

## **Agenda Item: Decision on Rezoning Application 2014-615 Matthews Lofts II**

**DATE: October 8, 2014**

**FROM: Jay Camp**

### **Background/Issue:**

At the September 23<sup>rd</sup> Planning Board meeting, Matthews Lofts II was unanimously recommended for approval. Several changes were in the motion, including the following:

- Move the recycling area away from nearby homes and closer to Park Center Dr
- Elimination of the last parking space closest to the garden shed to allow for more screening
- Increased screening on portions of the site adjacent to homes
- Addition of ADA parking space

Also in response to comment from Planning Board, the applicant indicates in the conditional notes that they will explore the feasibility of pervious pavement and installation of an electric car charging station. If a charging station is not implemented, electrical conduit will be installed for potential future installation.

### **Proposal/Solution:**

Staff is supportive of the rezoning request based upon conformance with adopted land use policies in both the Land Use Plan and Downtown Master Plan. In recognition of the outstanding Protest Petition, Council may wish to consider whether any additional small measures could be taken to further mitigate the impact of the development on adjacent properties.

### **Financial Impact:**

The assessed value of the property would increase from \$189,000 to approximately \$1,800,000, depending upon the tax assessor's valuation. This represents an increase of about \$1,600,000.

### **Related Town Goal(s) and/or Strategies:**

Economic Development/Land Use Planning

### **Recommended Motion/Action:**

Defer decision on Application 2014-615 to November 10, 2014.