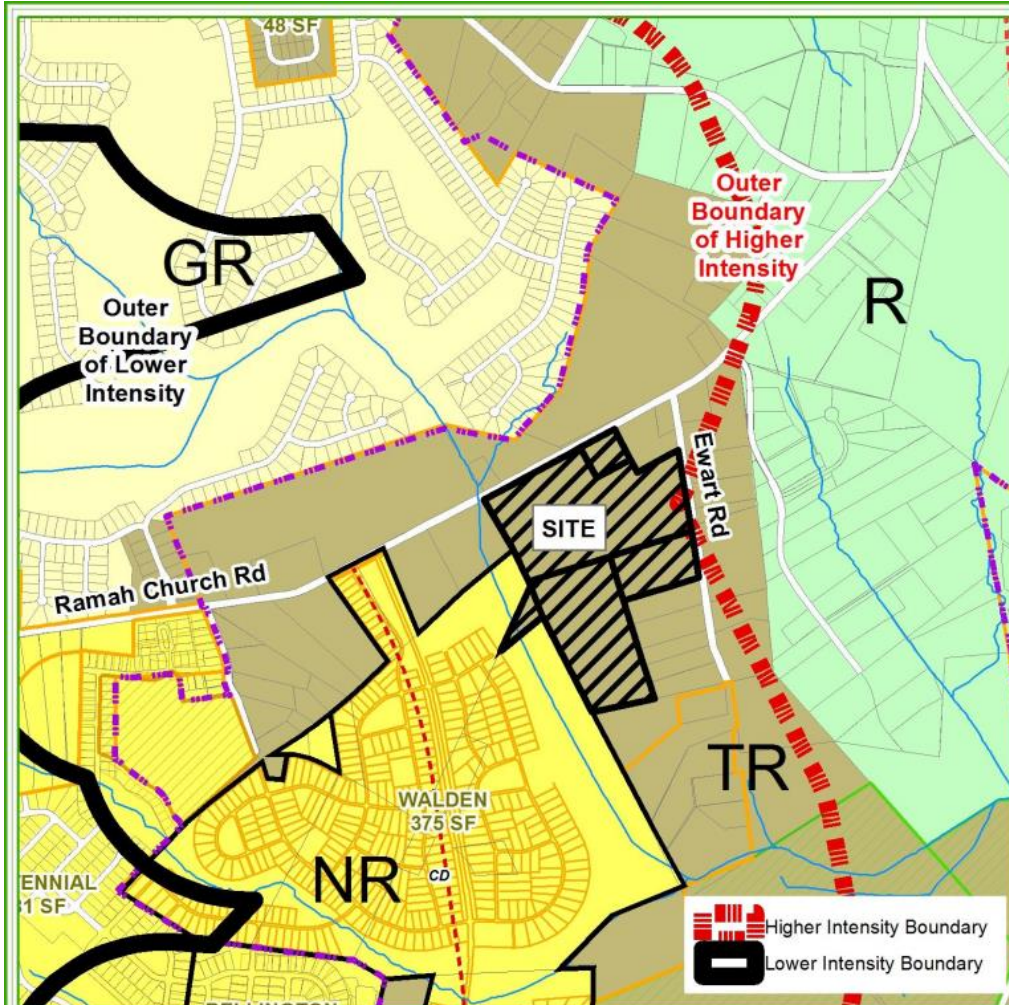


Annsborough Park Subdivision Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: MI Homes of Charlotte, LLC

Property Owner(s): Ewart Family (see Attachment A).

Property Address: 13424 Ramah Church Road

Project Size: (+/-) 50.337-acres.

Parcel Number(s):
 01925213, 01925204,
 01925210, 01925211,
 01944111 & 01116102

Current Zoning: Transitional Residential (TR).

Current Land Use: Farm & vacant.

Proposed Zoning:
 Neighborhood Residential —
 Conditional District (NR-CD).

Proposed Land Use:
 85 single family homes.

Application is [Attachment A](#) and Site Plan is [Attachment B](#).

PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Purpose: To subdivide 50.337-acres of land located at intersection of Ramah Church Road and Ewart Road (east of Walden Subdivision) to create an 85 single-family home subdivision.
2. Adjoining Zoning and Land Uses:
 - North: Transitional Residential (TR) – large-lot single-family & vacant (Northstone is further north).
 - South: Transitional Residential (TR) – large-lot single-family & vacant.
 - East: Transitional Residential (TR) – large-lot single-family.
 - West: Neighborhood Residential (NR) – currently vacant, approved for single-family (Walden Subdivision).

3. A neighborhood meeting was held on Monday, October 24, 2016. The complete meeting summary is provided in Attachment C. Questions/concerns centered mainly on road improvements to Ewart Road and what type of homes are proposed to be built.
4. The proposed subdivision has 85 single family homes, with lots ranging in size from 7,930 sq. ft. to 9,230 sq. ft. (7,930 sq. ft. average).
5. Transportation enhancements on Ramah Church Road and Ewart Road will be provided as part of the subdivision.
6. A 72' planted buffer along Ramah Church Road and an 80' planted buffer along Ewart Road are both proposed.
7. There are 75 specimen trees on the site. In the NR zoning district, 10 percent (8 trees) of the specimen trees are required to be saved and the developer proposes to save 44 specimen trees (58%). There are no known heritage trees on the site. Twenty-one percent (21%) of the site is covered by tree canopy and the developer proposes to save 5.03-acres (10%) of the canopy (10% required in NR).
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 not been provided by Charlotte Water.
11. Urban Open Space is proposed to be provided by a 0.77-acre square, which is centered within the development. In addition, a trail connection will be provided to the west to connect to the future public greenway. This trail will be designed at Preliminary Plan phase (See Sketch Plan Sheet RZ400).

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

UPDATED: 01-09-17

Based on the land use and intensity proposed, a TIA was submitted and reviewed with comments provided to the applicant. A revised TIA was accepted by staff on 11/15/16 as a final version. A left turn lane on Ramah Church Road at the site entrance/exit is recommended.

Site Plan Comments

- Revisions needed to street tree locations and sidewalk ramps throughout the development.
- 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 Annsborough Park 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 E-1, E-2 & E-3: Preservation and Enhancement.** Support the preservation and enhancement of the natural environment, along with its scenic and cultural assets.
Comment: The proposed development provides adequate open space buffers along both Ramah Church Road (72 feet wide) and Ewart Road (80 feet wide) – the NR zoning district requires min. 20 feet. In addition, 53% of the site is set aside as open space (which does include several water quality elements)
- **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 majority of the proposed CD Rezoning subdivision is located within the High and Low Intensity Areas of the 2030 Community Plan, which is the area the Comprehensive Plan supports considering increases in density. Annsborough Park subdivision has a proposed density of 1.69 units per

acre. The surrounding developments average 1.655, as follows (note that single family parcels along the north, east and south boundaries are primarily large-lot and have a low density):

<u>North</u>	<u>South</u>	<u>East</u>	<u>West</u>
Northstone = 1.65 (GR)	n/a	n/a	Walden = 1.66 (NR)

- 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 create short blocks to encourage pedestrian activity. The proposed cross-section to be used through the development follows context sensitive design by providing adequate lane widths, green zones for street trees and sidewalks.
- 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.
- 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 two (2) connections: one (1) to an existing thoroughfare (Ramah Church Road) and one (1) to a State-maintained secondary road (Ewart Road). There are also two (2) stub streets: one to the western boundary, aligned for a future connection to the Walden subdivision and another to the south where future development may occur.
- 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 all TIA-required improvements to external public roads, extend public water and sewer from the west, provide two (2) connections to existing roads, provide two (2) stubs for future connections and must provide an adequate greenway accommodation.
- 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 of this report.

2. Conformity.

The proposed subdivision is not immediately adjacent to any small-lot, single-family home subdivision, however the Walden subdivision will be located to the west (separated by a large creek). The project land is also bordered to the east by Ewart Road and large-lot, single-family homes, to the north by Ramah Church Road, vacant land and a few large-lot single-family homes and to the south by vacant land and a few large-lot, single-family homes. The proposed subdivision has a density of 1.69-units per acre on 50-acres. There is no maximum density in the Neighborhood Residential (NR) Zoning District, but the proposed density is close to the maximum density of the Transitional Residential (TR) zone.

3. Access between Adjoining Properties.

The applicant is providing two (2) street connections to existing streets, one (1) to Ramah Church Road to the north and one (1) to Ewart Road, to the east. There are street stubs to the west and south, as well.

4. Relation to topography.

The 50-acres are generally flat, except near the creek to the west 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.

Not Applicable.

7. Discourage through traffic.

The proposed subdivision has one (1) connection to Ramah Church Road and one (1) to Ewart Road and the internal street layout does not provide a direct connection between the two external roads. The internal streets are appropriately sized for residential traffic and are designed to include short blocks, 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 Annsborough Park Subdivision Sketch Plan have not been identified for a school or park site.

12. Public Facilities

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

13. Proposed street names

The street names for Annsborough Park 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.

No development is proposed with the floodplain of the North Prong of Clark Creek.

17. Reserved.

18. Open Space

The proposed development complies with the Urban Open Space requirement as one (1) square is proposed for the residents to use. Forty-six percent (58%) of the site is listed as “common open space”. In addition, a trail will be provided to connect to the future public greenway to be built along the western boundary.

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.

An UPDATED Determination of Adequacy (DOA) was issued on December 8, 2016 for the following public facilities: Fire Vehicles, Fire Stations, Police Facilities, Police Vehicles, Indoor Park & Recreation Facilities and Park Acreage (see Attachment C). No mitigation is required.

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

Annsborough Park 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**:

- All required TIA/Town/NCDOT required improvements are provided (see Part 3);
- All outstanding Transportation comments are addressed;
- Address all minor comments to the notes of the Subdivision Sketch Plan.

APPROVAL

Annsborough Park 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

On December 20, 2016, Planning Board recommended approval by unanimous vote (8-0) with the following conditions:

Application is complete; the developer follow the TIA improvements; greenway note added to plat; a build-to range is provided; on-street parking at the square (for the mail kiosk); redline comments are addressed; buffer behind Lot 46 is improved and the portion of the triangle parcel (area) will be dedicated to Meck. County for the greenway. The subdivision is supported by Parts 2 – 4 (above). The Sketch Plan is consistent with the 2030 Community Plan.

PART 7: ATTACHMENTS AND ENCLOSURES

- A - Application
- B – Annsborough Park Subdivision Sketch Plan
- 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.