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

DATE: November 7, 2016
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 Commissioner’s 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 revised plan adds a new ± 5.17 acre lot in order to allow the developer additional built upon area for the proposed home sites. 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.

Approval of the preliminary plat allows the developer/property owner to grade the land and begin development. About the subdivision:

- development remains a 50 lot subdivision
- subdivision is now being created from 5 original lots totaling ±40.46 acres
- Phase III line around indicates additional land added to the subdivision
- additional land included in subdivision is currently Suzette Lefebvre property, parcel #227-061-46,1516 Glenn Valley Dr (lot #50)
- additional land will allow developer to construct larger homes
- additional property provides extra undisturbed open space and tree save area to the 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)
- 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 plat for Phase I (lots 1-12) has already been approved
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
NEW PROPERTY ADDED TO SUBDIVISION