

## **Public Improvement Variance – Rice Road Park**

**TO: Matthews Planning Board Members**  
**DATE: June 19, 2018**  
**FROM: Mary Jo Gollnitz, Planner**

Matthews Parks, Recreation & Cultural Resources is beginning development of a 9.5 acre tract of land along Rice Road. The property is zoned R-12 and R-15 and the park is being developed by right.

Matthews Parks and Recreation is required to start construction before January 2019 in order to fulfill requirements for the NC Parks and Recreation Trust Fund Grant (PARTF) received in 2013 to purchase the land. Budgetary constraints are necessitating the development of the park in two phases.

The first phase will include driveway access into the park, an onsite walking trail, one sidewalk connection from Rice Road into the park, playground facilities, parking lot, lighting, benches and picnic tables, as well as landscaping.

Parks & Recreation is requesting a Public Improvement Variance as follows:

Delay until Phase 2 of park development:

- the installation of a widened street pavement (approx. 905 ft. of street frontage);
- construction of curb and gutter;
- construction of storm drainage improvements;
- replacement of the existing 5' sidewalk along Rice Road frontage with a 10' multi-use path;
- building a second connection of multi-use path into the park; and
- installation of required street trees.

Matthews Unified Development Ordinance Section 155.712.A directs the Planning Board to determine if unnecessary hardships result from the strict compliance of the regulations, and then recommend to the Board of Commissioners whether to approve the Public Improvement Variance.

Planning and Public Works staff are comfortable with a delay of all requested installations until Phase 2 construction.

Staff suggests that the Planning Board forward a favorable recommendation for the Public Improvement Variance as submitted to the Board of Commissioners.

DATE: June 13, 2018

Planning Department  
232 Matthews Station Street  
Matthews, NC 28105

TO: Kathi Ingrish, Director

**Applicant:** Town of Matthews, Parks, Recreation & Cultural Resource Department

**Public Improvement Variance:** Variance request related to public improvements along Rice Road associated with Rice Road Park Project

**Explanation:** The Parks, Recreation & Cultural Resource Department respectfully requests a public improvement variance, delaying improvements to Rice Road as part of Phase I development for this project. Improvements described include road widening, curb and gutter, and storm drain installation and widening sidewalk in the project area. The applicant requests to make these improvements part of Phase II development on the site. The project plan elements that would remain include a flared concrete apron connection to Rice Road, and the existing 5' sidewalk would remain as pedestrian access into the site. See illustrations attached.

If approved, Phase I will include construction of a walking trail, playground area, parking lot, sidewalk connection from Rice Road into the site, and driveway access into the site from Rice Road. Other Phase I amenities include parking lot/playground lighting, benches, picnic tables, and landscaping within the park site. Phase II of the park project would include construction of a picnic shelter on site, an expanded multi-use path along Rice Road, and one additional pedestrian connection from the multiuse path to the playground area within the park. The road improvements previously mentioned to be removed, would be completed as part of this phase.

The primary motivation for this request is budgetary. The current economic climate of construction has resulted in project bid costs rising greater than 40% above budgeted funding for the project. The park will serve as public space for citizens, free of charge for public use. There is no mechanism to generate the additional dollars specifically from this site, to meet the existing gap between funding and actual project cost. Reduction of the project scope for phase I through elimination of the road improvements, creates a project that is feasible for construction at this time.

The Town of Matthews is under agreement with the North Carolina Department of Environment and Natural Resources, through award of Parks and Recreation Trust Fund (PARTF) Grant funding. Funds were awarded to the Town for purchase of the described project property in 2013. The agreement stipulates that the Town begin construction of this park project by January 2019. Removing the road improvements would allow the Town to comply with this stipulation outlined in the PARTF grant program.

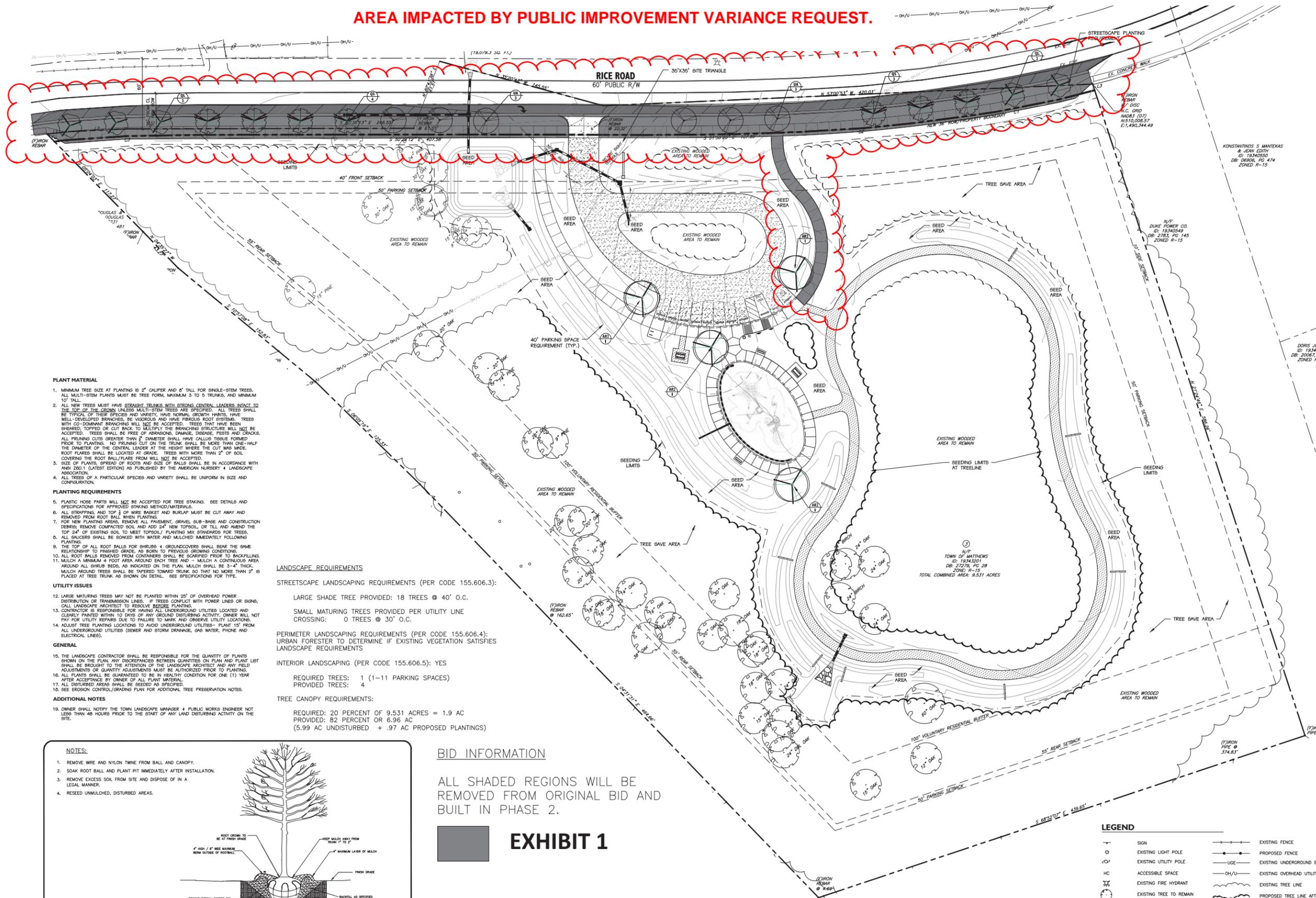
A precise timeline for phase II construction has not been determined. The project will be evaluated annually as part of the Town of Matthews Capital Improvement Plan and overall budget process. Phase II will be initiated as funding becomes available. The Town is fully committed to making the described improvements to the park and road as part of phase II development on the site.

Thank you,



Corey King, Director  
Matthews Parks, Recreation & Cultural Resource Department

# AREA IMPACTED BY PUBLIC IMPROVEMENT VARIANCE REQUEST.



### PLANT MATERIAL

- MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER AND 6" TALL FOR SINGLE-STEM TREES. ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 10' TALL.
- ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI-STEM TREES ARE SPECIFIED. TREES SHOULD BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE PERKUS ROOT SYSTEMS. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHAVED, TOPPED OR CUT BACK TO SELECTIVE THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREES SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN 1" DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT WAS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING THE ROOT BALL/FLARE FROM WILL NOT BE ACCEPTED.
- SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.

### PLANTING REQUIREMENTS

- PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING. SEE DETAILS AND SPECIFICATIONS FOR APPROVED STAKING METHOD/MATERIALS.
- ALL STAKING AND TOP 3" OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR TILL AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
- ALL SHADERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- THE TOP OF ALL ROOT BALLS FOR SHRUBS & GROUNDCOVERS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GROWING CONDITIONS.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- MULCH A MINIMUM 4" ROOT AREA AROUND EACH TREE AND - MULCH A CONTINUOUS AREA AROUND ALL SHRUB BEDS, AS INDICATED ON THE PLAN. MULCH SHALL BE 3-4" THICK. MULCH AROUND TREES SHALL BE TAPERED TOWARD TRUNK SO THAT NO MORE THAN 2" IS PLACED AT TREE TRUNK. AS SHOWN ON DETAIL. SEE SPECIFICATIONS FOR TYPE.

### UTILITY ISSUES

- LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES. IF TREE CONFLICT WITH POWER LINES OR SIGNS, CALL LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING.
- CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UNDERGROUND UTILITIES LOCATED AND CLEARLY PLANTED WITHIN 10 DAYS OF ANY GROUND DISTURBING ACTIVITY. OWNER WILL NOT PAY FOR UTILITY REPAIRS DUE TO FAILURE TO MARK AND OBSERVE UTILITY LOCATIONS.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES - PLANT 15' FROM ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAINAGE, GAS WATER, PHONE AND ELECTRICAL LINES).

### GENERAL

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUANTITY OF PLANTS SHOWN ON THE PLAN. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO PLANTING.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY CONDITION FOR ONE (1) YEAR AFTER ACCEPTANCE BY OWNER OF ALL PLANT MATERIAL.
- ALL DISTURBED AREAS SHALL BE RESEED AS SPECIFIED.
- SEE EROSION CONTROL/GRADING PLAN FOR ADDITIONAL TREE PRESERVATION NOTES.

### ADDITIONAL NOTES

- OWNER SHALL NOTIFY THE TOWN LANDSCAPE MANAGER & PUBLIC WORKS ENGINEER NOT LESS THAN 48 HOURS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY ON THE SITE.

### LANDSCAPE REQUIREMENTS

STREETSCAPE LANDSCAPING REQUIREMENTS (PER CODE 155.606.3):

- LARGE SHADE TREE PROVIDED: 18 TREES @ 40' O.C.
- SMALL MATURING TREES PROVIDED PER UTILITY LINE CROSSING: 0 TREES @ 30' O.C.

PERIMETER LANDSCAPING REQUIREMENTS (PER CODE 155.606.4):  
URBAN FORESTER TO DETERMINE IF EXISTING VEGETATION SATISFIES LANDSCAPE REQUIREMENTS

INTERIOR LANDSCAPING (PER CODE 155.606.5): YES

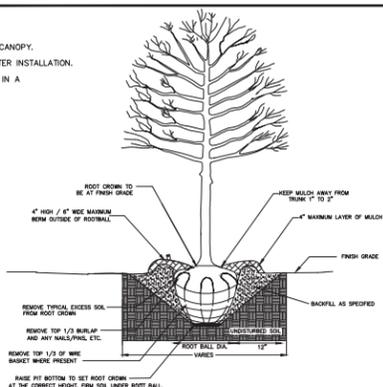
- REQUIRED TREES: 1 (1-11 PARKING SPACES)
- PROVIDED TREES: 4

TREE CANOPY REQUIREMENTS:

- REQUIRED: 20 PERCENT OF 9.531 ACRES = 1.9 AC
- PROVIDED: 82 PERCENT OR 6.96 AC
- (5.99 AC UNDISTURBED + .97 AC PROPOSED PLANTINGS)

### NOTES:

- REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
- SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
- RESEED UNMULCHED, DISTURBED AREAS.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)

FOR EXAMPLE: CALIPER HEIGHT (RANGE) MAX. HEIGHT MIN. ROOT BALL DIA. MIN. ROOT BALL DEPTH

2"	14'-16'	16'	24"	18"	21"
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BASE FIT BOTTOM TO SET ROOT CROWN AT THE CORRECT HEIGHT. FIRM SOIL UNDER ROOT BALL.

APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

TREE PLANTING (FOR SINGLE AND MULTI-STEM TREES)

40.01

### BID INFORMATION

ALL SHADED REGIONS WILL BE REMOVED FROM ORIGINAL BID AND BUILT IN PHASE 2.

## EXHIBIT 1

### PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	ROOT	CAL.	REMARKS	SIZE
AR2	4	Acer rubrum / Red Maple	B & B	2"Cal		8'-10' HT.
QL	5	Quercus laurifolia / Laurel-leaved Oak	B & B	2"Cal		12'-14' ht. 6"-8" w
QS	7	Quercus shumardii / Shumard Red Oak	B & B	2"Cal	Full, Matched, Straight	12'-14' ht. 6"-8" w
UA	6	Ulmus parvifolia / Athena / Athena Elm	B & B	2"Cal	Full, Matched, Straight	12'-14' ht. 6"-8" w

### LEGEND

- X—X—X— EXISTING FENCE
- PROPOSED FENCE
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND ELECTRIC LINE
- HC ACCESSIBLE SPACE
- OH/U— EXISTING OVERHEAD UTILITY LINE
- EXISTING FIRE HYDRANT
- EXISTING TREE LINE
- EXISTING TREE TO REMAIN
- PROPOSED TREE LINE AFTER CLEARING
- PROPOSED GROUND COVER
- PROPOSED MULCH LINE
- PLANT LABEL
- PROPOSED STORM DRAINAGE PIPE
- PLANT QUANTITY
- PROPOSED FOUNDATION DRAIN
- EXISTING CURB AND GUTTER
- SANITARY SEWER LINE
- PROPOSED CURB AND GUTTER
- WATER LINE
- PROPERTY LINE



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Seals:



Corp. NC License: F-1320

## Rice Road Park and Road Expansion

2540 Rice Road,  
Matthews, North Carolina 28105

Project No: 17.000162.01  
Date: 09.14.17  
Revisions:

Sheet Title:  
**Landscape Plan**

Sheet No:  
**C600**