

Decision on Application 2016-652 Taft Development Apartments at 10252 Monroe Road

DATE: February 8, 2017
FROM: Jay Camp

Background/Issue

Planning Board unanimously recommended approval of the rezoning request at their meeting on January 3rd. Since that time, the following changes have occurred to the plans:

1. Buildings have shifted back 10' from Monroe Road per Planning Board request to provide extra right-of-way for future light rail.
2. A 10' wide extension of the proposed greenway trail now connects from Monroe Road back to the rear of the site.
3. A bus stop waiting pad is now shown south of the driveway on Monroe Road.
4. A note was added stating that a fire access is provided on Monroe Rd. This access may be converted to a full access in the future if Nolley Ct access is removed.
5. Black vinyl chain link fencing is specified for safety around proposed ponds.
6. The townhome buildings have been redesigned.
7. Both pocket parks on site will be available for use by the general public while a public access easement will be provided for the greenway. The applicant will maintain the greenway trail.
8. Buildings 1 & 2 are 80% masonry, building 3 is 60% masonry, building 4 is 40% masonry, buildings 5 & 6 are 30% masonry and the townhome buildings 7,8,9, and 10 are 50% masonry.
9. A note was added indicated Landmarks Commission approval of the fence around Roseland cemetery.
10. A public easement will be provided to the cemetery.

Proposed Solution

In light of the positive recommendation from Planning Board and the resolution of previous outstanding issues, staff recommends that Council approve the request.

Related Town Goal(s) and/or Strategies:

Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:

Approve Application 2016-652

**SUGGESTED
STATEMENTS OF CONSISTENCY AND REASONABLENESS
Final Decisions on Zoning-Related Issues**

ZONING APPLICATION # 2016-652

Matthews Board of Commissioners makes the following 2 conclusions:

1) X The requested zoning action, as most currently amended, **IS CONSISTENT** with the policies for development as outlined by the Matthews Land Use Plan.

OR

 The requested zoning action, as most currently amended, **IS NOT CONSISTENT** with the Matthews Land Use Plan and/or other adopted land development policies and plans.

(A requested zoning can be found “consistent” and not approved, or found to be “not consistent”, but approved.)

2) X The requested zoning action **IS REASONABLE** and in the public interest because:
(ex., may be appropriate with specific surrounding land uses; has been shown that it will not create significant new traffic beyond area roads’ capacities; creates/increases desirable use in Town.)

The rezoning provides new housing at a density between 11 and 12 units per acre on a parcel of land specified for a density of up to 16 units per acre in the Monroe Road Small Area Plan. This moderate density project is located within walking distance of shops and services and is located along a current bus route as well as a future planned light rail line.

OR

 The requested zoning action **IS NOT REASONABLE** and in the public interest because:

(Reasons given for a zoning request being “reasonable” or “not reasonable” are not subject to judicial review.)

Decision Date 2/8/17