

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.

10328 Idlewild Rd subdivision

1 message

Susan Habina-Woolard, PE <shwoolard@matthewsnc.gov>

Wed, Jun 7, 2017 at 2:31 PM

Reply-To: shwoolard@matthewsnc.gov

To: Mary Jo Gollnitz <mjgollnitz@matthewsnc.gov>

Cc: CJ O'Neill <cjoneill@matthewsnc.gov>, Jay Camp <jcamp@matthewsnc.gov>

Mary Jo,

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

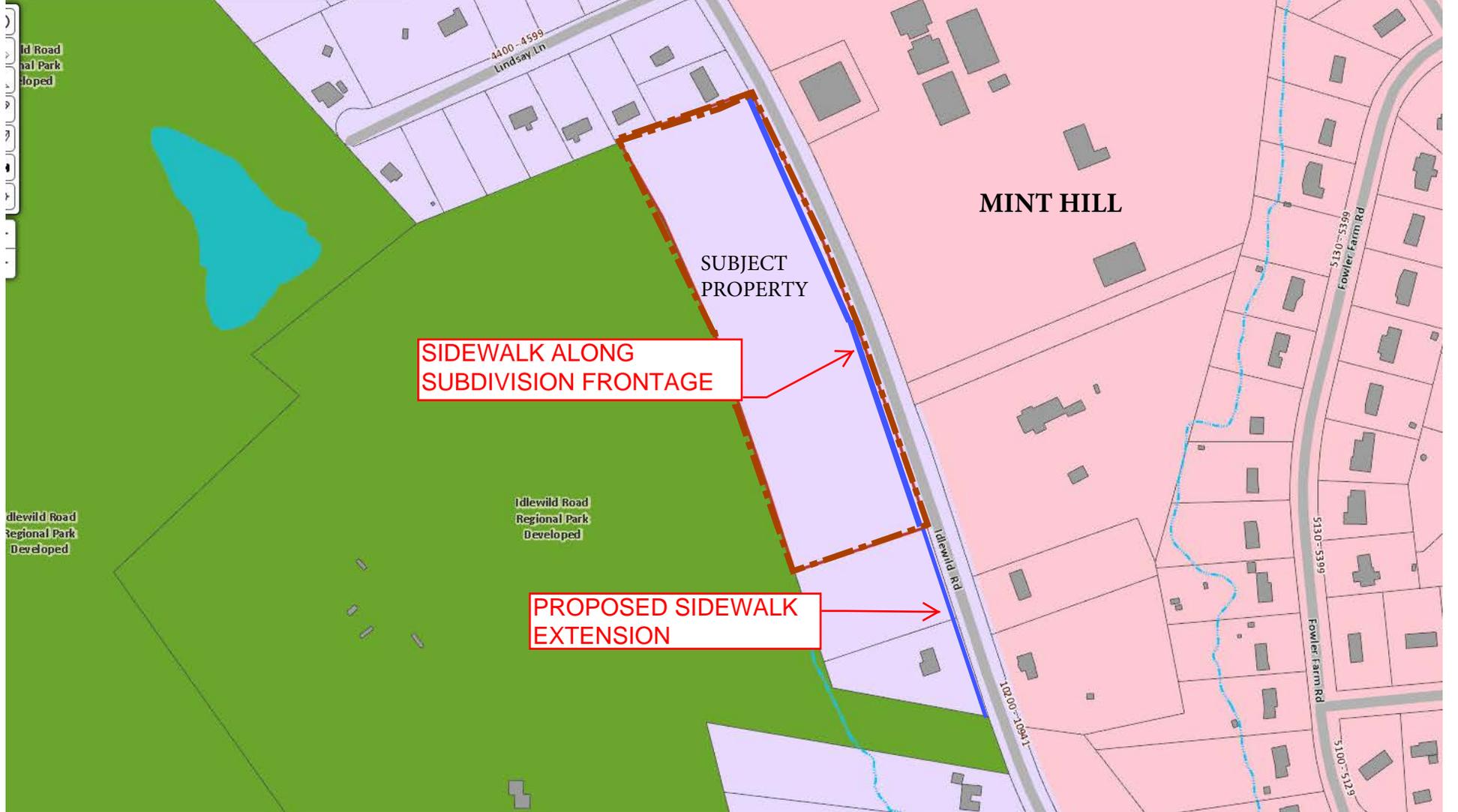
www.matthewsnc.gov

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Advanced Search Market Analysis Search Help

Streets Aerials Hybrid Topo



SUBJECT PROPERTY

SIDEWALK ALONG SUBDIVISION FRONTAGE

PROPOSED SIDEWALK EXTENSION

MINT HILL

Idlewild Road Regional Park Developed

Idlewild Road Regional Park Developed

Idlewild Road Regional Park Developed

4400-4599 Lindsay Ln

Idlewild Rd

5130-5399 Fowler Farm Rd

5130-5399 Fowler Farm Rd

5100-5129

100-1000

EASTWARD VIEW OF SUBJECT PROPERTY TOWARDS COUNTY PARK



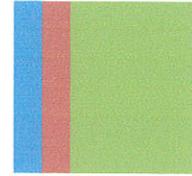
WESTWARD VIEW OF SUBJECT PROPERTY TOWARDS CORNER AT MARGARET WALLACE



Red Bridge New Homes

PO Box 40 Locust, NC 28097

704-996-7844 Locustvc@gmail.com



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.

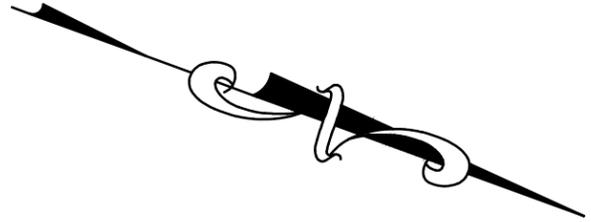
Finally after speaking with public works we would be willing to participate in extending the side walk of our subdivision to the entrance of Idlewild Road Park.

Sincerely,

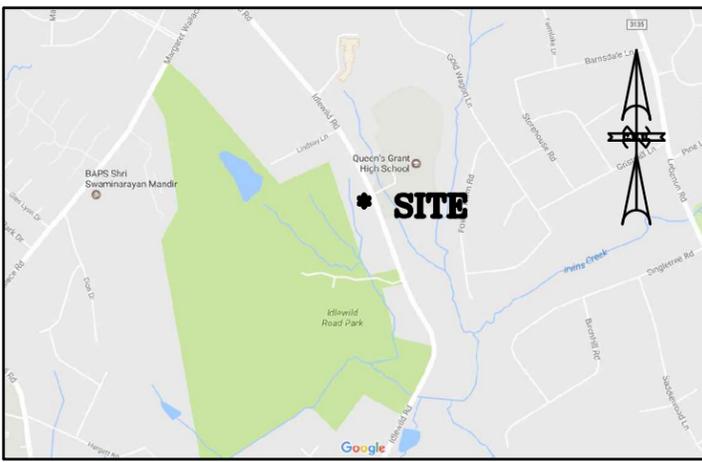
A handwritten signature in black ink, appearing to read "Mark Friedman". The signature is fluid and cursive, with a large loop at the end.

Mark Friedman
Red Bridge New Homes

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

RDD DAVIS
ENGINEERING,
PLLC
P.O. Box 470085
Charlotte, NC 28247-0085
(704) 651-5752

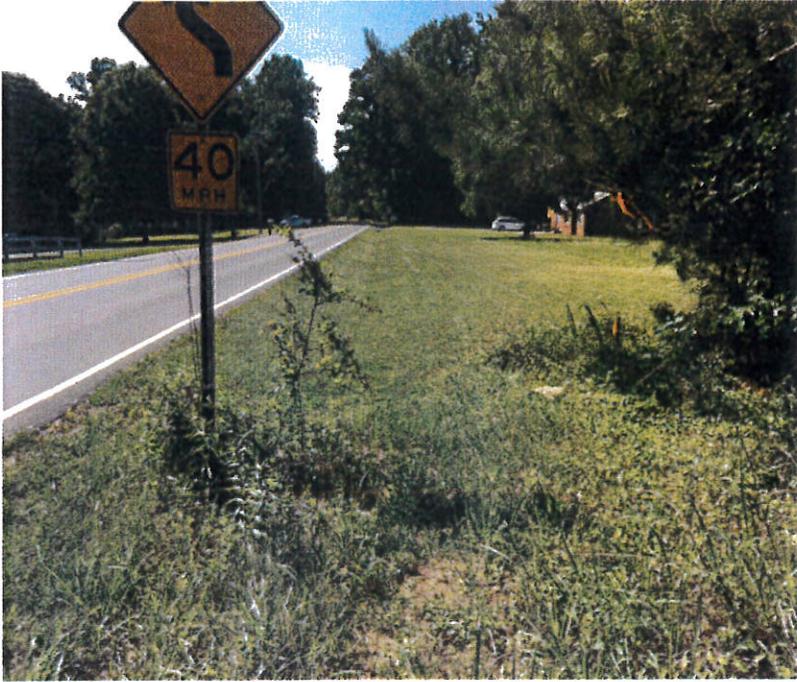
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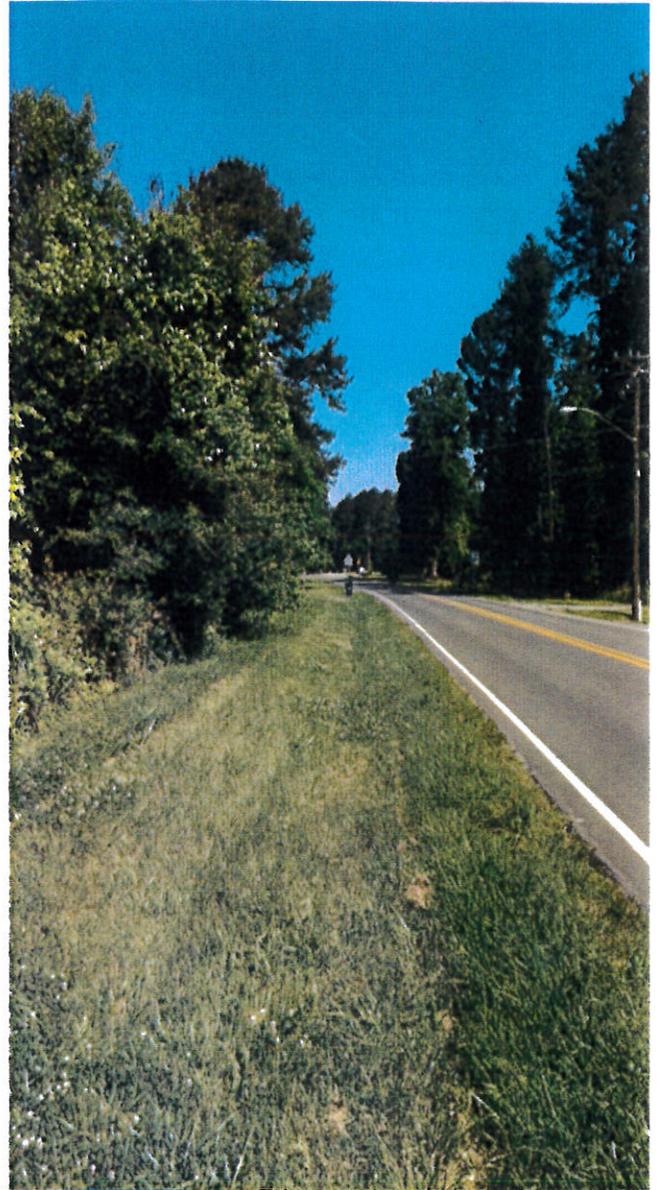
(IN FEET)
1 inch = 100 ft.



6-12-17



East of property towards park



west side
↑ of property
towards
Margaret wallace

← mid point of
property