Zoning Application 2020-726: Text amendment to reduce the minimum size of tracts of land that can be designated the MUD zoning district

TO: Matthews Board of Commissioners
DATE: March 1, 2021
FROM: Robert Will, Senior Planner

Background

Currently the minimum size of the MUD (Mixed use District) conditional zoning district is 15 acres.

<table>
<thead>
<tr>
<th>CONDITIONAL-ONLY ZONING DISTRICTS</th>
<th>R-VS</th>
<th>CR-B</th>
<th>SRN (12)</th>
<th>C-MF</th>
<th>MUD (12)</th>
<th>TS</th>
<th>B-1SCD</th>
<th>NT (12)</th>
<th>AU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot area (ft or ac)</td>
<td>(11)</td>
<td>7,500</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Minimum overall development area (ft or ac)</td>
<td>1/2 AC</td>
<td>NA</td>
<td>1 AC</td>
<td>3 AC (12)</td>
<td>15 AC (12)</td>
<td>NA</td>
<td>3 AC</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

While having a 15 acre minimum for a Mixed Use district is a way to guarantee there is enough acreage for a proper mix of uses (the intent of the zoning district), allowing smaller sites to take advantage of the Mixed Use district permitting creative infill opportunities. The town has a limited amount of vacant land left and very few parcels are 15 or more acres.

The proposed text amendment is as follows:

155.604.3 Table of Dimensional Standards

Change the minimum overall development area to ‘NA’

Related Town Goal
Economic Development/Quality of Life

Recommended Action
Hold the public hearing in order to receive further comments on the proposed text amendment.
ZONING APPLICATION FOR UNIFIED DEVELOPMENT ORDINANCE TEXT CHANGE
AS PROVIDED IN THE UDO AT 155.401.3

APPLICATION NUMBER  2021-726  DATE FILED  12-30-20
APPLICANT'S NAME True Homes LLC
APPLICANT'S MAILING ADDRESS 2649 Brekonridge Centre Dr. Suite 104 Monroe, NC 28110
APPLICANT'S PHONE NUMBER/EMAIL ADDRESS  980-269-6609 kfenn@truehomesusa.com

I request consideration of the following change in text of the Matthews Unified Development Ordinance:

Requested text change is:

☑ a change in wording to existing Section(s)

☐ an addition to Section(s)

☐ a deletion of wording at existing Section(s)

Below is the text requested to be changed, added or deleted:

Existing Section  155.604.3

Proposed Section _____________________________

We are requesting a text amendment for the Table of Dimensional Standards in section 155.604.3 to change the MUD minimum overall development area from 15 acres to NA.

(continue on additional page(s) as necessary)
What is the intended effect of this request?

This would allow development of properties in the MUD zoning that have less than 15 acres of total area.

APPLICANT SIGNATURE

(continue on additional page(s) as necessary)