**Agenda Item:** Stevens Grove Subdivision Revised Preliminary Plat (formerly Arborfield Subdivision)

**DATE:** April 18, 2017  
**FROM:** Mary Jo Gollnitz, Planner II

**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.

Developer Matthews Arborfield LLC, has submitted a revised Preliminary Plat for Stevens Grove Subdivision (third submission). The new preliminary plan eliminates two cul-de-sacs on Shelton Oaks Court and Margaret Ridge Drive and reconfigures them into one “hammerhead” cul-de-sac (see attached maps). The revised preliminary request will not affect Phase I of the subdivision that is already being developed.

**About the subdivision:**
- development remains a 50 lot subdivision  
- new road/cul-de-sac reconfiguration allows lots #22 – 24 to be larger lots  
- “hammerhead” cul-de-sac will be named Shelton Oaks Court  
- “hammerhead” cul-de-sac will have mountable islands to allow fire apparatus and garbage truck maneuverability  
- development is by right, R-15 district  
- public improvements will be installed including sidewalk and curb and gutter  
- subdivision is being accessed from Arborfield Drive (except lot 50)  
- the homes are being built within the subdivision to maintain development under the Built Upon Area (BUA) of <24%  
- subdivision is adjacent to the City of Charlotte limits at Echo Forest apartments (along Pineville-Matthews Rd) and Hugh Forest Subdivision. There is no access to either of these locations.  
- developer cannot get building permits or sell lots until final plat(s) are recorded  
- final plats for Phase I (lots 1-17 and 43-49) have already been recorded

**Proposal/Solution:**
The attached preliminary plat does meet all the R-15 requirements and conditions that are necessary for approval. The proposed preliminary plat complies with the Matthews UDO.

**Financial Impact:**
There will be 48 new homes added to the tax base, one less than previously approved.

**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.
OLD ROAD CONFIGURATION WITH 2 BULB
CUL-DE-SACS
NEW ROAD CONFIGURATION WITH HAMMERHEAD CUL-DE-SAC

MOUNTABLE CURB & PAVING CAPABLE OF SUPPORTING 80,000 LBS. FOR FIRE ACCESS

LOT 42 (PHASE II) HAS BEEN ALLOCATED 50 SF OF AREA TO MAINTAIN LOT NUMBERING OF THE PLAN - PHASE III MAP IS DUE TO PHASE II LOT RECONFIGURATION AND WILL NOT BE PLATTED.

HIGHWAY & SWIM FEE RW, 9 BOC, TYP.

APPROX. LOC. PROP. STREET LIGHTS, TYP.

TOWN OF MATHEW'S WATER ESMT.

SECOND MEANS OF INGRESS / EGRESS DEEMED OT FEASIBLE PER MEETING WITH RANDY RAZIER, COUNTY FIRE MARSHALL ON SEPTEMBER 29, 2016 DUE TO THE SITE'S TOPOGRAPHY AND LANDLOCKED CHARACTER.