Agenda Item: Harmony Hills Townhomes Subdivision Preliminary Plat

DATE: February 20, 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:

- Rezoning of Mt Harmony Townhomes to R-15 (CD) and R-VS was approved by the Town Board on June 11, 2018 (2017-674 Mt Harmony Townhomes).
- 123 townhomes will be created from 6 original lots totaling +16.69 acres.
- Property will be accessed from Stevens Mill Rd and Mt Harmony Church Rd.
- Fencing and landscape along adjacent property will be installed per rezoning requirements.
- Public improvements will be installed along Mt Harmony Church Rd, Stevens Mill Rd, and within the development including walking trail, sidewalk, curb and gutter and streetscape.
- 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(s) are recorded.

Proposal/Solution:

The attached preliminary plat does meet all the R-15(CD) and R-VS requirements and conditions that were stipulated at the time of rezoning. The proposed preliminary plat complies with the Matthews UDO.

Financial Impact:

There will be 123 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.