

Agenda Item: Eden Hall Administrative Amendment

DATE: August 2, 2016

FROM: Mary Jo Gollnitz, Planner

Background/Issue:

- Rezoning Application 2014-612 for Eden Hall subdivision was approved on July 14, 2014 with several site specific conditions.
- An Administrative Amendment was approved on April 6, 2015 with the following conditions:
 - Use meandering sidewalk similar to existing sidewalk to provide a “pleasurable walking experience”
 - Required replacement of large maturing trees along the cleared area with a minimum 3 ½” caliper (2” is UDO minimum)
- The new developer David Weekley Homes with Pace Development managing site development, initially requested at the July 11, 2016 Town Board meeting the following amendments:
 - Moving the brick screening wall at the property line closer to Fullwood Lane approximately 3 to 10ft from back of right-of-way.
 - All of the landscape/streetscape would be in the Town’s right-of-way.
 - Developer has stated that they will maintain the landscaping along Fullwood Lane. Because this will now be in the town right-of-way, an agreement with the Town will need to be completed in order to clarify maintenance responsibility.
 - Applicant depicts the larger minimum caliper tree size that was agreed upon in the Administrative Amendment of April 2015. However, with moving the masonry wall closer to the sidewalk, there is concern that the proposed Redbuds (once mature in five to ten years) canopy will interfere with pedestrian traffic.
 - Staff will verify that the streetscape/landscape plan meets Matthews UDO requirements and sign off on proposed plan once all issues are resolved.
 - Revised streetscape plan depicts a revised meandering sidewalk similar to 2015 Administrative Amendment.
- Town Council deferred a decision until August 8.

Since the July 11, 2016 Board meeting, the developer has revised the Administrative Amendment request to include the following listed in italic:

- Moving the brick screening wall *approximately 6ft forward from the original amendment on the lots west of the entrance (Lots #43-50). Moving the wall forward places it 3’ to 9’ off of property lines in this portion of the subdivision.*
- *Screening wall to stay in basically same location as approved Administrative Amendment of April 2015 (2’ to 3’ off of property line) on the east side of entrance and near Marion Dr.*
- *Some of the landscape screening will be on public and private property.*
- Developer has stated that they will maintain the landscaping along Fullwood Lane. *Since landscaping maintenance is normally completed by one provider, an agreement with the Town will need to be completed in order to clarify maintenance responsibility. The agreement should include but not limited to:*
 - *Maintaining a seven and one-half feet (7.5) clearance over sidewalk*
 - *Proper watering, weeding, fertilizing, mulching, and pruning*
 - *Removal and replacement of dead or diseased trees and shrubs*
 - *Mowing of grass on a regular basis*
 - *Keeping area litter free*
- Applicant commits to 3½” caliper tree size that was agreed upon in the Administrative Amendment of April 2015 for street trees generally between sidewalk and curb. *Developer will work with staff to ensure all landscaping meets UDO requirements and approval of Town Arborist Ralph Ramsaur.*
- Staff will verify that the streetscape/landscape plan meets Matthews UDO requirements and sign off on proposed plan once all issues are resolved.

- Revised streetscape plan depicts a revised meandering sidewalk *smoother* than the 2015 Administrative Amendment.
- *Sidewalk is moved back to the original location, before any construction began, in the closest area approx. 20' from edge of pavement.*

The attached plans compares the location of the screening wall of the approved Administrative Amendment from April 2015 and new revised location submitted July 27, 2016; along with a depiction of the revised meandering sidewalk.

The following chart is provided in order to see side by side comparisons of the condition changes:

Rezoning Condition 2014-612	Initial Administrative Amendment Request 4/6/15	Current Administrative Amendment Request
Site plans showed as many as possible existing trees to remain along Fullwood Ln	Remove all trees, install trees of a minimum of 3.5" caliber, above UDO requirements along street	Install trees of a minimum of 3.5" caliber, above UDO requirements and meet all other landscape and screening requirements
Site plans noted sidewalk along Fullwood Ln to remain in place	Requested removal of sidewalk and install a meandering 5' wide sidewalk in same location	Install a smoother meandering 5' wide sidewalk in same location of original sidewalk (approx. 20' from edge of pavement at narrowest location)
Approved plans showed the screening wall at the property lines for the town homes along Fullwood Ln	Approved plan showed the screening wall approx. 3' to 15' in from property lines	Proposed screening wall to be 6' closer to the property lines towards Fullwood Ln (lots #43-50 west of entrance). Wall closest to Marion Dr and on east side of entrance are located within 2' of approved amendment of April 6, 2015
Site plans showed existing trees remaining in right-of-way in front of proposed screening wall	Site plan showed removal of trees, planting new landscape screening all on private property	Proposed site plan shows some of the landscape screening on private property and some in Town right-of-way. An agreement with the Town clarifying maintenance may be necessary

Proposal/Solution:

- Allow for a change in location of the brick wall.
- Allow the revised road frontage plan to incorporate a new meandering sidewalk.

Financial Impact:

None

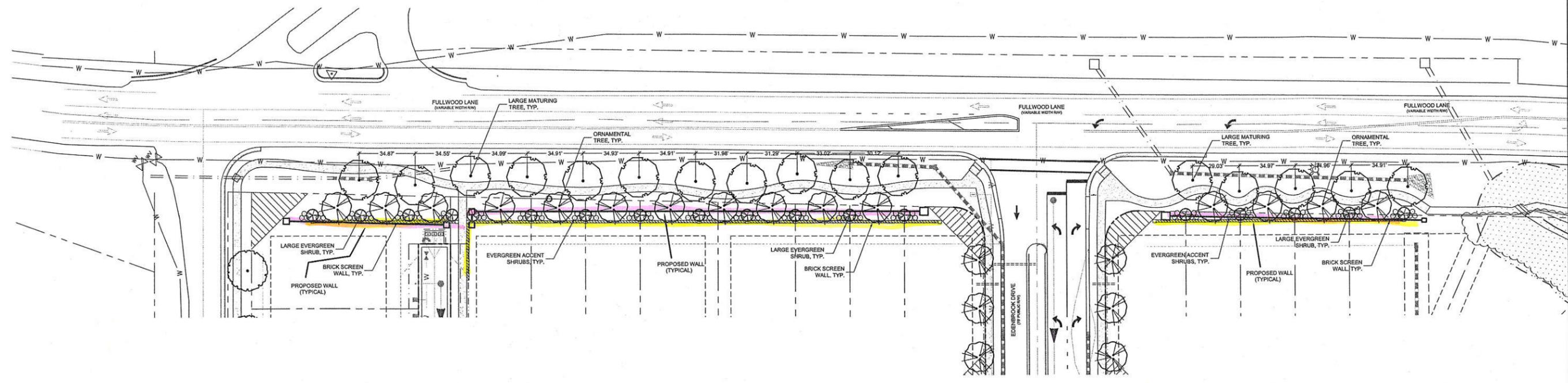
Related Town Goal(s) and/or Strategies:

Quality of Life: #2 Continue pedestrian friendly initiatives and promote alternative means of travel. #3 Develop and expand green initiatives by the Town, assist in informing citizens about a healthy environment, and continue to enhance the appearance of the community.

Recommended Motion/Action:

Approve, approve with conditions or disapprove the Administrative Amendment request for revised location of brick screening wall for Eden Hall.

APPROVED April 2015
 REQUEST August 8, 2016



LandDesign.
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 NC Eng. Firm License: C0458

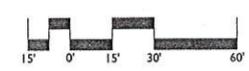


04/14/15

**EDEN HALL
 MULTI-FAMILY TOWNHOME DEVELOPMENT**
 LANDTEC DEVELOPMENT, INC.
 REVISED FULLWOOD STREETSCAPE

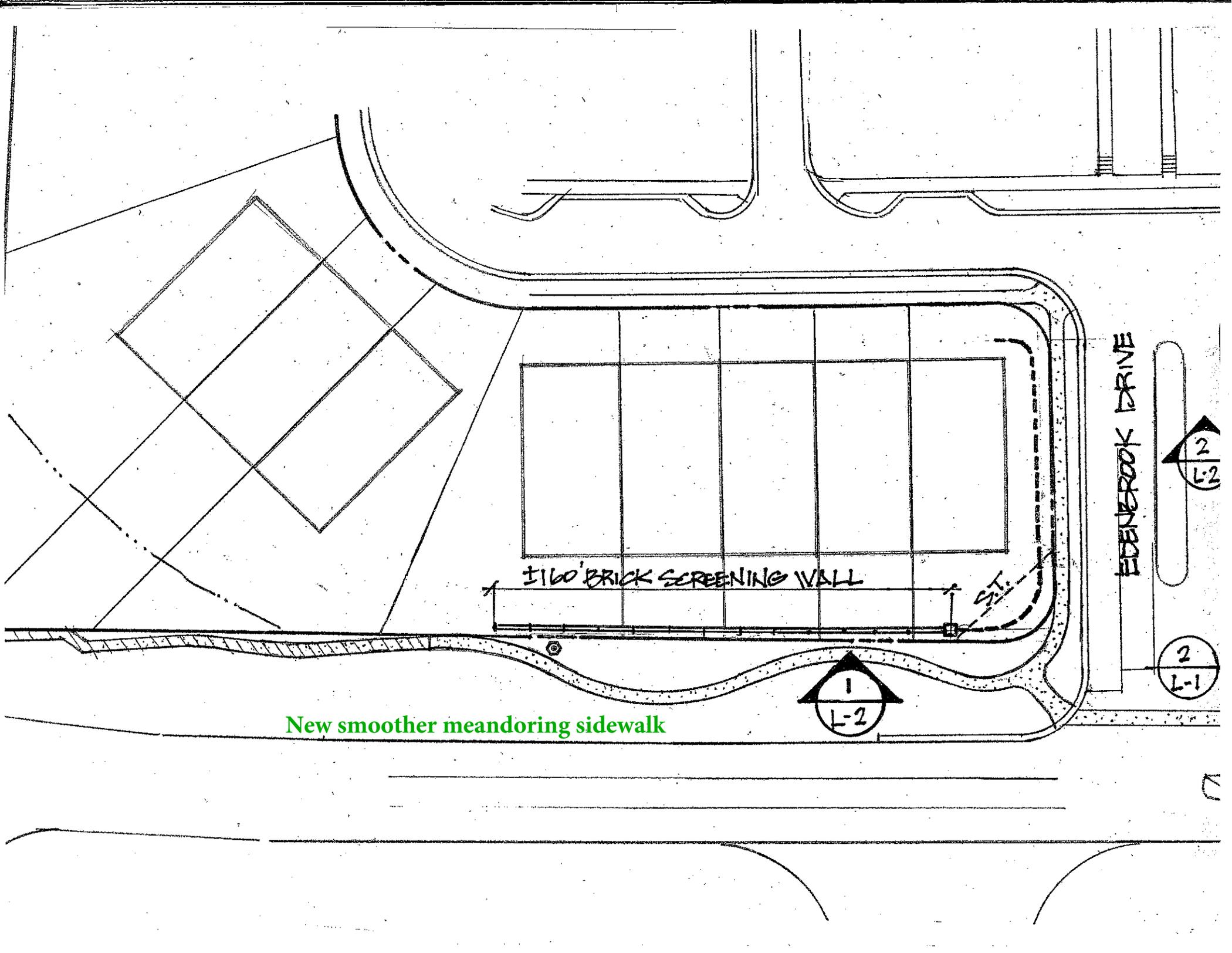
GENERAL NOTES:

1. ALL PROPOSED VEGETATION SHALL CONFORM WITH THE PLANTING STANDARDS FOUND IN SECTION 155.606.12 OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE. ALL PROPOSED VEGETATION SHALL BE SELECTED FROM THE APPROVED TREE AND SHRUB LIST FOUND IN SECTION 155.606.14 OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE.
2. DEVELOPER AGREES THAT ALL LARGE MATURING TREES PLANTED ALONG THE FULLWOOD LANE RIGHT OF WAY SHALL BE A MINIMUM OF 3.5 INCHES IN CALIPER.
3. DEVELOPER AGREES TO PROVIDE A 5 FOOT MEANDERING SIDEWALK ALONG THE STREET FRONTAGE OF FULLWOOD LANE.



REVISIONS:
 DATE: APRIL 14, 2015
 DRAWN BY: MJK
 CHECKED BY: MJK
 C.C. BY: MJK
 SCALE: 1"=30'
 PROJECT #013172

SHEET #
EX-1.0



New smoother meandering sidewalk

±160' BRICK SCREENING WALL

EDENEROOK DRIVE

1
L-2

2
L-1

2
L-2