

Agenda Item: Decision on Application 2018-686 BrookeChase Subdivision

DATE: November 7, 2018
FROM: Jay Camp

Background/Issue:

- On August 28th, Planning Board voted 4-3 to recommend approval of the rezoning request.
- On September 19th, the Board of Adjustment voted 5-0 to grant a variance allowing the proposed street to be private. The variance is conditioned upon the street being built to public residential street construction standards related to base and pavement depth.
- The 8 lots with single car garages facing the private street have been modified to provide a two-car garage and two car width driveways.
- The applicant will donate \$7,500 towards future sidewalk improvements at the site and \$2,500 toward greenway entrance improvements.
- An 8' buffer will be installed along the greenway with an easement for Town maintenance.
- A letter with a summary of all additional commitments by the applicant is attached.

Proposal/Solution:

- The applicant has added the attached schematic designs that depict the streetscape and form of the homes. Due to the custom nature of the project, each of the 12 homes may require a separate elevation approval by Council. Our initial recommendation was for staff to review each elevation for consistency with the conditional zoning to help streamline the development process. However, we understand that Council members wish to review future elevations and recommend a note stating that Council will review all home elevations prior to construction.
- The PCO Concept Plan has not yet been approved but is under review.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life, Economic Development/Land Use Planning

Recommended Motion/Action:

Approve Application 2018-686 (Pending Approval of PCO Plan)

DRAFT---FOR APPROVAL

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

ZONING APPLICATION # 2018-686
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, the R-VS standards and the Downtown Master Plan by allowing an R-VS single family infill development to be built in the downtown area where new housing opportunities are encouraged.

REASONABLE: The rezoning creates a small infill development within walking distance of downtown Matthews. The development is composed of homes that blend in with existing single-family homes along South Trade Street.

OR

DRAFT – FOR DENIAL

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: Development of the site would create homes on lots smaller than existing nearby homes and would create some new traffic on South Trade Street.

NOT REASONABLE: The 12 new homes would add new vehicular trips onto South Trade Street and would add several new students to local schools.

(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: *November 12, 2018*

Greenway Cottages Petitioner Commitments

11-5-18

- Dedication of .09 acres (3841 square feet) of land for Right of Way along South Trade Street to NC Department of Transportation. There is currently very little to NO Right of Way.
- Petitioner will donate \$7,500 upon approved and permitted site plans to the Town of Matthews for future improvements of Right of Way (planting strip and sidewalks) along South Trade Street.
- Petitioner will plant a buffer within the first 8' of land along the Four Mile Greenway path on the southern property line (Greenway path) with medium height evergreens (mature height of approximately 12-15'). Specific plant types will be coordinated with the Town of Matthews Arborist. Ralph with Public Works has visited the site and in agreement. The Town of Matthews will maintain the plantings. All Fencing will be located on the interior side of plantings, within the residential lot. Petitioner will provide an 8' easement to the Town of Matthews to maintain the area and plantings.
- Petitioner will plant a buffer on the Northern property line with medium height evergreens (mature height of 12-15') and large maturing hardwood trees (mature height 35' +/-) approximately every 50' on center
- Tree save area located along the eastern and Southern boundary will be regulated by the Covenants-Conditions & Restrictions of the Development. Any needed tree removal within these areas will require a representative of Matthews Public Works to review the request. This area has been flagged as requested for review by Council and the Town. Ralph with Public Works has visited, and reviewed tree save area.
- Petitioner will donate \$2,500 upon approved and permitted site plans to the Town of Matthews for future Greenway Entrance Improvements and Design.
- Petitioner will place signage within the development to identify the Private Streets and Private Parking locations as requested.
- Interior homes have been modified to include two car garages with a two-car wide driveway. All garages will front on the eastern side of the homes to minimize the visibility from S. Trade St. All garages will have two garage doors with a recessed offset between the garage doors to add additional dimension to the elevation. All homes will have two car garages.
- Additional on-street/visitor parking has been added at the ends of the private crossroad street.
- Mailbox location has been identified as requested.
- Tree types that will be planted in front lawns requested by Council will be European Hornbeam or similar Maple. This was discussed and in agreement with Ralph at Public Works.

Our goal is to create a theme for this community of homes that represent the architecture of Matthews past. Craftsman/Bungalow/Cottage style housing. This is a custom home building approach, vs a production/track/predetermined shelf type product as seen more in today's environment. Just as in the distant past, homes were built and designed one at a time. All homes will represent that theme and era of time with custom modifications to each home so that every home is distinctive.



