

Decision on Application 2016-653 Decision on 500 West John Street

DATE: January 4, 2017

FROM: Jay Camp

Background/Issue

Planning Board unanimously recommended approval of the rezoning request at their meeting on January 3rd. The recommendation came with the condition that freestanding signage be limited to 30 square feet and must be approved by the Historic Landmarks Commission. In response to the questions at the Public Hearing regarding sign sizes on other properties, staff researched many of the residential to office conversions that have occurred over the decades. Many of the properties have sign size limits of 6, 10 and 12 square feet. Some of these zoning changes occurred when West John Street was still 2 lanes and was still predominantly a residential area.

At this time, staff has the following outstanding items that need to be addressed. We expect a corrected site plan to be submitted by the end of the week.

1. Correct note regarding uses so that it reads "all uses in the office district are allowed"
2. Increase buffer width from 13' to 15' adjoining residential property
3. Add sign size stipulation.

Proposed Solution

Approve the request if the above 3 items are addressed accordingly.

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Approve Application 2016-653 subject to resolution of the above 3 items.

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

ZONING APPLICATION # 2016-648

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 change of conditions corrects discrepancies between the original zoning plan and the current site conditions. Creating one-way access into and out of the site is a safety benefit to the community due to traffic volumes and the road curvature along this portion of West John Street. Office use of the formerly residential, historic homes along West John Street continues to be recommended in the Downtown Plan and Land Use Plan.

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 1/9/17