Agenda Item: Application 2014-611

DATE: April 4, 2014
RE: Decision on Application 2014-611, Habitat for Humanity – Sunrise Crossing II
FROM: Jim King, Planner II

Background/Issue:

At the March 25, 2014 Planning Board meeting, Application 2014-611 received a unanimous recommendation for approval as submitted with 6 and 8 ft. side yards provided that the driveways will have two parking spaces side-by-side using block pavers. The Planning Board found the project was consistent with policies for development as outlined by the Matthews Land Use Plan, the Town’s Long-Range Vision Statement, and other adopted policies.

Since the onset of discussions with Habitat, Planning Staff have maintained that in order to utilize the R-VS zoning classification the proposed development has to incorporate an innovative approach to the development concept for the project. The original rezoning approval incorporated zero lot lines for detached homes which is an innovative concept not currently found in Matthews.

The proposed subdivision would cut out seven lots from two existing parcels. Since two parcels exist today, Habitat was legally able to obtain two building permits, one per parcel, and construct two homes. The proposed subdivision plan presented only address the Planning Boards recommendations for driveways with side-by-side spaces on the lots 4 - 7. Lot’s 1 and 3 depict the driveways as they currently exist.

If the Town Board decides to approve Application 2014-611 as submitted the applicant will have to seek a subdivision variance to the street cross section to reduce the required landscape strip from 8 ft. to 4 ft. in order to keep a consistent road network throughout their subdivision. The subdivision variance must be obtained prior to final plat approval and recordation.

Related Town Goal:
Land Use Planning

Recommendation:
Approve the Change of Conditions for Application 2014-611 with the following conditions:

1. A subdivision variance shall be obtained for the proposed street cross section.
2. Habitat will commit to not building any more homes within the proposed subdivision until the subdivision is approved and recorded
The two homes Habitat has already constructed on the two existing parcels.
Conceptual Home Elevations

2014

Habitat for Humanity
Matthews
SUNRISE CROSSING 2
MATTHEWS SCHOOL RD.
MATTHEWS, NC
AMENDED REZONING PLAN