

Agenda Item: Habitat for Humanity – Dion Dr. Subdivision Preliminary Plat

DATE: March 7, 2017

FROM: Mary Jo Gollnitz, Planner

Background/Issue:

Habitat for Humanity received approval for the Dion Drive Subdivision Preliminary Plat on April 11, 2015. Section 155.405.7.B.4 of Matthews UDO states that the Preliminary Plan approval shall be effective for no more than one (1) year from the date of approval unless, upon written request by the Applicant, the Board of Commissioners grants an extension of time for not more than one (1) additional year.

Habitat for Humanity never requested an extension of the preliminary plat approval, which is now almost two years old. They wish to start working on the subdivision development later this year and therefore need to have the preliminary plat reapproved. There have been no changes to the subdivision plans from the original approval.

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

- Plan reflects a change in property ownership next to the proposed subdivision
- 3 lot subdivision of 1.66 acres along at the intersection of Dion Drive and Margaret Wallace.
- Development is by right in the R-15 district.
- Town Board approved a Public Improvement Variance for installation of curb, gutter and sidewalk along the Margaret Wallace Rd portion of the subdivision.
- Public Improvement Variance can still be valid once the preliminary plat is reapproved.
- 20' right-of-way will be dedicated for future road widening along Margaret Wallace
- public improvements will be installed along Dion Drive including sidewalk and curb and gutter
- Final Plat 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 plat does meet all the R-15 requirements and conditions that are required. The proposed preliminary plat complies with the Matthews UDO.

Financial Impact:

None

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.



February 8, 2017

Planning Department, Director
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

To Whom It May Concern:

Petitioner: Greater Matthews Habitat for Humanity (GMHFH)

Request: Resubmittal of formerly approved Preliminary Subdivision Plan

Explanation: GMHFH requests the formerly submitted and approved *Preliminary Subdivision Plan* to be reapproved. Based on Town of Matthews ordinance 155.405.7-Preliminary Plan Requirement and Procedures, Subsection B-4, (page 4-24 of the UDO), the previously approved plan must be resubmitted, due to time constraints set forth.

GMHFH is a non-profit organization, which constructs affordable housing for families. It attempts to use its limited funding in the most efficient manner to serve those families. Based on the opportunity to construct on alternative parcels, GMHFH did not advance this Dion DR subdivision as quickly as originally projected.

The attached official *Survey* accurately reflects the current state of the parcel, which matches with the one submitted and approved prior. Additionally, the attached *Preliminary Subdivision Plan* matches with the one submitted and approved prior. A professional Engineer and Surveyor verified that the adjoining property owners are the same as they were prior.

Respectfully,

Brian Beavers
Director of Operations

Rec'd 2/16/17



February 20, 2015

Planning Department, Director
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

*Public Improvement
Variance*
Board of Commissioners

APPROVED

5/4/2015
Lori Canapinno
Lori Canapinno, Town Clerk

To Whom It May Concern:

Petitioner: Habitat for Humanity of Matthews (HFHM)

Request: Variance Request for Public Improvements Required on Margaret Wallace Road

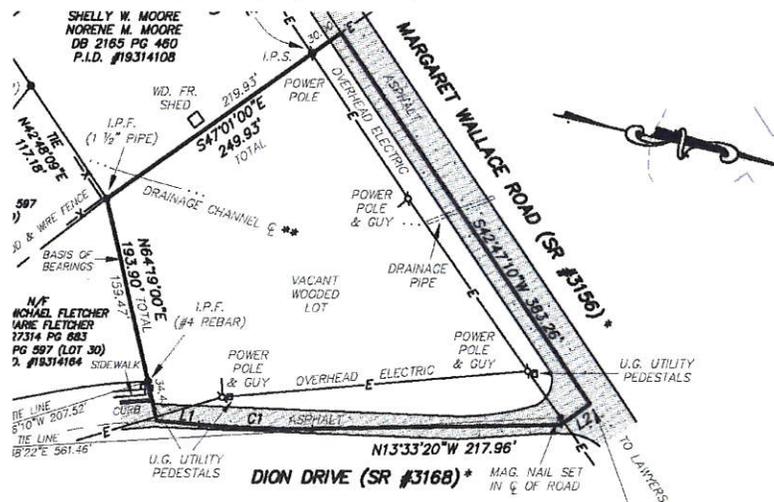
Explanation: HFHM requests an exception to the aforementioned, regarding the current standard of public road improvements required for a new subdivision. Margaret Wallace Road is currently a two-lane, major thoroughfare, which prospectively will be expanded to a four-lane configuration with a possible center turn lane. Due to the fact that improvements are slated to occur, and that no official drawings depicting road placement and configuration exist, current day, HFHM requests an exemption from the requirement to install curb, gutter, and public sidewalk, along the Margaret Wallace Road side of the parcel (#19314107). HFHM is a non-profit organization, which constructs affordable housing for families. It attempts to use its limited funding in the most efficient manner to serve those families. HFHM expresses concern that expending for construction of the aforementioned infrastructure, along Margaret Wallace Road, which could be later removed, due to the prospective road improvements, may not be the most efficient use of funds.

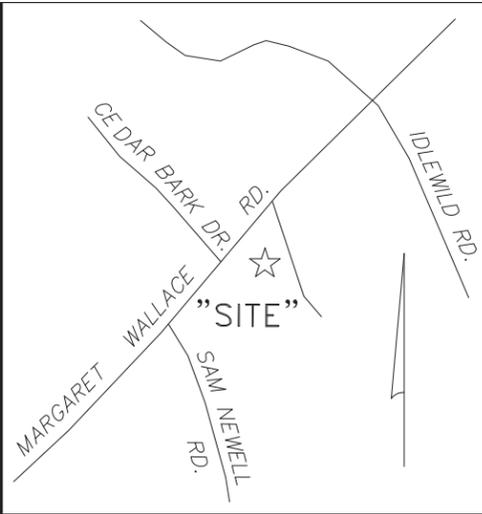
HFHM is committed to extending the curb, gutter, and public sidewalk along Dion Drive on the side adjacent to the aforementioned parcel, up to the point where it connects with Margaret Wallace Road.

Respectfully,

Brian Beavers

Brian Beavers
Director of Operations





VICINITY MAP (N.T.S.)

ZONING CODE SUMMARY

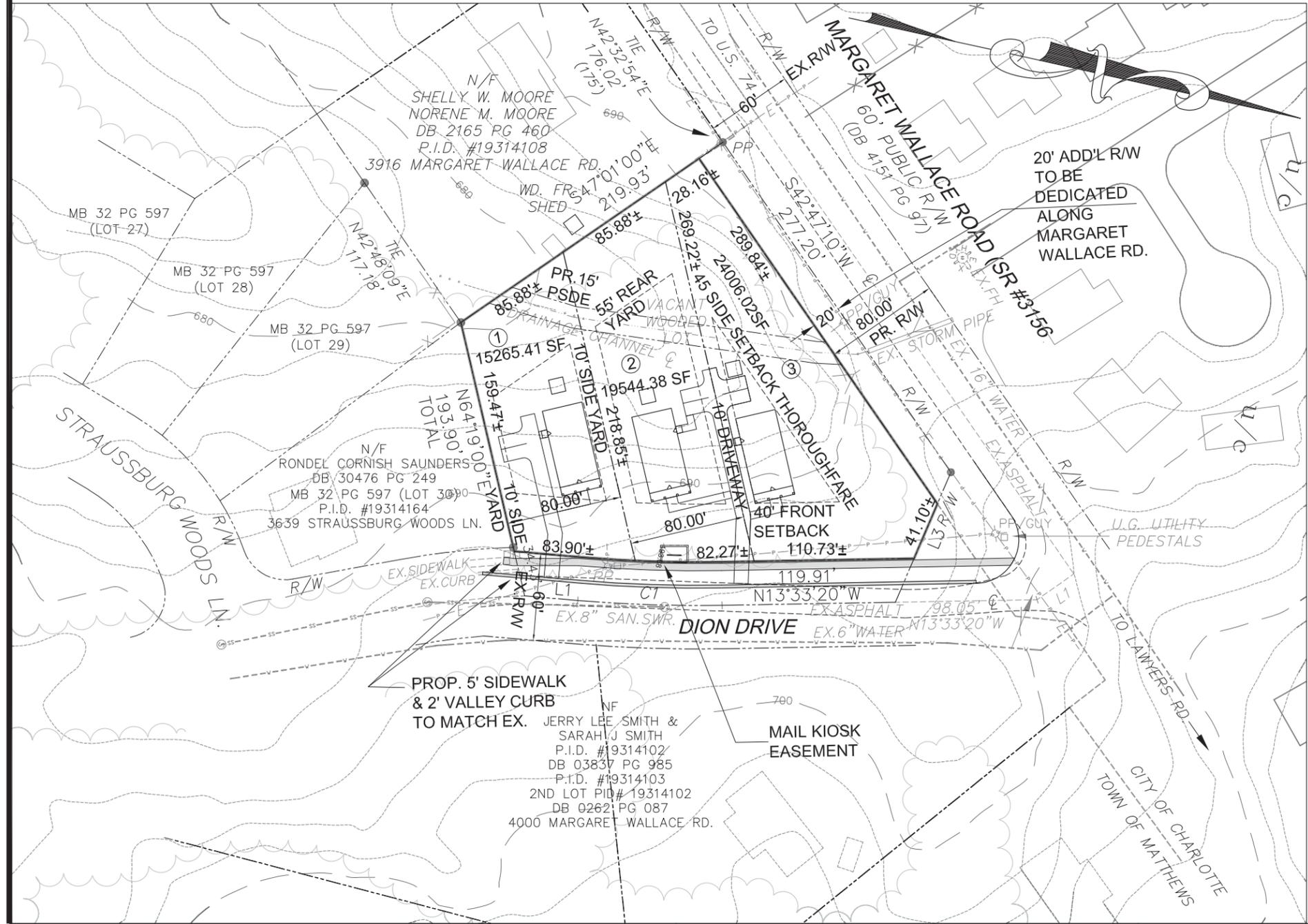
PROJECT NAME: DION DR. SUBDIVISION
 OWNER: HABITAT FOR HUMANITY OF MATTHEWS INC. PHONE # 704-847-4266
 PLANS PREPARED BY: FULLER CONSULTING SERVICES PHONE: 704-622-6520 or 704-845-2860
 ZONING: R-15 JURISDICTION: TOWN OF MATTHEWS
 PROPOSED USE: RESIDENTIAL SUBDIVISION
 BUILDING HEIGHT: LESS THAN 35' Feet STORIES: 1
 BUILDING COVERAGE: Sq. Ft. GROSS FLOOR AREA Sq.Ft.
 LOT SIZE: EX. 1.66 AC. ± Sq. Ft. ACRES NUMBER OF UNITS/SUITES: 3 LOTS
AFTER R/W DEDICATION 1.35 AC. ±

SURVEY PREPARED BY:
 WARREN JENNINGS LAND SURVEYING
 P.O. BOX 78123
 CHARLOTTE, N.C. 28271
 (704) 320-3294
 DATE: 01/06/14 (LAST REV.)

OWNER:
 HABITAT FOR HUMANITY MATTHEWS INC
 P. O. BOX 2008
 MATTHEWS, NC 28105
 (704) 847-4266
 FAX (704) 847-2507
 brian@habitatmatthews.org
 Contact name: MR. BRIAN BEAVER,
DIRECTOR OF OPERATIONS

LINE	LENGTH	BEARING
L1	36.91'	N07°39'30"W
L2	31.03'	N47°29'00"W
L3	97.61'	N79°22'00"W

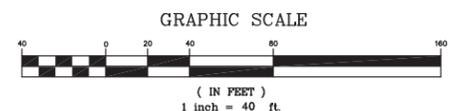
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	99.93'	971.17'	N10°36'22"W	99.89'



- ZONING DESIGNATION "R-15"
 MINIMUM BLDG. SETBACKS
 (PER TOWN OF MATTHEWS ZONING CODE)
 MARGARET WALLACE RD. SETBACK = 45'
 FRONT = 40 FT.
 SIDE = 10 FT.
 REAR = 55 FT.
 MINIMUM LOT # 1 = 15,265.41 SF
 MIN. LOT SIZE = 15,000 SF
 MIN. LOT WIDTH = 80'
 MAX. BLDG. HGT. = 35'
 PARCEL # 19314107
 EX. ADDRESS 3513 DION DR.
 EX. ACREAGE = 1.66 AC. ±
 ACREAGE AFTER RD. R/W DEDICATION 1.35 AC. ±
- THE EXISTING LOT IS VACANT AND WOODED.
- THE EXISTING LOT IS NOT WITHIN A FLOOD ZONE.
- 3 LOTS TO BE SUBDIVIDED FROM THE 1 EX. LOT.
- ZONING VARIANCES ASSOCIATED WITH THE BUILDING ENVELOPE ON ANY LOTS WITHIN THE PROPOSED SUBDIVISION ARE NOT ANTICIPATED.
- A FEE IN LIEU OF DEDICATION OF LAND FOR PUBLIC RECREATION IS INTENDED TO BE PAID.
- ALL ADJACENT ZONING IS R-15 MATTHEWS.
- ACROSS MARGARET WALLACE RD. IS CITY OF CHARLOTTE ZONING R-4.
- PROPOSED STREET SECTION WILL BE AS DETERMINED BY MATTHEWS PLANNING DEPT. AND MATTHEWS ENGINEERING DEPT.
- STREET IMPROVEMENTS TO DION DR. WILL BE A 5' SIDEWALK 2' WIDE VALLEY CURB AND GUTTER TO MATCH EXISTING.
- A VARIANCE TO WAIVE THE SIDEWALK AND CURB AND GUTTER REQUIREMENTS ON MARGARET WALLACE ROAD WILL BE REQUESTED. THERE IS NO CURB AND GUTTER OR SIDEWALK ON MARGARET WALLACE RD. ON THE MATTHEWS SIDE OF THE ROAD. THERE IS A FUTURE TRANSPORTATION PROJECT FOR MARGARET WALLACE AND THE LOCATION OF CURB & GUTTER, SIDEWALK, ETC. ARE UNKNOWN AT THIS TIME.
- PROPOSED HOUSES SHOWN ARE SCHEMATIC IN NATURE AND WILL BE DETERMINED AS EACH HOST FAMILIES NEEDS ARE EVALUATED. IN ALL CASES THE HOUSE WILL FIT WITHIN THE REQUIRED SETBACKS.
- IMPERVIOUS AREAS WILL BE KEPT BELOW THE 24% THRESHOLD AND LESS THAN AN ACRE DENUDE TO NEGATE THE NEED FOR STORMWATER FACILITIES.
- WATER AND SEWER SERVICE WILL BE FROM EX. PUBLIC LINES IN DION DR. AND A STREET EXTENSION BY CMUD TO SERVE LOT 3.
- ALL MAPPING SHALL COMPLY WITH GS 47-30.
- NO KNOWN EASEMENTS ON THE PROPERTY. EX. WATER AND SEWER IN STREET RIGHT OF WAY.
- AREA FOR PROPOSED HOUSES AND DRIVEWAYS WILL BE CLEARED AND MINIMAL GRADING WILL OCCUR IN THESE AREAS. AT NO TIME WILL THE ENTIRE GRADING EXCEED 1 ACRE; THEREFORE, NO STORMWATER OR POST CONSTRUCTION REQUIREMENTS WILL BE REQUIRED.
- ALL DEED RESTRICTIONS, IF ANY, WILL BE INCORPORATED IN EACH INDIVIDUAL DEED FOR EACH LOT.

LEGEND

— = SURVEYED BOUNDARY
 - - - = BOUNDARY NOT SURVEYED
 N/F = NOW OR FORMERLY
 C = CENTERLINE
 P = PROPERTY LINE
 R/W = RIGHT OF WAY
 I.P.F. = IRON PIN FOUND (AS NOTED)
 I.P.S. = IRON PIN SET (#5 REBAR)
 P.I.D. = PARCEL IDENTIFICATION
 DB/P.G. = DEED BOOK AND PAGE
 MB/P.G. = MAP BOOK AND PAGE
 N.T.S. = NOT TO SCALE



FULLER CONSULTING SERVICES

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 Firm License # F-1196
 wanda@fuller.com
 gmatf.com

Wanda G. Fuller, P.E.



DION DR. SUBDIVISION
 3153 DION DR. @ MARGARET WALLACE RD.
 Matthews, Mecklenburg Co., NC

PRELIMINARY SUBDIVISION PLAN

REV. 6 - 02/09/2017 EXPIRED, RESUBMITTAL TO MATTHEWS
 REV. 5 - 4/13/15 REV. PER MATTHEWS
 REV. 4 - 3/28/15 REV. PER MATTHEWS
 REV. 3 - 3/2/15 REV. PER MATTHEWS
 REV. 2 - 2/14/15 REV. LOTS PER SKETCH PLAN CHECKLIST
 REV. 1 - 2/6/15 REV. LOTS PER MATTHEWS

Project No. DION
 Drawn By: WGF
 Engineer: WGF
 Issue Date: 01/20/15
 Survey Boundary: 01/06/14
 Survey Topo: 01/06/14

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City of Charlotte: D:\City\Information\base\rev\plans\plan rev for resubmittal\009917.dwg, 2x48 sheets plan, 2/9/2017 6:37:51 PM
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