

Agenda Item: Decision on Application 2019-697, Harkey Property, at 2026 Matthews-Mint Hill Road

DATE: September 5, 2019
FROM: Jay Camp

Background/Issue:

- On August 27, Planning Board voted 6-1 to recommend approval of the rezoning request.
- The applicant has continued to make small tweaks to the site plan. Of note, home setbacks will be staggered by a minimum of 3' and a Flexible Design Standards request is included that would allow the front setback to be reduced to 14' in the area of the front porch. After discussion with the applicant, it appears that this shallow 14' building setback would only occur on some of the home sites. The reason given for the reduced building setback is to preserve rear yard space and allow for greater tree preservation. A typical lot layout diagram is attached.
- As a reminder, all new home elevations that substantially deviate from the attached examples and all office elevations must be approved by Council. Minor changes to the provided home elevations are allowed.
- The PCO Concept Plan has been approved by Mecklenburg County

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Approve Application 2019-697

DRAFT---FOR APPROVAL

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

ZONING APPLICATION # _____

ZONING MOTION # 2019-697 _____

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 creating a multiuse development that would allow both new housing opportunities and office space that is within walking distance of several neighborhoods.

REASONABLE: The rezoning is reasonable as it addresses the transitional nature of the site with a development that creates a mixture of both office space and new single family housing.

OR

DRAFT – FOR DENIAL

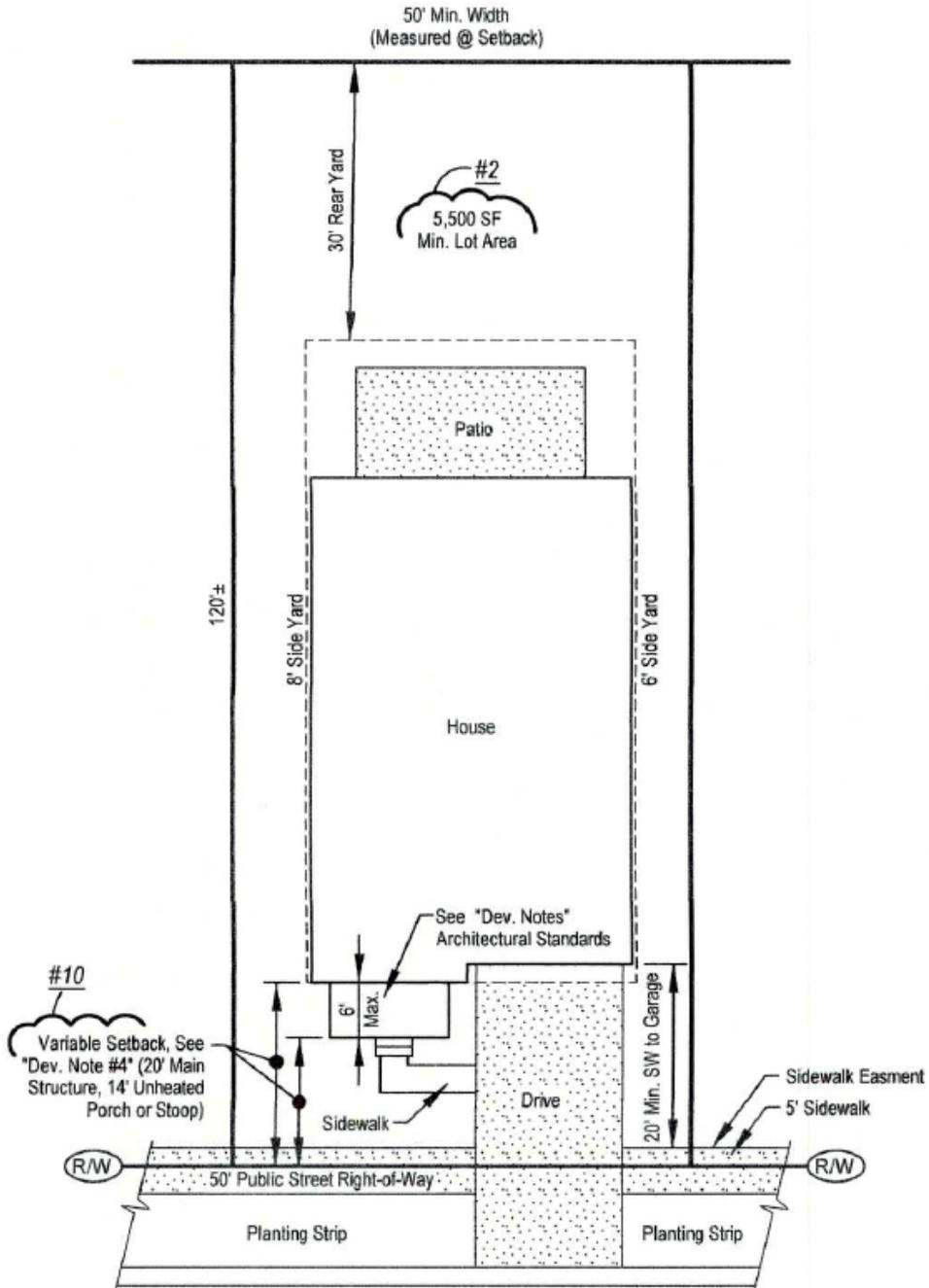
B) _____ The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)), and **NOT REASONABLE**, as follows:

INCONSISTENT: The new development would create additional traffic and would permit office space in a predominantly single-family environment

NOT REASONABLE: The rezoning creates new traffic in a congested neighborhood adjacent to a large high school and would allow for the development of offices next to a single-family development.

(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: *September 9, 2019*



Typical Lot Detail
 #4 — Scale: 1" = 20'