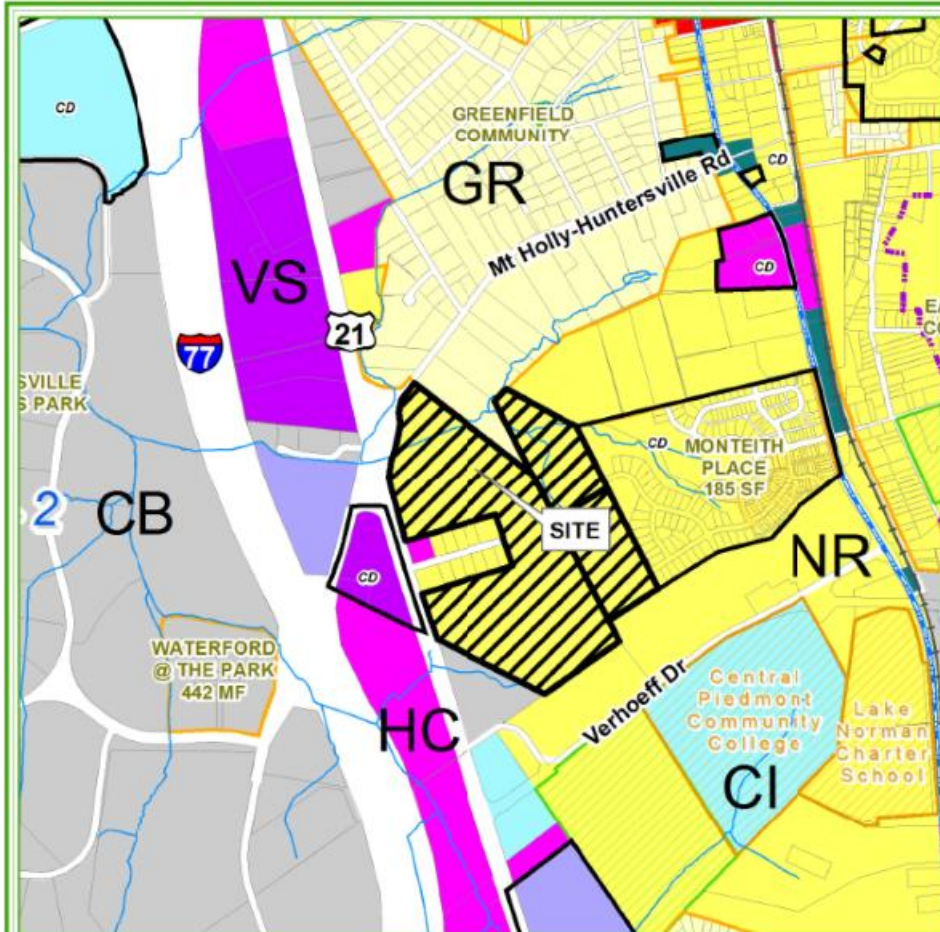


## Magnolia Walk Subdivision Sketch Plan

### **PART 1: PROJECT SUMMARY**



Application is Attachment A and Site Plan is Attachment B.

**Applicant:** Mattamy Homes

**Property Owner:** Various (see Attachment A).

**Property Address:** 12750 Statesville Road (east of Honda dealership)

**Project Size:** 70.179-acres.

**Parcel Number(s):** Various.

**Zoning:** Neighborhood Residential (NR).

**Current Land Use:** vacant.

**Proposed Land Use:** 206 residential units (145 single family homes & 61 townhomes).

### **PART 2: SITE PLAN DESCRIPTION AND ISSUES**

1. Purpose: To subdivide 70.179-acres of land located along Statesville Road to create 206 residential units (single-family homes and townhomes).
2. Adjoining Zoning and Land Uses:  
North: General Residential (GR) & Neighborhood Residential (NR) – vacant & large-lot, single-family homes.  
South: Corporate Business (CB) & Neighborhood Residential (NR) – daycare, fitness center & nursing home.  
East: Neighborhood Residential (NR) – single-family subdivision (Monteith Place Subdivision).  
West: Highway Commercial (HC) – a few single family homes, automobile dealership & vacant.
3. A neighborhood meeting was held on October 20, 2016 (see Attachment D for meeting summary). Questions/concerns centered mainly on traffic and transportation improvements along both Statesville Road (US 21) and Old Statesville Road (NC 115), specifically regarding traffic calming. There were complaints regarding traffic generated by Lake Norman Charter School (visitors) and questions regarding how this project will help or hurt that situation. Additional questions were asked regarding housing type / price and buffers.

4. The proposed subdivision has 206 residential units, 145 single family lots and 61 townhomes on 71-acres, with lots ranging in size from 2,060 sq. ft. to 13,993 sq. ft. (5,351 sq. ft. average).
5. Transportation enhancements on Statesville Road will be provided as part of the subdivision.
6. A 20' planted buffer is proposed along Statesville Road.
7. There are 41 specimen trees on the site. In the NR zoning district, 10 percent (4.1 trees) of the specimen trees are required to be saved and the developer proposes to save 22 specimen trees (54%). There are no known heritage trees on the site. Ninety-eight percent (98%) of the site is covered by tree canopy and the developer proposes to save 15-acres (21%) of the canopy (10% required in NR).
8. The subdivision will be developed in four (4) phases (see Sketch Plan Sheet 4.4).
9. A water quality concept plan is being reviewed by Mecklenburg County Engineering (LUESA), but has not been approved as of the date of this report.
10. A "Willingness to Serve" letter has been provided by Charlotte Water.
11. Three (3) block-length waivers are requested for this development. Staff supports all three (3) waivers, as road layouts for two of the roads are impacted by natural features, and the third (Road A) has had a small open space added to "break up" the long block (see Sketch Plan Sheet 4.2).
12. Urban Open Space is proposed to be provided by three improvements: one (1) forecourt, one (1) parkway and one (1) square. These Urban Open Spaces are appropriate and well-sited within the development, in addition, one (1) connection is proposed from the subdivision to Huntersville (HFFA). While this private connection does not qualify as an Urban Open Space, it provides a significant amenity to the subdivision, which staff supports. There are also internal, soft-surface trails connecting sections of the subdivision (See Sketch Plan Sheet 4.0).
13. Fifty-seven feet wide right-of-ways will provide on-street parking on one side of streets, which is very important for small-lot subdivisions. On-street parking cross-sections are provided on Sketch Plan Sheet 4.3).

### **PART 3: TRANSPORTATION ISSUES**

#### Traffic Impact Analysis (TIA)

A sealed TIA was submitted by the applicant on 11/12/16 and accepted by staff on 11/29/16. Based on the results of the TIA the following improvements are recommended to be included as a requirement of the development:

- Construct a southbound left-turn lane on US 21 (Statesville Road) at the Site Driveway/Honda Dealership entrance with 150 feet of full width storage (as recommended in the TIA).
- Construct a westbound right-turn lane on Site Driveway at US 21(Statesville Road) with 175 feet of full width storage (as recommended in the TIA).

#### Site Plan Comments

- Parallel parking spaces indicated on the plan lie on the inside of curves and near intersections. Reductions in parking may be needed to meet minimum sight distance requirements.
- Proposed grades within 125 feet of some intersections are not within the maximum 5% threshold.
- Street alignments for the two stub connections to the existing Monteith Park neighborhood do not align with the existing stubs of the streets. A gap exists between the existing stub streets and the ones shown on the plan.
- A turnaround at the western end of road F is required as the stub is over 150 feet in length. Turnaround to be within the public right-of-way.
- The street alignment in a section near the Subdivision entrance/exit near US 21 needs revision to be consistent with minimum Town design criteria.
- Other minor plan revisions.

#### **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 Magnolia Walk 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 & H-9: 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.
- **Comment:** The proposed subdivision is located within the High Intensity Area of the 2030 Community Plan. The Magnolia Walk subdivision has a proposed density of 2.94-units per acre and is similar in design to the subdivision to the east (Monteith Place).
- **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.  
**Comment:** The internal streets are appropriately sized and generally create short blocks - which encourage pedestrian activity. Where the streets do not create short blocks, due to environmental concerns, they are curvilinear in nature.
- **Policy T-6: Pedestrian Connections:** Support the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses.  
**Comment:** A sidewalk and bike lane will be part of the Statesville Road improvements, as well as sidewalks along all new internal streets throughout the development. In addition, the subdivision will build one (1) connection to HFFA and will provide an easement for a future Town/County greenway, as identified on the 2014 Greenway and Bikeway Master Plan Map.
- **Policy T-7: Traffic Impact Analysis Ordinance:** Continue to apply requirements of “Traffic Impact Analysis” Ordinance, including Level of Service and mitigation of impacts generated by new development.  
**Comment:** A TIA was required and the required transportation enhancements are outlined in Part 3 of this staff analysis. A revised TIA has been accepted (and is available for review on Town webpage).
- **Policy T-8: Street Connectivity:** Promote and require street connectivity in the Town of Huntersville among residential, employment, recreational and institutional uses.  
**Comment:** The proposed development provides one (1) connection to Statesville Road and two (2) connections to the adjoining Monteith Place subdivision. There is one (1) stub to Ethelyn Circle, but as the existing right-of-way is not built to current standards, it should not connect until improvements are made.
- **Policy CD-5: Street Infrastructure:** Continue to require that adequate public infrastructure (roads, utilities, etc.) either exist or will be made available to support all new development.  
**Comment:** The proposed development will provide transportation improvements along Statesville Road. As well as other TIA-required improvements, this development will extend public water and sewer and provide two (2) connections to Monteith Place.
- **Policy PF-2: Adequate Public Facilities:** Continue use of “Adequate Public Facilities Ordinance” 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.  
**Comment:** see Part 4, Item 19 of this report.

##### **2. Conformity.**

The proposed subdivision is adjacent to Monteith Place, single-family home subdivision located to the east with similar home and lot sizes, including attached units near the NC 115 entrance. The project land is bordered to the west by Statesville Road, to the north by vacant or large-lot single-family homes and to the south by Huntersville Oaks Nursing

Home, Huntersville Family Fitness and Aquatics (HFFA) and Rainbow Childcare Center. The proposed subdivision has a density of 2.94-units per acre on 71-acres. There is no maximum density in the Neighborhood Residential (NR) Zoning District. The proposed development has lot ranges from 4,800 – 12,600 sq. ft. and lots will be 40 - 90 ft. wide.

**3. Access between Adjoining Properties.**

The applicant is providing two (2) street connections to existing street stubs located in Monteith Place. There is a proposed trail connection-only to HFFA, but no other street connections to adjoining developments are proposed.

**4. Relation to topography.**

The 71-acres are generally flat and the proposed street network respects the topography of the site.

**5. Mature trees and natural vegetation.**

The proposed project is required to save 10 percent of the tree canopy, 10 percent of the specimen trees and 100% of the heritage trees. All three of these requirements are being satisfied, as outlined in Part 2, Item 7.

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

This subdivision proposes to provide a pedestrian trail connection to the Huntersville Family Fitness & Aquatics Center and will provide a reservation for future development of a Town/County Greenway to be located along the north side of the subdivision. Access trails from both the northeast and northwest (townhome) sections of the subdivision to the future greenway are provided. The specific route will be determined at Preliminary Plan review.

**7. Discourage through traffic.**

The proposed subdivision has two (2) connections to the adjoining Monteith Place subdivision and the streets that connect do not offer direct access to Statesville Road. The internal streets are appropriately sized for residential traffic and are designed to include short blocks (in some areas), curvilinear design and on-street parking (in some areas). Stopping conditions at intersections are also called for.

**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 Magnolia Walk Subdivision Sketch Plan have not been identified for a school or park site.

**12. Public Facilities**

The parcels associated with Magnolia Walk Subdivision Sketch Plan have not been identified for a public facility.

**13. Proposed street names**

The street names for Magnolia Walk Subdivision Sketch Plan will be approved with the Preliminary Plan submission (if Sketch Plan is approved).

**14. Easements.**

Easements have been identified and the plans have been sent to the respective Engineering and Utility Departments.

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

Water and sewer will need to be extended to the development. A “Willingness to Serve” letter from Charlotte Water must be provided.

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

Not Applicable.

**17. Reserved.**

**18. Open Space**

The proposed development complies with the Urban Open Space requirement as one (1) forecourt, one (1) square and one (1) parkway are proposed for the residents to use. Forty-six percent (46%) of the site is listed as “common open space”.

**19. Impact of Development on Public Facilities**

Under the provisions of the APF Ordinance, all residential development greater than twenty (20) 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, parks acreage. The proposed Subdivision Sketch Plan met the required threshold for submission of an APF application, and the proposed subdivision is subject to the requirements of the APFO.

A Determination of Adequacy (DOA) has been issued for the following public facilities: Fire Vehicles, Fire Stations & Police Stations, Police Vehicles and Gym & Park Acreage (see Attachment C).

**PART 5: STAFF RECOMMENDATION**

**COMPLETENESS OF APPLICATION**

Town Staff has reviewed the proposed Subdivision Sketch Plan and finds the application complete.

**COMPLIANCE WITH APPLICABLE REQUIREMENTS**

Magnolia Walk Subdivision Sketch Plan complies with all applicable requirements and is supported by the findings of fact outlined in Parts 2 – 4 of this report, with the following conditions:

There are several site plan issues that **MUST BE ADDRESSED**:

- Install improvements called for in the accepted TIA and address all outstanding Transportation comments (see Part 3);
- Three (3) block-length waivers are requested. Staff supports all three waiver requests;
- Provide vehicle turn-around at street stub “Road F”. A note has been provided calling for a Town-approved turn-around – however, it should be noted that additional public right-of-way may be required to install;
- Waiver requested to permit grading, in certain areas, within the 20’ wide buffer and to re-plant, per the Ord. Staff supports this waiver request;
- PCO-1 Approval from Meck. County must be provided;
- Address all minor comments to the notes of the Subdivision Sketch Plan.

There are several Subdivision Sketch Plan issues that staff makes **RECOMMENDATION** on:

- Parking lot at townhome-area is situated at a terminated vista and should add elements to help the parking lot to blend into the residential streetscape. Recommendations include: adding a low-wall of similar or complimentary material (as townhomes) and additional landscaping to mask the use. Applicant has added to note that this parking area will be screened, per Ord. from the road, details to be provided at Preliminary Plan Phase.

- A connection to the future greenway from the townhome area is recommended (route is open to discussion). Applicant has added a trail connection from the townhomes to the future greenway easement. Final location to be defined at Preliminary Plan Phase.

#### APPROVAL

Magnolia Walk Subdivision Sketch Plan could comply with all applicable requirements once the conditions listed above are addressed. Staff can recommend approval of the proposed Subdivision Sketch Plan.

#### PART 6: PLANNING BOARD RECOMMENDATION

Planning Board voted to continue item to the December 20, 2016 meeting, by unanimous vote.

Based on a request by the applicant, the Planning Board Chair called for a Special Meeting to be held on December 13, 2016.

At a Special Meeting held on Tuesday, December 13, 2016, the Planning Board approved, by 7-1 vote, the request with the following recommendation:

**[motion to be provided prior to meeting]**

#### PART 7: ATTACHMENTS AND ENCLOSURES

A - Application

B – Magnolia Walk Subdivision Sketch Plan (enclosure)

C – APFO Determination

D – Neighborhood Meeting Report

#### PART 8: DECISION STATEMENTS

Please refer to Part 5 of this report for recommendation.

In considering whether to approve an application for a subdivision sketch plan, the Planning and Town Board must complete the following (a full version can be found in [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.