Agenda Item: Creek Bend Preliminary Plan Subdivision

DATE: August 3, 2018
FROM: Mary Jo Gollnitz, Senior Planner

Background/Issue:

Pursuant to Section 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 property to R-VS was approved by the Town Board on August 14, 2017.
• 29 lot subdivision on 16.14 acres along Idlewild Rd.
• 7.45 acres of tree canopy is being preserved.
• Dedication of future right-of-way along Idlewild Rd will be provided.
• Final Plat(s) shall be submitted in accordance with §155.405.8 and 9 of Matthews UDO, including the installation of all required improvements.
• Developer cannot get building permits or sell lots until final plat is recorded

Proposal/Solution:

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

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life: to maintain our small town identity by providing a vibrant downtown, pedestrian friendly community, extensive greenspace system, and recreation and cultural activities.

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 plan as presented.