

Agenda Item: Decision on Application 2018-689 Rice Road Subdivision

DATE: January 9, 2019
FROM: Jay Camp

Background/Issue:

- On October 23rd, Planning Board voted unanimously to recommend approval of the rezoning request.
- Revised home elevations have been submitted and are attached to this memo.
- The applicant has submitted the following revised language to replace conditional note 3b regarding a \$5,000 payment to the Town for traffic calming. The traffic calming measures that have been discussed include a small roundabout or chicane. Both Planning and Public Works are comfortable with the revised language for traffic calming.

"Developer will include a traffic calming feature within the Ritz Road extension right of way generally depicted on the Rezoning Plan to control speeds. Developer will work with Town Engineering and Planning Department on the design details of the feature during the Development Review phase."

Proposal/Solution:

- We are waiting for confirmation from Mecklenburg County regarding PCO Concept Plan approval.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Approve Application 2018-689 pending confirmation that the PCO Concept Plan has been approved.

DRAFT---FOR APPROVAL

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

ZONING APPLICATION # 2018-689
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 by allowing an R-VS single family development to be built in an area of existing single-family homes.

REASONABLE: The rezoning creates new housing opportunities in an area that is within convenient walking distance to Rice Road Park and creates new street connections within the Matthews street network.

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: The rezoning is inconsistent with the lower density, single family neighborhoods in the area and is not appropriate for this site.

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: *January 14, 2019*





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BUILDING A BETTER HOME

Rice Road Elevations & Site Plan



















