Agenda Item: Public Improvement Variance – Four Corners P1 LLC Minor Subdivision

TO: Town of Matthews Board of Commissioners
DATE: February 1, 2021
FROM: Robert Will, Senior Planner

Background/Issue:

• Four Corners P1, LLC is requesting a public improvements variance to remove the curb and gutter requirement for the minor (9 lot) subdivision to be located on Lakeview Circle as well as the requirement for the multi-use path (MUP) and sidewalks based on logistical challenges for this section of Sam Newell.

• According to the UDO (section 155.707.D.7), developers are required to construct bike facilities that are separate from motorized vehicular travel lanes if the facility is indicated on town adopted bike and ped plan and comprehensive transportation plans.

• Pursuant to section 155 707.C.4.d of the UDO curb and gutter are required for all streets and shall conform to town standards. There is currently no curb and gutter along this stretch of Lakeview Circle or Sam Newell Rd.

Proposed Solution

• Public Works does not support removing the 10’ sidewalk requirement on Sam Newell. The Town has a project that would connect to that sidewalk. Staff is amenable to removing the curb and gutter requirement along Lakeview Circle but think the sidewalk is feasible given proximity to existing sidewalk on the corner of Lakeview/Sam Newell. The UDO states sidewalk is not required to connect if it is not within 500’ of another section of sidewalk. The distance along Lakeview to Sam Newell is 375’. There is also concern over the maintenance that would be required for the parkland. The proposed subdivision on only 9 lots and does not propose any new streets or other public infrastructure, but includes a 8+ acre tract to be donated as a public park.

Financial Impact:
None

Related Town Goal(s) and/or Strategies:
Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:
The Board should discuss and make a decision on the Public Improvement Variance requests.
Sam Newell Rd. facing south

Lakeview Circle facing east
Public Improvement Variances are the areas indicated in red.
December 22nd, 2020

Mr. Robert Will  
Town of Matthews  
232 Matthews Station Street  
Matthews, NC 28105

Re: Variance Request for  
Addresses:  
3018/3010 Lakeview CR Matthews NC 28105  
3015/3003/3033 Sam Newell Road Matthews, NC 28105  
Parcel ID: 19313423

Dear Mr. Will,

Four Corners P1, LLC is requesting a public improvements variance to remove the curb and gutter requirement for the minor subdivision to be located on Lakeview Circle as well as the requirement for the Multi-use Path and sidewalks based on logistical challenges for this section right now. In lieu of these, we are proposing to dedicate/donate 8.487 acres of land to The Town to be used as they see fit.

Thank you for the consideration of this request.

Sincerely,

Adam Fiorenza  
Principal  
byFiorenza / FAT Four Corners P1, LLC