

Agenda Item: Decision on Application 2018-686 BrookeChase Subdivision

DATE: October 3, 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.
- Homes have been moved closer to the center of the site to preserve more greenspace on the perimeter.
- The stormwater pond has been modified to create more tree save.
- Preserved tree canopy has increased from 0.25 acres to 0.37 acres. The minimum R-VS tree save is 8% while this site proposes 16% tree save.

Proposal/Solution:

- Staff is supportive of the rezoning request; however, several items should be addressed prior to a decision vote. The applicant has requested a deferral to November 12th.
- The PCO Concept Plan has not yet been approved.
- The applicant has not submitted new drawings depicting the style of two car garage homes to be constructed on the property. The home elevations facing South Trade are unchanged.
- Additional clarification is required regarding the greenway and proposed landscape enhancements that have been discussed.
- The street cross section shown on the plans needs to be updated to reflect the private street with back of curb sidewalk.

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 2018-686 to November 12, 2018.

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: *October 8, 2018*