Agenda Item: Decision on Rezoning Application 2019-694 Discount Tire

DATE: June 4, 2019
FROM: Mary Jo Gollnitz

Background/Issue:

- On April 23rd, Planning Board voted unanimously to recommend conditional approval of the rezoning request.

- The applicant had requested a deferral until June 10th

- Revised elevations and site plan have been submitted and are attached to this memo.

- Revised site plan shifts the building closer to Independence Pointe Parkway with a new driveway entrance location off of Windsor Drive.

- The building has been turned perpendicular to Independence Blvd with lobby area entrance facing Windsor Dr.

- The applicant has added windows to the bay doors as well as metal awnings over the doors, accent down lighting, and a pitched roof in the center of the building.

- Elevation facing Independence Pointe Pkwy now has windows with steel canopy giving the appearance of a lobby. Additionally, windows with awnings provide the appearance of a second story.

Proposal/Solution:

- Staff believes the rezoning request is appropriate and supports the request.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:

Discuss revised site plan and elevations and approve rezoning Application 2019-694.
DRAFT---FOR APPROVAL

STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES

Final Decisions on Zoning-Related Issues

ZONING APPLICATION # _____2019-694_________________________
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 and allows a retail use to replace a former restaurant location along US74.

REASONABLE: The rezoning is reasonable because it allows for the vacant restaurant building to be demolished and a new retail building be installed. The rezoning supports the continuation of building a healthy commercial base in Matthews.

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 because it is a traffic intense use.

NOT REASONABLE: The rezoning is not reasonable as it would create an expansion of existing retail space on US74 resulting in increased traffic at the site.

(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: June 10, 2019