Agenda Item: Zoning Petition 2022-755, Mt. Moriah Baptist Church/Laurel Street Residential, 381 Crestdale Rd. and 415 Crestdale Rd. (PIDs 21502111, 21502115, 21502150) change in zoning conditions to permit a 92-unit Independent Senior Living residential facility.

TO: Matthews Board of Commissioners
DATE: May 4, 2022
FROM: Robert Will, Senior Planner

Background/Issue
The applicant proposes a changing in the zoning conditions to develop a 92-unit Independent Senior Living residential facility with amenities.

Proposal/Solution
This proposal is part of a phased master plan that was approved as a special use permit in 2009. Since the public hearing the applicant proposes to reduce the height of the building from 53 to 50 feet as would be required by the previous text amendment. This is proposed to be affordable housing serving seniors with incomes ranging from 30% to 80% of the area median income.

Bringing affordable housing to Matthews is a goal that has been expressed for a number of years. The trade off with this project is a four-story residential structure is in striking contrast to the existing neighborhood. Scale and community fit is a possible concern.

At their April 26th regular meeting, the Planning board recommended approval of the zoning application 2022-755 to the Board of Commissioners.

Financial Impact
None

Related Town Goals and/or Strategies
Economic development/Land Use Planning

Recommended Motion/Action
Although technical requirements have been met, based on some concerns that have been expressed with height/scale/massing, the Board may want to consider a deferral if they would like these things formally addressed by the applicant prior to a decision.
DRAFT – FOR APPROVAL
STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Board of Commissioners Decision on Zoning-Related Issues

ZONING APPLICATION # 2022-755
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 change in zoning conditions is consistent with the land use plan because the Town should provide an array of housing types, densities and locations.

REASONABLE: The change in zoning conditions is reasonable in that it will add more affordable housing to the Town of Matthews.

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 change in zoning conditions is inconsistent with the Land Use Plan in that the Town should continue to protect and maintain existing single-family neighborhoods.

NOT REASONABLE: The change in zoning is not reasonable as it will out of character and scale with the existing neighborhood.

(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: May 9, 2022