Zoning Motion 2020-716, UDO Text Amendment to add “Independent Living Facilities” to the table of permitted uses, add prescribed conditions, and to the parking requirement table

TO: Matthews Board of Commissioners
DATE: November 4, 2020
FROM: Robert Will, Senior Planner

During the Public Hearing for Text Amendments to “Independent Living Facilities”, questions regarding the parking ratio of 1.1 spaces per unit and the number of required amenities were raised. The concern was that the number of parking spaces should not be the same as CCRCs because these are senior living apartments. Additionally, there was concern with the number of required amenities was only 5 and should be raised to be at least 8 amenities.

Staff is comfortable with the proposed parking ratio because there will be fewer individuals living in the Independent Living Facilities per unit then in a regular multi-family development.

As for the number of required amenities, staff does recommend increasing to 8 the required amenities to bring more value to future residents.

Proposal/Solution

The Planning Board unanimously recommended approval of zoning Motion 2020-716 Text Amendment to add “Independent Living Facilities” to the table of permitted uses, add prescribed conditions, and to the parking requirement table to the Board of Commissioners as amended to increase the number of required amenities from 5 to 8.

Related Town Goal

Quality of Life

Recommended Action

Recommend approval of zoning Motion 2020-716 Text Amendment to add “Independent Living Facilities” to the table of permitted uses, add prescribed conditions, and to the parking requirement table as amended to increase the number of required amenities from 5 to 8.
TOWN OF MATTHEWS | R/I
More than 5 Acres
Matthews Board of Commissioners adopts the checked statement below:

A) _X_ The requested zoning action, as most currently amended, is recommended for approval, and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), as follows:

**CONSISTENT:** Because it allows an increased diversity of housing options within the Town of Matthews.

**REASONABLE:** The text amendment is reasonable because there is an existing definition of ‘Independent Living Facilities’ but no corresponding listing in the permitted use table.

---

**OR**

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)), as follows:

**INCONSISTENT:** The text amendment is inconsistent with the Land Use Plan because it creates a special class of housing that is exclusive to a certain population.

**NOT REASONABLE:** The text amendment is not reasonable as would allow for a new type of multi-family housing.

(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: October 27th, 2020