Agenda Item: 4 Corners Phase I (Tennyson Subdivision) Subdivision Preliminary Plat

DATE: November 19, 2018
FROM: Mary Jo Gollnitz, Senior Planner

Background/Issue:

Pursuant to § 155.405.7.B.3 of the Matthews Unified Development Ordinance, the Preliminary Plan of a proposed subdivision is forwarded to the Board of Commissioners within 30 days following the determination that all required standards have been met. The Board of Commissioners shall approve or approve with conditions the Preliminary Plan. If the Preliminary Plan is conditionally approved, the minutes of the Board of Commissioners meeting shall state the measures necessary for the Final Plat to be approved.

Approval of the preliminary plat allows the developer/property owner to grade the land and begin development. About the subdivision:

- Rezoning of 4 Corners Phase I (aka Tennyson Subdivision) to R-VS and SRN was approved by the Town Board on March 12, 2018.
- 73 lot subdivision will be created from 8 original lots totaling 26.73 acres. A 4.03 acre tract at the corner of Sam Newell and Keziah Rds will be donated to the Town for recreational purposes.
- Subdivision will be accessed from Sam Newell Rd and Keziah Rd.
- Dedication of right-of-way along Sam Newell and Keziah Rds will be provided.
- Public improvements will be installed along Sam Newell Rd, Keziah Rd, and within the development including sidewalk, curb and gutter and streetscape.
- Final Plat(s) shall be submitted in accordance with §155.405.8 and 9 of Matthews UDO, including the installation of all required improvements.
- Final plats will be completed in phases. The 8 lots along Keziah Rd will be developed last.
- Developer cannot get building permits or sell lots until final plat is recorded

Proposal/Solution:

The attached preliminary plat does meet all the R-VS and SRN requirements and conditions that were stipulated at the time of rezoning. The proposed preliminary plat complies with the Matthews UDO.

Financial Impact:

There will be 73 new homes added to the tax base.

Related Town Goal(s) and/or Strategies:

**Economic Development/Land Use Planning**: to enhance the quality of life of the citizens by aggressively pursuing a balanced tax base; and by planning for orderly growth and development.

Recommended Motion/Action:

Staff recommends approval of the preliminary plat as presented.