Agenda Item: Public Improvement Variance, Tyler Mundy, Williams Rd. for an exemption to the length of a cul-de-sac in the R-VS zone and to allow sidewalk on one side of the street.

TO: Matthews Planning Board Members
DATE: August 18, 2021
FROM: Robert Will, Senior Planner

Request Summary:
The applicant for the public improvement variance proposes a cul-de-sac which exceeds the maximum of 400 feet (proposed to be 620 feet) as prescribed in the UDO in the R-VS zoning district. Additionally, the applicant proposes a sidewalk along only one side of the road whereas the UDO requires sidewalks on both sides.

Background:
The applicant is concurrently asking for a rezoning from R-15 to R-VS for the purpose of building ten single family homes.

Development Requirements:
Section 155.701 (C) (4) (d) states: “In general, permanent cul-de-sac streets and permanent dead-end streets are discouraged in the design of street network systems, and they should be used only when topography, the presence of natural features, and/or vehicular safety factors make a vehicular connection impractical.” Additionally, cul-de-sac length is limited in the R-VS zoning to 400 feet.

<table>
<thead>
<tr>
<th>Maximum Cul-de-sac Length (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-20, R-15, R-12, R-15MF, R-12MF, R-I, B-1SCD</td>
</tr>
<tr>
<td>800 FT</td>
</tr>
<tr>
<td>R-VS, CrC, SRN, C-MF</td>
</tr>
<tr>
<td>250 FT</td>
</tr>
</tbody>
</table>

(1) Measured from center point of closest intersection to center point of turnaround
NA = Not Allowed

Sidewalks are required to be constructed on both sides of all classes of streets per Section 155.707 (D)(1) of the Unified Development Ordinance.

Recommendation:
Planning, Public Works and Fire and EMS Staff have reviewed the request and recommend that the Planning Board forward a favorable recommendation of the public improvement variance to the Board of Commissioners with the condition that the speed hump be replaced with a choker or other similar type of traffic calming design.
Hello,

This letter is intended to inform the planning board of our request for two public improvement variances (PIVs). The requested variances are as follows:

1) We are requesting to extend the allowable cul-de-sac distance from 400 feet to 620 feet (from the Williams Road Right-of-Way to the center of the cul-de-sac). This is because our development is constrained by the overall dimensions (length/width) and we cannot double load lots or add additional road connections. We believe that any added risk caused by the extra length of the cul-de-sac will be mitigated by the proposed speedbump that will be constructed on the roadway, in addition to the fact that the eastern end of the road terminates in a “T” intersection, which halts traffic flow.

2) The second request is that it would be allowable for us to only have a sidewalk on the southern portion of the road. Due to restrictive covenants on the northern parcel, we are not able to develop that section with homes. For this reason, all of the homes are on the southern portion of the roadway. Since there will be no residents on the northern side of the road, it seems fitting that it would be acceptable to eliminate the sidewalk from this section of the road. Additionally, our proposed site plan has a nature path which runs through the northern section of the development, through the woods. In our opinion, this will mitigate the any loss created by removing the sidewalk from this side.

Thank you for taking the time to consider this project.

Sincerely,

[Signature]

Tyler Mundy, Developer
Mundy Real Estate LLC