Agenda Item: McKee Glen Townhomes Preliminary Plat Subdivision

DATE: October 7, 2019
FROM: Mary Jo Gollnitz

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 June 11, 2018.
- McKee Glen Townhomes is a 48 lot subdivision created from 2 original lots totaling 9.6 acres.
- Subdivision will be accessed along McKee Road.
- Landscaping will be installed per rezoning and Ordinance requirements.
- Dedication of public right-of-way along McKee Road will be provided.
- Public improvement will be installed within the development including sidewalks, curb and gutter.
- 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-VS requirements and conditions that were stipulated at the time of rezoning. The proposed preliminary plat also complies with the Matthews UDO.

Financial Impact:

There will be 48 new townhomes 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.