



Agenda Item: Motion 2016-7, E John Street/ Outer Loop Area Small Area Plan

DATE: December 6, 2016
FROM: Dillon Lackey, Planner

Background/Issue:

- A small area plan has been drafted for a 335 acre portion of largely undeveloped land along the E John Street Corridor.
- The process for drafting this plan began as a student project in the fall of 2015 with an urban planning class from Winthrop University.
- A public input meeting with student participation was held on December 1, 2015.
- After the initial meeting, a community stakeholders group was formed and subsequent meetings were held with them.
- After gathering input from stakeholders, a series of three build-out scenarios were drafted and presented at an additional public input session in May of 2016 for feedback.
- A master consensus build-out scenario and draft text for the plan were developed and presented to the stakeholders for further comment.
- The plan focuses on creating a contemporary urban, mixed use, and walkable neighborhood within the study area along with keeping in mind the importance of green space.
- The document emphasizes the significance of the E John Street widening project, which will likely be followed by utility installation and further interest by developers.
- The document includes the consensus build-out scenario that designates land use focus areas within the study area.
- The build-out scenario limits the amount of traditional single family zoning and incorporates a mix of compatible uses.
- Once adopted, this small area plan will be an appendix to the Land Use Plan.

Proposal/Solution:

The document is ready for comments, suggestions, and concerns from the Board and from citizens wishing to speak. The document is available for review at <http://www.matthewsnc.gov/pview.aspx?id=20800&catid=567>.

Financial Impact:

None at this time. Dependent upon development of land.

Related Town Goal(s) and/or Strategies:

Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:

Hold public hearing of E John Street/ Outer Loop Small Area Plan on December 12th and send it to Planning Board for their recommendation.