

TA 15-02 Reduce Attached House Type “B” Rear Yard from 35 feet to 20 feet.

PART 1: DESCRIPTION

Text Amendment TA 15-02 is a request by LStar Management LLC to amend Zoning Ordinance Article 4, Building Type/Attached House to reduce the required rear yard length from 35 feet to 20 feet with the Transit-Oriented Development-Residential (TOD-R) Zoning Districts.

PART 2: BACKGROUND

The proposed text amendment is a request to reduce the required rear yard for Attached House Type “B” from 35 feet to 20 feet only within the Transit-Oriented Development-Residential (TOD-R) Zoning Districts. The TOD-R District is “established to support higher density residential communities that include a rich mix of retail, restaurant, service and small employment uses with a pedestrian village format. Land consuming uses, such as large lot housing... are excluded from this district”. The TOD-R Zoning District requires a minimum density of 15 units per acre. This amendment will help to achieve that minimum density.

This text amendment would provide enough rear-yard depth for off-street parking, while allowing units to be located on smaller lots.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2030 COMMUNITY PLAN AND APPLICABLE LONG RANGE PLANS

The following are examples of relevant plans and policies from the 2030 Huntersville Community Plan and other relevant plans (if applicable) which may be incorporated into the Board’s statement of consistency for approval or denial of the request.

Policy H-7: Housing Affordability

Support appropriate mix of housing for all income levels.

Staff Comment: While lot size does not determine price point, it can generally be assumed that smaller individual lots will be more affordable than larger lot homes, all other aspects being equal, for any given housing market segment.

Policy H-9: Future Residential Development

Higher intensity residential development will be focused generally within two miles of the I-77/NC 115 corridor and future mixed use nodes in the eastern and western areas of Huntersville’s zoning jurisdiction.

Staff Comment: This amendment would help facilitate higher-density development, as required in the TOD-R District, as less land would be required to provide townhomes or other detached-garage type developments.

PART 4: STAFF RECOMMENDATION

Staff recommends amending Article 4 Lot Type/Attached House to reduce the required rear yard from 35 feet to 20 feet, as proposed. The recommendation is based on:

Consistency with policies of the Huntersville Community Plan listed above.

It provides the development community multiple options for achieving higher densities and lots size choices that are key to creating vibrant, Transit-Oriented Developments with different housing options.

PART 5: PUBLIC HEARING

The Public Hearing was held on June 1, 2015. No public comment was received. Town Board asked several questions, relative to distance between units if setback is reduced, how was open space provided, what were the plans for the current TOD-R and wanted to see examples of products using this set-up. Staff and the applicant are working to provide examples and provide illustrations to these questions. These will be provided to Planning Board and Town Board no later than the Planning Board meeting.

PART 6: PLANNING BOARD RECOMMENDATION

On June 23, 2015, Planning Board recommended approval, as written, by 7-1 vote.

PART 7: ATTACHMENTS AND ENCLOSURES

N/A

PART 7: STATEMENT OF CONSISTENCY

Planning Department	Planning Board	Board of Commissioners
<p>APPROVAL: In considering the proposed amendment, TA 15-01, to amend Article 4, (Attached House Rear Yard) of the Zoning Ordinance, the Planning Staff recommends approval based on the amendment being consistent with policies H-7 & H-9 of the Community Plan</p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because the amendment provides a greater development options to achieve the goals of the Transit-Oriented Development Zoning Districts.</p>	<p>APPROVAL: In considering the proposed amendment, TA 15-01, to amend Article 4, (Attached House Rear Yard) of the Zoning Ordinance, the Planning Board recommends approval based on the amendment being consistent with policies H-7 & H-9 of the Community Plan</p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because the amendment provides a greater development options to achieve the goals of the Transit-Oriented Development Zoning Districts.</p>	<p>APPROVAL: In considering the proposed amendment, TA 15-01, to amend Article 4, (Attached House Rear Yard) of the Zoning Ordinance, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u></p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)</p>
		<p>DENIAL: In considering the proposed amendment, TA 15-01, to amend Article 4, (Attached House Rear Yard) of the Zoning Ordinance, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>.</p> <p>It is not reasonable and in the public interest to amend the Zoning Ordinance because....(Explain)</p>