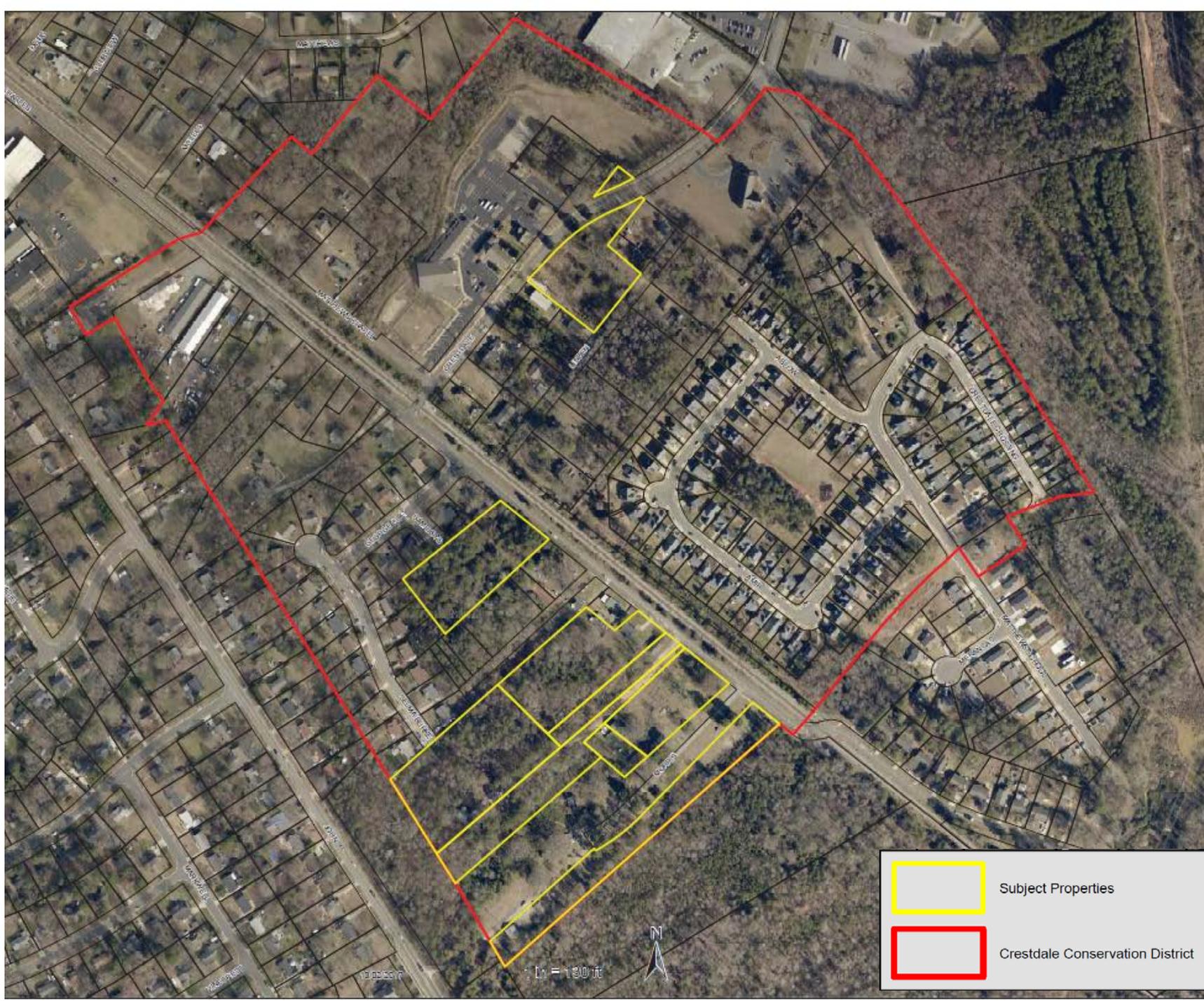


SITE INFORMATION AND BACKGROUND

These properties are located within the Crestdale neighborhood. The rezoning request consists of 10 properties involving 5 property owners. Houses are located on 6 of the lots, with the balance being vacant lots.

Previous Zoning Actions

The CrC district was originally created in 1998.



SUMMARY OF PROPOSED CONDITIONS

Conditions

1. No conditions are proposed.
2. At such time as any of these parcels may be proposed for any development other than a single family detached house, it will follow the standards of the CrC district and the site plan and/or elevation plan process outlined in § 155.503.2.

STAFF COMMENTS

Planning Department

1. The rezoning request is consistent with Town policy to convert all parcels within the CrC district out of the old provisions (requiring a Special Use Permit quasi-judicial process), to the current provisions (site/elevation plan approval).
2. There were no other comments received.

LAND USE PLAN AND ADOPTED POLICIES

Crestdale Rising Report

The 2011 Crestdale Rising Report recommends promotion of a variety of housing types and mixed income development for the remaining developable land area within Crestdale.

Consistency

There are no proposed changes to the existing uses at this time. This is the first step in allowing property owners to propose development other than a single family detached home within the CrC district.

LAND USE POLICY STATEMENTS

#1 Provide a range and variety of housing styles in Matthews

While Matthews has developed as a full-service community with an economically healthy mix of land uses, the predominant housing style in Town has been the detached home on a 1/3 acre or larger lot. This has been the desired housing style and has held its value, although the lack of alternative styles of housing may have prevented certain segments of the general population from moving to Matthews. Matthews should continue to provide housing styles acceptable to, and desired by, current and future residents.

155.503.2. Crestdale Conservation District (CrC)

The Crestdale Conservation District (CrC) is established to protect and preserve the character and atmosphere of the Crestdale neighborhood, a neighborhood of significant historical and cultural value. The Crestdale Conservation District accommodates single-family housing, small scale multi-family housing, and certain nonresidential uses which fit with the character of the Crestdale neighborhood. The Crestdale neighborhood possesses unique land use, design, and other distinctive characteristics but these regulations are intended to maintain an environment suitable for single-family living. The ongoing maintenance of the Crestdale Conservation District is intended to: *i)* protect and stabilize property values; *ii)* preserve desirable and unique physical features; *iii)* prevent blighting caused by intense or undesirable land uses; *iv)* promote compatible new development; *v)* protect natural open space; *vi)* preserve existing tree cover; and *vii)* preserve local history. The map symbol and short name for the Crestdale Conservation District shall be "CrC". **[formerly known as § 153.067.A]**

As a Conditional-Only District, parcels of land may be zoned to this category following the procedures explained at § 155.501.3.C. and D., at the time a specific development project is submitted for consideration, or parcels may receive early designation as outlined in § 155.501.3.I., prior to any specific plan due to their location within the geographic area identified for this zoning designation, with the condition that prior to any land disturbing activity other than single family detached homes on individual lots, a site specific plan for development shall be approved through the site plan approval process as described at § 155.401.5.B.