Agenda Item: Fullwood Station Administrative Amendment

DATE: August 20, 2018
FROM: Mary Jo Gollnitz, Senior Planner

Background/Issue:

David Weekley Homes is requesting an Administrative Amendment for additional house elevations at Fullwood Station. Elevations for the subdivision were approved by the Town Board on April 11, 2016 as part of an Administrative Amendment that included several other requests. Planning Board approved three additional elevations in June 2017.

The approved house product mix currently includes the following (see attached):

- 3059 A, B, C, D
- 5652 A
- 9976 (M) F, G
- 5692 A, B
- 4563 A, B, C, D
- 5678 A, B
- 5687 A, B, C
- 5609 A, B
- 5857 C, D, E
- 5688 A, B

David Weekley Homes wishes to add the following floor plan at Fullwood Station:

- 8136 B

The applicant has stated that it is difficult to meet Matthews requirements for corner lots with their existing elevations. A layout of the home on the property is attached. The elevation proposed (8136 B) includes a 4’ 6” depth front porch.

The new elevation features brick, with cultured stone, metal roof, and fiber cement accent gable finishes. The elevation is equivalent to the current approved product. The subdivision has met the requirement for a minimum of 4 homes with side load garages as well as including homes with usable front porches.

Matthews UDO provides three levels of approvals for Administrative Amendments; staff review, Planning Board action, and Board of Commissioners action.

If the Planning Board wishes to take action, the Statement of Consistency and Reasonableness is provided for your convenience.

Staff recommends the Planning Board discuss and approve the proposed additional elevation for Fullwood Station.
ADMINISTRATIVE AMENDMENT _______ Fullwood Station Elevation ____________________________

Matthews Planning Board adopts the checked statement below:

A)  ___ x___ The requested zoning action, as most currently amended, is approved, and has been found to be CONSISTENT with the Matthews Land Use Plan (or other document(s)) as follows:

The proposed elevation is similar to already approved elevations for the subdivision, and constructed of brick, stone and hardi-plank. Additional elevations provide character to the housing product within the subdivision.

OR

B)  ______ The requested zoning action, as most currently amended, is not approved, and has been found to be INCONSISTENT with the Matthews Land Use Plan (or other document(s)) as follows:

(Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence). Reasons given for a zoning request being “consistent” or “not consistent” are not subject to judicial review.)

Date ___ August 28, 2018 ________________
August 8, 2018

Planning Department
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Fullwood Station – Administrative Amendment

We are requesting to add the 8136 Modbury plan to our Fullwood Station community. Our current need is to build on Fullwood lot 35. This plan is currently approved for the nearby Eden Hall Community. The reason for this request is that this plan is narrower in width and will allow us to comply with Section 155.601.11.B.2 which states:

*If the rear lot line of a corner lot is also the side lot line of an adjacent lot to the rear, then the corner side yard must be at least fifty percent (50%) of the required front setback for the adjoining lot.*

This requirement has eliminated all our currently approved product and this new 8136 Modbury plan will fit and we have revised the elevation to blend into the Fullwood Station approved plan mix.

Thank you for your Consideration of this request.

[Signature]

Darren Price
Project Manager
The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

FRONT ELEVATION "B"

NOTE: ALL WINDOWS HAVE EQUAL SASH
PREVIOUSLY APPROVED ELEVATIONS

Elevation 5857

Elevation 4563