

## Agenda Item: Public Improvement Variances – 10816 Idlewild Road

**DATE: August 8, 2017**

**FROM: Jay Camp**

### Background/Issue:

The applicant originally requested 3 Public Improvement Variances. However, the variance for curb and gutter is no longer required as the Matthews UDO does not require curb and gutter for improvements on major arterial roadways. The remaining two variances are:

**Connectivity Index Variance** – 1) The UDO calls for a minimum Connectivity Index for new neighborhoods. This is a calculation showing how well the new proposed street network integrates into the existing surrounding development, and/or allows continuous future connectivity for cars and people. In the R-VS zoning district, the minimum required Index is 1.3. The layout of the proposed new subdivision here only rate 1.0, so there is a gap of 0.3 between proposed and required numbers. The UDO gives opportunities to tweak these numbers somewhat. The required Connectivity Index (1.3) can be reduced if certain criteria are met, and the actual proposed layout can receive bonus ratings for offering certain elements. In this situation, the Applicants can show how 2 reductions can be applied, and one bonus, making the calculations now a minimum required figure of 1.225 and an actual proposed rating of 1.025, making the gap 0.2.

155.701.C.4.c. CONNECTIVITY INDEX	
Minimum Connectivity Index required for R-VS:	1.3
Reductions applied:	
Adjacent development w/ no street stub-outs	-0.05
SWIM buffer 50' or wider	<u>-0.025</u>
<b>Revised Minimum Connectivity Index</b>	<b>1.225</b>
Actual Connectivity Index for proposed development	1.0
Bonus applied:	
Ped-bike path	<u>+0.025</u>
<b>Revised Index for proposed development</b>	<b>1.025</b>

*The variance requested is to allow the Connectivity Index of 1.025 be sufficient at this site.*

**Cul-De-Sac Length Variance** – Section 155.701.C.4.d calls for a maximum cul de sac length of 400' in the RVS district. The applicant cites environmental constraints for the need for the variance. The proposed cul-de-sac is 513' long.

Planning Board has recommended approval of all requested variances. Although it is possible to create a development on the site that does not need any of the above variances, the site plan would need to be significantly altered to meet the above requirements.

### Recommendation:

Approve the Public Improvement Variances for both the connectivity index and the maximum cul-de-sac length.