

## **Agenda Item: Decision on Application 2018-677 Margaret Wallace Subdivision**

**DATE:** July 5, 2018  
**FROM:** Jay Camp

### **Background/Issue:**

- On June 26th, Planning Board voted 4-3 to recommend denial of the rezoning request, citing traffic, school overcrowding and affordability as areas of concern.
- Following the Planning Board meeting, the applicant has submitted updated plans that show an elevation for the detached garage as well as a new house plan with a master bedroom on the first floor. One comment from Planning Board was a statement that master down homes are desirable for many residents.
- Since the Public Hearing, architectural notes and home elevations were added to the plans while a walking trail and playground were incorporated on the site plan.
- The PCO Concept Plan has not yet been approved.

### **Proposal/Solution:**

- This proposal was first submitted as a 36-unit townhome development at 6 units per acre. The current density of the single-family proposal is now 3.7 units per acre.
- The home designs and layout will create a walkable, streetscape with homes that incorporate front porches and traditional designs.
- The smaller than average home sizes should be a more affordable price point than any recently constructed homes in Matthews.

### **Financial Impact:**

None

### **Related Town Goal(s) and/or Strategies:**

Quality of Life

Economic Development/Land Use Planning

### **Recommended Motion/Action:**

Staff recommends approval of the rezoning request pending approval of the PCO Concept Plan.

**DRAFT---FOR APPROVAL**

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

ZONING APPLICATION # 2018-677  
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 by allowing an R-VS single family development to be built in an area dominated by single family homes.**

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**REASONABLE: The rezoning creates new housing opportunities with homes that are on average smaller than the average new home in the Matthews area.**

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**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: The rezoning is inconsistent with the lower density, single family neighborhoods in the area and is not appropriate for this site. A lower density community of single family homes would be the most appropriate development of the site.**

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**NOT REASONABLE: The rezoning is not reasonable and would cause additional congestion to area roads while overburdening the school system.**

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*(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: *July 9, 2018*