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

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February 20, 2015

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

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
Director of Operations