

Agenda Item: Decision on Application 2018-679 McKee Glen

DATE: June 4, 2018
FROM: Jay Camp

Background/Issue:

- In April, Planning Board voted 5-2 to recommend approval of the rezoning request
- Since the deferral in May, the applicant has worked with staff and Council members to address concerns.
- The new open space at the center of the site will be replanted with new trees that are required mitigation within the PCO.
- A privacy fence will be installed behind the townhome units that face the open space.
- Overflow parking spaces are now shown with a mix of 16 on-street and 12 off-street. Several will need to be removed to add a turnaround at the end of the public street.
- The applicant has provided the attached image as an additional option for the fence that will back up to the open space area.

Proposal/Solution:

- Staff has identified several minor items that should be included on the final plans. The proposed staggered front setbacks and raised entries should be included as conditional notes.
- The PCO Concept Plan has not yet been approved
- A turnaround, as required by the UDO, is required on the eastern terminus of the public street near the power lines. Streets cannot permanently end as stub streets.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Town Board policy is to delay action on rezonings until the PCO Concept Plan is approved.

DRAFT---FOR APPROVAL

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

ZONING APPLICATION # 2018-679
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 in that it provides for an R-VS development with open space for resident use. It meets the Land Use Plan goal of allowing residential infill development along McKee Road.

REASONABLE: The rezoning creates new housing opportunities and preserves a portion of a large grove of mature trees along McKee Road.

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 creates housing densities that are too high relative to the predominant residential housing in the nearby area.

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: *June 11, 2018*

