

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.

2014

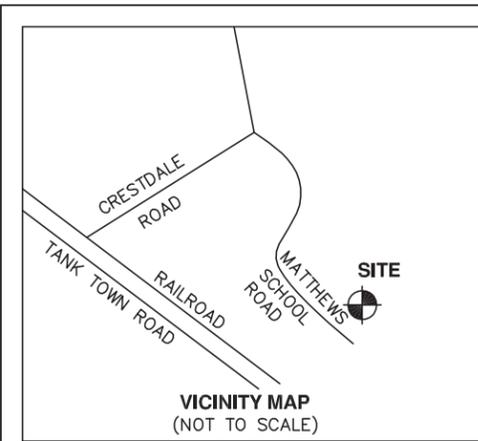


935 Matthews School Road, Matthews, NC 28106



945 Matthews School Road, Matthews, NC 28106





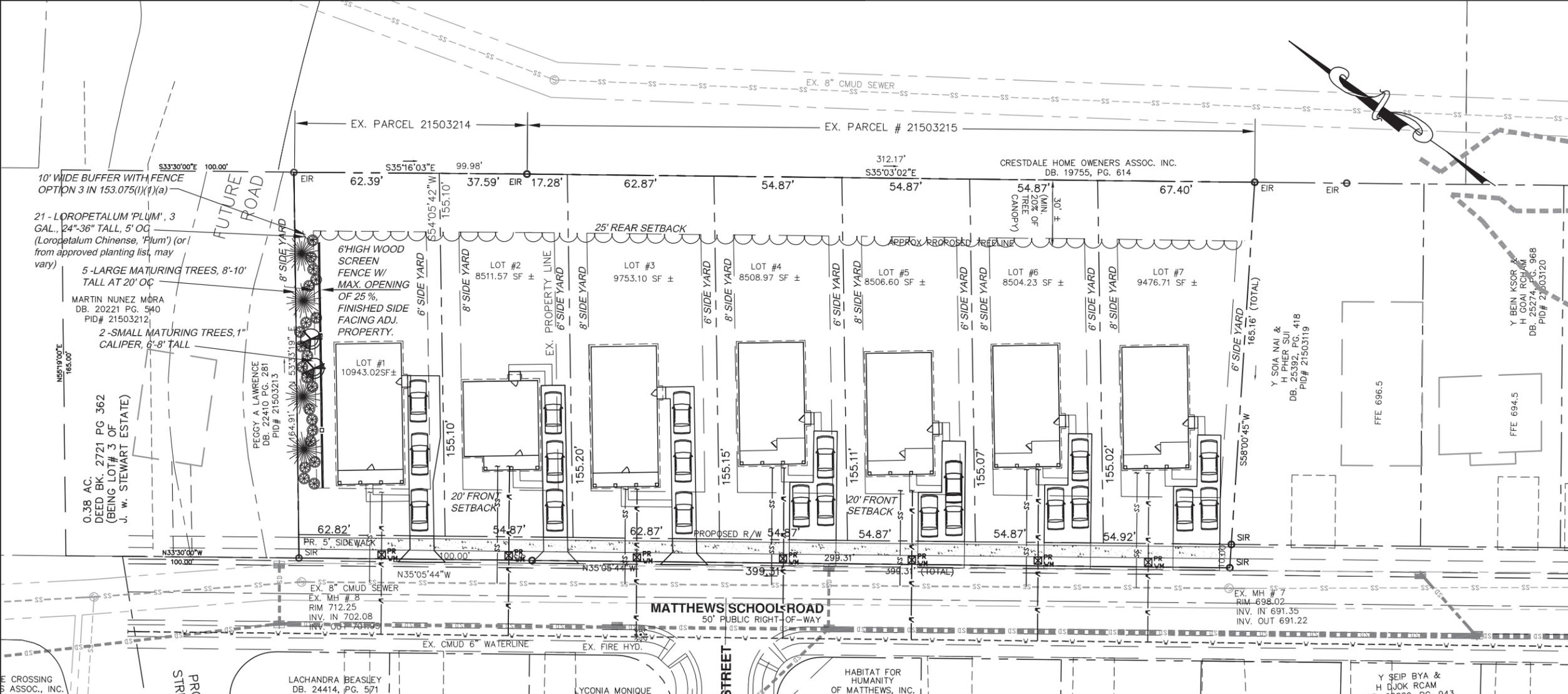
BOUNDARY SURVEY OF
HABITAT FOR HUMANITY OF MATTHEWS
136E CHARLES STREET, MATTHEWS, N. C.
 TAX ID# 215-032-14 & 15
 TOWN OF MATTHEWS, MECKLENBURG COUNTY, N. C.
 DEED BOOK 1414, PAGE 83 & DB. 8321, PG. 955

S. M. SANDY SURVEYING
 SINCE 1972
 1833 WESLEY CHAPEL ROAD
 INDIAN TRAIL, NC 28079
 PHONE. (704) 289 - 8040

DATE: 06-06-12
 SCALE: N/A
 ACAD FILE: MSR-HFHM,INC

- DEVELOPMENT NOTES:**
- ALL LOTS EXHIBIT FAVORABLE TOPOGRAPHY FOR RAINWATER MITIGATION.
 - R-VS STANDARDS ARE FOLLOWED:
 - * TYPICAL, LOT SIZE - 8,500 SQ. FT.
 - * TYPICAL, LOT WIDTH - 54.86'
 - * TYPICAL, SIDE YARD - 6' AND 8'
 - * TYPICAL, LOT SETBACK - 20'
 - * TYPICAL, REAR YARD - 25'
 - * MAXIMUM, HEIGHT OF STRUCTURE - 35'
 - ALL LOTS WILL HAVE, AT LEAST 10' WIDE DRIVEWAY.
 - ALL LOTS WILL HAVE SIDEWALK CONNECTIVITY FROM DRIVEWAY TO FRONT ENTRANCE TO HOME.
 - EACH DRIVEWAY WILL BE ABLE TO PARK TWO (2) CARS BEHIND SIDEWALK.
 - A NEW PUBLIC SIDEWALK WILL BE CONSTRUCTED.
 - EXISTING CURB, ALONG MATTHEWS SCHOOL ROAD TO REMAIN.
 - EXISTING STORM DRAINAGE STRUCTURES TO REMAIN.
 - EXISTING TREE CANOPY/GREEN SPACE WILL BE PRESERVED WITH AT LEAST 20% OF THE TREE CANOPY RETAINED. A TREE EASEMENT WILL BE ESTABLISHED, PER MATTHEWS ZONING ORDINANCE.
 - RAINWATER BARRELS WILL BE INCORPORATED FOR EACH HOUSE.
 - STREET TREES WILL BE INCLUDED, PER MATTHEWS ZONING ORDINANCE, ADJACENT, TO THE NEW SIDEWALK.
 - AN ADDITIONAL 10' WILL BE DEDICATED TO THE EXISTING RIGHT-OF-WAY FOR A PLANTING STRIP AND SIDEWALK.
 - NORTHEASTERN PORTION OF LOT #1 WILL BE A DEDICATED TREE PRESERVATION EASEMENT. SUPPLEMENTAL TREES WILL BE ADDED AS NEEDED.

- DISCREPANCY WITH LOT # 7 WILL BE ADDRESSED BY HFHM PRIOR TO CONSTRUCTION OF A HOME ON LOT # 7.
- PER SECTION 154.053 (B)
 - * TOTAL SQ. FT. OF BOTH PARCELS 63,949.19 SQ. FT.
 - * MAXIMUM SQ. FT. OF ALL DRIVEWAYS TO BE 6400 ± SQ.FT.
 - * MAXIMUM SQ. FT. OF ALL HOUSES TO BE 12,906 ± SQ. FT.
 - * NO ACCESSORY STRUCTURES ALLOWED IN TREE PRESERVATION EASEMENT.
- UNDISTURBED TREE CANOPY AREA > 12,329.47 ± SQ. FT.
- ALL ACCESSORY STRUCTURES SHALL BE LOCATED IN THE REAR YARD, AT LEAST THREE (3) FEET FROM SIDE YARD PROPERTY LINE.
- ADJACENT HOMES, AS WELL AS THE ENTIRE DEVELOPMENT, WILL ENSURE DIVERSITY OF DESIGN. HFHM HAS ACCESS TO MULTIPLE HOUSE PLANS. DESIGN WILL SUPPORT THE CRESTDALE PLAN.
- CAN NOT BUILD OR LOCATE ANY STRUCTURE IN THE TREE PRESERVATION EASEMENT.
- THE TREE PRESERVATION EASEMENT SHALL NOT BE DISTURBED.
- SUNRISE CROSSING 2 - ELEVATIONS APPROVED BY TOWN COUNCIL ON 3/25/13, WILL BE CONSTRUCTED.
- IMPERVIOUS SURFACE THRESHOLD (24%): 15,110.87 SQ.FT. APPROVED. PERMEABLE MATERIALS WILL BE USED TO ENSURE THAT PROJECT'S IMPERVIOUS SURFACE TOTAL REMAINS BELOW SAID THRESHOLD.
- LOT(S) W/3BR HOME WILL ENSURE PARKING FOR, AT LEAST, TWO TYPICAL VEHICLES, BEHIND PUBLIC SIDEWALK.
- LOT(S) W/4BR HOME WILL ENSURE PARKING FOR, AT LEAST, THREE TYPICAL VEHICLES, BEHIND PUBLIC SIDEWALK.



REV. 1L- 04/01/14 - ACTUAL HOUSES
 Project No. _____
 Drawn By: WGF
 Engineer: WGF
 Issue Date: 04/01/14
 Sheet 1 of 1

SUNRISE CROSSING 2
MATTHEWS SCHOOL RD.
MATTHEWS, NC
AMENDED REZONING PLAN



OWNER: HABITAT FOR HUMANITY OF MATTHEWS, INC.
 P. O. BOX 2008
 MATTHEWS, NC 28106
 (704) 847-4266

Notes:
 1. Topography from Mecklenburg Co. GIS.
 2. Water is available at the front of the site via an ex. CMUD 6" waterline.
 3. Sanitary sewer is available at the front via ex. CMUD 8" San. Swr.

GRAPHIC SCALE
 1 inch = 30 ft.

FULLER CONSULTING SERVICES

Civil Engineering
 Site Design
 Stormwater
 Inspections
 Coordination
 Permitting
 Contract Work

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 cell (704) 622-6520
 Firm License # F-1196
 wanda.fuller@carolina.rr.com

Wanda G. Fuller, PE