Agenda Item: Public Improvement Variance – Magnolia Ranch Subdivision along Idlewild Road

DATE: July 3, 2017
FROM: Mary Jo Gollnitz, Planner

Background/Issue:
Red Bridge New Homes is subdividing a +7.78 acre tract of land along Idlewild Road. Magnolia Ranch is a major subdivision that is being developed by right under the R-15 zoning. 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 a major thoroughfare and maintained by NCDOT.
- The right-of-way needs to be 100’ wide for future road widening.
- An additional 20’ of right-of-way will be dedicated for future road widening.
- The request is for a distance of approximately 1045 feet along Idlewild Road.
- There is currently no curb and gutter installed along this portion of Idlewild Rd.
- A private common driveway will be 10’ behind the sidewalk on private property.
- The developer will work with the Town to install sidewalk eastward from Magnolia Ranch Subdivision to the Mecklenburg County Idlewild Rd Regional Park within the existing right-of-way.
- Public Works department has stated that they support the variance request (attached email)
- Planning Board recommended approval of the Public Improvement Variance as submitted with a 6-1 vote at their June 27th meeting.

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

Comments:
Planning Board has recommended approval of the Public Improvement Variance as submitted with a 6-1 vote.

Related Town Goal:
Economic Development/Land Use Planning

Recommendation:
Approve the Public Improvement Variance to waive the installation of curb and gutter as submitted.
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
shwoolard@matthewsnc.gov
www.matthewsnc.gov
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
East of property towards park

West side of property towards Margaret Wallace

Mid point of property