

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

DATE: August 6, 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 now 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:

Approve Application 2018-677

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.

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

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.

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

(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: *August 13, 2018*