

## **Agenda Item: Decision on Application 2018-691 Idlewild Road-I-485 Mixed-Use**

**DATE:** May 7, 2019  
**FROM:** Jay Camp

### **Background/Issue:**

- In January, Planning Board recommended approval of the rezoning by a vote of 4-3.
- A revised site plan and new elevation drawings have been submitted. A new builder, Century Communities, will be constructing the townhomes. The new elevations, which are almost identical to the approved elevations for the Harmony Hills development, are attached. No significant changes to the site plan have occurred.

### **Proposal/Solution:**

- It is our understanding that the development agreement is set for a vote in Stallings on May 13. The developer has worked to create a seamless project within both Matthews and Stallings. Staff recommends that Council approve the rezoning request.

### **Financial Impact:**

None

### **Related Town Goal(s) and/or Strategies:**

Quality of Life

Economic Development/Land Use Planning

### **Recommended Motion/Action:**

Approve Application 2018-691.

**DRAFT---FOR APPROVAL**

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

ZONING APPLICATION # 2018-691

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 development combined with a small commercial component to be located in an area with convenient interstate access and within walking distance to shops and amenities.**

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**REASONABLE: The rezoning creates new housing opportunities at moderate densities in an area that is within convenient walking or biking distance to numerous amenities including a grocery store, pharmacy and restaurants. The development provides the seamless street network envisioned in the Land Use Plan that connects Matthews and Stallings.**

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**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 Land Use Plan and does not provide “alternative housing styles” or the envisioned office park specified in the Idlewild Road/I-485 Interchange Action Items.**

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**NOT REASONABLE: The rezoning is not reasonable and would be a burden to the Town and CMS due to the difficulty required to provide emergency services, solid waste collection and schools.**

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*(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: *May 13, 2019*



Logan "B"

Hayes "C"

Logan "C"

Hayes "A"

Logan "A"

Hayes "B"



**26' Wide Front Load Townhomes  
2-Story Brick 6-Plex  
Front Elevation**

04.15.19



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)  
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**26' Wide Front Load Townhomes  
2-Story Brick 6-Plex  
Left Side - Logan Elevation 'B'**

04.15.19



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**26' Wide Front Load Townhomes  
2-Story Brick 6-Plex  
Right Side - Hayes Elevation 'B'**

04.15.19



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Hayes "B"

Logan "A"

Hayes "A"

Logan "C"

Hayes "C"

Logan "B"

**26' Wide Front Load Townhomes  
2-Story Brick 6-Plex  
Rear Elevation**

04.15.19



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Elevation "A"

Elevation "B"

Elevation "C"

Elevation "B"

Elevation "A"



**22' x 54' Wide Alley Load Townhomes  
2-Story Brick 5-Plex  
Front Elevation**

04.16.19



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**22' x 54' Wide Alley Load Townhomes**  
**2-Story Brick 5-Plex**  
**Left Side Elevation 'A'**

04.12.19



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Elevation "A"

Elevation "B"

Elevation "C"

Elevation "B"

Elevation "A"



**22' x 54' Wide Alley Load Townhomes**  
**2-Story Brick 5-Plex**  
**Rear Elevation**

04.12.19



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