Agenda Item: Zoning Motion 2022-754, UDO Text Amendment to the CrC zoning district to add “Independent living facilities” as a permitted use; to amend the minimum acreage standard and setbacks for Independent living facilities; to amend the parking requirement for Independent living facilities to 1 parking space per living unit; and to amend the maximum height for Independent living facilities in the CrC district to be 53 feet.

TO: Matthews Town Board of Commissioners
DATE: April 5, 2022
FROM: Robert Will, Senior Planner

Background/Issue:

Mt. Moriah Baptist Church and Laurel Street Residential (the ‘applicants’) have requested a three-part text amendment as follows:

Part One – Amend table 155.505.3-2 to allow independent living facilities as a use allowed in the CrC district with ‘permitted conditions’ in the table of permitted uses; to amend section 155.506.16A, the minimum lot area of the independent living facilities from five acres to four acres; increase the maximum gross units per acre from 20 to 25; and reduce the minimum yard setbacks from those of CCRC’s.

Part Two – Amend table 155.607.7 to reduce to the required off street parking ratio from 1.1 spaces to 1 space per independent living unit.

Part Three – Amend table 155.604.3 to allow the maximum height of an independent living facility in the CrC zoning district to be 53 feet.

Proposal/Solution:
The applicants request the above text amendments to allow “independent living facilities” in the CrC zoning district as well as adjust the minimum lot size, parking ratio and maximum height.

Financial Impact:
None

Related Town Goal(s) and/or Strategies:
Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:
Hold the public hearing on the above text changes to various sections of the Matthews UDO, then refer the Motion to the Planning Board for their review and recommendation.