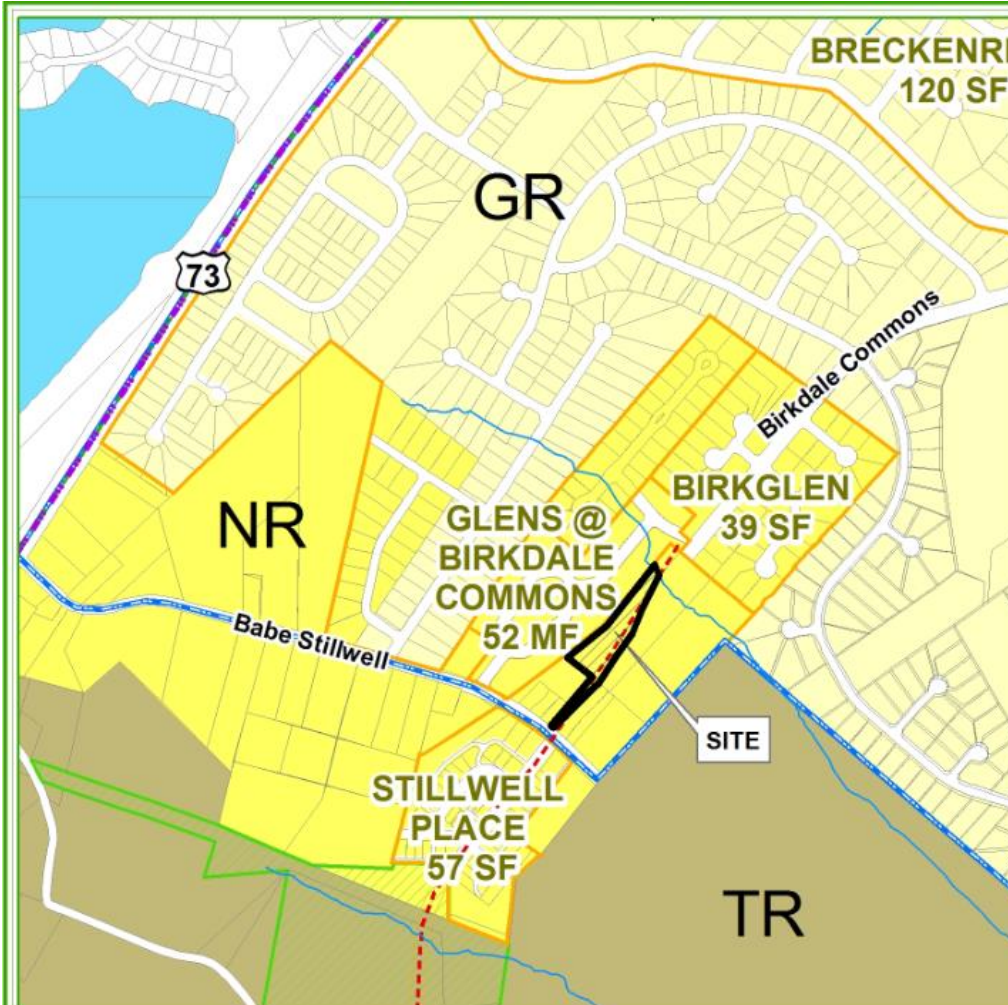


Glens at Birkdale Commons (Phase 4) - Multi-Building Site Subdivision

PART 1: PROJECT SUMMARY



Applicant: Jay Young

Property Owner(s): Jay Young.

Property Address: 8558
Chatham Glen Drive

Project Size: (+/-) 2.094-acres.

Parcel Number(s):
00915345, 00915395

Zoning: Neighborhood
Residential (NR).

Land Use: vacant.

Request: To create eight (8) residential units on 2.094-acres of land located along Birkdale Commons Parkway (east of existing Glens at Birkdale Commons) to be known as "Glens at Birkdale Commons (Phase 4)". This phase will be a part of the existing age-targeted facility (**see site plan on next page**).

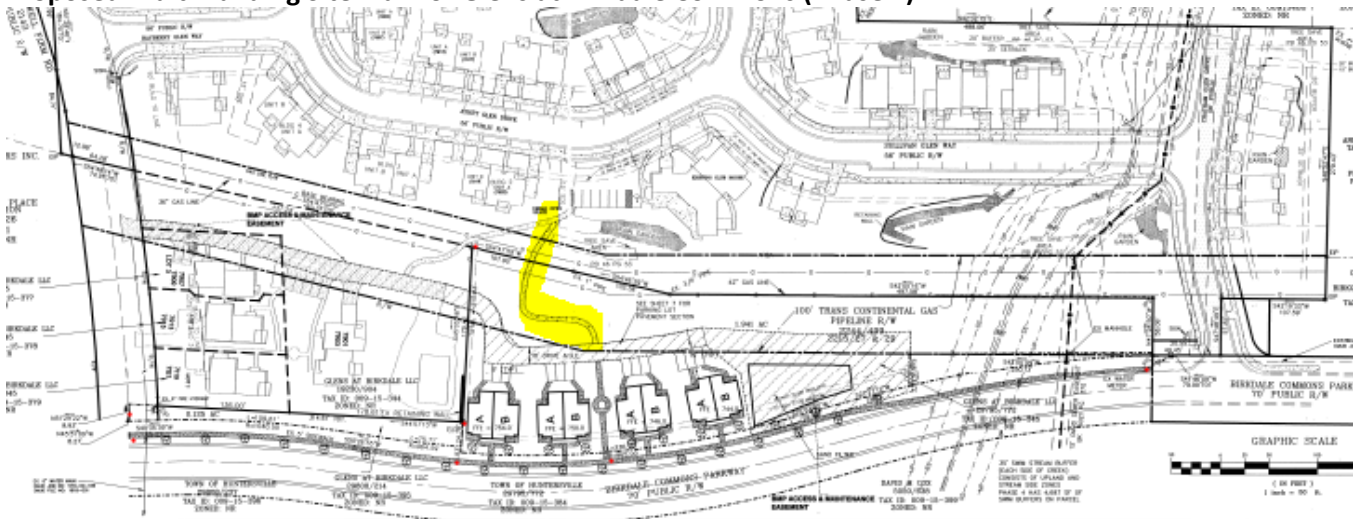
Application is Attachment A and Site Plan is Attachment B.

PART 2: SITE PLAN DESCRIPTION AND ISSUES

- NOTE: A Multi-Building Site Subdivision (more than one principal building on one lot), is a Preliminary Plan reviewed by the Planning Board and Town Board when there is no Sketch Plan or Conditional Rezoning Plan. All of the units are built on land owned by one entity and not subdivided-out.
- Purpose: The intention is to develop and combine the 2.094-acre site (residual land from the extension of Birkdale Commons Parkway) into The Glens at Birkdale Commons, a 55 and over, active-adult community.
- Adjoining Zoning and Land Uses:
 - North: Neighborhood Residential (NR) – Single-Family Subdivision (Birkglen).
 - South: Neighborhood Residential (NR) – Single-Family Subdivision (Stillwell Village).
 - East: Neighborhood Residential (NR) – large-lot single-family.
 - West: Neighborhood Residential (NR) – Age-restricted subdivision (Glens at Birkdale Commons).

4. A neighborhood meeting was not required.
5. The proposed Multi-Building Site Subdivision has four (4) duplex homes (total of 8 units) on a 2.094-acre site.
6. No transportation enhancements are required. No curb-cuts or driveways are proposed along any public streets. The units will be served via an existing private drive from the south. The lot and units all front on Birkdale Commons Parkway.
7. There were no trees located on the site, therefore no tree survey was required.
8. The subdivision will be developed as one (1) phase.
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 issued by Charlotte Water.
11. Urban Open Space is located on the original Glens at Birkdale Commons (surrounding the Club House) and can count for this development, as it is located less than ¼ mile from the new units. There is an existing path connecting an area near Phase 4 to the rest of the Glens at Birkdale Commons and an additional (more direct) path will be provided for the new units (see Site Plan, below).
12. An Adequate Public Facilities (APFO) Determination of Adequacy was not required, as the minimum level of 20 units or lots was not met.

Proposed Multi Building Site Plan for Glens at Birkdale Commons (Phase 4)



PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis

A TIA determination of need was completed on 11/4/2016 and determined that a TIA was not required.

Site Plan Comments

Minor site plan comments.

PART 4: PLANNING STAFF ANALYSIS

Section 6.830 of the Subdivision Ordinance outlines the “Preliminary Plan Review Criteria”. The following staff findings are provided for the Board’s consideration of the Glens at Birkdale Commons (Phase 4) Multi Building Site Plan.

1. Conformance with the requirements if this Ordinance.

A Multi-building site will be evaluated on the following:

1. **The character, amount and arrangement of open space areas will adequately serve the needs of the residential or non-residential occupants.**
Comment: The proposed Multi-Building Site development is a continuation of the Glens at Birkdale Commons development, located to the west and south, which is an age-targeted housing development. As such, the central Club House (located in the original phases) is the focus of most recreational activity and the proposed Phase 4 will have access via a path (or paths) connecting them.
2. **Proposed means of dedication, ownership and maintenance of all common areas, the restrictions on its uses, and the organization and authority of such associations as may be established for ownership and maintenance of common areas will assure the continuance of such space for its designed purpose.**
Comment: All property maintenance is provided by the Glens at Birkdale Commons Management Company. A copy of the restrictive covenants can be provided for the record.
3. **Site planning for the overall development will provide protection of the development from potentially adverse surrounding influences and protection of surrounding areas from potentially adverse influences within the development.**
Comment: The newly built extension of Birkdale Commons Parkway has created a “boundary” and these proposed units will face the new eastern edge. There is limited, single-family development adjacent the proposed Phase 4.
4. **The terms and conditions proposed for development over a period of years are sufficient to protect the interests of the public and the occupants of the development.**
Comment: As the Glens at Birkdale Commons Management Company that has operated on-site for a number of years will operate the proposed Phase 4, staff finds this element satisfied.

PART 5: STAFF RECOMMENDATION

The Glens at Birkdale Commons Multi-Building Site Plan can comply 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 a few site plan issues that **MUST BE ADDRESSED:**

- Elevations do not appear to match unit orientation. This must be clarified.
- Address all minor comments to the notes of the Subdivision Sketch Plan.

APPROVAL

The Glens at Birkdale Commons Multi-Building Site Plan could comply with all applicable requirements once the conditions listed above are addressed. Staff can recommend approval of the proposed Multi-Building Site Plan.

PART 6: PLANNING BOARD RECOMMENDATION

On December 20, 2016, the Planning Board recommended approval, by unanimous (7-0) vote, subject to Staff's Recommendation (outlined in Part 5 of this report, above) and that a Water Quality solution is approved by Meck. County.

PART 7: ATTACHMENTS AND ENCLOSURES

A - Application

B – Glens at Birkdale Commons Multi-Building Site Plan