

## **Agenda Item: Decision on Application 2018-679 McKee Glen**

**DATE:** May 9, 2018  
**FROM:** Jay Camp

### **Background/Issue:**

On April 24, Planning Board voted 5-2 to recommend approval of the rezoning request. The vote came with recommendations that a flexible design standards request should be included for street size and sidewalk placement, provision of a hammerhead turnaround, compliance with PCO, safety fencing around the detention pond and consideration of a right turn lane into the development. For reference, we have included the site plan for the planned development across McKee Road in Charlotte that is to be constructed by the same developer

### **Proposal/Solution:**

Since Planning Board review, the site plan has been altered significantly. Many of the proposed alleys were removed along with most of the on-street parking for the site. Previously, the site plan indicated 11' travel lanes and a 5' parking lane, resulting in 27' of total pavement width. With the deletion of almost all on-street parking, the streets are now only 22' wide, which is 2' narrower than a typical subdivision street. Total on-street parking was reduced from 28 spaces to 5 spaces (8 spaces are shown but 3 are located in the hammerhead turnaround). This is of particular concern as each unit only has 2 parking spaces. Matthews Fire has several concerns with vehicle turnaround and access to some of the units.

Town Staff has numerous concerns that need to be addressed prior to a decision. Mecklenburg County has not yet completed PCO concept plan review as plans were just submitted for a 3<sup>rd</sup> review cycle. While the plan and architectural changes appear to be improvements, with a new central open space facing McKee Road, there are still functional issues that need to be addressed thus a deferral of the decision is the appropriate action at this time.

### **Financial Impact:**

None

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

Quality of Life

Economic Development/Land Use Planning

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

Defer decision on Application 2018-679 to June 9, 2018.

