

## **Agenda Item: Public Improvement Variance – Park Run Subdivision**

**DATE: June 16, 2017**

**FROM: Mary Jo Gollnitz, Planner**

### **Background/Issue:**

Red Bridge New Homes is subdividing a  $\pm 7.78$  acre tract of land along Idlewild Road. The property is zoned R-15 and the major subdivision is being developed by right. The property is currently owned by Patricia Medina. The applicant is requesting a Public Improvement Variance to waive the installation of curb and gutter along Idlewild Rd.

Idlewild Road is designated as a major thoroughfare and maintained by NCDOT. This means the right-of-way needs to be 100' wide for future road widening. Currently, there is no curb and gutter along Idlewild Road. A map of the area is attached.

The developer is dedicating the additional right-of-way for the future widening. A 5' sidewalk will be installed along the subject property at the back of the future right-of-way. Additionally, the developer will continue the sidewalk eastward to Mecklenburg County Idlewild Rd Regional Park within the existing right-of-way. There will be a private common driveway on private property that will be 10' behind the sidewalk.

Matthews Unified Development Ordinance Section 155.712.A calls for the Planning Board to determine if unnecessary hardships or practical difficulties exist that may result from the strict compliance of the regulations, and it may recommend approval or denial to the Board of Commissioners.

### **Proposal/Solution:**

Allow the Public Improvement Variance request for installation of curb and gutter along Idlewild Road.

### **Related Town Goal:**

Public Safety  
Economic Development/Land Use Planning

### **Comments:**

The request has been discussed with Public Works and they agree that the variance is appropriate. See attached email.

### **Recommendation:**

Staff suggests that the Planning Board forward a favorable recommendation for the Public Improvement Variance as submitted to the Board of Commissioners.

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## 10328 Idlewild Rd subdivision

1 message

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**Susan Habina-Woolard, PE** <shwoolard@matthewsnc.gov>

Wed, Jun 7, 2017 at 2:31 PM

Reply-To: shwoolard@matthewsnc.gov

To: Mary Jo Gollnitz <mjgollnitz@matthewsnc.gov>

Cc: CJ O'Neill <cjoneill@matthewsnc.gov>, Jay Camp <jcamp@matthewsnc.gov>

Mary Jo,

CJ and I discussed curb, gutter and sidewalk on the subject property. The Public Works Department is fine with not installing curb and gutter along the frontage if subdivided as proposed in our recent meeting. In lieu of the 10' multiuse path that would typically be required along Idlewild, a 5' concrete sidewalk should be provided behind the ditch and continued in the right-of-way to the park entrance.

If the subdivision plan changes from what we originally discussed, these requirements need to be revisited. Thanks!

**Susan Habina-Woolard, PE**

Town Engineer

Town of Matthews

980-285-7118 cell

704-708-1243 direct

shwoolard@matthewsnc.gov

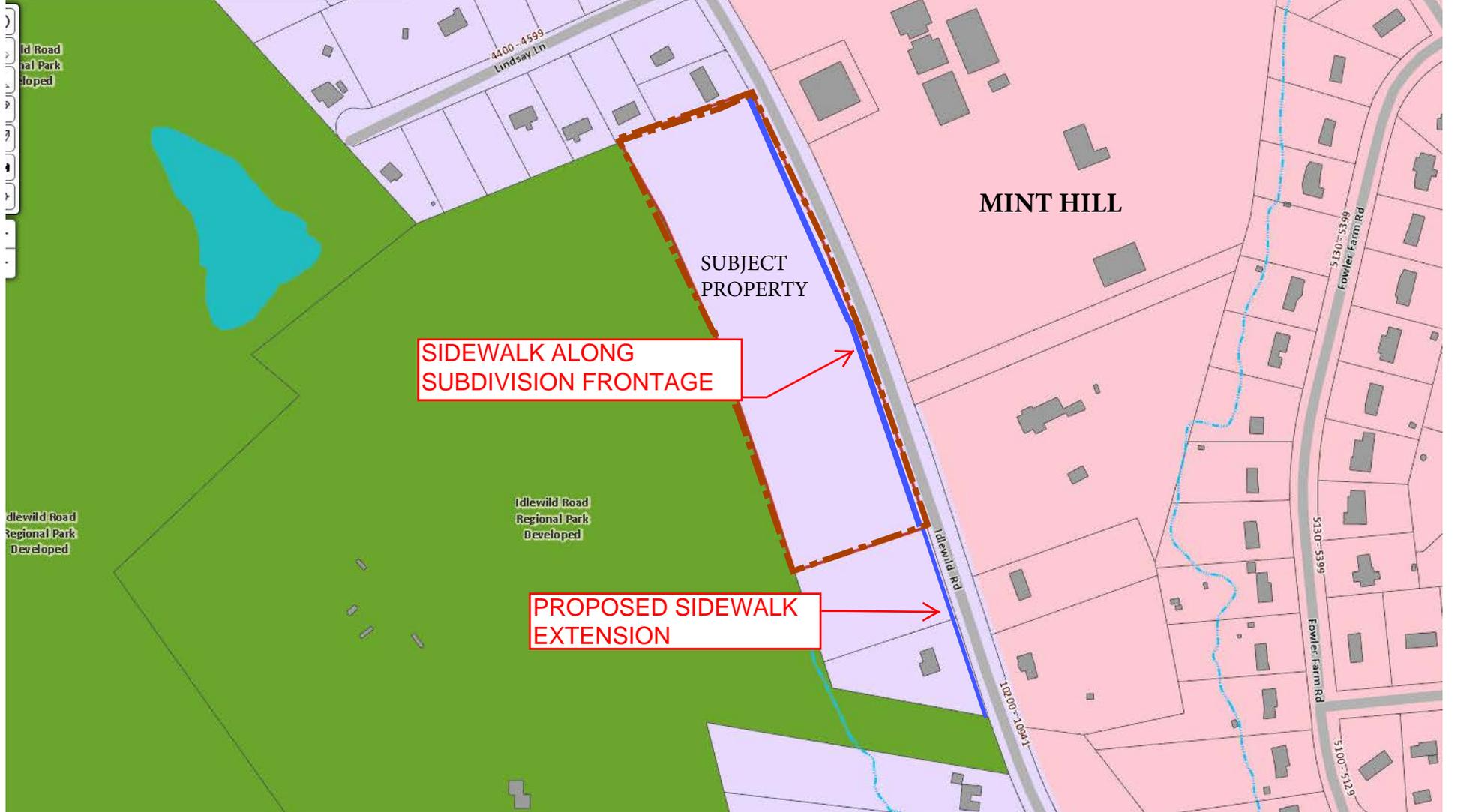
[www.matthewsnc.gov](http://www.matthewsnc.gov)

1511112



Advanced Search Market Analysis Search Help

Streets Aerials Hybrid Topo



SUBJECT PROPERTY

SIDEWALK ALONG SUBDIVISION FRONTAGE

PROPOSED SIDEWALK EXTENSION

MINT HILL

Idlewild Road Regional Park

Idlewild Road Regional Park Developed

Idlewild Road Regional Park Developed

4400-4599 Lindsay Ln

5130-5399 Fowler Farm Rd

5130-5399 Fowler Farm Rd

5100-5129

100-1000

# EASTWARD VIEW OF SUBJECT PROPERTY TOWARDS COUNTY PARK



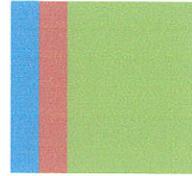
WESTWARD VIEW OF SUBJECT PROPERTY TOWARDS CORNER AT MARGARET WALLACE



## Red Bridge New Homes

PO Box 40 Locust, NC 28097

704-996-7844 Locustvc@gmail.com



Mark Friedman  
Red Bridge New Homes  
PO Box 40  
Locust, NC 28097  
May 22, 2017

Town of Matthews  
Council Member  
232 Matthews Station St.  
Matthews, NC 28105  
Dear Council Member:

This is a request for a public Improvement Variance for the proposed subdivision at 10328 Idlewild Rd. Matthews. We are requesting that the ordinance requiring curb and gutter be waived for this subdivision. Idlewild Rd is a state thoroughfare with a 100' right of way that it does not currently occupy in the full extent but shows intent of future widening. Thus any curb and gutter installed at this time, would need to be removed at the time that the state does widen the road.

Also this section of Idlewild Rd is a ditch drainage system that extends a distance on either side of our property for some distance. Requiring us to install curb and gutter would disrupt the flow and water quality of the existing system. This would also disrupt the rural feel of the area that we hope to preserve with the natural buffers we intend to leave for the subdivision.

Finally after speaking with public works we would be willing to participate in extending the side walk of our subdivision to the entrance of Idlewild Road Park.

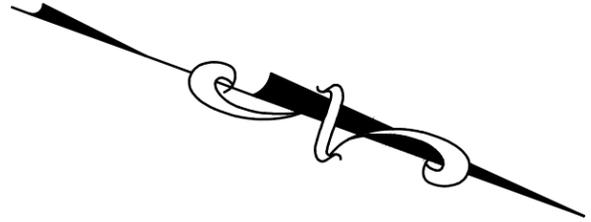
Sincerely,

A handwritten signature in black ink that reads "Mark Friedman". The signature is fluid and cursive, with a large loop at the end of the last name.

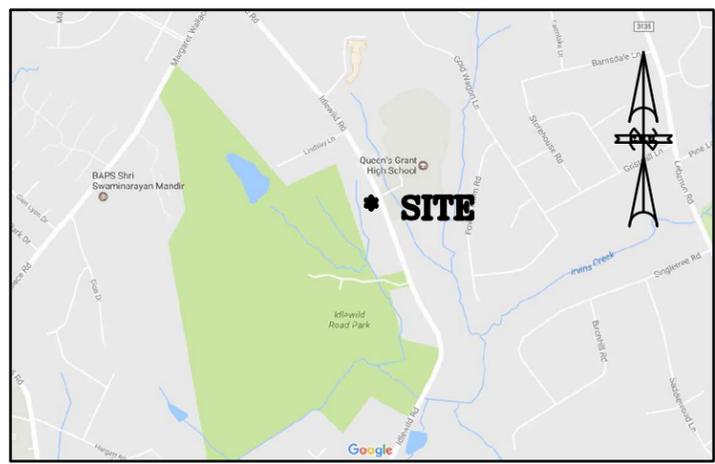
Mark Friedman

Red Bridge New Homes

# EXHIBIT A FOR PARK RUN SUBDIVISION



MECKLENBURG COUNTY  
DB 4334 PG 48  
TAX ID #193-161-04



VICINITY MAP  
NOT TO SCALE

LOT 4  
IDLEWILD ACRES  
RICARDO CARDENAS  
MB 1698 PG 473  
TAX ID #193-051-04  
ZONED R-15

LOT 3  
IDLEWILD ACRES  
JOSE MENDOZA AGUILERA &  
MARIBEL FLOREZ MARTINEZ  
MB 1698 PG 473  
TAX ID #193-051-03  
ZONED R-15

LOT 1  
IDLEWILD ACRES  
JOSEPH E. PORTER &  
PATRICIA M PORTER  
MB 1698 PG 473  
TAX ID #193-051-01  
ZONED R-15

THOMAS F. ROGERS  
and wife,  
JANICE C. ROGERS  
DB 30658 PG 786  
TAX ID #193-161-11

SIDEWALK TO CONTINUE  
TO PARK ENTRANCE ROAD

FUTURE R/W  
(50' OFFSET FROM  
EX. CENTERLINE)

PROP. PRIVATE DRIVEWAY  
(MIN. 10' FROM SIDEWALK)

PROP. SETBACK

PROP. 5' SIDEWALK  
(BACK OF SIDEWALK TO  
BE AT FUTURE R/W)

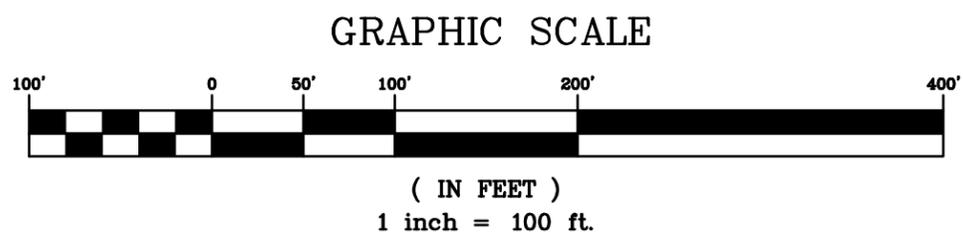
EX. R/W  
(30' FROM CENTERLINE)

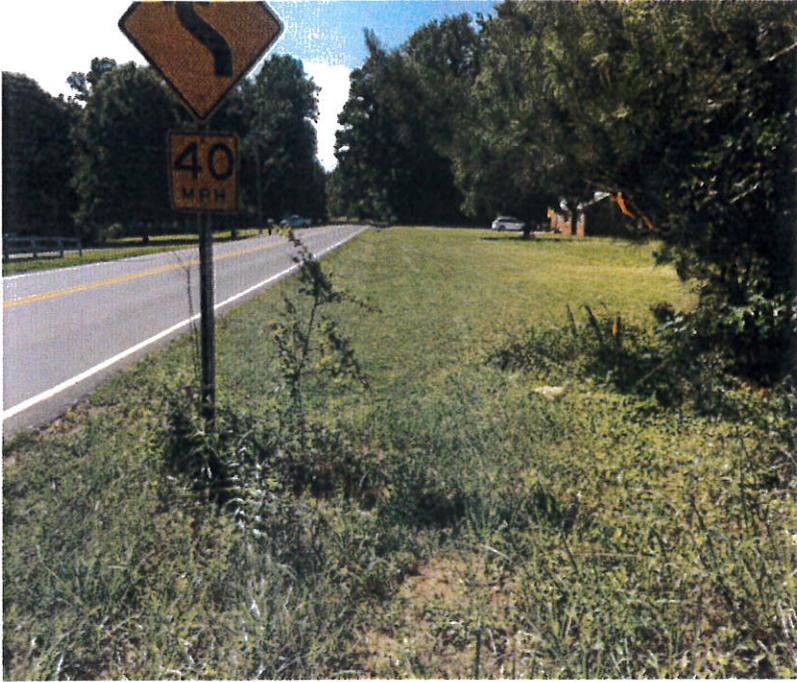
EXISTING PARCEL DATA:  
~VACANT~  
DB 26145 PG 439  
TAX ID #193-161-07  
369,239 SF (TOTAL)  
8.48 ACRES (TOTAL)  
31,185 SF (IN ROAD R/W)  
0.72 ACRE (IN ROAD R/W)  
338,054 SF (NET)  
7.76 ACRES (NET)

IDLEWILD ROAD  
S.R. 3143

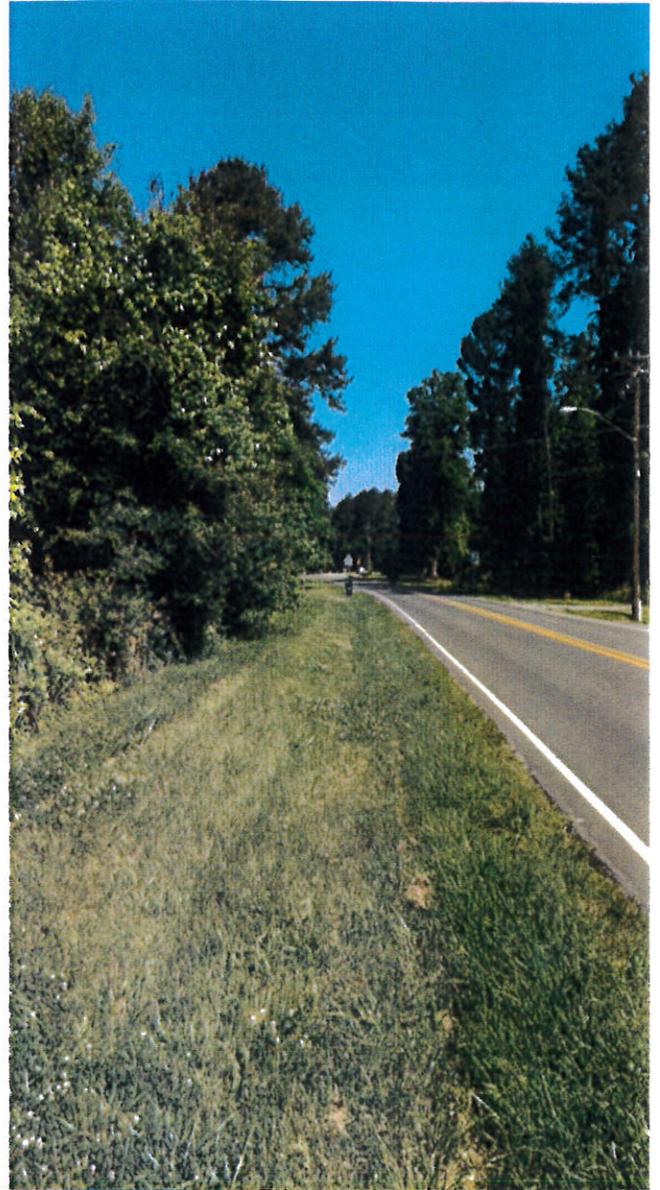
**RDD DAVIS**  
ENGINEERING,  
PLLC  
P.O. Box 470085  
Charlotte, NC 28247-0085  
(704) 651-5752

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East of property towards park



west side  
↑ of property  
towards  
Margaret wallace

← mid point of  
property