

Agenda Item: Decision on Application 2017-670, 4 Corners Subdivision

DATE: March 6, 2018

FROM: Jay Camp

Background/Issue:

On February 27, Planning Board voted unanimously to recommend approval of the rezoning request. The applicant has made several minor changes to the plan since the last submittal in order to meet code:

1. Added a provision that at least 5 homes in the SRN portion of the plan will be built with accessory dwelling units. The SRN category requires that developments offer multiple housing styles. Once the townhomes were removed, the applicant needed some way to meet the intent of the district. The inclusion of the accessory dwelling units meets this intent. Matthews allows accessory dwelling units in all residential districts by-right.
2. A flexible design standards request was added to allow for a modification to the street cross section to allow 11' travel lanes instead of 12' lanes. Since on-street parking lanes are provided on one or both sides of most streets, the 11' travel lanes are sufficient for vehicular movements. Instead of 24' of asphalt, most sections of the road network will have 27' to 32'.

Proposal/Solution:

As currently designed, the density of this 75-home community is 2.8 units per acre. Traffic volumes were reduced from 844 daily trips when first submitted to 714 trips per day. To put the traffic volumes in perspective, the proposed Newell Corners development will generate 4,700 trips per day on a 4-acre site. The vision for this neighborhood, with open space amenities, walking trails, and a mixture of custom housing styles, represents a unique and well-designed concept that has not yet been constructed in Matthews. The PCO Concept Plan has been approved by Mecklenburg County.

Planning Staff have one final comment that should be addressed prior to a decision. Note 1.A under permitted uses should have the word "principal" included before "dwelling units".

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Approve Application 2017-670.

***Please note: We have been asked to provide possible language for motions both in favor of, and in opposition to, this Zoning Application. These 2 optional pages are enclosed here, with suggested language regarding this case's Consistency with adopted land use plans and policies, and whether it is Reasonable. Feel free to add or revise these statements to make them fit your Board's conclusions.*

DRAFT---FOR APPROVAL

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH
POLICIES**

Final Decisions on Zoning-Related Issues

ZONING APPLICATION # 2017-670

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: with Matthews Land Use Plan. It encourages compact subdivision design to achieve more efficient use of space and creates 4 acres of preserved open space. It meets the Land Use Plan goal for Sam Newell Road, where R-VS infill development is deemed appropriate north of Windsor Square.

REASONABLE: The rezoning will create new housing opportunities while preserving open space and creating publicly accessible trails within the development.

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 **not approved**, although it has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), it is **NOT REASONABLE**, as follows:

CONSISTENT:

NOT REASONABLE:

OR

D) _____ 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:

(In each case, the 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 **March 12, 2018**

DRAFT---In opposition

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH
POLICIES**

Final Decisions on Zoning-Related Issues

ZONING APPLICATION # 2017-670

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:

REASONABLE:

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 **not approved**, although it has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), it is **NOT REASONABLE**, as follows:

CONSISTENT: with the Matthews Land Use Plan. The development creates housing styles and lot sizes that are not currently found in the area today.

NOT REASONABLE: The rezoning is not reasonable and would not be in the best interest of the

neighborhood or the Town due to the changes it would create to the aesthetics of the area and the new traffic that would occur.

OR

D) _____ 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:

(In each case, the 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 **March 12, 2018**