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 +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.
10328 Idlewild Rd subdivision
1 message

Susan Habina-Woolard, PE <shwooland@matthewsnc.gov> Wed, Jun 7, 2017 at 2:31 PM
Reply-To: shwooland@matthewsnc.gov
To: Mary Jo Gollnitz <mjgollnitz@matthewsnc.gov>
Cc: CJ O'Neill <joneill@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
shwooland@matthewsnc.gov
www.matthewsnc.gov

Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review.
EASTWARD VIEW OF SUBJECT PROPERTY TOWARDS COUNTY PARK
WESTWARD VIEW OF SUBJECT PROPERTY TOWARDS CORNER AT MARGARET WALLACE
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,

Mark Friedman
Red Bridge New Homes
EXISTING PARCEL DATA:

- **Vacant**
- DB: 28145 PG 439
- Tax ID: #193-161-07
- 369,239 SF (Total)
- 8.48 Acres (Total)
- 31,135 SF (In Road R/W)
- 0.72 Acre (In Road R/W)
- 338,054 SF (Net)
- 7.74 Acres (Net)

**GRAPHIC SCALE**

1 inch = 100 ft.

**EXHIBIT A**
FOR PARK RUN SUBDIVISION

**MECKLENBURG COUNTY**
DB: 4334 PG 48
Tax ID: #193-161-04
Zoned R-15

**LOT 1**
**IDLEWILD ACRES**
JOSEPH E. PORTER & PATRICIA M. PORTER
6160 PG 473
Tax ID: #193-001-01
Zoned R-15

**LOT 3**
**IDLEWILD ACRES**
RICARDO CARDENAS
MARCEL FLORES MARIN
6168 PG 473
Tax ID: #193-001-03
Zoned R-15

**LOT 4**
**IDLEWILD ACRES**
JOSÉ MENDOZA AGUILERA
6168 PG 473
Tax ID: #193-001-04
Zoned R-15

**IDLEWILD ROAD**
S.R. 3143

**EX. R/W**
(30' FROM CENTERLINE)

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

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

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

**PROP. SETBACK**

**EXISTING PARCEL DATA:**

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- 338,054 SF (Net)
- 7.74 Acres (Net)
East of property towards park

West side N of property towards Margaret Wallace

Mid point of property