

**APPLICATION 2020-712 STAFF REPORT
MORRIS FAMILY INVESTMENTS, CHANGE IN ZONING**

Pre Public Hearing Staff Analysis · July 2020



SUMMARY

Location

North Freemont Street Opposite 313 and 317

Ownership/Applicant

Morris Family Investments, LLC

Zoning

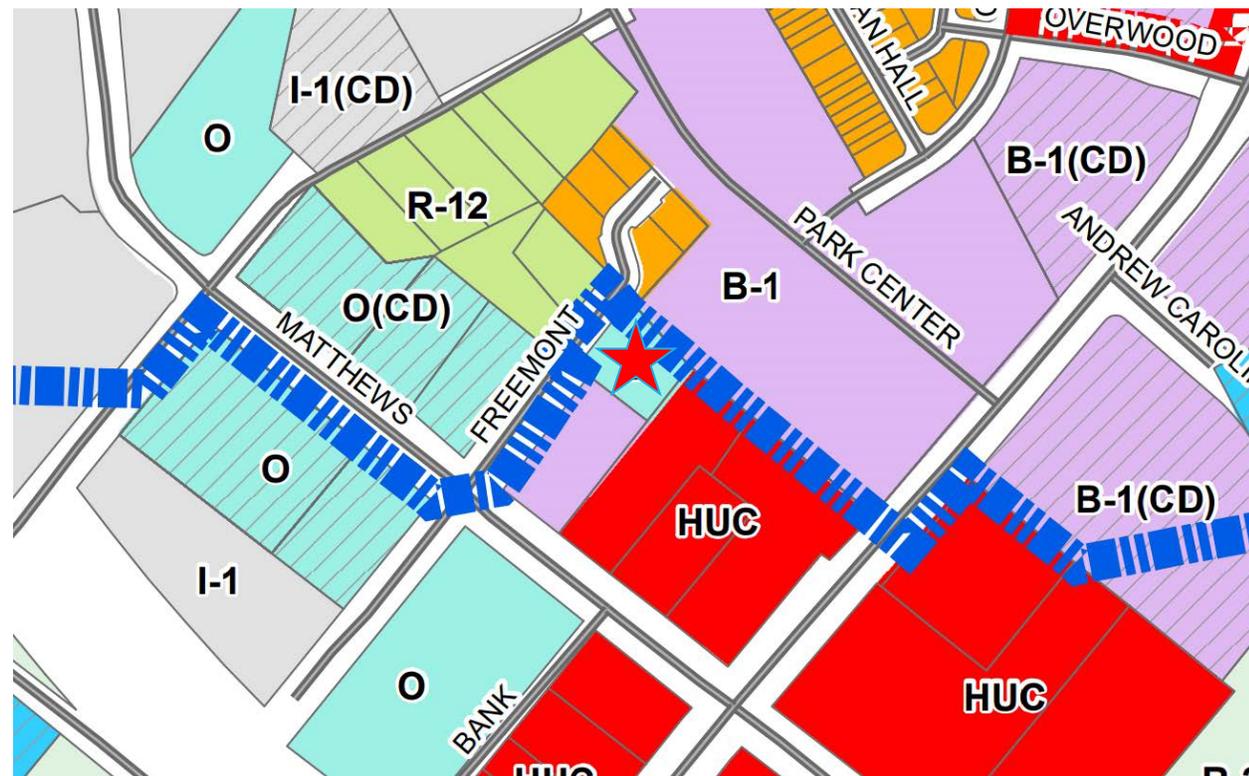
Existing: O Proposed: R-VS

Use

Existing: Vacant
Proposed: Single family residential

Request Summary

The applicant proposes to change the zoning of the property from Office to R-VS for the purpose of constructing three single family homes.



PROJECT AREA

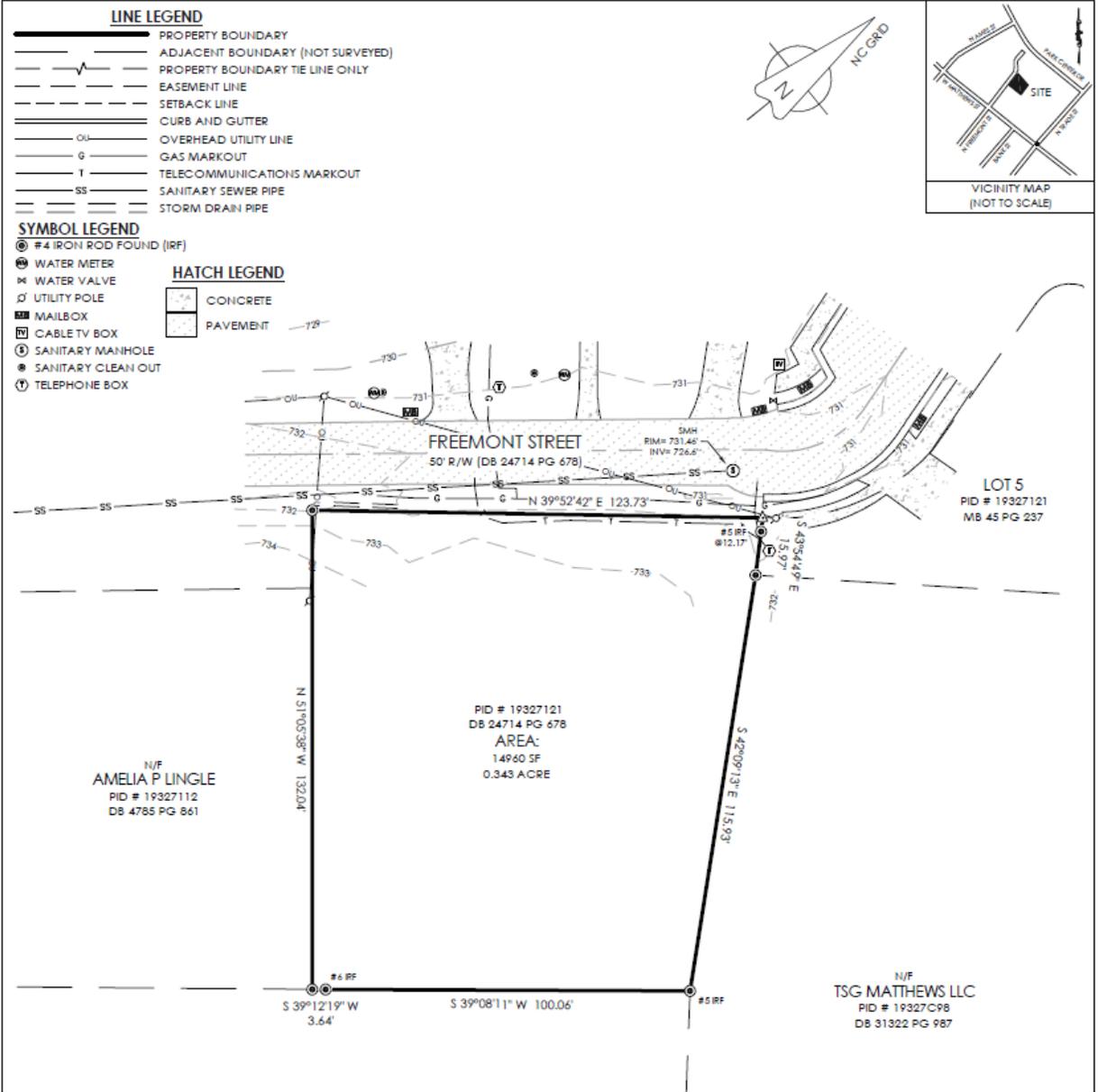


SITE INFORMATION AND BACKGROUND

Site Summary

The property is currently undeveloped. The site is .343 acres. There are two large maturing trees on site which will remain.

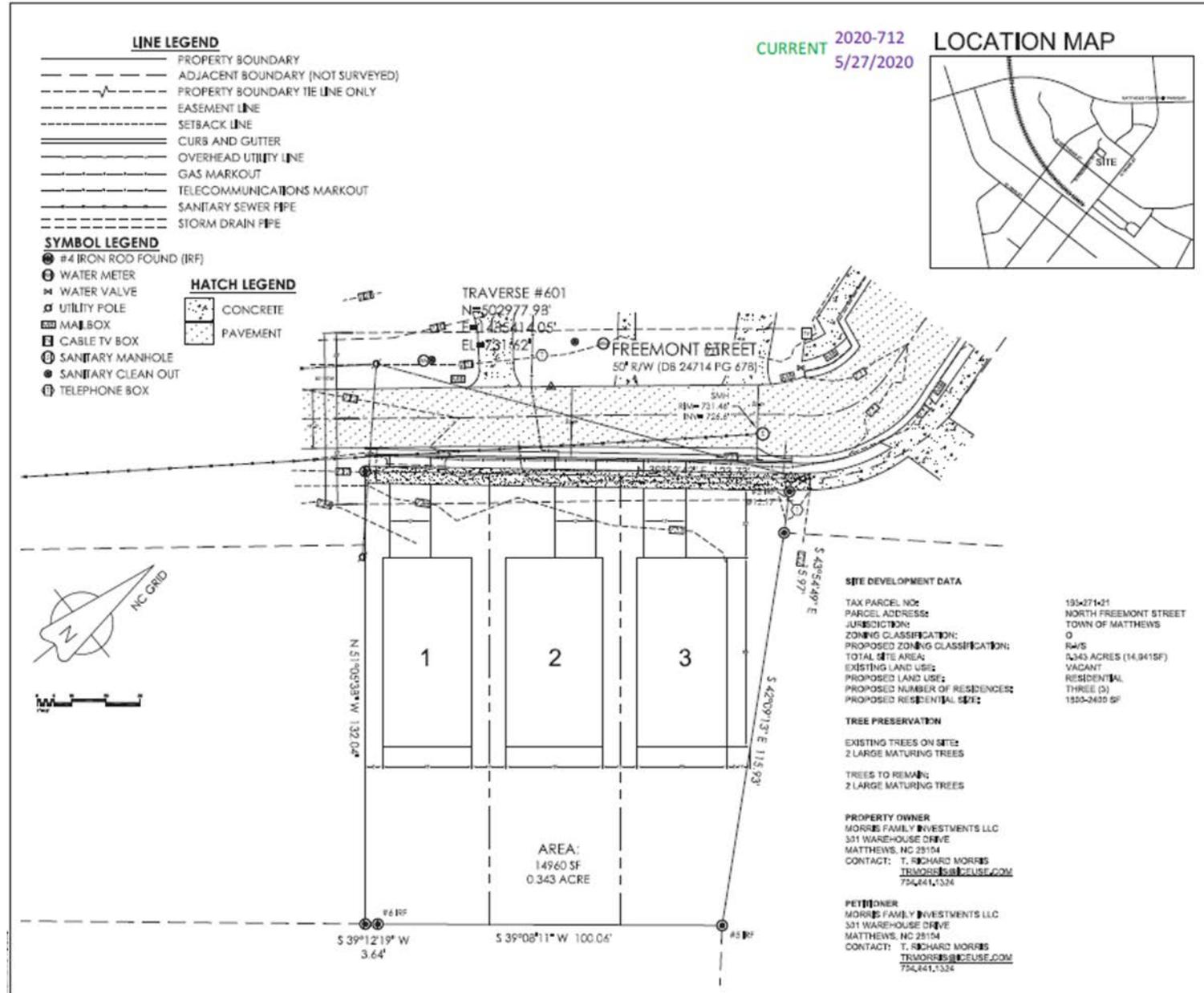
The site is located within the Downtown Overlay.



Previous Zoning Actions

None

PROPOSED SITE PLAN



SUMMARY OF PROPOSED CONDITIONS

1. The regulations established under the Ordinance for the R-VS zoning district shall govern the use and development of the Site.
2. The Site may only be devoted to a residential community containing a maximum of 3 one-family detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-VS zoning district.
3. Development of the Site shall comply with the dimensional standards of the R-VS zoning district set out in Table 155.604.1 of the Ordinance and the dimensional standards set out in the Site Data table on the Rezoning Plan.
4. The streetscape treatment along the Site's frontage on extended N. Freemont St. shall meet the requirements of the Ordinance.
5. The maximum height of any one-family detached dwelling unit constructed on the Site shall be 35 feet as measured under the Ordinance.
6. Attached to the Rezoning Plan are a series of conceptual, schematic images of the front elevations of the one-family detached dwelling units to be constructed on the Site that are intended to depict the general conceptual architectural style, design treatment and character of the front elevations of the one-family detached dwelling units to be constructed on the Site.
7. Applicant may subsequently propose additional conceptual, schematic images of the front elevations of the one-family detached dwelling units to be constructed on the Site, and such additional conceptual, schematic images must be approved by the Matthews Board of Commissioners

ARCHITECTURAL ELEVATIONS



LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The Town encourages a variety of alternative residential housing and mixed use developments in Downtown.

Such uses support the economy of Downtown and create demand for a wider array of land uses. The Town should continue to identify specific uses desired here.

New construction that adds a diversity of land uses is essential to the vitality of Downtown.

Consistency

The proposed change in zoning from O to R-VS is consistent with the Land Use Plan.

DOWNTOWN ACTION ITEMS

- ➡ 1. Encourage a variety of land uses.
- ➡ 2. Expand alternative style housing and mixed use developments.
- ➡ 3. Create a unique, aesthetic appeal through site plan approvals that include quality architectural design and building materials, minimal setbacks, and rear parking.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

No Concerns

Police

No Concerns

Fire

No Concerns

Public Works

No Concerns

Parks and Rec

No concerns