

Agenda Item: Decision on Application 2018-692 300 West John Office Building

DATE: January 9, 2019
FROM: Jay Camp

Background/Issue:

- On January 8, Planning Board voted unanimously to recommend approval of the rezoning.
- The applicant has corrected the conditional notes to clarify that the sidewalk and planting strip along Ames Street will be reconstructed at the time of development.

Proposal/Solution:

- The Tree and Appearance Board noted several species of invasive plants on the site. We are working with the applicant regarding a commitment to remove some or all of this plant material.
- The applicant is currently addressing questions regarding the style of freestanding sign that will be installed. An update will be provided shortly.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Approve Application 2018-692 pending resolution of the two outstanding issues.

DRAFT---FOR APPROVAL

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

ZONING APPLICATION # 2018-692
ZONING MOTION # _____
ADMINISTRATIVE AMENDMENT _____

Matthews Board of Commissioners adopts the checked statement below:

A) X 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 development creates new office space for two companies currently located in Matthews and will increase the daytime employment population. The development conforms to the Downtown Plan requirement to create office cottage style infill development along the West John Street corridor.

REASONABLE: The proposal creates an architecturally compatible office building on an infill lot along one of the most important roadways within the Town. For over 20 years, the Land Use Plan and Downtown Plan have specified office development as most appropriate for West John 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: The rezoning is inconsistent with the Land Use Plan and would allow an infill building that would overshadow existing early 20th century buildings.

NOT REASONABLE: The rezoning creates a large amount of office space that would generate additional traffic on already overburdened roads.

(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*