

## Public Improvement Variances – Jefferson Street

**DATE: September 6, 2017**

**FROM: Jay Camp**

- A developer has purchased 6 vacant lots at the end of Jefferson Street and plans to construct new homes on each parcel. The site is located directly across from the Outen Pottery, now a local historic landmark. Although Jefferson Street is Town right-of-way, pavement and Town maintenance stops in front of the first lot. Three Public Improvement Variances are proposed.
- Planning Board recommended denial of the request and felt that the neighborhood should be brought up to current standards. Their most pressing concern was lack of sidewalks. The three variances that are requested are:

### ***Limited Local Street Over 500' in Length – Section 155.701.A.4.a***

The maximum street length for a street where the developer is proposing to use the Limited Local Street cross section is 500'. The total length of the street to the dead end that backs up to Carrington Place is approximately 559'.

### ***Sidewalk, Curb and Gutter - 155.707.B.1***

The entire neighborhood is currently without sidewalks, curbs and gutters with the exception of sidewalk located on Main Street and a small portion on Ames Street connecting the Avington neighborhood.

### ***Street Cross Section 155.707.A.7***

The local limited cross section specifies the following:

9' travel lanes, 2.5' curb and gutter, 4' planting strip and 5' sidewalk.

- The proposed modified cross section would create a wider pavement width (20' instead of 18') and eliminate all other improvements.

### **Proposed Solution**

The Fire Department has indicated that the rotated hammerhead is an acceptable turnaround for fire trucks. If the developer were to construct the typical cross section, more trees would be removed and the improvements would come extremely close to the Outen Pottery kiln. The road plan as presented skews the pavement away from the Outen site and preserves 20' to 25' of trees that would need to be removed if pavement, curb, gutter, sidewalks and planting strips were installed. A few feet of the turnaround at the end encroaches onto the Outen site and would need approval of the Town Board.

The applicant has submitted a revised plan that now shows sidewalk along the street frontage in front of the new homes. This design pushes the street and turnaround further onto the Outen Pottery property. The recommendation from Public Works would be to have the developer pay a fee in lieu for approximately 360' of sidewalk and let the Town determine the best location and on which side of the street it should be located. The fee in lieu is based on sidewalk cost of \$24 per lineal foot and would amount to about \$8,640.

- Separately, the Town will need to allow the encroachment of the hammerhead turnaround onto a portion of the Outen Pottery property and will need to accept the road for maintenance once improvements are complete. The area is currently unopened right of way.

**Related Town Goal(s) and/or Strategies:**

Quality of Life

Economic Development/Land Use Planning

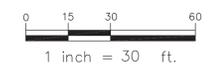
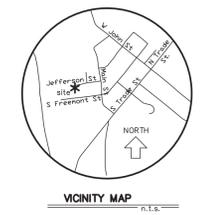
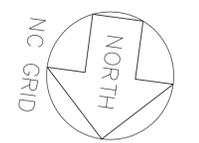
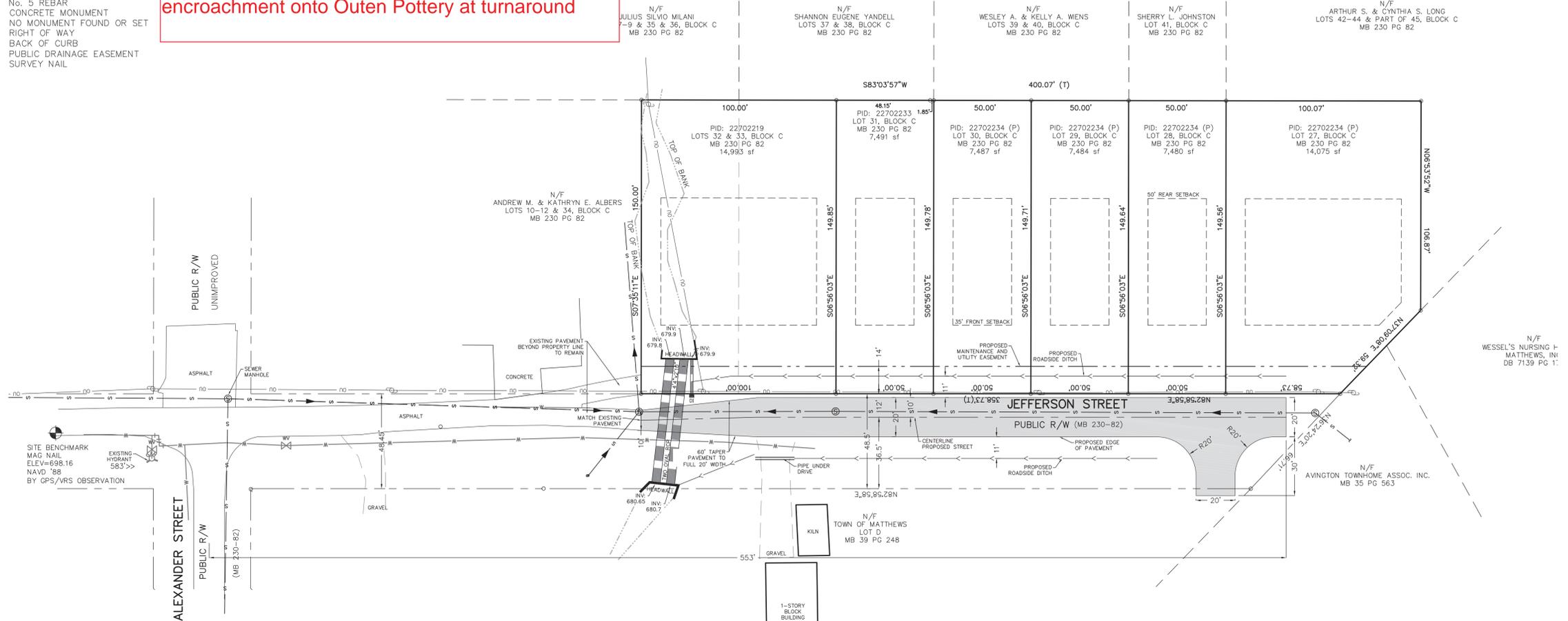
**Recommended Motion/Action:**

1. Approve the 3 Public Improvement Variances with a fee in lieu payment for future sidewalk construction by the Town.
2. Agree to allow the encroachment of the hammerhead turnaround on the Outen Pottery property. This may require a formal action – resolution or other – at a later date, but will give the developer the direction to proceed with engineering design and construction.

**LEGEND**

O	PROPERTY CORNER
(F)	FOUND
(S)	SET
#4b	No. 4 REBAR
#5b	No. 5 REBAR
CM	CONCRETE MONUMENT
NMFS	NO MONUMENT FOUND OR SET
R/W	RIGHT OF WAY
b/c	BACK OF CURB
P.D.E.	PUBLIC DRAINAGE EASEMENT
MAG	SURVEY NAIL

Site Plan Presented to Planning Board on 8/22 without sidewalk. Note location of roadway and small encroachment onto Outen Pottery at turnaround

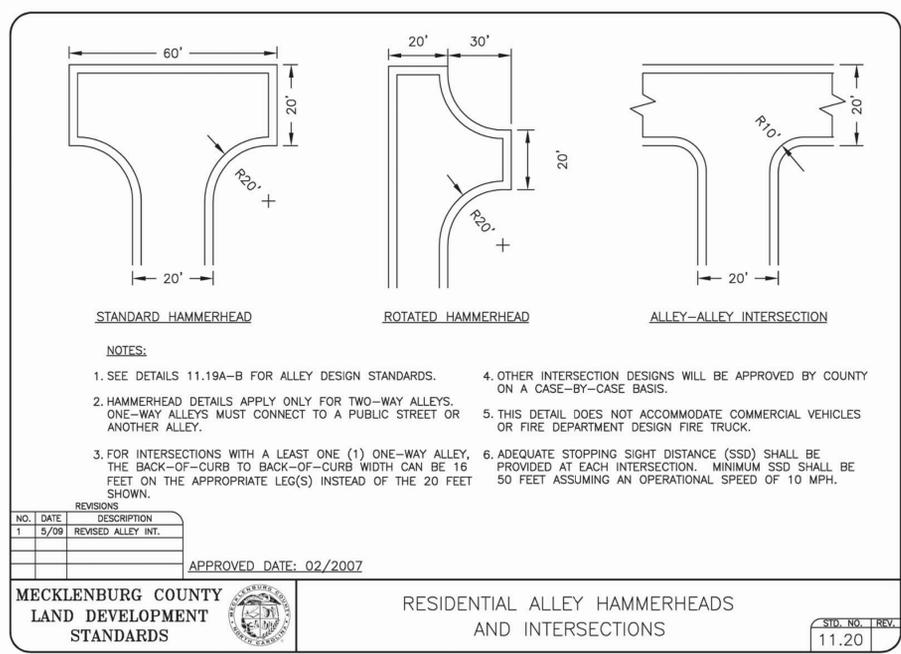
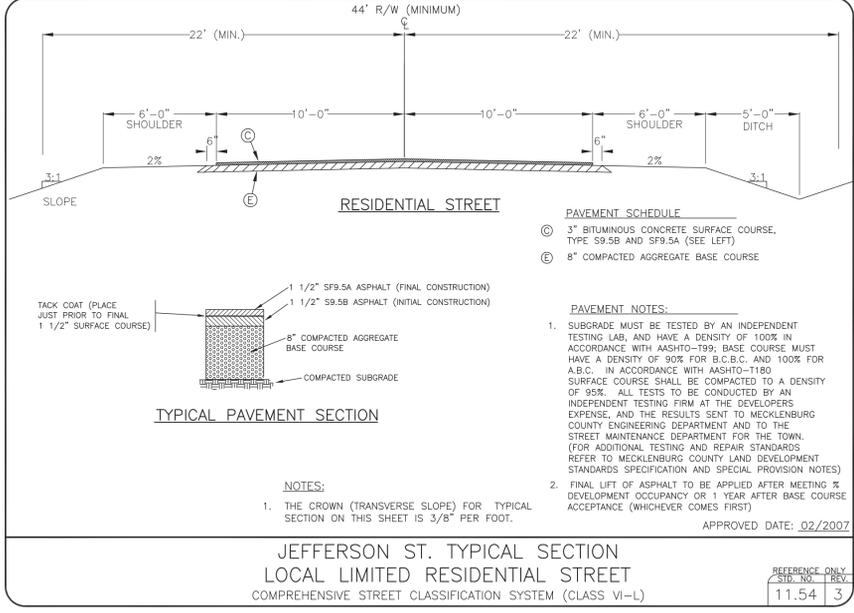


**DRAWING ISSUE & REVISION STATUS**

ISSUE DATE	BY	DESCRIPTION
07.20.2017	CHH	FIRST ISSUE



08.07.17



**NOTES:**

ADDRESS: SIX LOTS ON JEFFERSON ST, MATTHEWS NC (SOME PARCELS HAVE NOT BEEN ASSIGNED AN ADDRESS)

TAX PARCELS: 22702219, 22702233, 22702234, 22702235, 22702236, 22702237.

GROSS AREA: 1.35 AC

ZONING: R-12

R-12 DEVELOPMENT STANDARDS:  
 MIN WIDTH: 70'  
 MIN SETBACK: 35'  
 MIN REAR YARD: 50'  
 MIN SIDE YARD: 10'  
 MIN AREA: 12000 SF

EXISTING LOTS AND R/W SHOWN WERE PLATTED IN 1910 AS MAP BOOK 230 PAGE 82, PRIOR TO ADOPTION OF THE ZONING ORDINANCE.

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**JEFFERSON STREET IMPROVEMENTS**  
TOWN OF MATTHEWS, MECKLENBURG COUNTY, N.C.

**PRELIMINARY SITE PLAN**

SUBMITTED BY DBG	DESIGNED BY CHH	DRAWN BY CHH
JOB NUMBER 17056	DATE 08.01.17	SHEET NUMBER
FILE NUMBER 689	DWG FILE NAME 17056SITE3	<b>C03.0</b>





1805 Baxter Street  
Cherry







511





135





1805 Baxter Street  
Cherry

