Agenda Item:  Tanfield Subdivision Extension Preliminary Plat

DATE:    July 31, 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 Tanfield Drive to R-9(CD) was approved by the Town Board on August 13, 2018.
- 11 lot subdivision will be created from 1 original lot totaling 4.711 acres. Total open space will be 1.833 acres, with .99 acre being undisturbed.
- Subdivision is the extension of the existing Tanfield Drive.
- Dedication of Tanfield Drive right-of-way will be provided.
- Public improvements will be installed within the development including 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 is recorded

Proposal/Solution:

The attached preliminary plat does meet all the R-9(CD) 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 11 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.
155.606.13. LANDSCAPE MAINTENANCE STANDARDS

A. GENERAL PROVISIONS. THE PROPERTY OWNER AND/OR LESSEE SHALL MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPE AREAS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, AND STATUS AND A RECOMMENDATION FOR REPLACEMENT BY A CERTIFIED ARBORIST, MAY BE SUBMITTED TO THE PLANNING DIRECTOR AND AREAS CONTAINING LIVING PLANT MATERIALS. 

B. TREE CARE. FOR APPROVAL PRIOR TO REPLACEMENT.

C. WHERE AN EXISTING PROTECTED TREE IS OF A SPECIES THAT SINCE ITS INSTALLATION HAS BECOME RECOGNIZED AS HAVING SUBSTANTIAL DIFFICULTY MAINTAINING A FULL AND SAFE CANOPY IN AN URBAN  TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE PAGE 606 - 17

D. TREE CANOPY REQUIREMENTS.

E. IRIGATION REQUIREMENT. UNLESS OTHERWISE APPROVED, AN IRRIGATION SYSTEM SHALL BE PROVIDED TO ALL LANDSCAPED, NON-TURF AREAS. A PROPOSED TREE REPLACEMENT PLAN SHALL BE SUBMITTED, SHOWING REPLACEMENT IN SUBSTANTIALLY THE SAME LOCATIONS AS TREES PROPOSED TO BE REMOVED. REPLACEMENT TREES SHALL BE OF A LARGE MATURING VARIETY UNLESS SITE CONDITIONS (OVERHEAD POWER LINES, ETC.) PROHIBIT THEIR PLACEMENT. REPLACEMENT TREES SHALL BE EQUAL TO THE CALIPER SIZE OF TREES SAVED 87 LARGE TREES.

F. IRRIGATION SYSTEMS SHALL BE PROVIDED TO ALL LANDSCAPED, NON-TURF AREAS. A PROPOSED TREE REPLACEMENT PLAN MUST BE SUBMITTED INDICATING TREES BY SPECIES AND SIZE AT THE TIME OF INSTALLATION. REPLACEMENTS FOR CASUALTY LOSS FATALITIES MUST BE MADE WITHIN ONE CALENDAR YEAR AFTER THE EVENT.

G. MINIMUM SIZE OF THREE (3) GALLON, THREE FOOT (3') HEIGHT. REPLACEMENTS FOR CASUALTY LOSS FATALITIES MUST BE MADE WITHIN ONE CALENDAR YEAR AFTER THE EVENT.

PLANT LIST

<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>SCIENTIFIC NAME</th>
<th>SIZE</th>
<th>HEIGHT</th>
<th>CONDITION</th>
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</thead>
<tbody>
<tr>
<td>1. RED MAPLE</td>
<td>(3) RED MAPLE</td>
<td>3&quot;</td>
<td>66</td>
<td>6.00</td>
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<tr>
<td>2. WHITE OAK</td>
<td>(4) PIN OAK</td>
<td>4&quot;</td>
<td>66</td>
<td>6.00</td>
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<tr>
<td>3. RED OAK</td>
<td>(4) RED OAK</td>
<td>4&quot;</td>
<td>66</td>
<td>6.00</td>
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<tr>
<td>4. SHAPED BY LICK</td>
<td>CURB SIDE PLANT</td>
<td>4&quot;</td>
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REMEDIES FOR DISTURBANCE, DESTRUCTION, OR REMOVAL OF VEGETATION AND REQUIRED LANDSCAPING.

1. a TOPPING OF ANY LANDSCAPE TREE IN EXCESS OF TWENTY FIVE PERCENT (25%) OF ITS CANOPY PLANTED OR PRESERVED IS PROHIBITED.

2. ANY PROTECTED TREE DYING AFTER THE INITIAL THREE (3) YEARS SHALL BE REPLACED WITH PLANTED TREE(S) OF AN APPROVED SPECIES, WITH EITHER A SINGLE TREE OF EQUAL CALIPER TO THE LOST TREE OR MULTIPLE NEW TREES EACH WITH A MINIMUM OF TWO INCH (2") CALIPER (FOR LARGE MATURING TREES) AND FOUR INCH (4") CALIPER (FOR LARGE MATURING VARIETIES).

3. REMEDIES FOR DISTURBANCE, DESTRUCTION, OR REMOVAL OF VEGETATION AND REQUIRED LANDSCAPING.

4. PRIORITY FOR REPLACEMENT OF TREES, SHRUBS, AND PLANT MATERIALS. A PROPOSED TREE REPLACEMENT PLAN MUST BE SUBMITTED INDICATING TREES BY SPECIES AND SIZE AT THE TIME OF INSTALLATION. REPLACEMENTS FOR CASUALTY LOSS FATALITIES MUST BE MADE WITHIN ONE CALENDAR YEAR AFTER THE EVENT.

5. SIGNED DOCUMENT SHALL BE ATTACHED TO THE APPROVED LANDSCAPE PLAN.

6. END OF FIVE YEAR PERIOD (REPLACEMENT PERIOD). A PROPOSED TREE REPLACEMENT PLAN MUST BE SUBMITTED INDICATING TREES BY SPECIES AND SIZE AT THE TIME OF INSTALLATION. REPLACEMENTS FOR CASUALTY LOSS FATALITIES MUST BE MADE WITHIN ONE CALENDAR YEAR AFTER THE EVENT.