

Motion 2014-6, Changes to Downtown Design Guidelines

Revise provisions in the Downtown Design Guidelines to allow higher residential density for conditional only residential districts (R-VS, SRN, CMF)

Background/Issue

In 2013, Matthews adopted the new Downtown Master Plan that updated and replaced the prior plan from 1997. The original plan also contained a set of design guidelines for downtown that serve as the basis for the Downtown Overlay District. The original Downtown Design Guidelines is still an adopted document that is still in use. It has come to our attention that we cannot accomplish the densities called for in the R-VS, SRN and CMF Districts due to conflicts with these guidelines.

Currently, the document calls for development in each of the three precincts to have maximum building sizes of 15,000 square feet for multifamily buildings and density not to exceed 18 dwelling units per acre.

Proposal/Solution

Staff proposes to add language that would exempt the conditional only residential districts, R-VS, SRN, and CMF, from these regulations. The entire document is anticipated to be updated within the year.

Financial Impact

None

Related Town Goal(s) and/or Strategies:

Quality of Life: #1 To implement plans, updating each as appropriate, and ensure they coordinate with and fulfill the goals of each other

Economic Development/Land Use Planning #25 To implement the UDO and establish up-front development standards.

Recommended Motion/Action:

Schedule a public hearing for June 9, 2014 to begin the text amendment procedure.

Motion 2014-6 Text Change in Downtown Design Guidelines Which are Incorporated into the UDO by Reference

Currently, the Downtown Master Plan has been updated as of January 2013. Two supplemental documents to the Downtown Master Plan also need revision, scheduled for 2014. One of these is the Downtown Design Guidelines, which provide some specific dimensional, color, material, landscaping, and similar standards for consistency in appearance and ambiance within the three Precincts created with the 1997 Master Plan.

Planning and Development Department staff have discorded that certain elements within these design guidelines are not consistent with some of the new growth policies of the 2012 Matthews Land Use Plan which encourage higher densities and more urban character in selected situation, particularly within the downtown. One specific issue is that the design guidelines limit the maximum potential density of residential uses in the downtown. A single additional statement can be added at three locations to resolve the conflict between older guidelines and new zoning categories, as follows:

In Precinct 1:

Current Design Guideline standards for "Attached Residential, Building Intensity" state:

Density: 18 dwelling units per acre

Building height: 35 feet maximum to match general zoning district limits

Building Size: Single-family attached: 25,000 sf max, per structure

Multi-family attached: 15,000 sf max, per structure

Yard Requirements: Per Downtown Area Design Guidelines, including build-to line

Off-Street Parking Required:

Single Family Attached: 2 spaces/unit

Multi-family Attached: same as required for multi-family districts, based on size of individual units

In Precinct 2:

Current Design Guidelines standards for "Attached Residential, Building Intensity" state:

Density: not to exceed 18 dwelling units per acre

Building Height: 24 feet maximum to match general zoning districts

Building Size: Single family attached: 25,000 sf per structure

Multi-family attached: 15,000 sf per structure

Yard Requirements: per Downtown Design Guidelines

Off-Street Parking Required:

Single family attached: 2 spaces/unit

Multi-family attached: same as required in multi-family districts, based on size of units

In Precinct 3:

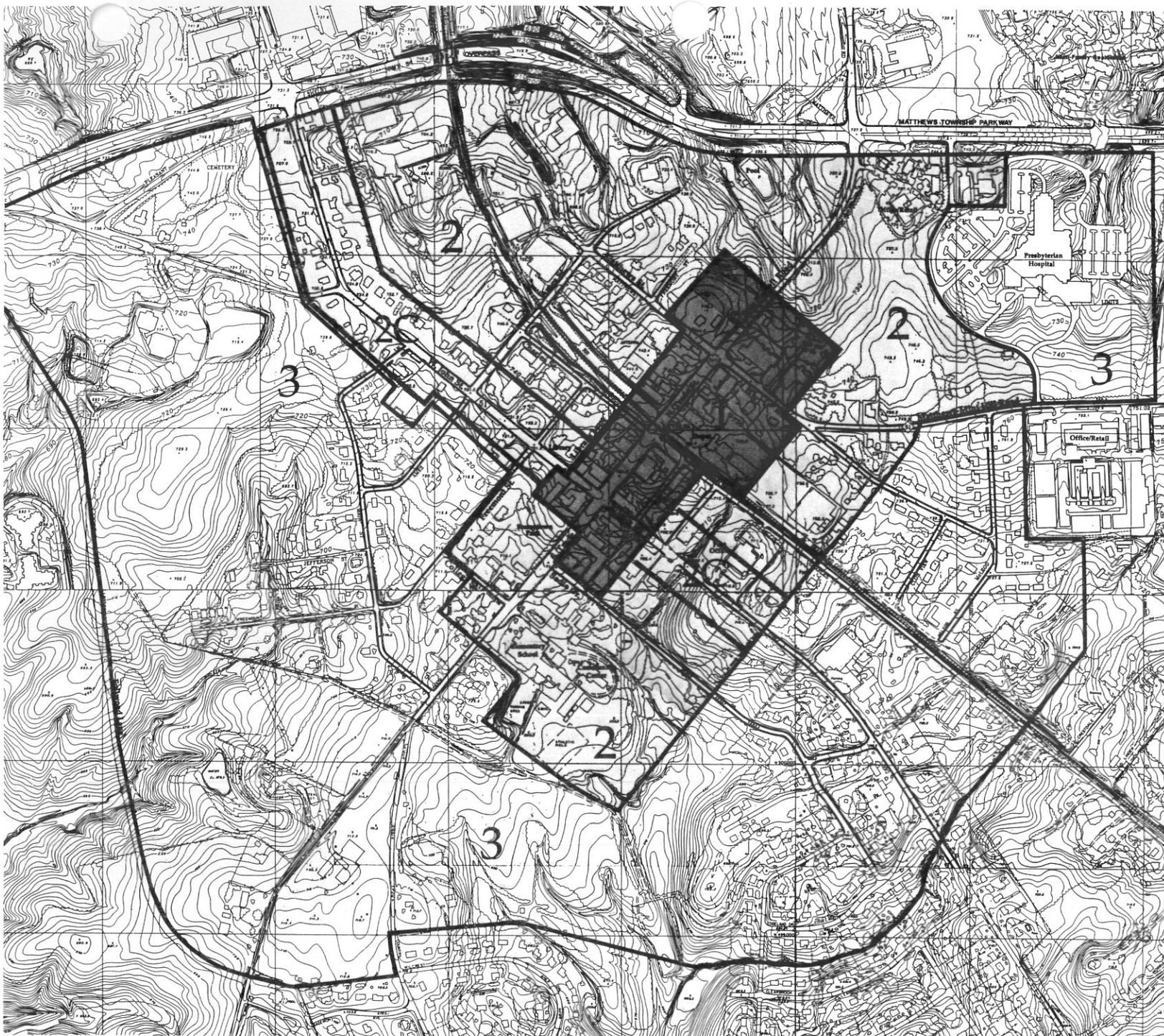
Current Design Guidelines standards for "Residential" state:

Residential density not to exceed 3 dwelling units per acre.

Yard Requirements: Per underlying zoning district.

In each section of text referenced above, the following statement is proposed to be added:

"The listed standards listed immediately above for residential uses shall not apply to parcels zoned R-VS, SRN, or C-MF. These shall follow the criteria for their respective zoning category, including density, building height and size, yards, and parking."



Precinct 1

- Existing/expanded (downtown historic business area)
- Primarily retail, office, and civic uses
- Most intensive development
- Urban streetscape character

Precinct 2

- Mix of residential, office, retail, and light industrial uses
- Denser development
- Primary streets have more formal streetscape characteristics

Precinct 3

- Primarily single-family residential with some institutional uses
- Low density
- Informal streetscape

Land Use Plan



SCALE: 1" = 200'

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Land Design
 Landscape Architecture Land Planning
 Urban Design Civil Engineering

JUNE 7, 1999

FIGURE 10

MATTHEWS 2000

TOWN OF MATTHEWS, NORTH CAROLINA

MOTION # 2014-6

MOTION TO CHANGE: TEXT
 DISTRICT BOUNDARIES
(IF A CHANGE IN DISTRICT BOUNDARIES, LIST PARCEL(S) AFFECTED)
 n.a.

PUBLIC HEARING DATE 6-9-14

PROPOSED ACTION

 Revise Downtown Design Guideline limits on building size/density for 3 Residential Districts, the R-VS, SRN, and C-MF categories

AFFECTED AND/OR ADJACENT PROPERTY OWNERS NOTIFIED n.a.

ATTACHMENTS INCLUDE proposed text

PROTEST PETITION FILED? YES (IF YES, DATE)
 NO

OTHER COMMENTS: Now that the Downtown Master Plan has been updated and adopted, the related Design Guidelines and Streetscape Improvements elements also require revision. The Town has received preliminary notice of grant approval for design of all downtown street cross sections. All other design related elements will be coordinated with this grant project so all design criteria are reviewed together as a comprehensive document.