Agenda Item: Rezoning 2020-717 The Dolores James Dusanenko Living Trust/Buvermo Investments – Change in Zoning from R-15 to R/I (CD)

TO: Matthews Board of Commissioners
DATE: February 3, 2021
FROM: Robert Will, Senior Planner

Request Summary:
The applicant proposes to change the zoning of the property from R-15 single family to R/I (CD) for the purpose of constructing an independent senior living facility consisting of 128 units.

Comments Raised at the Public Hearing(s):
- Architectural elevations were presented at the 11/9/2020 public hearing, concern over roof line and design was expressed. Revised elevations were submitted to the Town on 12/11/2020
- Building height was a concern, proposed building is much taller than the neighboring Lidl and units across the street in Mint Hill.
- A slightly revised site plan was submitted on 12/11/2020 that showed the following minor changes:
  • Added commitment to payment for funding pedestrian crosswalk on Idlewild
  • Pocket park along Idlewild frontage
  • Commitment to a minimum of 10 out of the 12 listed amenities from the Independent Living text amendment
  • Added a potential future shared access connection point to the adjacent Cedar Grove Baptist Church
- Revised elevations showing a slightly lower (three story) building in the front with an increase to four stories in the rear of the structure. These were submitted on 2/2/2021.

Land Use Plan:
The land use plan has specific recommendations about the Idlewild Rd. corridor, including the proposed rezoning site (see pages 113-114). These recommendations include redevelopment to higher density residential uses and the encouragement of housing marketed toward seniors along and adjacent to this section of the Idlewild Rd. corridor.

Planning Board Recommendation:
At their regular meeting on 11/24, the Planning Board recommended approval of zoning Application 2020-717 Change in Zoning from R-15 to R/I (CD) to the Board of Commissioners with the condition that the applicant continue discussions and bring revised elevations back to the Board of Commissioners.

Staff Recommendation:
Staff recommends approval at this time of zoning Application 2020-717 Change in Zoning from R-15 to R/I (CD) to the Board of Commissioners because elevations have been submitted as per the Board’s request in order to address concerns raised at the public hearing.
DRAFT – FOR APPROVAL
STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues

ZONING APPLICATION # 2020-717
ZONING MOTION # __________________________
ADMINISTRATIVE AMENDMENT ________________________

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: The Town acknowledges a trend toward housing developments marketed toward seniors. The Town encourages such communities as development opportunities along and adjacent to this corridor. See Section 8a, Pages 113-114 of the Land Use Plan

REASONABLE: The rezoning is reasonable in that senior independent living residential uses are appropriate for this area and the remainder of the Idlewild Road corridor.

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 rezoning is inconsistent with the Land Use Plan in that this location is too distant from the transit corridor to support higher density uses.

NOT REASONABLE: The rezoning is not reasonable as it will create additional traffic along Idlewild Rd.

(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: February 8, 2021

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Level 1: 0'
Level 2: 10' - 8'
Level 3: 21' - 4'
Level 4: 32' - 0'
Roofline Height 1: 41' - 1'
Roofline Height 3: 32' - 0'
Roof Apex 1: 50' - 0'

Revision Date: 2020-717
Drawn By: BJS
Checked By: MUR
Issue Date: 02-01-2021
Project No: 200035
Sheet Title: EXTERIOR BUILDING ELEVATIONS
Sheet Number: A-200
View From Idlewild looking north
View From Idlewild looking north (with tree save removed from rendering. Actual building will include tree save per the previous slide).
View from across Idlewild Road showing the planned tree save.
View of the building with tree save removed from the rendering. (Actual building will be obscured by tree save)
View from Idlewild (through the trees) of amenity space. Tree save will obscure this view from Idlewild.
View of Main Entrance from back parking lot.
View from back parking lot.
Subject building roofline will be approximately in-line with Lidl roofline.