Agenda Item: Zoning Petition 2021-742, Ad Bel Ltd./ Flagship Healthcare Properties Change in Zoning from I-1, and I-1 (CD) to B-3 (CD) at the corner of Team Rd. and Hwy 51 (Parcel Id 19324524 and portion of 19324508).

TO: Matthews Board of Commissioners
DATE: March 9, 2022
FROM: Robert Will, Senior Planner

Background/Issue
The applicant proposes to change the zoning of the property from I-1 and I-1(CD) light industrial to B-3 (CD) for the purpose of constructing a maximum 45,000 sq. ft. building devoted to medical, dental, optical offices and clinics and professional and general offices.

Proposal/Solution
Staff has concerns with the potential request for a public improvement variance for an exemption from side path and planting strip required along Matthews Township Pkwy and Teams Rd. The side path could cut closer to the building and would not have to be located in the NCDOT ROW where there is a substantial grade change and mature street trees.

Financial Impact
None

Related Town Goals and/or Strategies
Economic development/Land Use Planning

Recommended Motion/Action
The applicant has requested a continuation of this proposal due to the pending Public Improvement Variance request, as no multi use side path is currently shown on the site plan which is not in compliance with regulatory requirements.
DRAFT – FOR APPROVAL

STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES

Final Decision on Zoning-Related Issues

ZONING APPLICATION # ________2021-742______________________

ZONING MOTION # __________________________________________

ADMINISTRATIVE AMENDMENT _______________________________

Matthews Board of Commissioners adopts the checked statement below:

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

**CONSISTENT**: The change in zoning is consistent with the land use plan because it contains development that is consistent with the surrounding uses.

**REASONABLE**: The change in zoning is reasonable in that it will add more non-residential uses to the Hwy 51 Corridor.

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:

**INCONSISTENT**: The change in zoning is inconsistent with the Land Use Plan in that this location is a gateway to the Town and does not create the look that the Town desires.

**NOT REASONABLE**: The change in zoning is not reasonable as it will create the development that underutilizes the property.

(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: March 14, 2022