



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

DATE: November 9, 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 Wingate University. Following, a joint public input meeting was held with students on December 1, 2015. After the initial meeting, a group of community stakeholders was formed and subsequent meetings were held. 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. Following, a master consensus build-out and draft text for the plan was 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 a consensus build-out scenario that designates land use focus areas within the study area. The build-out limits the amount of traditional single family zoning and incorporates a mix of compatible uses. Once in final form and adopted, this small area plan will be an appendix to the Land Use Plan.

Proposal/Solution:

The small area plan document is scheduled for public hearing. 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:

Reschedule public hearing of E John Street/ Outer Loop Small Area Plan for December 12th.