

## **Application 2018-685 Phillips Road Subdivision**

**TO: Matthews Planning Board Members**  
**DATE: September 19, 2018**  
**FROM: Jay Camp**

Since the Public Hearing, the applicant has submitted a revised site plan to address comments heard on September 10<sup>th</sup>. More specifically, the applicant has incorporated the following changes:

- The number of lots was reduced from 20 to 17 (Originally proposed with 22 lots)
- The Flexible Design Standards request for the side yards was removed. Homes will now have the required 6' and 8' side yards.
- The front porch setback was increased from 15' to 20'.
- Garages are shown as being set 5' behind the front porches.
- Lots were moved further from Highway 51, allowing more space for landscaping
- The proposed street is intended to not create a conflict with the Purser Hulsey Park driveway.

With a density under 3 units per acre and a street network that allows for future connections to adjacent undeveloped land, staff suggests that Planning Board review the plans and forward a favorable recommendation for the rezoning request to the Board of Commissioners if no concerns are found with the current design.

## STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES Recommendations on Zoning-Related Issues

### Rezoning Request 2018-685 Phillips Road

Matthews Planning Board adopts the checked statement below:

A)  The requested zoning action, as most currently amended, is **recommended for approval**, and has been found to be **CONSISTENT** with the Matthews Land Use Plan as follows:

- Provide a variety of housing styles, densities and locations.
- Encourage design and construction of alternative style housing and infill development.
- Continue to support the development and improvement of roadways to ensure an efficient, connected roadway network.
- Maintain and preserve residential uses along Pineville-Matthews Road and Matthews-Mint Hill Road and promote alternate styles of housing infill development.

This proposal creates housing opportunities with first floor master bedrooms and modest yards that could meet the needs of the Applicant's stated target market of age 55+ community. The design of the homes features usable front porches that will create a more traditional streetscape than many modern communities.

**OR**

B)  The requested zoning action, as most currently amended, is **not recommended for approval**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan as follows:

- Assess institutional needs of the community by evaluating demographic and social data.

The request would add additional traffic to congested roads and could overburden area schools.

*(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 September 25, 2018