Zoning Application 2020-728: Text amendment to permit private streets in the R-VS zoning district

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

Background

Currently the R-VS (Residential Varied Styles) conditional zoning district requires that all streets must be dedicated to the public, only alleys are permitted to be private:

155.503.1 F. 2.
f. Private streets and gated streets are prohibited. All streets must be dedicated to the public, although alleys may be private.

To permit private streets in the R-VS (built to public street standards) allows a development to maintain control over the road network instead of having the Town have responsibility for the maintenance. Many of the neighborhoods that are zoned R-VS are small and do not have a large or complex street network and they can be a burden for the Town to maintain. On the other hand, when private streets fall into disrepair residents may petition for the town to take them over because of lack of an effective HOA or other reasons.

The proposed text amendment is as follows:

155.503.1 F. 2.
f. Private streets may be permitted for R-VS district. Gated streets are prohibited. Alleys are allowed and may be made private.

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 2021-728  
APPLICATION'S NAME GOODWIN CUSTOM HOMES
APPLICATION'S MAILING ADDRESS 3221 BRIDGEMERE TERRACE, MATTHEWS NC 28105
APPLICATION'S PHONE NUMBER/EMAIL ADDRESS 704.576.1108, CHRIS@GOODWINCUSTOMHOMES.COM

DATE FILED 1-20-2021

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 155.503.1.F.2.f  Proposed Section __________________________

f. Private streets and gated streets are prohibited. All streets must be dedicated to the public, although alleys may be private.

(Page 13 of this section of the UDO)

change to:

f. Private streets may be permitted for R-VS zoning district. Gated streets are prohibited. Alleys are allowed and may be made private.

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

This request is intended to allow the Mecklenburg County standard detail #11.13 REV 2 for typical sections of private streets in the R-VS zoning district.

APPLICANT SIGNATURE

(continue on additional page(s) as necessary)