

Agenda Item: Decision on Application 2018-691: Idlewild/485 Development

DATE: January 9, 2019
FROM: Jay Camp

Background/Issue:

- On January 8, Planning Board voted 4-3 to recommend approval of the rezoning.
- The applicant stated at the Planning Board meeting that the design of the townhomes continues to evolve and that a final design is not yet available.
- The County has indicated that the PCO Concept Plan does not have any major issues and that the site plan can be approved as currently designed.

Proposal/Solution:

- The applicant has addressed outstanding concerns by staff. The proposed stub street has been relocated to the Stallings portion of the site and is no longer an outstanding concern for Matthews staff. Since the design of the townhomes is still in process, staff recommends a one-month deferral so that the applicant can provide final townhome elevations.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Defer decision on Application 2018-691 until February 11, 2019.

DRAFT---FOR APPROVAL

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues**

ZONING APPLICATION # 2018-691
ZONING MOTION # _____
ADMINISTRATIVE AMENDMENT _____

Matthews Board of Commissioners adopts the checked statement below:

A) 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)), and to be **REASONABLE**, as follows:

CONSISTENT: with Matthews Land Use Plan by allowing an R-VS development combined with a small commercial component to be located in an area with convenient interstate access and within walking distance to shops and amenities.

REASONABLE: The rezoning creates new housing opportunities at moderate densities in an area that is within convenient walking or biking distance to numerous amenities including a grocery store, pharmacy and restaurants. The development provides the seamless street network envisioned in the Land Use Plan that connects Matthews and Stallings.

OR

DRAFT – FOR DENIAL

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)), and **NOT REASONABLE**, as follows:

INCONSISTENT: The rezoning is inconsistent with the Land Use Plan and does not provide “alternative housing styles” or the envisioned office park specified in the Idlewild Road/I-485 Interchange Action Items.

NOT REASONABLE: The rezoning is not reasonable and would be a burden to the Town and CMS due to the difficulty required to provide emergency services, solid waste collection and schools.

(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: *January 14, 2019*