Public Improvement Variance for 10816 Idlewild Road

DATE: June 26, 2017
FROM: Jay Camp

Background/Issue
In conjunction with the rezoning request for the 29-lot subdivision on Idlewild Road, a Public Improvement Variance is requested to waive the requirement for installation of curb and gutter along the Idlewild Road frontage. Idlewild Road is designated as a major thoroughfare with a 100’ right-of-way and is maintained by NCDOT. The developer will be dedicating additional right-of-way to allow for 50’ from the centerline of the roadway. Idlewild Road will one day have additional lanes at this location and any curb and gutter installed now may be removed in the future.

The existing 5’ sidewalk, drainage swale and approximately 45’ of trees will remain so that the frontage condition looks much as it does today with the exception of the entrance to the subdivision.

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. The Public Works Department supports the request.

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

Financial Impact:
None

Related Town Goal(s) and/or Strategies:
Public Safety
Economic Development/Land Use Planning

Recommended Motion/Action:
Staff suggests that the Planning Board forward a favorable recommendation for the Public Improvement Variance as submitted to the Board of Commissioners.
10816 Idlewild Rd subdivision

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Mon, Jun 26, 2017 at 2:25 PM

Jay –

I have reviewed the subject rezoning. Consistent with other subdivision development along Idlewild Rd near Idlewild Park and considering future widening by NCDOT is not funded in near horizon years, the Public Works Department is fine with not installing curb and gutter along the frontage if subdivided as proposed in the rezoning submittal stamped 5/31/17.

Please let me know if you need additional information from us. Thanks!

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