

## **Decision on Application 2017-661, 29-Lot Subdivision at 10816 Idlewild Road**

**DATE: August 8, 2017**

**FROM: Jay Camp**

Since the Public Hearing, the applicant has committed to the following changes at the site:

1. Preservation of trees along Idlewild Road
2. Increased side load garages from 6 to 8.
3. Committed to fee simple land dedication to the County for greenway access rather than as an easement.
4. Offsite improvements including Idlewild Road Park access trail from Idlewild Road, construction of neighborhood trail in the community floodplain area and commitment to work with HAWK to obtain Habitat and Wildlife Keepers Certification for the tree protection areas along the rear of the site.

### **Proposed Solution**

Preservation of the red barn on the site was a key concern that Staff raised at the Public Hearing. After consulting with a representative from Crouch Brothers home movers at the site, it was determined that the barn is not a good candidate for relocation due to the method of construction. If it were moved, it was estimated to be a \$250,000 project with substantial changes required to bring it up to code. At this time, salvage of key architectural features for incorporation into a future structure at Purser Hulseby Park may be the only way to preserve the barn at this time.

While the development appears to be of high quality with a substantial amount of open space, Planning Staff continues to feel that a more imaginative neighborhood design could have created a community that better fits the intent of the R-VS District while also preserving the barn.

### **Related Town Goal(s) and/or Strategies:**

Quality of Life

Economic Development/Land Use Planning

### **Recommended Motion/Action:**

If Council is comfortable that the development is consistent with the R-VS District and is fine with the destruction of the barn, Staff recommends approval. All other requirements outside of the Public Improvement Variances have been satisfied. The home elevations on the Town website should be included with the Motion as they are part of the approval package.

**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 development will create a single family subdivision that will blend in seamlessly with adjoining neighborhoods while also preserving a significant amount of open space.

**OR**

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

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

Decision Date     8/14/17