Agenda Item: Magnolia Ranch Subdivision Preliminary Plat

DATE: September 18, 2019
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:

- Red Bridge New Homes, LLC has submitted their Preliminary Plat for approval.
- Magnolia Ranch Subdivision is being developed by right in an R-15 district.
- 13 lot single family subdivision will be created from 1 original lot totaling 8.48 acres. Approximately 2.7 acres of the property will remain as undisturbed open space.
- Subdivision will be accessed along Idlewild Rd by a common private drive at either end of the subdivision.
- Dedication of public right-of-way along Idlewild Rd will be provided.
- Developer has agreed to extend sidewalk off site along Idlewild Rd to Mecklenburg County Idlewild Rd Park.
- Public improvements will be installed within the development including sidewalk and common drive.
- 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 plat does meet all the R-15 requirements and complies with the Matthews UDO.

Financial Impact:

There will be 13 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.