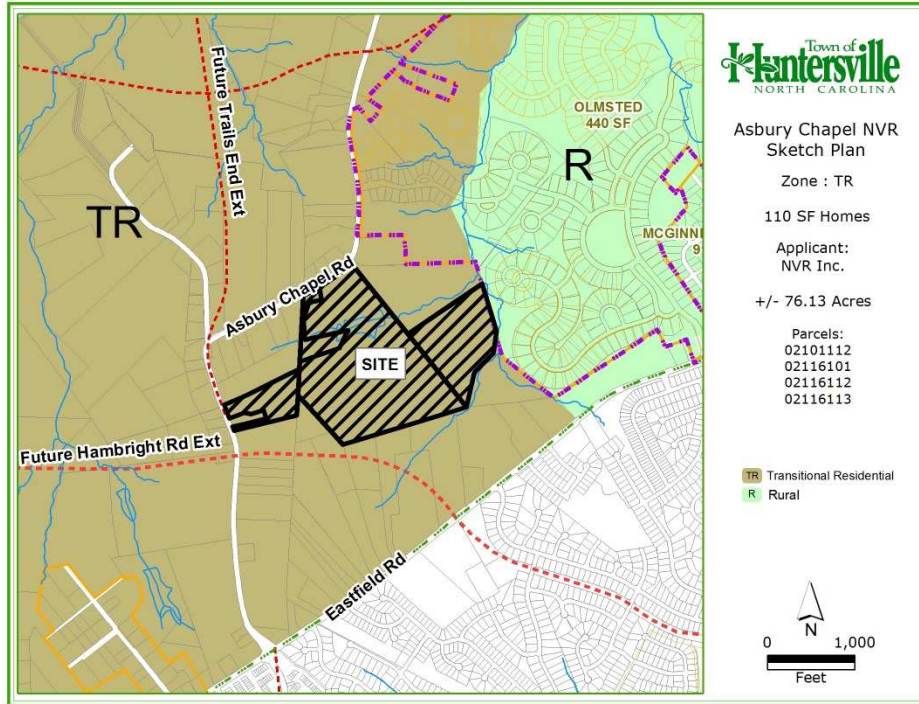


## Asbury Chapel Subdivision Sketch Plan

### PART 1: PROJECT SUMMARY



**Applicant:** NVR Inc.

**Project Size:** +/- 76.13 acres

**Parcel Numbers:**  
02101112, 02116101, 02116112,  
02116113

**Current Zoning:** Transitional Residential (TR)

**Current Land Use:** The land is currently vacant.

**Proposed Land Use:** 110 single-family lots

The application is Attachment A.  
The site plan is Attachment B.

### PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Adjacent Properties:

North: Transitional (TR) single-family: Large lot single-family residential

South: Transitional (TR), single-family: Large lot single-family residential

East: Transitional (TR) Church & Rural (R) single-family: Olmsted subdivision

West: Transitional (TR) single-family: Large lot single-family residential

- A neighborhood meeting was held on May 12, 2016, see Attachment C, Neighborhood Meeting Summary.
- The proposed project is not located in a protected watershed.
- Max density allowed is 1.5 units an acre with 40 % open space. The project has 1.44 units an acre with 44.4% open space.
- 35% of the existing tree canopy and 35% of the existing specimen trees are required to be saved. The developer is saving 36.01% of the tree canopy and 52.9% of the specimen trees onsite.
- Buffers, street standards, connectivity and setbacks are all compliant with the zoning and subdivision ordinance.
- The developer is asking the Town Board to approve two block length waivers, due to expansive creek crossings (1,645 & 1,150 linear feet), per Article 5: Streets.

### PART 3: TRANSPORTATION ISSUES

#### Traffic Impact Analysis

Based on the land use and intensity proposed, a Traffic Impact Analysis (TIA) was required. A final sealed TIA was accepted by Town staff on July 14<sup>th</sup>. The final TIA recommended no roadway improvements. It would be the

Engineering and Public Works Department's recommendation based on the results of the TIA, the conditions anticipated on the road in the future, and current speed limit posted, to require the following roadway improvements for the development:

Asbury Chapel Road at Site Entrance #1

- Construct an exclusive left-turn lane on Asbury Chapel Road with 100 feet of storage

Asbury Chapel Road at Site Entrance #2

- Construct an exclusive left-turn lane on Asbury Chapel Road with 100 feet of storage

Site Plan Comments

Engineering and Public Works have the following comments that remain outstanding based on the latest site plan:

1. NCDOT has chosen to agree with and require the road improvements suggested by the Town. Therefore, the developer will be required to construct an exclusive left-turn lane on Asbury Chapel Road with 100 feet of storage at each entrance into the subdivision.
2. Trees planted along the ditch section proposed on Asbury Chapel will need to be 5' from the back of ditch.
3. Internal sight triangles will need to be revised so that they are drawn along the right-of-way line.
4. Proposed storm lines may not be more than 2' from the gutter line.
5. Proposed storm lines may not have more than 50' of pipe directly under the pavement.

All the above items are typically addressed in the preliminary plan phase and are expected to be revised accordingly, at that time. At minimum, these items will be noted on the final Sketch Plan.

**PART 4: PLANNING STAFF ANALYSIS**

Section 6.200 of the Subdivision Ordinance outlines the "general requirements and policies to be used in the design, review, and approval" of subdivisions in the Town of Huntersville. The following staff findings are provided for the Board's consideration of the Subdivision Sketch Plan.

**1. Consistency with adopted public plans and policies.**

The following sections of the 2030 Huntersville Community Plan apply to this request:

- **Policy H-1: Development Pattern.** Continue to follow existing residential development pattern as reflected in "Map of Zoning Districts," focusing higher intensity development generally within two miles of the I-77/NC 115 corridor and lower intensity development from the east and west of this corridor extending to the Town boundaries.  
STAFF COMMENT: The proposed density of Asbury Chapel Subdivision is 1.44 units per acre, which is consistent with this policy of the 2030 Community Plan and the Transitional (TR) zoning district.
- **Policy E-1: Preservation and Environment.** Support the preservation and enhancement of the natural environment, along with its scenic and cultural assets.  
STAFF COMMENT: The applicant is preserving the natural environment through the protection of buffers and providing tree save area throughout the project boundary. A portion of a cemetery is located in the project and is being properly buffered (proposed lots will not impact the cemetery site).
- **Policy E-2: Location of New Development.** Avoid locating new development in areas of significant environmental, scenic or cultural resources.  
STAFF COMMENT: Planning staff has no indication that the request will adversely affect known cultural, scenic or environmental resources.
- **Policy E-3: Environmental Regulations.** Support and enhance environmental regulations pertaining to tree preservation, buffer yards, open space, water quality, wetland, and stream protection.  
STAFF COMMENT: The Transitional (TR) zoning district requires thirty-five (35%) percent of the existing tree canopy to be preserved; the developer is saving 36.01% (22.74 acres). As required thirty-five (35%) of all

specimen trees are required to be saved. The applicant is saving fifty two (52.9%) percent of the specimen trees. The storm water buffers located on the property are not being encroached upon. The site was designed using the 4-step design process per Section 6.300.14 of the Subdivision Ordinance and includes open space that meets the evaluation criteria found in Article 7.13 of the Zoning Ordinance.

- **Policy T-5: Context-sensitive Design of Streets.** Continue to support “context-sensitive” design of streets and the selection of appropriate street section designs for residential, commercial and industrial developments applications.

**STAFF COMMENT:** The internal street cross-section proposed is appropriate for residential use. There are 10’ travel lanes. Curb and gutter, with 7’ green zones (planting strips) and 5’ sidewalk on each side of the street. The total right-of way width is 51’. Block length is allowed to be no longer than, 800’ in major residential subdivisions. Per Article 5: Streets, the developer is requesting a waiver from the Town Board to approve two block lengths due to a large creek crossings. The block lengths to cross the creeks are 1,645 and 1,150 linear feet.

- **Policy T-6: Pedestrian Connections.** Support the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses.

**STAFF COMMENT:** The applicant is providing sidewalk on both sides of all internal subdivision streets that will tie into abutting neighborhood streets. A sidewalk, bike lanes, and wide shoulder will be installed on Asbury Chapel Road to comply with future plans and ordinance.

- **Policy T-8: Street Connectivity.** Promote and require street connectivity in the Town of Huntersville among residential, commercial, employment, recreational and institutional uses.

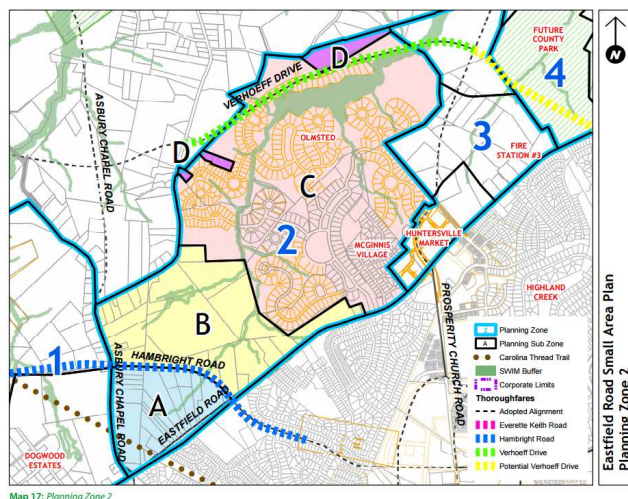
**STAFF COMMENT:** The proposed development has two entrances from Asbury Chapel Road. Internal to the subdivision, on the southern and eastern property lines a stub street will be constructed with right of way connecting to the adjoining property line.

- **Policy PF-2: Adequate Public Facilities Ordinance (APFO).** Continue use of “Adequate Public Facilities Ordinance (APFO)” to ensure that demand generated by existing and future growth and development for police, fire and parks & recreation capital facilities can be met by available supply of facilities.

**STAFF COMMENT:** An APFO application was submitted for 110 single-family units. See #19 of this section for further details.

The Following Sections of the Eastfield Road Small Area Plan apply to this request:

- **Land Use Recommendations.** Zone 2B it is recommended that the current TR zoning be maintained (Page 29).



Map 17: Planning Zone 2  
Eastfield Road Small Area Plan | Adopted by Town Board of Commissioners on January 6, 2014

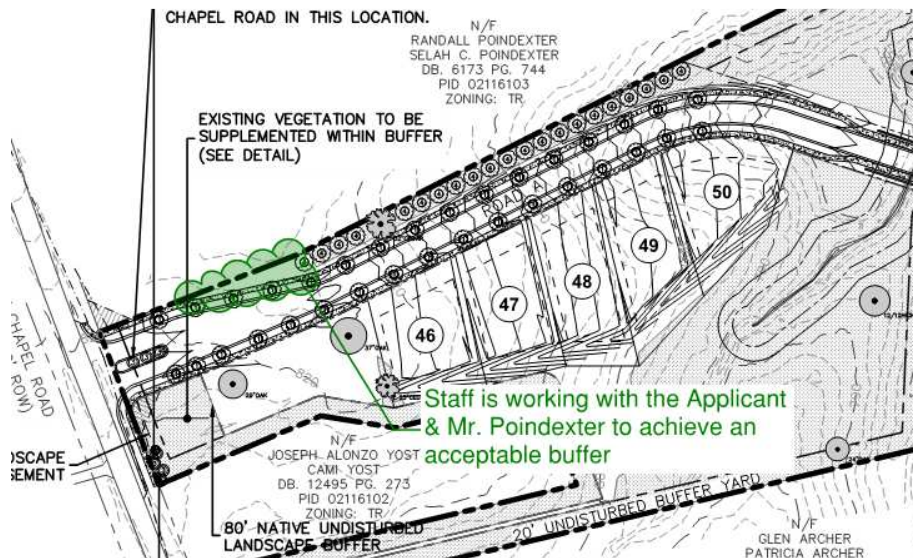
- **Transportation Recommendations.** Asbury Chapel Road is an existing state maintained two-lane road which provides important north/ south access to and from the Study Area. A thoroughfare alignment study

completed in 2006 called for the realignment of Asbury Chapel road just north of the Study Area up to Huntersville-Concord Road. Improvements to Asbury Chapel Road (i.e. pedestrian & bicycle accommodations) are not currently programmed and therefore not likely to occur unless funded through private development. (Page 38)

## 2. Conformity.

The proposed development is in keeping with the density in the Eastfield Road Small Area Plan and other major subdivisions in this area (Zone 2). Olmsted .95 units to the acre is currently zoned Transitional (TR) and Rural (R).

All proposed subdivisions shall be planned so as to facilitate the most advantageous development of the entire neighboring area. In areas with established and/or approved development, new subdivisions shall be planned to protect and enhance the stability, environment, health, and character of neighboring areas. The geometry of streets and intersections and the location of street connections will be assessed to minimize the detrimental effects of high volume, high speed neighborhood through traffic.



## 3. Access between Adjoining Properties.

The proposed development is providing a right of way extending to the western (Bodine Property) and northern (Poindexter Property & Asbury United Methodist Church) property lines to aid future connectivity. Block length and cul-de-sac requirements are being met. Additionally a pedestrian access to the adjacent cemetery is being provided between Lots 53 & 54.

## 4. Relation to topography.

The street network is designed to respect the general topography, foliage and avoid sensitive streams and wetlands.

## 5. Mature trees and natural vegetation.

The proposed project is required to save thirty-five (35%) percent of the tree canopy, thirty-five (35%) percent of the specimen trees and one hundred (100%) percent of the heritage trees and these requirements are being met. 36.01% of the tree canopy is being saved; fifty two (52.9%) percent of the specimen trees are being saved; and there are no heritage trees on site. There is an existing storm water buffer that permanently protects a significant portion of natural vegetation.

**6. Access to parks, schools, etc.**

The applicant is providing sidewalks on both sides of the street for all internal streets. Installation of a sidewalk on Asbury Chapel Road will be installed. Future development surrounding the property will aid the sidewalk network.

**7. Discourage through traffic.**

All streets are appropriately sized for residential traffic and there is no straight access to any adjoining property.

**8. Relationship to railroad rights-of-way.**

Not Applicable

**9. Half streets.**

Not Applicable

**10. Parallel streets along thoroughfares.**

Not Applicable

**11. Public School and Public Park Sites**

The parcels associated with the Asbury Chapel Subdivision have not been identified for a public school or park site.

**12. Public Facilities**

The parcels associated with Asbury Chapel Subdivision have not been identified for a public facility.

**13. Proposed street names**

Street names are not required at this review level. They will be reviewed at the preliminary plan stage.

**14. Easements.**

The property contains a 50' Gas Line right of way for Plantation Pipeline

**15. Proposed water and sewerage system.**

A Willingness to Serve Letter has been provided to the developer from Charlotte Water.

**16. Restrictions on the subdivision of land subject to flooding.**

No flood plain exist onsite.

**17. Reserved.**

**18. Open Space**

The applicant is required to provide thirty nine (39%) percent open space to achieve 1.44 units per acre. The current plan is providing 44.4% open space. Also all lots must be within ¼ mile of an Urban Open Space (purple color in the map below). The applicant is utilizing a Greenbelt & Park to satisfy the Urban Open Space requirement.





## 19. Impact of Development on Public Facilities

Under the provisions of the APF Ordinance, all residential development greater than twenty (110) lots are required to receive a "Determination of Adequacy (DOA)" for the following public facilities: fire vehicles, fire station, police station, police vehicles, indoor park and recreation facilities, and parks acreage. A DOA letter has been issued for all of the facilities, see [Attachment D: Determination of Adequacy](#).

Additionally, staff has contacted Charlotte-Mecklenburg Schools (CMS) for an enrollment evaluation of this project, see [Attachment E: CMS School Assessment](#).

## PART 5: STAFF RECOMMENDATION

In considering Asbury Chapel Subdivision, staff finds:

- The application is complete.

- Staff recommends approval of the two block length waivers requested due to topography and the nature at which the creek crossings occur (see map below for locations).



- The application does comply with the ordinance and the future land use plans, upon minor plan corrections.
- Staff recommends approval of the subdivision, once final comments have been addressed.

#### **PART 6: PLANNING BOARD RECOMMENDATION**

The Planning held meeting on June 28<sup>th</sup> which resulted in a continuation until the July 26<sup>th</sup> hearing due to a number of items of concern from the Planning Board. See Attachment F for further details. All items have been addressed and the Planning Board recommended approval (8-0) with the following motion: approve the plan based on the application being complete; the subdivision sketch plan is consistent with implementation goals H-1, E-1, E-2, E-3, T-5, T-6, T-8, and PF-2 of the 2030 Community Plan, and Eastfield Road Small Area Plan; recommends the 2 block length waivers due to topography and nature at which the creek crossings occur, which includes a 1,645' and 1150' road; the application complies with the Zoning Ordinance and future land use plans upon minor plan corrections, which includes items 1-5, which are, 1) NCDOT has chosen to agree with and require the road improvements suggested by the Town; therefore the developer will be required to construct two (2) exclusive left turn lanes on Asbury Chapel Road and the developer has agreed to the recommendations of the length of the lanes; 2) trees planted along Asbury Chapel Road will need to be 5' from the back of the ditch; 3) internal sight triangles will need to be revised; 4) proposed storm lines may not have more than 50' of pipe under the pavement; and 5) that these items be noted on the sketch plan; including that the easement to the cemetery be documented and included in HOA documentation for who is to cover the maintenance of the easement, and that a fence for the corner of the cemetery property intruding into the subdivision be included in the sketch plan; and that the meeting with Mr. Poindexter to determine vegetation to be planted in the buffer along his property line be agreed upon with the applicant.

#### **PART 7: DECISION STATEMENTS**

In considering whether to approve an application for a subdivision sketch plan the Planning and Town Board must complete the following per [Section 6.320.5](#) of the Subdivision Ordinance.

- Is the application complete (lacking any particular requirement)? If no member of the Board moves that the application is incomplete, then this inaction is taken as an affirmative finding that the application is complete.
- Does the application comply with all the applicable requirements? A statement must be made that the application complies or does not comply that includes the support documentation of the particular motion.
- Lastly, the Board must make a motion to approve or deny based on the previous statements.

#### **PART 8: ATTACHMENTS/ENCLOSURES**

Attachments

A – Application

- B – Site Plan
- C – Neighborhood Meeting Summary
- D – Determination of Adequacy
- E – CMS School Assessment
- F – Planning Board Areas of Concern