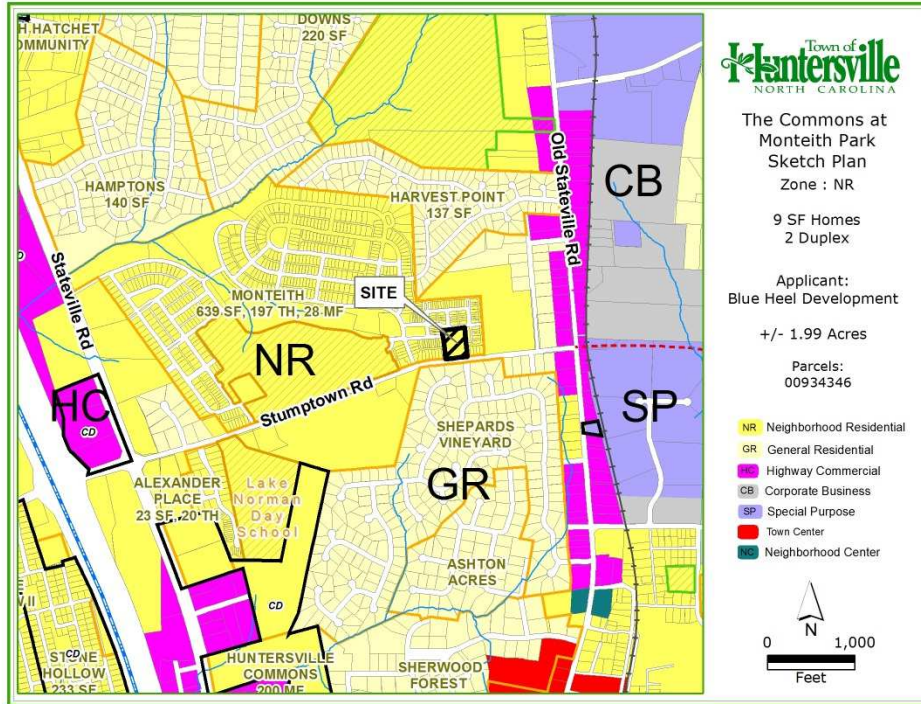


The Commons at Monteith Park Subdivision Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: Blue Heel

Project Size: +/- 1.99 acres

Parcel Numbers: 00934346

Current Zoning: Neighborhood Residential (NR)

Current Land Use: The land is currently occupied by a vacant home.

Proposed Land Use: 9 single-family homes & 2 duplex (11 lots, 13 units)

The application is [Attachment A](#).

The site plan is [Attachment B](#).

PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Adjacent Properties:

North: Neighborhood Residential (NR) single-family - Town homes

South: General Residential (GR), single-family - Large lot single-family residential

East: Neighborhood Residential (NR) single-family - Town homes & single-family

West: Neighborhood Residential (NR) single-family - Town homes & single-family

- A neighborhood meeting was held on June 21, 2016, see [Attachment C](#), Neighborhood Meeting Summary.
- The proposed project is not located in a protected watershed.
- By ordinance 10% of the existing tree canopy and 10% of the existing specimen trees are required to be saved. The developer is saving 0% of the tree canopy and 0% of the specimen trees onsite. Due to the nature of the site the applicant requested a mitigation plan that is in compliance with Article 7.4 and was approved by the Planning Board.
- Street standards, connectivity and setbacks are all compliant with the Zoning and Subdivision Ordinance. A Buffer Waiver is being requested from Article 7.5, (Where connectivity between subdivisions is appropriate for high quality neighborhood design, the Town Board may reduce or waive the required buffer yard).

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis

Based on the land use and intensity proposed, a Traffic Impact Analysis (TIA) is not required.

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 The Commons at Monteith is 6.5 units per acre, which is consistent with this policy of the 2030 Community Plan and the Neighborhood Residential (NR) zoning district.
- **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 applicant is providing a square to meet the urban open space requirement on the northern side of the property. Underground detention will be utilized in the square to accommodate for water quality. No wetlands or streams exist on the property.
- **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: Due to the nature of the project the applicant did not have to install public streets. There will be a private alley that will connect the existing private alleys (Aiken and Feather Oak). The applicants have received positive feedback from the Monteith Park HOA to connect to the private alley system.
- **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 a sidewalk on Stumptown Road that will connect existing Stumptown Road sidewalk. Sidewalk exist on all of the internal public streets. The applicant is installing a walkway through the project that will tie the sidewalk system on Stumptown to the internal sidewalks in the neighborhood. A sidewalk, bike lanes, and a wide shoulder will be installed on Stumptown 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: Private alleys are being adjoined to facilitate connectivity.
- **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: APFO was not required because the project is under 20 lots.

2. Conformity.

The proposed development is in keeping with the density as seen in Monteith Park Townhome section.

3. Access between Adjoining Properties.

Private alleys are being used to connect the project to Monteith Park.

4. Relation to topography.

The site is relatively flat; therefore water quality BMPS will be contained under the square and stormwater will be routed to the existing system.

5. Mature trees and natural vegetation.

All vegetation on site is being removed due to constraints. The applicant has gained approval from the Planning Board to mitigate through a contribution to the Tree Bank.

6. Access to parks, schools, etc.

The applicant is providing sidewalks along the public streets of the property to allow for connectivity to the existing sidewalk system. Future development surrounding Monteith Park will aid the sidewalk network.

7. Discourage through traffic.

Alleys are appropriately sized for residential traffic, which will aid connection to existing internal neighborhood streets.

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 parcel associated with The Commons at Monteith Park Subdivision has not been identified for a public school or park site.

12. Public Facilities

The parcels associated with The Commons at Monteith Park Subdivision has 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.

Not Applicable

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 floodplain exist onsite.

17. Reserved.

18. Open Space

All lots must be within ¼ mile of an Urban Open Space. The applicant is utilizing a square on the north side of the property to satisfy the Urban Open Space requirement. The square design will be required and reviewed during the preliminary plan submission.

19. Impact of Development on Public Facilities

Under the provisions of the APF Ordinance, all residential development greater than twenty 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. The Commons at Monteith is proposing 11 residential lots; therefore APFO is not required.

Additionally, staff has contacted Charlotte-Mecklenburg Schools (CMS) for an enrollment evaluation of this project (Attachment D)

PART 5: STAFF RECOMMENDATION

In considering The Commons at Monteith Subdivision, staff finds:

- The application is complete.
- Staff recommends approval of buffer waiver requested due to the connection between Monteith Park and The Commons at Monteith promoting high quality neighborhood design.
- The application does comply with the Ordinance and the future Land Use Plans.
- Staff recommends approval of the subdivision.

PART 6: PLANNING BOARD RECOMMENDATION

Planning Board heard the case on August 23, 2016 and recommended approval with a 9-0 vote.

PART 7: DECISION STATEMENTS

Subdivision Recommendation:

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

- Is the application complete (lacking any particular requirement)?
- 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 – CMS Report