



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

DATE: January 4, 2017

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:

A public hearing was held for the document at the December Town Board Meeting. A concern was raised by the Board about a photograph used on page 187 of the document. The photograph was changed. The Board also expressed concern of using the NCDOT superstreet concept in the Transportation section of the plan. Language was changed to reference the design of the project as a proposal from NCDOT rather than a definite design. Additional Action Items were added to the Transportation section along with the correction of a few grammatical errors. The small area plan can be found 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:

Adopt the E John Street/ Outer Loop Area Small Area Plan as amended as an appendix to the Land Use Plan.