

Agenda Item: Eden Hall Administrative Amendment

DATE: July 5, 2016

FROM: Mary Jo Gollnitz, Planner

Background/Issue:

- Zoning for Eden Hall subdivision was approved on July 14, 2014.
- During subsequent plan review, the site/grading plans called for the removal of all existing vegetation and sidewalk along the approximately 980 lineal feet of Fullwood Lane frontage.
- Because this was a change from approved zoning conditions, the applicant was directed to request an Administrative Amendment.
- The 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 subdivision has since sold to David Weekley Homes with Pace Development managing site development.
- The current revised streetscape plan depicts a revised meandering sidewalk similar to 2015 Administrative Amendment.
- The new revised streetscape plan moves the brick screening wall at the property line closer to Fullwood Lane approximately 3 to 10ft from back of right-of-way.
- The new streetscape plan increases the private back yards by 3 to 10 ft.
- The 2015 Administrative Amendment had most of the landscape between the sidewalk and wall on private property. The current proposal places all of the landscape/streetscape in the Town’s right-of-way.
- The 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. There may not be adequate space for the long term viability of the trees. Attached is an email correspondence with Town Arborist Ralph Ramsaur regarding this issue.
- Staff will verify that the streetscape/landscape plan meets Matthews UDO requirements and sign off on proposed plan once *all* issues are resolved.
- Staff consistently does not approve any landscape or hardscape within the sight triangle based on UDO Section 155.601.13.A which states:
“Within a sight triangle, and except as provided in § 155.601.13.B below, no structure, sign, plant, shrub, tree, berm, fence, wall, mailbox or object of any other kind shall be installed, constructed, set out or maintained so as to obstruct cross-visibility at a level between two (2) feet and ten (10) feet above the level of the center of the street intersection.”
The exceptions are for public utilities, fire hydrants, governmental signs and traffic control devices.
- Approved Administrative Amendment from April 2015 and new proposed plans are attached.

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 new location of brick screening wall for Eden Hall.

June 15, 2016

Mary Jo Gollnitz, CZO
Planner II/Zoning Administrator
Planning and Development
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Eden Hall – Administrative Amendment to the Fullwood Streetscape

Dear Mary Jo:

David Weekley Homes requests the following amendments to the Eden Hall development plans and the Fullwood Streetscape.

1. Move the brick screen wall closer to the rear property line and away from the rear of the townhome units to allow proper drainage and revise the design slightly based on the removal of the sidewalk and trees along Fullwood as previously approved by City.
2. Revise the Fullwood Streetscape in conjunction with the relocation of the brick screen wall.

Sincerely,

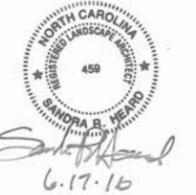


Mark Gibbs
Division President
David Weekley Homes



DILWORTH
Planning Studio, LLC

2033 Springdale Ave
Charlotte, NC 28203
Phone: 704.737-1021



EDEN HALL
Matthews, NC

David Weekley Homes

**Entrance Plan
& Details**

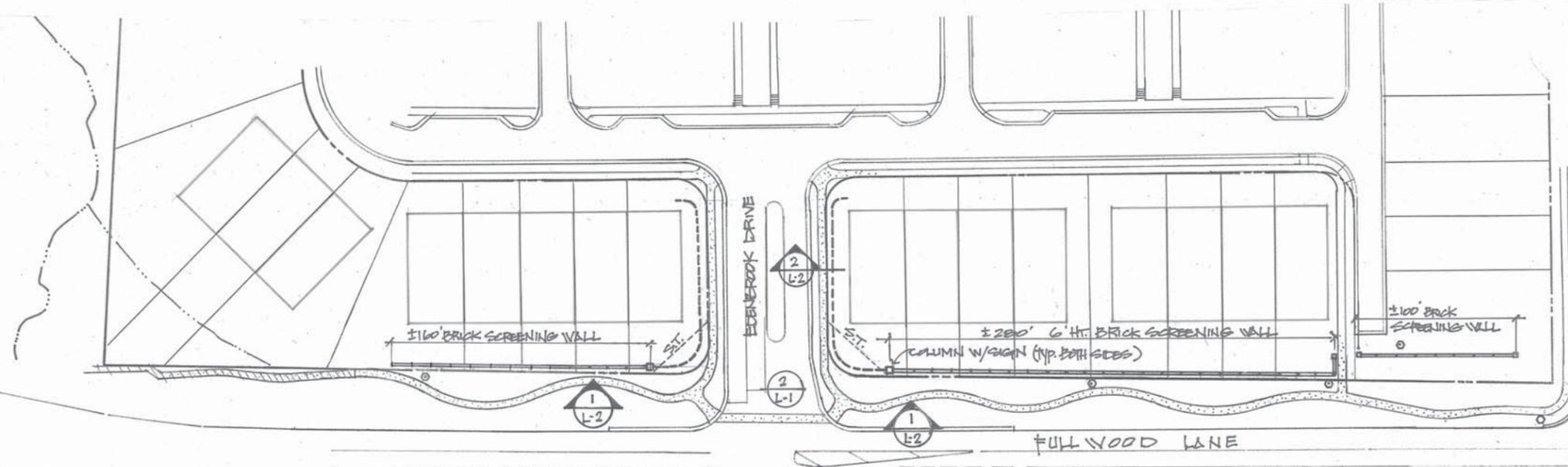
PROJECT NUMBER: 112

DRAWN BY: SRH

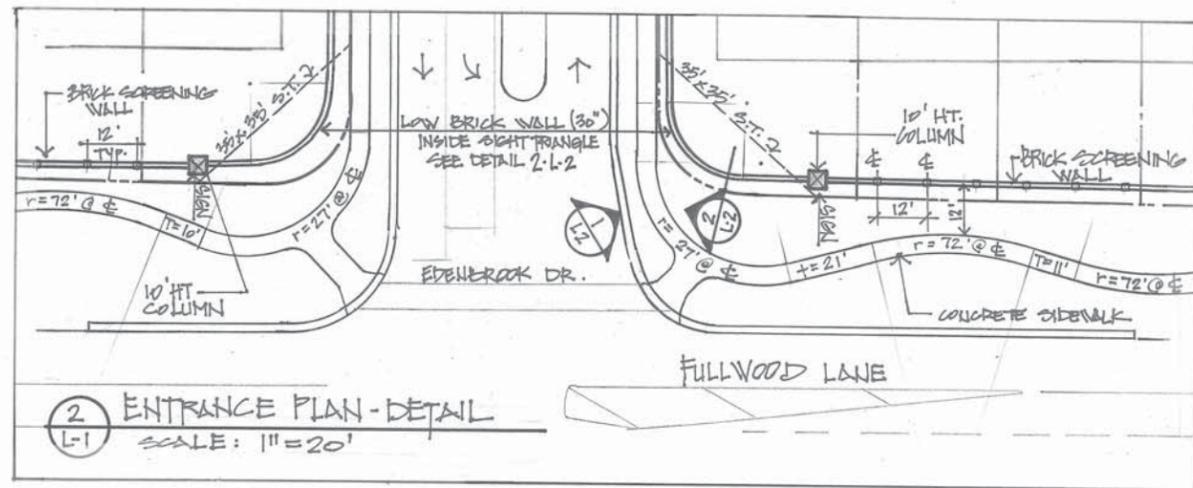
DESIGNED BY: SRH

ISSUE DATE: 6.6.16

NO DATE BY REVISIONS



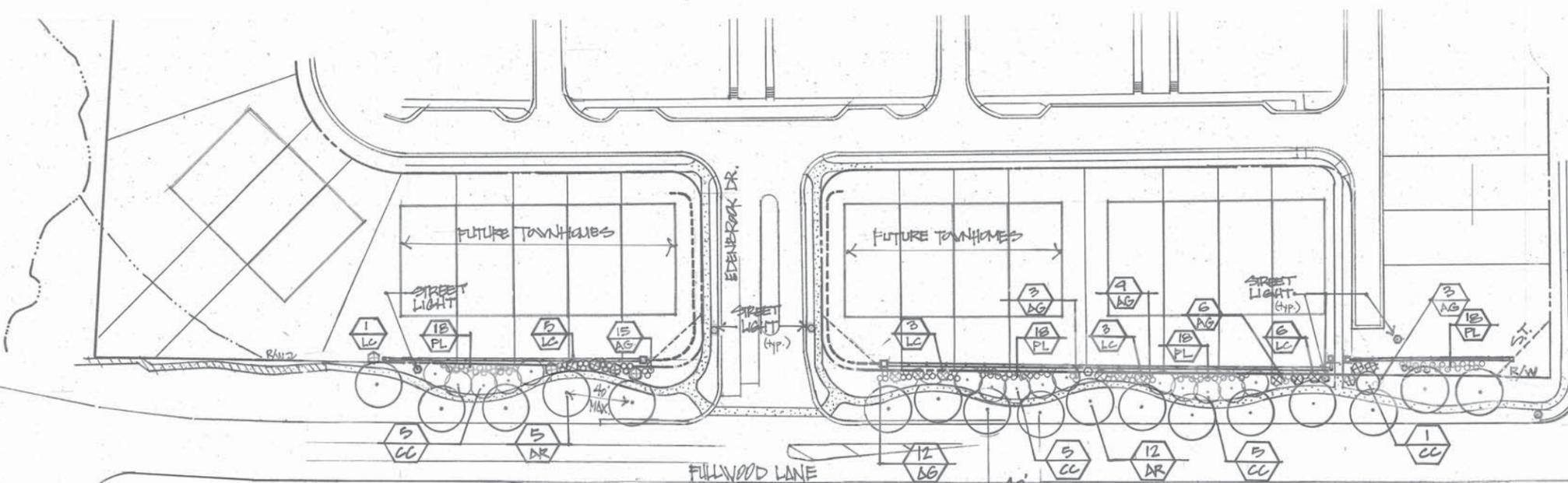
1 ENTRANCE PLAN SCALE: 1"=40'



2 ENTRANCE PLAN - DETAIL SCALE: 1"=20'

Plant List:

Quan.	Key	Species	Size	Notes
17	AR	Acer rubrum	3.5" cal.	'October Glory' Large-maturing tree
48	AG	Abelia grandiflora 'Kaleidoscope'	3 gal.	Kaleidoscope Abelia Evergreen accent shrub
16	CC	Cercis canadensis 'Oklahoma'	15 gal.	'Oklahoma' Redbud Ornamental tree
18	LC	Loropetalum chinense	3 gal.	Burgandy Loropetalum Large evergreen shrub
54	PL	Prunus laurocerasus 'Ottolyken'	3 gal.	Ottolyken Laurel Evergreen accent shrub



3 FULLWOOD LANE STREETSCAPE PLAN SCALE: 1"=40' (SEE PLANT LIST ABOVE FOR KEYS & QUANT.)



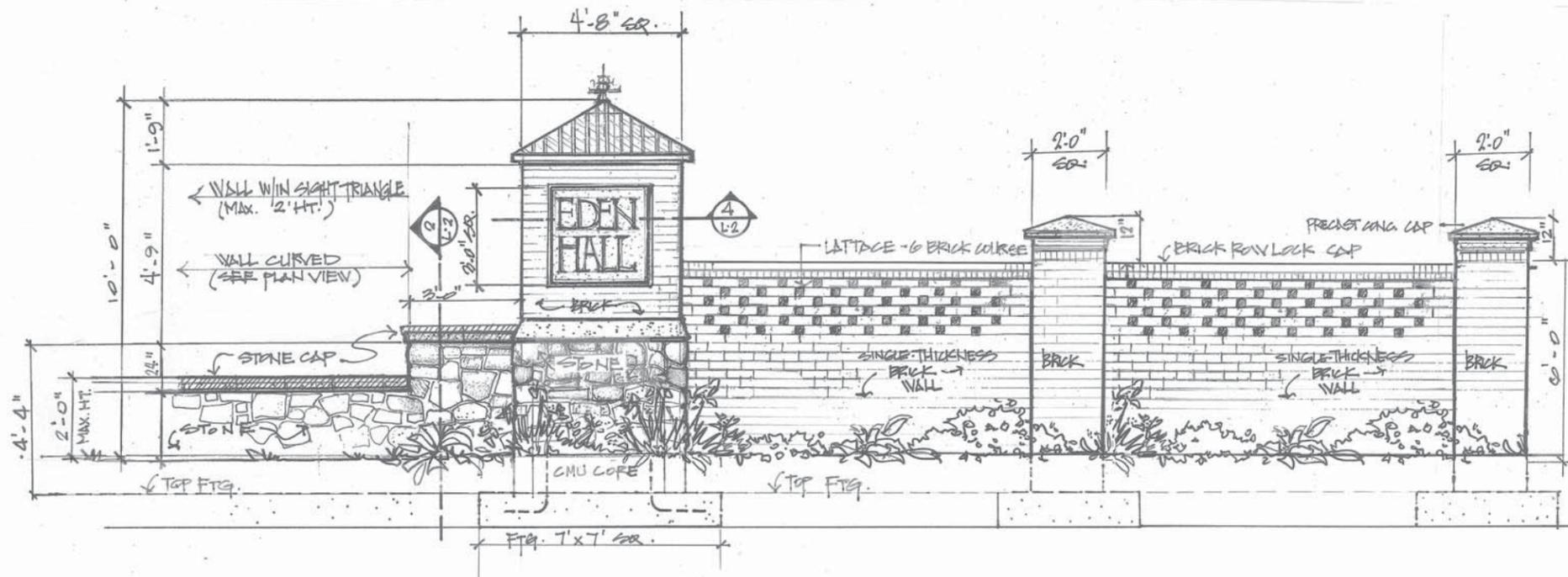
EDEN HALL
Matthews, NC

David Weekley Homes

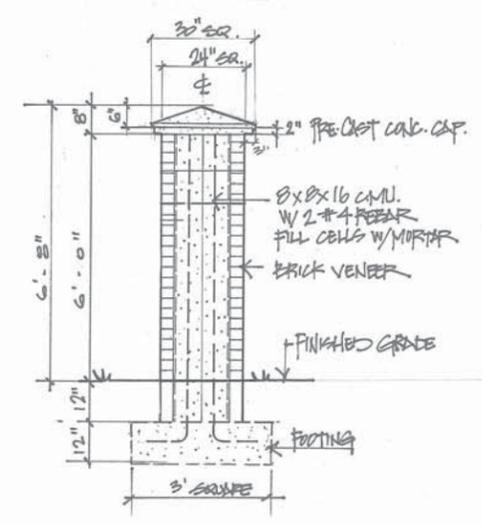
Entrance Plan & Details

PROJECT NUMBER: 112
DRAWN BY: SRH
DESIGNED BY: SRH
ISSUE DATE: 6.6.16

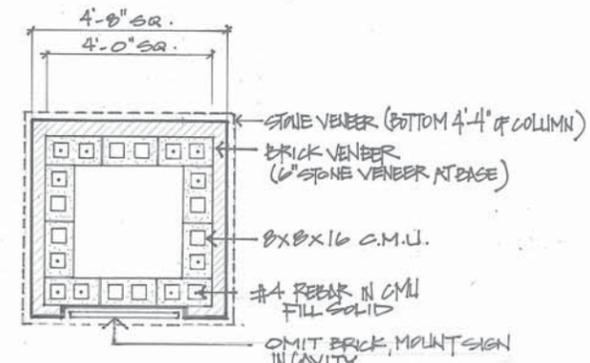
1.6.11.16 SRH PER STATE REVIEW
NO. DATE BY REVISIONS



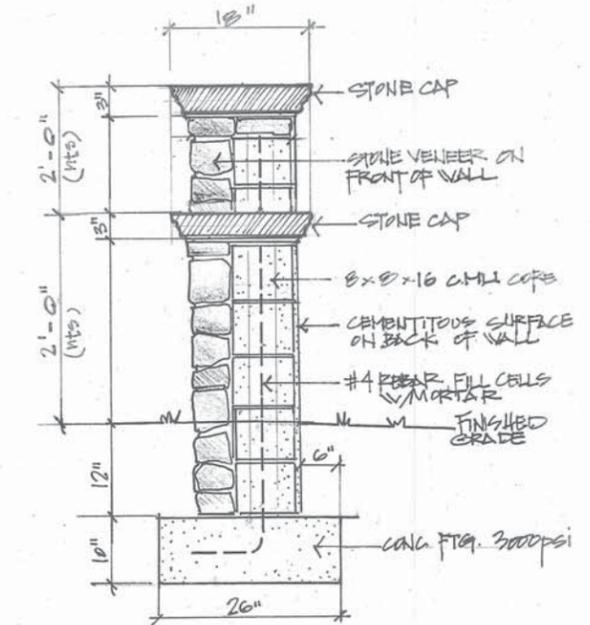
1 ELEVATION OF MAIN ENTRY WALL @ FULLWOOD LANE SCALE: 1/2" = 1'-0"



3 BRICK COLUMN - SECTION SCALE: 1/2" = 1'-0"



4 SECTION THRU SIGN COLUMN SCALE: 1/2" = 1'-0"



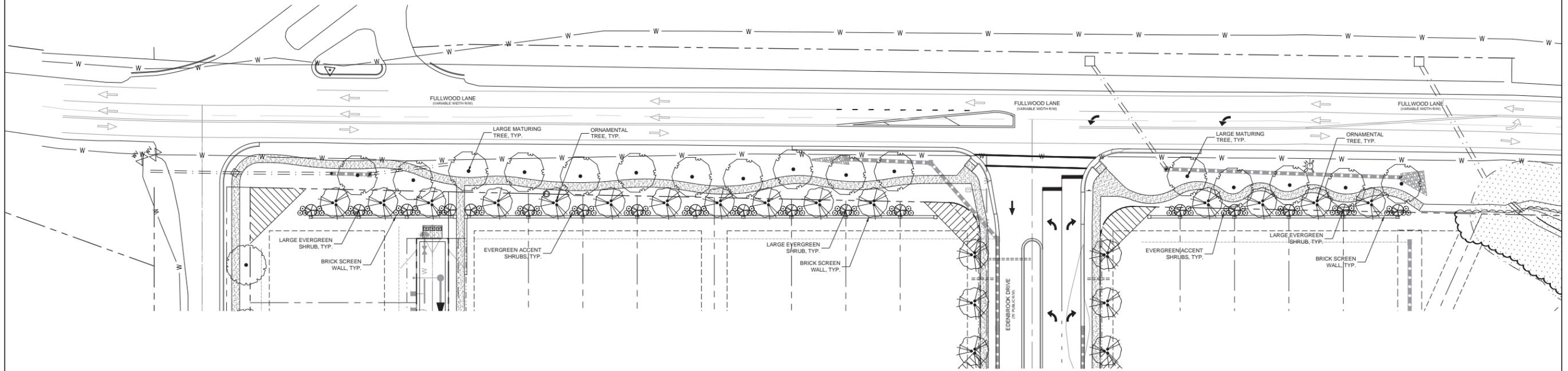
2 SECTION THRU LOW STONE WALL SCALE: 1" = 1'-0"

APPROVED PLAN APRIL 6, 2015

LandDesign
 223 N Graham Street, Charlotte, NC 28002
 V: 704.333.0325 F: 704.332.3746
 www.LandDesign.com
 NC Eng. Firm License: C088



04/07/15



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

NOTE: 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.



REVISIONS:
 4/7/15 - REVISED PER LUESA COMMENTS

DATE: JANUARY 20, 2015
 DESIGNED BY: MKR
 DRAWN BY: PHK
 CHECKED BY: MKR
 QC'D BY: MKR
 PROJECT #: 1013172

SHEET #:
EX-1.0

Re: Eden Hall - Fullwood Streetcape Administrative Amendment

1 message

Ralph Ramsaur <r Ramsaur@matthewsnc.gov>
To: Mary Jo Gollnitz <mjgollnitz@matthewsnc.gov>

Fri, Jun 24, 2016 at 8:47 AM

I have reviewed the landscape plan for the entrance to To Eden Hall on Fullwood. It appears that the Redbud trees, that are to be planted between the sidewalk and the brick wall, are going to present a problem. In the next five to ten years, as the Redbuds mature, their canopies will spread well over the side walk and since the trees only grow to a height of about 15', you won't be able to raise the lower limbs(6'-8' off the sidewalk surface) for pedestrian traffic without disfiguring the small trees. Also, because of their proximity to the brick wall, future landscapers will continually be cutting limbs back off the wall.

To remedy the problem I suggest that the Redbuds be replaced with trees that grow horizontally (Kousa-Dogwoods and European Hornbeams) or slow growing upright evergreens such as a tree form variety of Holly (Yaupon or Foster). Let me know if you need any additional info. Thanks

Ralph Ramsaur
Landscape Manager/Town Arborist

Town of Matthews
1600 Tank Town Road
Matthews, NC 28105
704-708-1250
704-845-2488 Fax
r Ramsaur@matthewsnc.gov
www.matthewsnc.gov

Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review.

On Tue, Jun 21, 2016 at 3:02 PM, Mary Jo Gollnitz <mjgollnitz@matthewsnc.gov> wrote:

Ralph,
Can you look at this plan.

Concern about the long term viability of the plantings.

Mary Jo Gollnitz, CZO
Planner II/Zoning Administrator
Planning and Development
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105
Town Hall (704) 847-4411
Direct line (704) 708-1229
Fax (704) 845-1964
mjgollnitz@matthewsnc.gov
www.matthewsnc.gov



Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review.

----- Forwarded message -----

From: **Eric Smith** <esmith@pacedevelop.com>

Date: Mon, Jun 20, 2016 at 2:00 PM

Subject: Eden Hall - Fullwood Streetcape Administrative Amendment

To: Mary Jo Gollnitz <mjgollnitz@matthewsnc.gov>

Cc: "Shannon Boling (sboling@dwhomes.com)" <sboling@dwhomes.com>, "Sandy Heard (sandyh@fairwoodbuilds.com)" <sandyh@fairwoodbuilds.com>

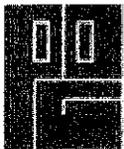
Mary Jo,

PDFs. Delivering the five hard copies and a check for the fees this afternoon.

Thanks

E

Eric Smith



**PACE
DEVELOPMENT
GROUP**

6719-C Fairview Road

Charlotte, NC 28210

(704) 365-1208 office

(704) 365-5506 fax