Agenda Item: Rezoning 2020-724 Park Place – Decision – Change in Conditions

DATE: March 8, 2021
FROM: Darin Hallman, Planner

Background/Issue:

- ADP Mecklenburg, LLC is requesting that an additional unit be allowed and that the building elevations be altered.
- Updates since the Public Hearing and Planning Board:
  - A question arose about the sewer lines in the area. Staff was made aware that there was potentially a clog in the sewer lines.
  - Some discussion took place about providing a greenway easement on the northern side of the property to connect back into different property.
  - The building elevations have been altered from feedback from Planning Board
  - Planning Board recommended approval of the rezoning request

Proposal/Solution:
Consider possible greenway easement locations. Two options have been discussed. One on the northern property boundary and another would overlap the existing entrance drive.

Financial Impact:
None

Related Town Goal(s) and/or Strategies:
Land Use Planning

Recommended Motion/Action:
Discuss new building elevations and potential greenway easement. The applicant has requested meetings with some council members about some site features mentioned. An update will be provided Monday.
DRAFT---FOR APPROVAL
STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues

ZONING APPLICATION # 2020-724
ZONING MOTION # __________________________________________
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: The rezoning changes in conditions are consistent with the Matthews Land Use Plan for Downtown as it creates a unique, aesthetic appeal through site plan approvals that include quality architectural design and building materials, minimal setbacks, and rear parking.

REASONABLE: The rezoning is reasonable and in the public interest as it expands alternative style housing.

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)), and NOT REASONABLE, as follows:

INCONSISTENT: The rezoning is inconsistent with the Land Use Plan in Downtown as it does not creates a unique, aesthetic appeal.

NOT REASONABLE: The rezoning is not reasonable as it increases the intensity of land use located within a congested area of Town.

(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: March 8, 2021
SADIE DR
SIDEWALK-GREENWAY CONNECTION

PROPOSED SIDEWALK (OPTION A)

PROPOSED SIDEWALK (OPTION B)

1

2

3

4

5

Option A appears to be feasible
Option B seems cost-prohibitive

LEGEND
CREEK
FIELD PICTURES

Town of Matthews Public Works
3/3/2021 BY EG

EXHIBIT
1. 120' x 3' backfill and clearing

2. 6' From post to wheel stop. Need 7', light pole will need to be relocated

3. Existing 18" concrete pipe

Clean up and maintenance needed

Clean out and extend pipe about 20 ft and add riprap and apron
About 4.5 ft elevation change between parking lot and creek bed

Possibly steps, backfill and add 18’ concrete pipe

Existing 18” Concrete pipe

Creek size is about 13 ft wide x 4 ft deep

Bridge required to cross creek, very large drainage area

Town of Matthews Public Works

SADIE DR SIDEWALK OPTION B

3/3/2021 BY EG

EXHIBIT