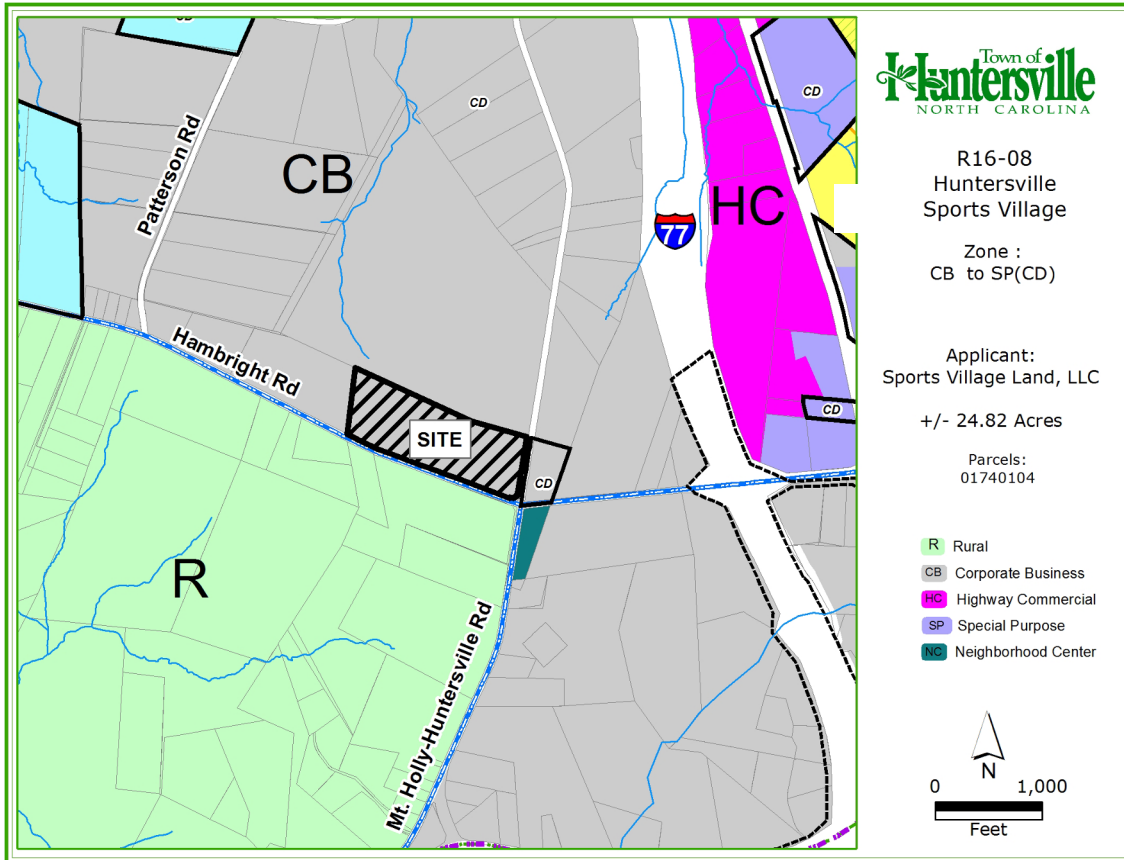


Petition R16-08: Huntersville Sports Village

PART 1: PROJECT SUMMARY



Applicant: Mike Clapp

Property Owner: Sports Village Land Group, LLC

Property Address: 10695 Hambright Road

Project Size: 24.82 acres

Parcel Numbers: 01740104

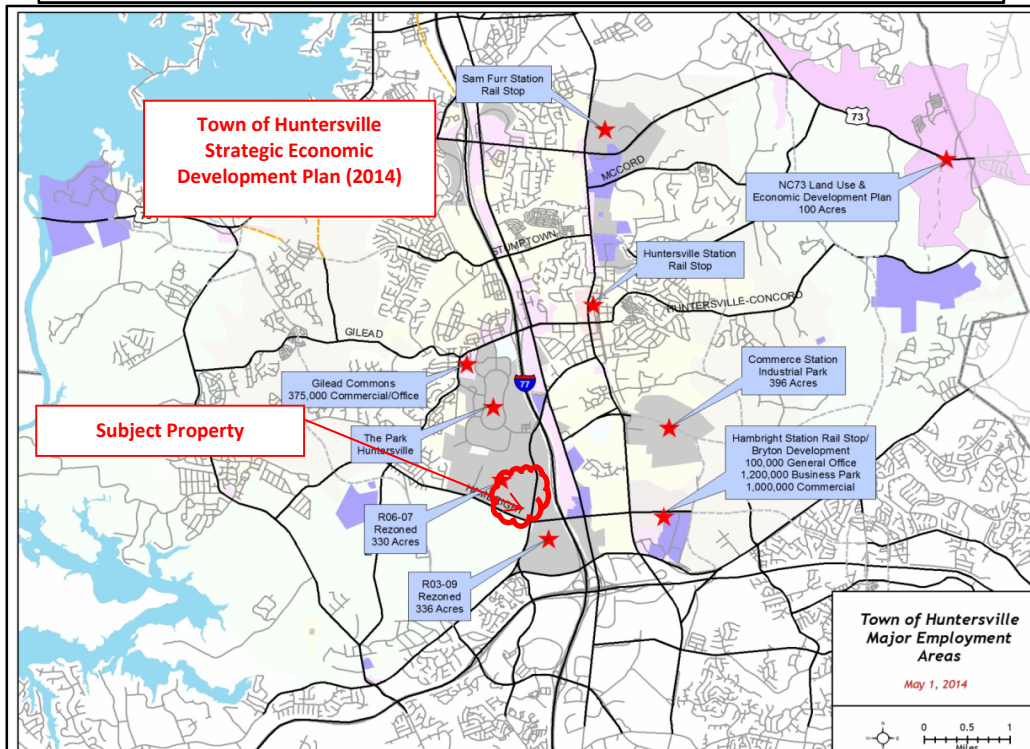
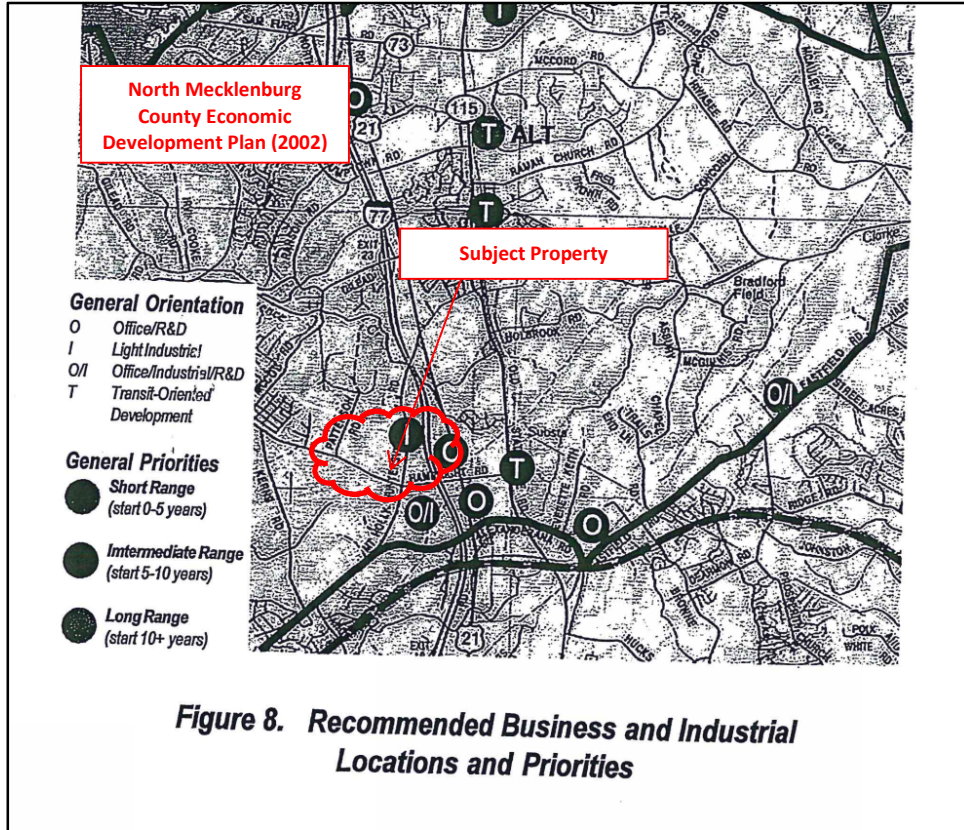
Existing Zoning: Corporate Business (CB)

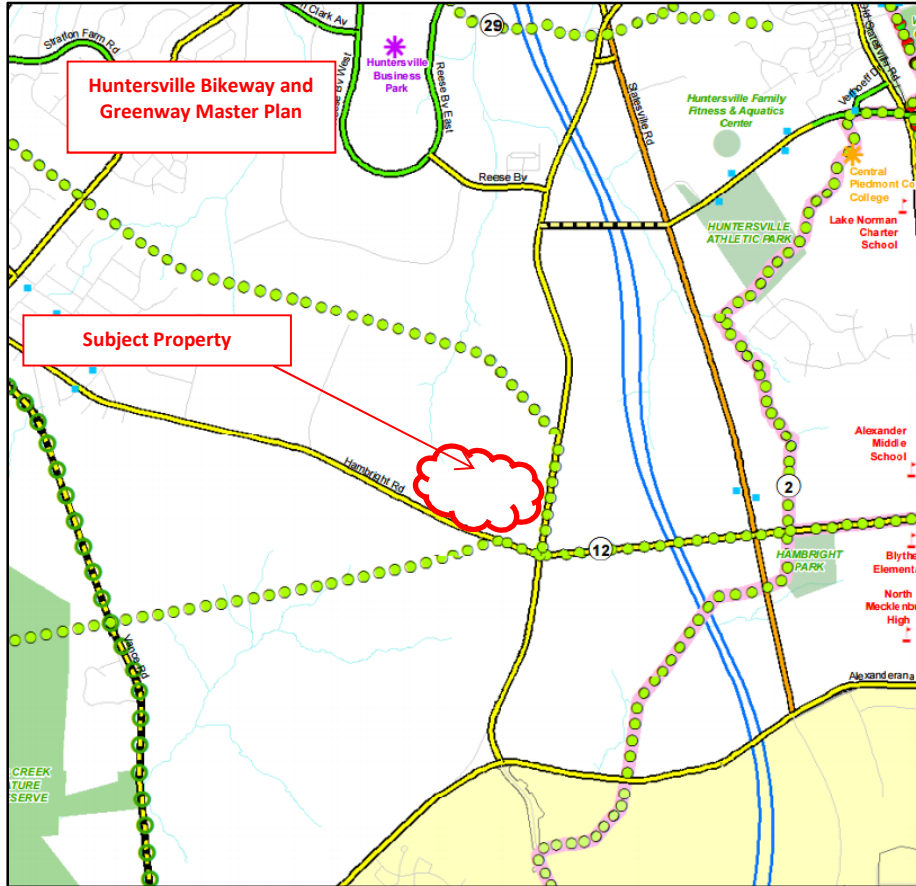
Application Summary:

1. Mike Clapp with Sports Village Land Group LLC has applied to rezone the subject property to Special Purpose (SP) to allow for the development of a mixed use commercial development which would include indoor recreation, retail, and office uses.
2. Adjoining Zoning and Land Uses
North: Corporate Business (CB), Office/Industrial/Undeveloped Land: Huntersville Business Park
South: Rural Residential (R), Single Family Residential/Horse Farm and Stables.
East: Corporate Business (CB), Office/Contractor Office and Neighborhood Center (NC), Neighborhood Gas Station.
West: Corporate Business (CB), Vacant Land and Single Family Residential
3. Neither indoor recreational uses nor retail are allowed under the current zoning of the tract (CB). The applicant is requesting the rezoning to Special Purpose (SP) as SP allows retail uses. In order to allow the indoor recreational use, the applicant is concurrently proposing a text amendment application (TA16-05) to add indoor recreation as a use permitted by right in the Special Purpose (SP) district. Since this rezoning application includes the indoor recreation use, this rezoning cannot be approved until and unless that text amendment adding the use is approved.
4. There are multiple buildings being proposed on one tract of land. Therefore a multi-building site plan is also required to be approved per Section 6.800 of the Huntersville Subdivision Ordinance. However Section 6.840

allows staff to review the multi-building site plan administratively when the development is part of a conditional district rezoning plan. That is the case in this application therefore if the Town Board approves the proposed rezoning showing the layout of the proposed buildings, staff will review the multi-building preliminary site plan administratively at a later time.

5. The proposed plan would include 3 buildings; one 120,000 sqft building, one 60,000 sqft building, and one two story 45,000 sqft building located at the corner of Mt. Holly Huntersville and Hambright Road. At this time, no buildings are assigned a specific use. A note on page SP0.1 states that the applicants reserve the right to allow any use in the (SP) zoning district except the ones they specifically prohibit. See staff comment in Part 2 below for recommendation on uses proposed.
6. The subject parcels are a portion of 330 acres that were rezoned by the Town of Huntersville from Transitional Residential (TR) and Rural Residential (R) to Corporate Business (CB) on September 5, 2006 (R06-07). The rezoning was in response to the North Mecklenburg County Economic Development Strategy plan (2002) that identified this area as appropriate for light industrial and other economic development type uses (please see below on this page).
7. The subject parcels are included in the area the Town of Huntersville Strategic Economic Development Plan (2014) identifies as a "Major Employment Area" (see page 3). It also identifies this area as both a "Medium-Term" and "Long-Term" Opportunity area in regard to economic commercial development. Portions of the economic development plan are included separately in the agenda package for reference.
8. A neighborhood meeting for this application was advertised for and held on August 22, 2016. An invitation list, attendance list and summary report for the meeting are included in the agenda packet.
9. Per the Huntersville Greenway and Bikeway Master Plan there is a proposed greenway that runs adjacent to this property along its frontage on Mt. Holly Huntersville Road. Please the Greenway and Bikeway map below. To accommodate the greenway, the applicants have proposed a 10 foot sidewalk along their frontage on Mt. Holly Huntersville Road.
10. The Lake Norman Economic Development Corporation (LNEDC) has written a letter of support of this development. The letter, along with a letter of support from the neighboring Burkert Corporation is included in your agenda packet for reference.
11. On January 17, 2017 the Town Board continued the rezoning review at the applicant's request until the Board's February 6, 2017 meeting. The purpose of the request was to clarify comments and requirements from NCDOT in regard to roadway improvements.
 - o Please find attached in the agenda package an updated rezoning plan that includes minor changes to the road frontage improvements per NCDOT comments. These changes are represented on sheets RZ-1 and SP-1.
 - o Sheets SP-5 and SP-7 have not yet been updated with the NCDOT changes and will be updated prior to permitting.





100 feet of storage

- Extend the northbound left-turn lane on Mt Holly Huntersville Road to have 400 feet of storage**
- Add protective/permitted phasing to northbound and southbound left-turn lanes **

Gilead Road at McCoy Road

- Re-phase traffic signal for eastbound left turn lane from permitted to protected/permitted

Reese Boulevard at Mt Holly Huntersville Road

- Install a traffic signal
- Northbound second left-turn lane on Mt Holly Huntersville Road with both turn lanes extended to 225 feet of storage

Gilead Road at NC 115 (Old Statesville Road)

- Westbound right-turn lane on Gilead Road with 175 feet of storage

Mt Holly Huntersville Road at NC 115 (Old Statesville Road)

- Southbound right-turn lane on NC 115 with 100 feet of storage

Hambright Road at Driveway #1 (western most)

- Eastbound left-turn lane on Hambright Road with 175 feet of storage
- Westbound right-turn lane on Hambright Road with 100 feet of storage
- Separate left and right turn lanes on Driveway

Hambright Road at Driveway #2 (eastern most)

- Concrete median on Hambright Road to restrict the driveway to right-in/out only
- Westbound right-turn lane on Hambright Road with 100 feet of storage

Mt Holly Huntersville Road at Driveway #3 (southern most)

- Concrete median on Hambright Road to restrict the driveway to right-in/out only
- Westbound right-turn lane on Hambright Road with 100 feet of storage

Mt Holly Huntersville Road at Driveway #4 (northern most)

- Northbound left-turn lane on Mt Holly Huntersville Road with 100 feet of storage
- Southbound right-turn lane on Mt Holly Huntersville Road with 100 feet of storage
- Separate left and right turn lanes on Driveway

100 feet of storage

- Extend the northbound left-turn lane on Mt Holly Huntersville Road to have 400 feet of storage**
- Add protective/permitted phasing to northbound and southbound left-turn lanes **

Hambright Road at Driveway #1 (western most)

- Eastbound left-turn lane on Hambright Road with 175 feet of storage
- Westbound right-turn lane on Hambright Road with 100 feet of storage
- Separate left and right turn lanes on Driveway

Hambright Road at Driveway #2 (eastern most)

- Concrete median on Hambright Road to restrict the driveway to right-in/out only
- Westbound right-turn lane on Hambright Road with 100 feet of storage

Mt Holly Huntersville Road at Driveway #3 (southern most)

- Concrete median on Hambright Road to restrict the driveway to right-in/out only
- Westbound right-turn lane on Hambright Road with 100 feet of storage

Mt Holly Huntersville Road at Driveway #4 (northern most)

- Northbound left-turn lane on Mt Holly Huntersville Road with 100 feet of storage
- Southbound right-turn lane on Mt Holly Huntersville Road with 100 feet of storage
- Separate left and right turn lanes on Driveway

**NCDOT provided comments.

Site Plan

Minor revisions on the site plan are needed.

PART 5: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that “in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents”.

STAFF COMMENT – Staff finds the proposed use consistent with the following policies of the 2030 Huntersville Community Plan:

- **Policy CD-2: Focus higher intensity development generally within 2 miles of the I-77 and NC 115 corridor.** The proposed development is appropriately located inside the 2 mile radius and is very close to Interstate 77.
- **Policy T-6: Pedestrian Connections.** The applicant is installing an extra wide sidewalk along Mt. Holly Huntersville and bike lanes along both its frontages to accommodate the greenway and bike lanes shown on the Huntersville Greenway and Bikeway Master Plan.

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: “in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

- 1. Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**

STAFF COMMENT:

Although there is no Special Purpose (SP) zoning anywhere in the immediate facility, the proposed SP zoning would not necessarily be out of character with the existing zoning of the area. Although most of the area as discussed is zoned Corporate Business (CB), Special Purpose is very similar to Corporate Business in that it specifically allows all the uses allowed in CB, including office, industrial, warehouse, etc. The applicants have added use restrictions to the plan that prohibits undesirable uses that are allowed in SP. Staff finds the proposed use restrictions acceptable.

- 2. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**

STAFF COMMENT:

- The TIA has been accepted by transportation staff. Please see Part 3 above for transportation comments.
- On December 13, 2016 the Planning Department issued a revised “Determination of Adequacy (DOA)” for all applicable public facilities (Fire Vehicles, Fire Facilities, Police Facilities, and Police Vehicles). An alternate demand factor was applied to the use which reduced the allocated capacity of the use down to 123,000 sqft. Please find the DOA letter attached in your package.

3. Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource.”

STAFF COMMENT:

Planning staff has no indication that the request will adversely affect known archeological, environmental resources.

PART 7: PUBLIC HEARING – UPDATE 11/8/16

The Public Hearing was held on November 7, 2016. No one from the public spoke on the application. Discussion from the public hearing included the outstanding site plan comments from staff, the architecture of the development and the Traffic Impact Analysis status of review.

PART 6: STAFF RECOMMENDATION

Staff recommends approval with the conditions noted above in part 2 and 3:

- Any remaining minor staff comments are addressed.
- The applicant commits to at a minimum the traffic mitigation called for to meet the draft TIA ordinance and NCDOT comments as outlined in the table above in Part 3 (right hand column). The current notes on page SP0.1 of the rezoning plan do not match those requirements.

PART 7: PLANNING BOARD RECOMMENDATION

On November 15, 2016 the Planning Board continued the review of the application until its December 20, 2016 meeting in order for the applicant to finalize the TIA and address staff comments.

At the December 20, 2016 meeting the Planning Board by a 5-3 vote recommended approval of the application with the following conditions:

- Tree Mitigation is approved as shown, with final tree locations determined by staff.
- The applicants work with staff to move the sidewalks as close to the street as possible.
- The storm water concept plan is approved by Mecklenburg County LUESA.
- Minor outstanding comments of the site plan are addressed.
- Mitigation of the intersection of Reese Boulevard and Mt Holly Huntersville Road is included in the required intersection modifications in addition to the ones committed to by the applicant.
 - **Note:** The applicant does not propose to do this mitigation and this intersection is not identified to be mitigated on the current rezoning plan.

During the planning board discussion, there was much discussion about the TIA and whether or not the proposed TIA text amendment language was beneficial and should be considered in conjunction with the approval of this application. There was also discussion on whether or not this type of use was best suited to this specific location and if the plan was consistent with the 2030 Community Plan in regard to economic development.

PART 8: CONSISTENCY STATEMENT – R16-08 Huntersville Sports Complex

Planning Department	Planning Board	Board of Commissioners
<p>Approval: In considering the proposed rezoning of Petition R16-08, Huntersville Sports Complex located on Hambright Road, Planning Staff finds that the rezoning is consistent with CD-2, ED-2, and T-6 of the Huntersville 2030 Community Plan. We recommend approving the conditional rezoning plan for the Huntersville Sports Complex as shown in Rezoning Petition R16-08. It is reasonable and in the public interest to rezone this property because the use restrictions will ensure compatibility of uses adjacent to the site, the TIA improvements committed to are consistent with the draft TIA text amendment, and the application is conforming to the site requirements of the Huntersville Zoning Ordinance.</p>	<p>APPROVAL: In considering the proposed rezoning of Petition R16-08, Huntersville Sports Complex located on Hambright Road, the Planning Board finds that the rezoning is consistent with the Town of Huntersville 2030 Community Plan and other applicable long range plans. The Planning Board recommends approving the conditional rezoning plan for the Huntersville Sports Complex as shown in Rezoning Petition R16-08. It is reasonable and in the public interest to rezone this property because after working with Town staff, the Sports Complex has worked to provide an appropriate site for economic development, with appropriate conditions attached.</p>	<p>APPROVAL: In considering the proposed rezoning of Petition R16-08, Huntersville Sports Complex located on Hambright Road, the Town Board finds that the rezoning is consistent with the Town of Huntersville 2030 Community Plan and other applicable long range plans. We recommend approving the conditional rezoning plan for the Huntersville Sports Complex as shown in Rezoning petition R16-08. It is reasonable and in the public interest to rezone this property because... <i>(Explain)</i></p>
<p>DENIAL: N/A</p>	<p>DENIAL: N/A</p>	<p>DENIAL: In considering the proposed rezoning of Petition R16-08, Huntersville Sports Complex, located on Hambright Road, the Town Board finds that the rezoning is not consistent with the Town of Huntersville 2030 Community Plan and other applicable long range plans. We recommend denial of Rezoning Petition R16-08. It is not reasonable and not in the public interest to rezone this property because..... <i>(Explain)</i></p>