

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

DATE: March 21, 2018

FROM: Mary Jo Gollnitz, Planner

Background/Issue:

Habitat for Humanity received approval for the Dion Drive Subdivision Preliminary Plat on March 3, 2017. 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 contacted staff on March 20, 2018 stating that they wish to start working on the subdivision development sometime in April or May. Because the one (1) year time limit has passed, Habitat needs 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:

- Original submittal of preliminary plan was approved on May 11, 2015.
- 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 extending the preliminary plat approval date to March 26, 2019.



March 21, 2018

Ms. Mary Jo Gollnitz
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105
mjgollnitz@matthewsnc.gov

Dear Mary Jo,

I am writing to request to re-approve the preliminary plat for the Dion DR, three (3) lot subdivision, at the corner of Dion DR and Margaret Wallace RD, on file with the Town of Matthews. This is an extension from the March 13, 2017 filing. We are needing additional time to complete the preliminary site grading and preparation. Greater Matthews Habitat for Humanity expects the aforementioned work being completed within the next 60 days. Beyond that point, we will commence construction of three single-family homes, which are anticipated to be completed within the next year.

Respectfully Submitted,

A handwritten signature in black ink that reads "Brian Beavers".

Brian Beavers
Director of Operations

