Administrative Amendment Request – Bainbridge Apartments

TO: Matthews Planning Board Members
DATE: August 22, 2018
FROM: Jay Camp

The 350-unit Bainbridge Apartment project is currently under land development review by the Town and Mecklenburg County. The developer, The Bainbridge Companies, requests an Administrative Amendment to modify some of the building elevations that were included with the rezoning approval and to make slight modifications to the site plan to allow for the new building footprints. The most significant changes have occurred to the clubhouse and townhome buildings on the site. Less evident changes are indicated for several of the garden apartment building types as indicated on the attached elevation comparison pages.

The architectural notes that are included with the conditional notes on the rezoning plan state that minor variations are allowed to the illustrations provided at the time of the rezoning. Due to the major changes to some of the buildings, an Administrative Amendment request is required.

The Administrative Amendment process allows Planning Board to either approve the request or refer it to the Board of Commissioners for a decision. Staff recommends that Planning Board review the architectural modifications and determine if those changes are significant enough to warrant further discussion by the Town Board.
STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues

ADMINISTRATIVE AMENDMENT _______Bainbridge Elevations_____________________

Matthews Planning Board adopts the checked statement below:

A) __x__ The requested zoning action, as most currently amended, is approved, and has been found to be
CONSISTENT with the Matthews Land Use Plan (or other document(s)) as follows:

The proposed new elevations for the townhomes and clubhouse deviate from the original design but do not detract from the
overall design intent of the entire development.

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:

(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 ___August 28, 2018___________________