Agenda Item: Rezoning 2020-727 Heirs of John R. Downs/True Homes – Change in Zoning from R-9 to MUD

TO: Matthews Board of Commissioners
DATE: April 5, 2021
FROM: Robert Will, Senior Planner

Request Summary:
The applicant proposes to change the zoning of the property from R-9 single family to MUD for the purpose of constructing 75 townhomes. True homes shall provide 11 townhome units to be preserved as rental housing targeted to households with income up to 60% of the area median income.

Comments Raised at the Public Hearing(s):
- More open space should be provided.
- No amenities are provided for the neighborhood.
- Meant to be an extension of the future mixed-use project to the south.
- Price point of the workforce housing is $1,100
- Greylock Ridge Extension is funded by the NCDOT
- Density is a concern, possible reduction in units?

In response to these comments the applicant has submitted a revised site plan showing an urban park at the entrance of the community, a small increase in the open space provided, revised elevations to address concerns raised at the public hearing.

Land Use Plan:
The Land Use Plan does not specifically make a recommendation for this site, however it considers well-designed infill development, such as R-VS and other higher-density mixed and multi-family uses where appropriate and compatible with existing development.

Planning Board Recommendation:
At their regular meeting on March 23rd, the Planning Board recommended approval of zoning Application 2020-727 Change in Zoning from R-9 to MUD to the Board of Commissioners.

Staff Recommendation
Staff recommends that the Board of Commissioners make a favorable recommendation of zoning Application 2020-727 Change in Zoning from R-9 to MUD.
DRAFT – FOR APPROVAL

STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Board of Commissioners Decision on Zoning-Related Issues

ZONING APPLICATION # 2020-727
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 rezoning is consistent with the land use plan because it will provide a variety of housing styles, densities and locations and encourage design and construction of alternative style housing and infill development.

REASONABLE: The rezoning is reasonable in that it provides for a transitional land use between an approved mixed-use project and a single-family zoning.

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 E. John St.

(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: April 12, 2021