

Agenda Item: Decision on Application 2018-688 Help Center

DATE: October 1, 2018
FROM: Jay Camp

Background/Issue:

- On September 25th, Planning Board voted unanimously to recommend approval of the rezoning request

Proposal/Solution:

No changes have occurred to the site plan since the Public Hearing. The attached spreadsheet clarifies existing and proposed conditions for all involved parcels.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Approve Application 2018-688.

Free Medical Clinic	The Help Center	The Lemmond House & Associated Rear Parking	The Help Center---Proposed
<p>113 N Ames St (PID 193-251-28) Petition 376 5/14/2001 R-20 to O-9(CD) <i>now O(CD)</i></p>	<p>119 N Ames St (PID 193-251-29 & 37) Petition 424 9/9/2002 R/I(CD) to B-1(CD) hearing to approve to build Help Center</p>	<p>344 W John St (PID 193-251-38) Petition 465 9/13/2004 R-20 to O-9(CD) <i>now O(CD)</i></p>	<p>119 & 113 N Ames St (PID 193-251-28, 29, 37 & 39) Rezoning 2018-688 O(CD) and B-1(CD) to B-1(CD)</p>
			
<p>Allowed Uses:</p>	<p>Allowed Uses:</p>	<p>Allowed Uses:</p>	<p>Allowed Uses:</p>
<p>ministry and/or non-profit office use, social services, medical office activities</p>	<p>Matthews Help Center including office, retail, social service & medical office</p>	<p>one-family dwelling; Business & professional offices; offices; civic organization; clinics, medical, dental and doctor offices</p>	<p>retail sales and general merchandise; outdoor sales in conjunction with a permanent business; secondhand goods</p>
<p>Additional Conditions:</p>	<p>2,652 sf-mercantile/2,420 sf business non-sepaeated mixed use bldg</p>	<p>commercial schools & trade schools contractors' offices, excluding accessory storage</p>	<p>retail sales without outside storage and donation drop-off facility as an accessory use General and professional offices, medical offices</p>
<p>house will remain residential in appearance</p>	<p>future buildings and/or parking for the Matthews Help Center to be submitted for review & approval by the Matthews Town Board</p>	<p>No storage for construction equipment or parking of commercial vehicles with more than 2 axles</p>	<p>vehicular parking shall meet UDO requirements (which may include using on-street spaces within 400 feet</p>
<p>site plan noted 5 parking spaces</p>	<p>off-site parking can be used to meet minimum required parking , located no more than 400 ft from bldg entrance</p>	<p>maintain all parking in rear of the existing structure</p>	<p>properties need to be combined into 1 lot</p>
	<p>No dumpster allowed perimeter landscaping required along 113 N Ames St side lot line installation of curb, gutter, sidewalk & street planting along W Charles St No detached garage on site plan Waiver Additional planting and irrigation was waived for preservation of 3 existing large oaks</p>	<p>Preserve existing structure Zoning Variances (5) gravel parking and drive aisle gravel parking for additional parking no screening along entire property of 400 W John St --side lot line to northwest no screening along a portion of 316/322 W John St --side lot line to southeast existing driveway remain within setback to property line</p>	

DRAFT---FOR APPROVAL

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

ZONING APPLICATION # 2018-688
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: The request brings the site into compliance with both the UDO and conditional zoning requirements. Furthermore, approval of the rezoning allows the Help Center to continue to expand and meet the needs of the Matthews Community.

REASONABLE: The request allows an existing office and retail use come into compliance with code requirements and will create better circulation throughout the site. The request is reasonable as it only makes modifications to the overall existing conditions at the site.

**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 Downtown Master Plan calls for improvements to W Charles St and N Ames Street, and this rezoning will continue to exert pressure on both streets prior to needed improvements. Neither of these projects is currently funded and scheduled for construction. This rezoning request would expand an office and retail use on these local streets that perform as collectors, creating additional congestion in the neighborhood

NOT REASONABLE: The rezoning is not reasonable as it will stimulate additional traffic on local collector roads. The retail use of the site would be more appropriate along North Trade Street or other locations in the downtown core.

(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: *October 8, 2018*