

Agenda Item: Update on Eden Hall Rezoning Request

DATE: June 4, 2014
FROM: Jay Camp

Planning Board unanimously (4 – 0) recommended approval, finding it is consistent with the Matthews land Use Plan with the following additional conditions:

- applicant to arrange for periodic long-term monitoring of wetlands to assure they will continue to function adequately
- applicant to consider a reduction in density to save more existing trees
- applicant to include provisions to restrict construction traffic from using Marion Drive until a certain established build-out has been reached
- applicant to turn southern row of townhomes so that garage entrances face the alley rather than internal loop street
- applicant to work with Town on opportunity to stripe pavement and/or add signage along Fullwood Lane at entrances to developments (Avington, Eden Hall, Carrington Place, Christ Covenant Church) to direct drivers not to block such entrance points.

Due to timing constraints related to the Planning Board and Town Board schedules and to address outstanding issues, the applicant has requested a deferral to the 7.14.14 Town Board meeting.

Related Town Goal(s) and/or Strategies:

Quality of Life: #1 Implement plans, updating each as appropriate, and ensure they coordinate with and fulfill the goals of each other. #2 Continue pedestrian friendly initiatives and promote alternative means of travel. #3 Develop and expand green initiatives by the Town, assist in informing citizens about a healthy environment, and continue to enhance the appearance of the community.

Economic Development/Land Use Planning: #3 Use the Minicozzi model to capture costs and benefits of applicable proposed developments as a standard practice in requests to Town Board.

Recommended Motion/Action:

Defer decision on Application 2013-612 to July 14, 2014.

Landtec Development, Inc.
2701 Coltsgate Road, STE 300
Charlotte, NC 28211
704-552-5338

May 21, 2014

Ms. Kathi Ingrish
Planning Director
Matthews Planning Department
232 Matthews Station St.
Matthews, NC 28105

Re: Eden Hall
Rezoning Petition - 2014-612

Dear Ms. Ingrish:

I respectfully request that the final decision on the rezoning of Eden Hall be deferred from the June 9, 2014 Town Board meeting until the July 14, 2014 meeting.

Please let me know if you or members of the Town Board have questions regarding this request.

Sincerely,



Melvin F. Graham
President

cc: Mr. Jay Camp, Senior Planner
Mr. Dale Stewart, Land Design