

Agenda Item: Close Request for a Public Improvement Variance – Magnolia Ranch Subdivision, 10328 Idlewild Rd

DATE: August 8, 2017
FROM: Mary Jo Gollnitz, Planner

Background/Issue:

- This is scheduled to return to Town Board for decision on August 14. At the July 10, 2017 Town Board meeting, the Board deferred a decision to allow time for staff to verify information in order for the Council to make an informed decision.
- Future widening of Idlewild Road would call for a cross section design that includes curb and gutter. The developer submitted a Public Improvement Variance to waive the installation of curb and gutter along Idlewild Rd.
- After further review, staff realized this request was unnecessary, because the Town cannot require road widening improvements from a developer along a street classified as a major arterial (Class III).
- Streets designated as Classes 1 through IV (Expressways/Freeways and Arterials) are to be built by “the public”.
- Streets designated as Classes V and VI (Collectors and Local streets) are to be installed by the developer, and these streets are where the great majority of residential subdivisions are built.
- Matthews UDO Section 155.707.A.4.a. and b. call for: a) the developer to dedicate the necessary additional right-of-way, up to 100’ (fifty feet each side of the centerline); and b) the public to install road improvements according to a schedule for such street extensions, widenings, relocations, etc.
- Matthews UDO also states that if the proposed new development would create a demand for specific roadway improvements, then the developer would be responsible for those elements, such as a turn lane.

Proposal/Solution:

- Magnolia Ranch is a 13 lot subdivision being developed by right under R-15 zoning.
- The developer will be dedicating 20’ of right-of-way along the entire road frontage for future road widening, in accordance with the UDO.
- A private common driveway will be 10’ behind the sidewalk on private property.
- The developer will work with the Town to continue the sidewalk to Idlewild Road Regional Park.
- There are no specific road improvements that need to be made in order to meet traffic demands for this subdivision.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

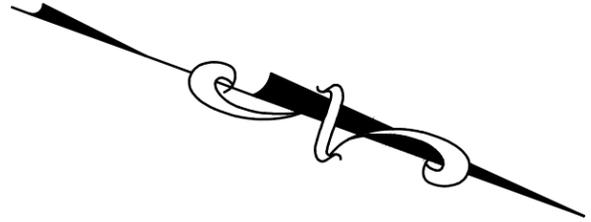
Quality of Life

Economic Development/Land Use Planning

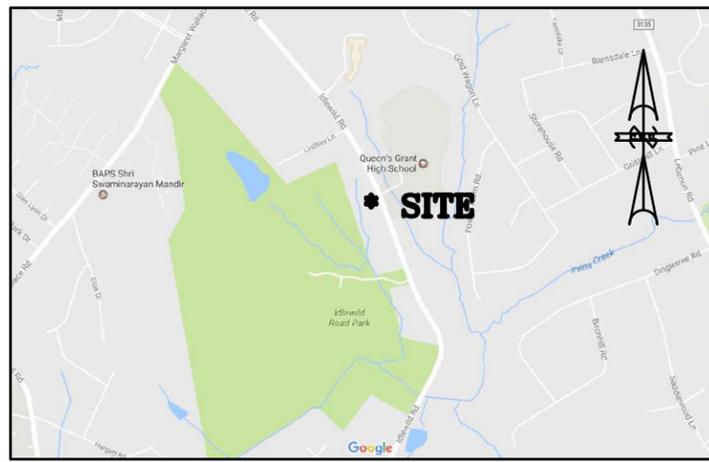
Recommended Motion/Action:

Acknowledge and close the request for a Public Improvement Variance because it is not a code requirement.

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. SETBACK

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

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

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(IN FEET)
1 inch = 100 ft.



6-12-17