Agenda Item: Zoning Petition 2021-730, Tyler Mundy, Williams Rd. Change in Zoning from R-15 to R-VS

TO: Matthews Board of Commissioners
DATE: September 9, 2021
FROM: Robert Will, Senior Planner

Background/Issue
- The applicant proposes to change the zoning of the property from R-15 single family to R-VS for the purpose of constructing 10 single family homes.

- Comments Raised at the Public Hearing(s):
  - Tree save should be along the property line adjacent to the existing homes.
  - Drainage is a problem on this site.
  - A public improvement variance will be required due to the length of the cul-de-sac and sidewalk on one side of the street.

- In response to these comments the applicant submitted a revised site plan showing a decrease in density from 13 units to 10 units, a landscaping buffer adjacent to the existing homes, a public improvement variance request, and revised elevations.

- At their regular meeting on August 24th, the Planning Board unanimously recommended approval of zoning Application 2020-730 Change in Zoning from R-15 to R-VS to the Board of Commissioners.

Proposal/Solution
Included with this memo is the site plan with elevations.

Recommended Motion/Action
Approval of zoning Application 2020-730 Change in Zoning from R-15 to R-VS with the condition that the County approve the PCO plan.
DRAFT – FOR APPROVAL

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

ZONING APPLICATION # __________2020-730______________________
ZONING MOTION # __________________________________________
ADMINISTRATIVE AMENDMENT _______________________________

The Board of Commissioners adopts the checked statement below:

A) _____ 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 land use adjacent to 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 Williams 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: September 13, 2021
TOWN OF MATTHEWS, COUNTY OF MECKLENBURG, STATE OF NORTH CAROLINA

PCO CONCEPT PLAN
FOR
WILLIAMS ROAD SUBDIVISION
AUGUST 4, 2021