

Agenda Item: Zoning Motions 2018-1 and 2018-2, Creation of Small Area Plan Overlay (SAP-O) District Text and Map

DATE: May 9, 2018
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Background/Issue:

- Three Small Area Plans – the Monroe Road Corridor, The Family Entertainment District, and the E John St/Outer Loop Area -- have been completed and adopted by the Board of Commissioners since the UDO was enacted.
- Each Small Area Plan gives specific and unique development concepts for a certain small segment of the Matthews jurisdiction.
- A Small Area Plan is a policy directive, but is not a requirement to be specifically followed. If development is proposed in one of these studied areas that can meet existing zoning requirements without completely meeting the goals of the Small Area Plan, it may be possible for that development to proceed. A recent example is the extended stay hotel within the Entertainment Small Area Plan which was not designed to match the goals and policies of the Small Area Plan so that it can mesh well with future development around it.
- A similar Small Area Plan was adopted a couple decades ago for the then-yet unbuilt Matthews Township Parkway (NC51), and a zoning overlay district was also adopted to implement the goals of the Plan.
- This proposed new zoning overlay district text has used the Highway NC51 zoning overlay section of the UDO as a template so as to be consistent in format to what is already in the UDO.

Proposal/Solution:

- A new zoning overlay district may be adopted into the UDO to better connect critical aspects of each Small Area Plan into the Town's regulatory provisions. This will require two steps: 1) adoption of the text that will be added within the UDO; and 2) adoption of boundaries on the zoning map that identify the land parcels where the overlay district will be applied.
- As drafted, the proposed new text would apply to the same parcels as each of the adopted Small Area Plans covered.
- The SAP-O would require parcels within the Monroe Road Small Area Plan to:
 - match the zoning categories/land uses as listed in the SAP;
 - accommodate transportation improvements as indicated in the SAP; and
 - adhere to the Action Items (policies) listed in the SAP.
- The SAP-O would require parcels within the Entertainment District Small Area Plan to:
 - rezone to ENT zoning district;
 - accommodate the Primary (Main) Street Network as indicated in the SAP;
 - accommodate the future light rail alignment; and
 - include explanation how the development would meet the adopted Policy Statement of 2-23-15.
- The SAP-O would require parcels within the E John St/Outer Loop Small Area Plan to:
 - adhere to the Consensus Buildout Scenario and land use focus categories of the SAP;
 - accommodate transportation improvements as indicated in the Conceptual Streets and Pedestrian Networks in the SAP; and
 - adhere to the Action Items (policies) listed in the SAP.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

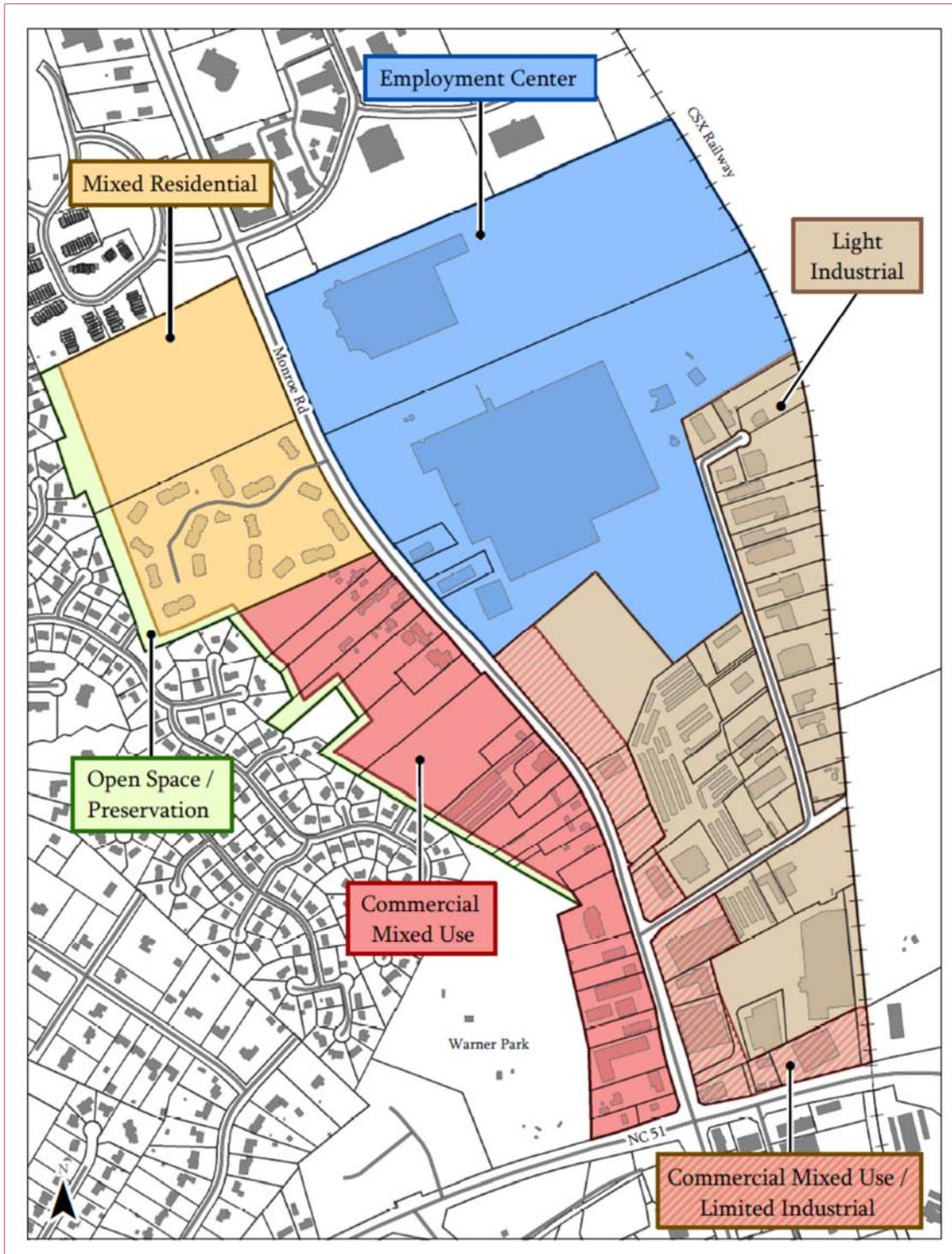
Economic Development/Land Use Planning

Recommended Motion/Action:

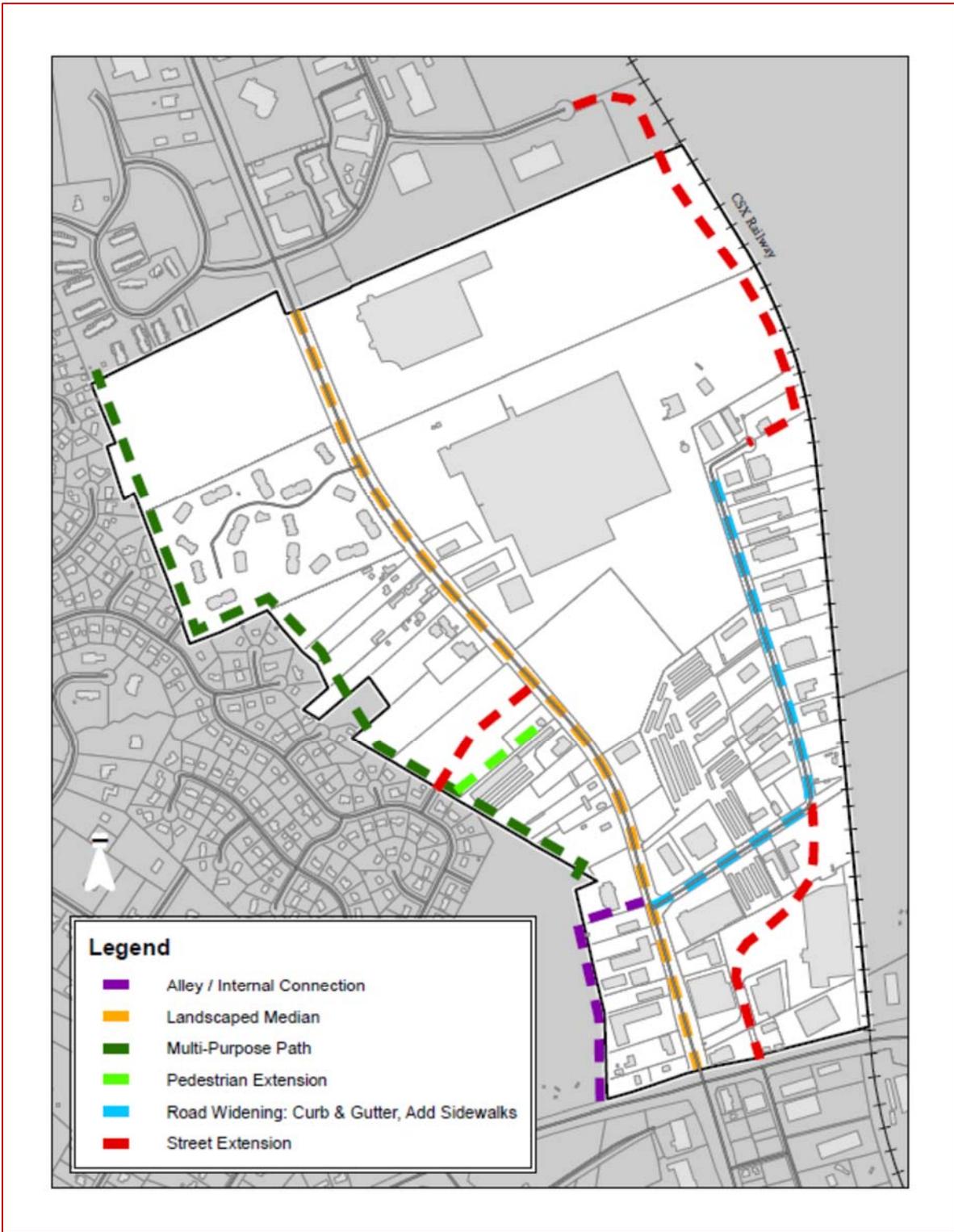
Schedule public hearings for Zoning Motion 2018-1 (Text amendment) and Zoning Motion 2018-2 (Map amendment) for June 11, 2018.

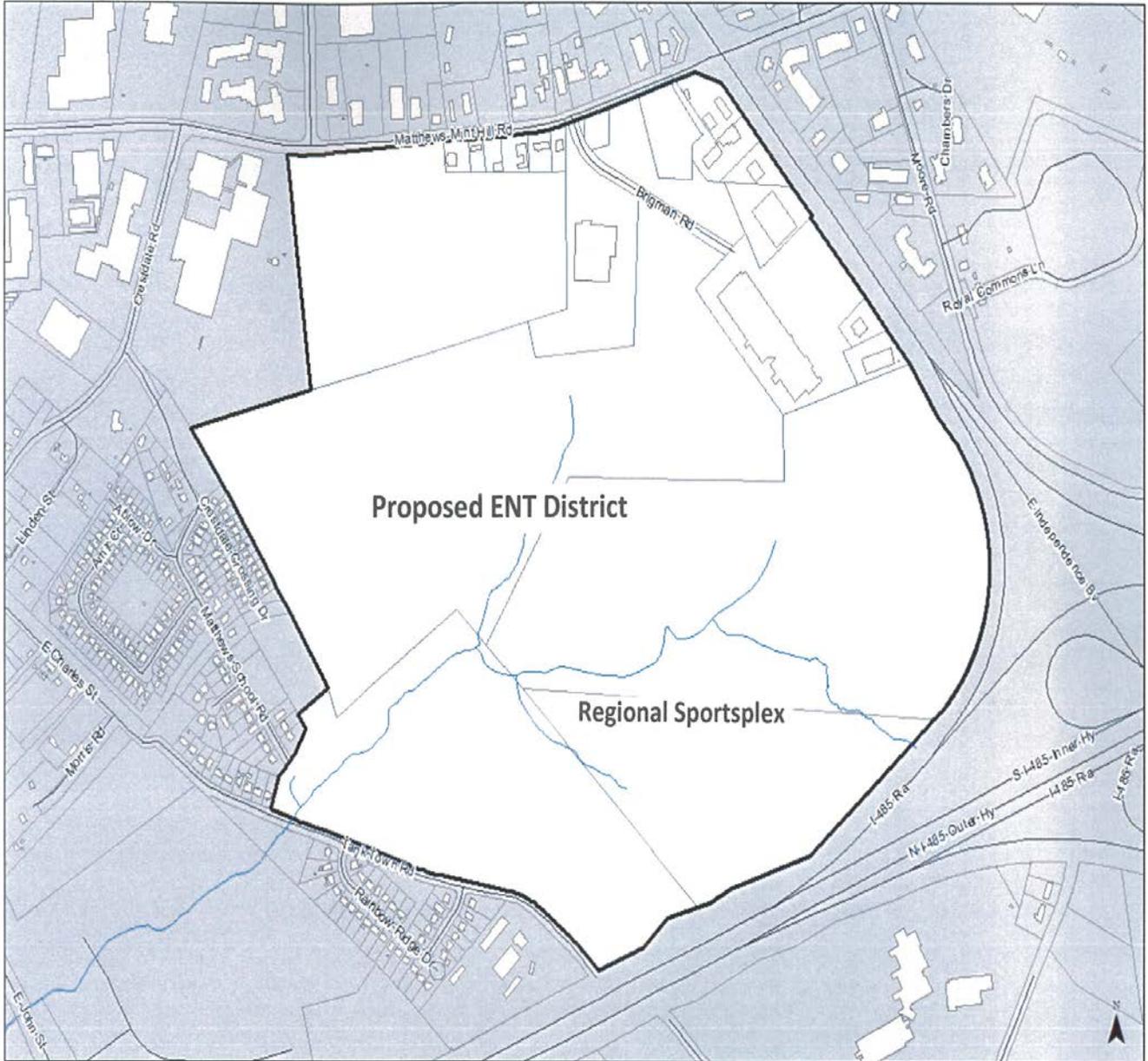
Zmot 2018-1 and 2 memo 5-9-18

Land Use Plan

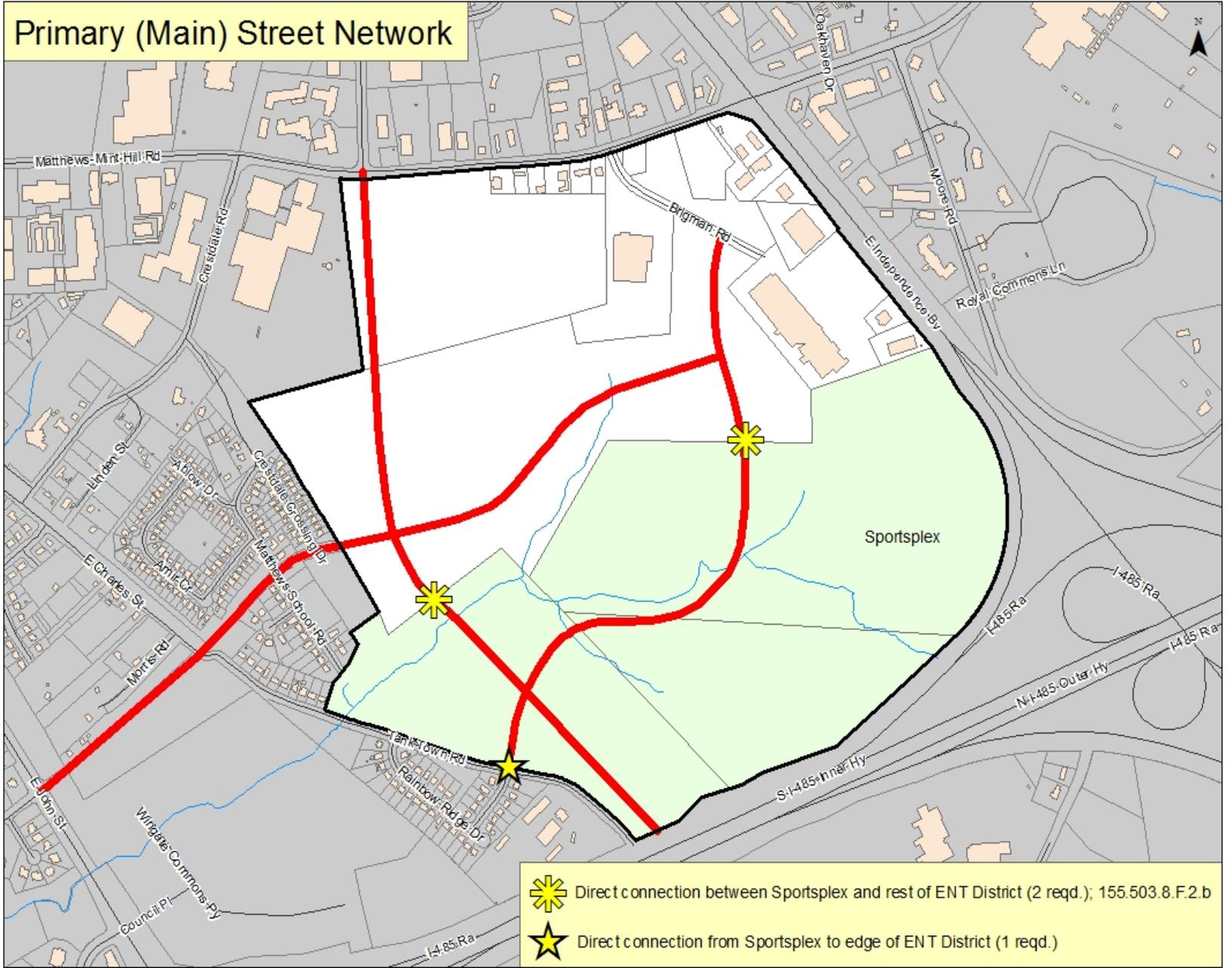


Proposed Connections and Improvements

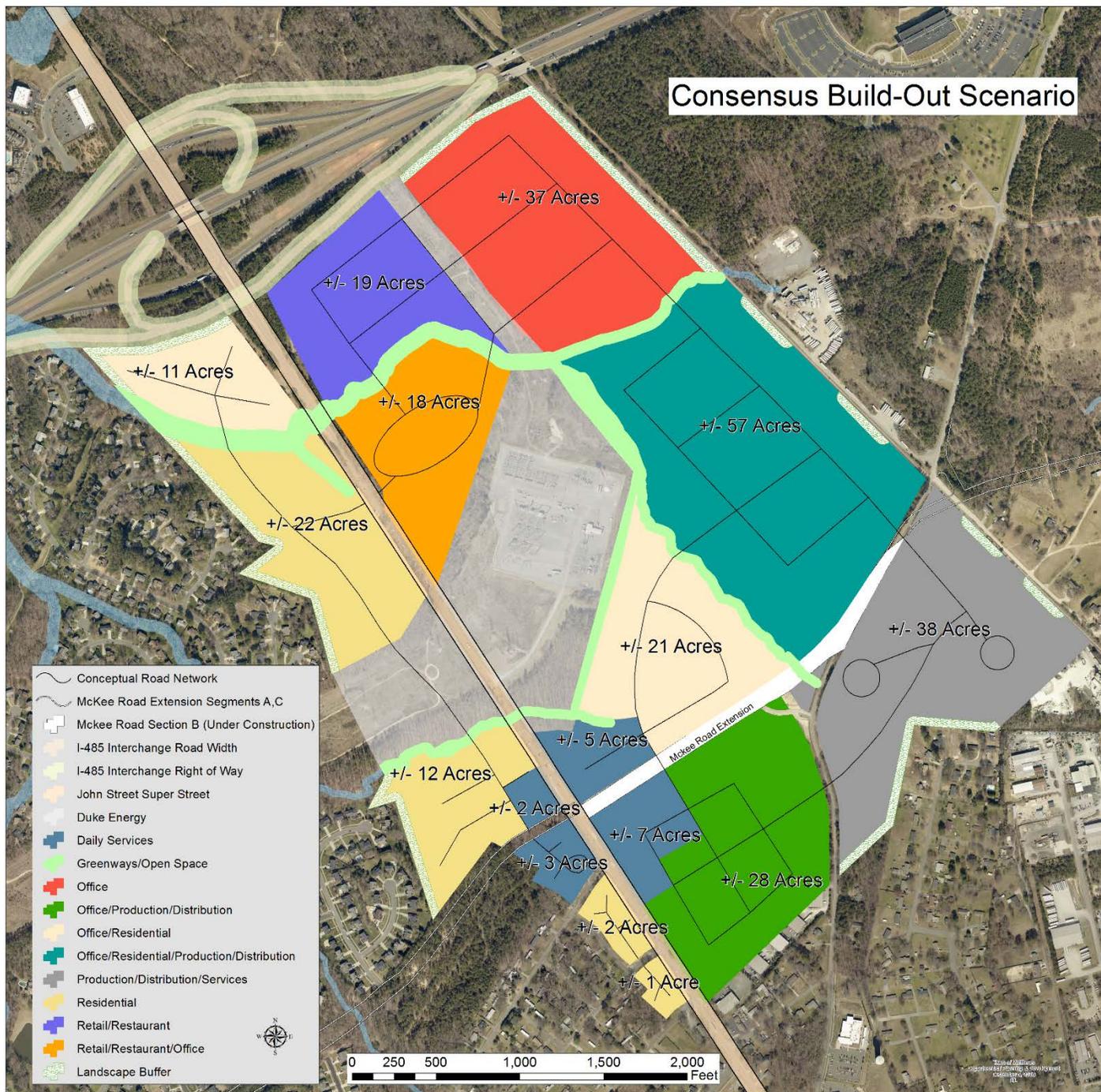




Primary (Main) Street Network



Consensus Build-Out Scenario



Below is a map visualizing the conceptual pedestrian and skeleton street networks that are discussed in this section. Concept to show all portions of study area will become accessible in the future. (updated map below 12-23-16)

