Zoning Application 2020-715, Change of Zoning for 1700 Weddington Rd. from R-15 to R-12MF (CD), Williams Business Properties, LLC/Lat Purser & Associates

TO: Matthews Board of Commissioners
DATE: November 5, 2020
FROM: Robert Will, Senior Planner

The applicant held a second community meeting on October 29th, and the main concern remained the traffic generation. Changes to the original submitted plan are as follows:

- Reduction in units from 131 to 98
- One apartment building, located in the rear of the property, reduced from four
- 5.82 Units per acre (reduced from 7.79 units per acre)
- Leasing office and amenities remain
- 10.94 acres of provided open space

Changes to the revised site plan presented at the October 12th meeting are as follows:

- 70 Townhome units (but no increase in total units)
- 7-foot perimeter sidewalk reduced to 6 feet wide.
- Reduction in impervious area
- 188 Parking spaces (reduced from 243) and parking was redesigned from parallel to head-in.
- Pedestrian entryway from S. Trade has been removed
- The developer agrees to provide dedication of land to Mecklenburg County for future greenway, see attached scope of dedication.
- Outdoor lighting will be as per the Unified Development Ordinance
- See attached plan for the final site design

However, there still remain some outstanding issues:

- The PCO plan has not been approved for the new site design.

Proposal/Solution
The Planning Board recommended approval of the revised (98 unit) site plan, zoning Motion 2020-715 Change of Zoning for 1700 Weddington Rd. from R-15 to R-12MF (CD), Williams Business Properties, LLC/Lat Purser & Associates to the Board of Commissioners with a vote of 5-2.

Related Town Goal
Economic Development/Quality of Life

Recommended Action
Staff believes that the reduction of impervious surface is an improvement for the project, however it comes at a design cost. The redesign of the internal circulation, replacement of parallel parking with head-in parking, and reduction of townhome clusters (from 21 buildings to 17 buildings) creates a project that is not as unique as the last iteration. During the review stage, staff asked that the project density be reduced and the developer has complied. That being said, staff recommends APPROVAL of zoning application 2020-715 Change of Zoning for 1700 Weddington Rd. from R-15 to R-12MF (CD), Williams Business Properties, LLC/Lat Purser & Associates. If the board does not wish to grant approval to the project, it is recommended that they allow the withdrawal of the application in order that the property may not have to wait the one year before another proposal may be submitted.
DRAFT---FOR APPROVAL

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

ZONING APPLICATION # ____2020-715_________________________
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: The Land Use Plan states that 60% of the land area of Matthews is zoned for single family and that
additional housing styles should be allowed to provide for housing diversity. If developed at a density of under 6
units per acre, the development would be of a density lower than other multifamily communities in Matthews. The
following goals under policy 1 of the Land Use Plan (page 10) are addressed:

Strategy 1B: Provide expanded zoning options that will encourage developers to design attractive niche
neighborhoods that will positively impact existing residential neighborhoods.
Strategy 1F: Actively endorse a variety of housing values and residency types (owner and renter) to be built
within the Town to the local development community.

REASONABLE: The request is reasonable as it allows for the addition of new housing opportunities in the form
of a rental community with a significant number of townhome style units within walking or biking distance of the
greenway and downtown Matthews. The development would create and attractive streetscape along an identified
gateway corridor into downtown Matthews. The scale and architecture (if some of the larger multifamily buildings
are removed) contributes to the small town feel and character desired by citizens and Town government.

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: Although the Land Use Plan makes no specific recommendation for this corner, the area
surrounding the site is primarily single family zoned. The introduction of attached and stacked multifamily is
inconsistent with neighborhood character.

NOT REASONABLE: The development would, according to the report from CMS, create overcrowding issues.
Traffic impacts, although hard to predict due to the pending Weddington Road interchange, could exasperate
traffic issues into Matthews.

(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: November 9, 2020
Rob Will  
Planning Department  
Matthews, North Carolina  

Date: November 5, 2020  
Re: Rezoning Application 2020-715; 1700 Weddington Rd.  
Supplemental Submittal  

Rob,  

Please find below a list of pertinent information points for the subject rezoning that is a supplement to the Petitioner’s Plan.  

1. Draft Exhibit attached showing the proposed limits of the greenway dedication to Mecklenburg County. The Petitioner plans to dedicate the land area via a subdivision plat.  
2. Exterior lighting will abide by the lighting ordinance.  

Sincerely,  

Jack Levinson  
COO, Lat Purser & Associates, Inc.  

cc. John Carmichael