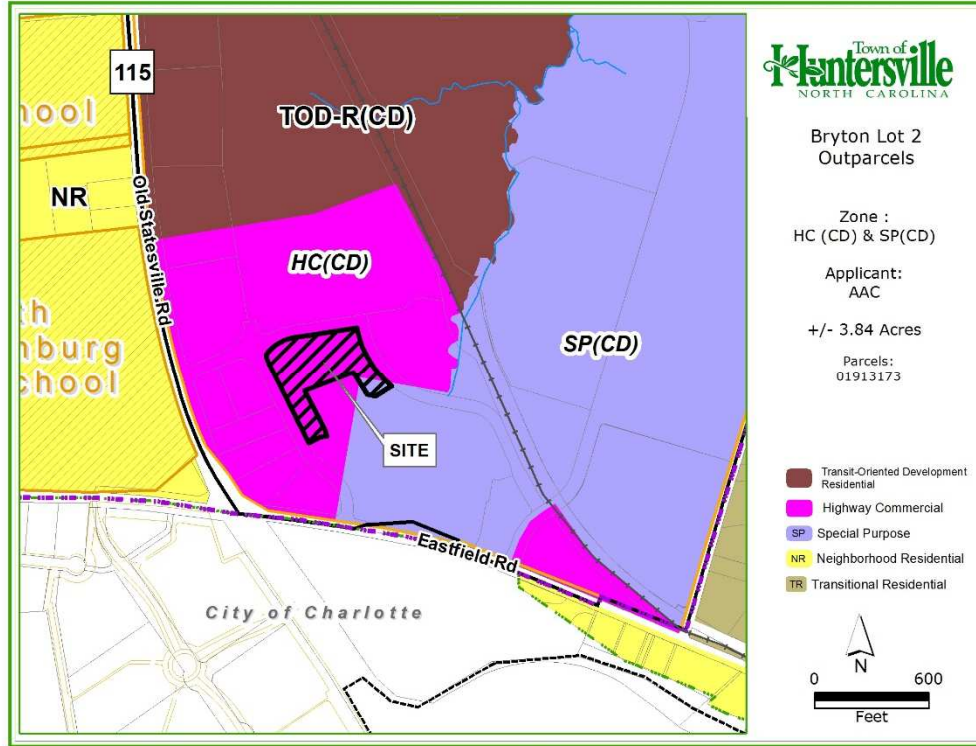


Bryton – Lot 2 Outparcels Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: American Asset Corp.

Property Owner: American Asset Corp.

Property Address: Abuts Preysing St., Cane Creek Dr. & Bryton Town Center Dr.

Project Size: 3.84-acres

Parcel Number: 019-13-173.

Current Zoning: Highway Commercial Conditional District (HC-CD)

Current Land Use: vacant, some parking.

Application is Attachment A and Site Plan is Attachment B.

PART 2: SITE PLAN DESCRIPTION AND ISSUES

- Adjoining Zoning and Land Uses
North: Transit Oriented Development-R Conditional District (TOD-R-CD) – vacant property.
South: Highway Commercial Conditional District (HC-CD) & Special Use Conditional District (SP-CD) – commercial (Wal-Mart).
East: Transit Oriented Development-R Conditional District (TOD-R-CD) – Storm water BMP
West: Highway Commercial Conditional District (HC-CD – Commercial (Sam's Carwash, Bojangles & McDonald's)
- A neighborhood meeting was held on April 24, 2017. The meeting summary is provided (Attachment C).
- In 2005, an illustrative plan for this property was approved as part of the overall Bryton Conditional District rezoning. The rezoning plan allows for 1,000,000 square feet of commercial and this subdivision will not exceed the permitted amount.
- In addition, in June 2011, a sketch plan was approved for Wal-Mart, which left this Lot to be reviewed as a commercial site plan at a later date. However, since the applicant intends to convert one (1) lot into six (6) new lots, this subdivision sketch plan is required (Attachment D).
- The proposed subdivision has 6 lots on 3.84-acres, with lots ranging in size from 4,800 sq. ft. to 10,200 sq. ft.

6. There are no trees on the site, as it was cleared for partial use by the adjoining Wal-Mart. Furthermore, Bryton is permitted 100% tree clearing as they may pay into a tree bank for use at a later time.
7. A water quality concept plan is being reviewed by Mecklenburg County Engineering (LUESA), and their approval is required. The applicant is proposing several sand filters (a water quality measure) throughout the subdivision.
8. A “Willingness to Serve” letter from Charlotte Water is required and has not been provided.
9. For Urban Open Space, a (min.) 2,000 square feet plaza is proposed in the northwest corner of the subdivision. This is part of a “quadrant” urban open space design that has been planned around the traffic circle at Preysing Street and Cane Creek Drive. The location and minimum size of the Urban Open Space is compliant with the zoning ordinance and full design of the space is not required until Preliminary Plan review. However, the general theme and design of the plaza for this subdivision will complement the plaza on the quadrant to the west of this property (see Sketch Sheet C-4).

PART 3: TRANSPORTATION ISSUES

A Traffic Impact Analysis (TIA) was prepared by Kimley-Horn Associates as part of the overall Bryton Development in 2006.

Nearby Improvements.

Numerous road improvements have been completed. Improvements with an impact on this proposed subdivision include the construction of Preysing Street, Cane Creek Drive and Bryton Town Center Drive.

Cross Sections and Future Road Connections.

No street cross-sections are required for this subdivision, as no new streets are proposed to be built. The adjoining public streets have all been fully constructed and include 7 ft. green zones (planting strips), 10 ft. sidewalks and curb and gutter. No future road connections are proposed, as all surrounding public streets are complete. No additional off-site road improvements are required for this proposed Sketch Plan.

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 Bryton – Lot 2 Outparcels Subdivision Sketch Plan.

1. Consistency with adopted public plans and policies.

There is no small area plan to reference for this subdivision, however, due to its size; the Bryton Conditional District Rezoning Plan represents a comprehensive, long-term guide for development of this acreage. The proposed subdivision sketch plan is consistent with the approved conceptual plan.

In addition, the following sections of the 2030 Huntersville Community Plan apply to this request:

- **Policy E-2: Location of New Development.** Avoid locating new development in areas of significant environmental, scenic or cultural resources.
Comment: The proposed Sketch Plan, as stated above, is preserving and locating lots away from Cane Creek in order to preserve as well as provide recreational opportunities via a future greenway.
- **Policy T-6: Pedestrian Connections.** Support the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses.
Comment: All surrounding public streets have sidewalks on both sides and the proposed subdivision sketch plan has several pedestrian connections to the public streets.

- **Policy T-8: Street Connectivity.** Promote and require street connectivity in the Town of Huntersville among residential, commercial, employment, recreational and institutional uses.
Comment: The proposed subdivision is surrounded on three (3) sides by existing public streets.
- **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.
Comment: An APFO application was not required, as all of Bryton – as originally approved in 2005 / 2006, was accounted for in the original “baseline” APFO level of service for the Town.

2. Conformity.

The proposed commercial lots are adjacent to Wal-Mart and several small-lot commercial uses (Bojangles, McDonalds & a car wash) No other development exists adjacent to this property, therefore, there are no conformity issues.

3. Access Between Adjoining Properties.

The proposed subdivision will have two (2) curb-cuts onto existing public streets and a cross-access easement shared by the adjoining parcel (Wal-Mart).

4. Relation to topography.

The site for the proposed subdivision was graded flat when Wal-Mart was constructed. No additional issues exist.

5. Mature trees and natural vegetation.

The proposed project is not required to save tree canopy, as Bryton has 100 percent coverage ability, but must – over the entire project – save the required percentage of trees. This requirement is being met.

6. Access to parks, schools, etc.

Not Applicable.

7. Discourage through traffic.

All surrounding public streets are appropriately sized for commercial traffic, and the on-street parking along the interior drives should discourage some cut-through traffic.

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 Bryton – Lot 2 Outparcel Subdivision have not been identified for a school or park site.

12. Public Facilities

The parcels associated with Bryton – Lot 2 Outparcels Subdivision have not been identified for a public facility.

13. Proposed street names

No new streets are proposed, as Lot 2 abuts three (3) public streets. Therefore, no street names are required.

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 is required and has not been provided.

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

No floodplain has been identified on this site.

17. Reserved.

18. Open Space

The proposed development complies with open space requirements.

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. An APFO application was not required, as all of Bryton – as originally approved in 2005 / 2006, was accounted for in the original “baseline” APFO level of service for the Town.

PART 5: STAFF RECOMMENDATION

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

There are a few site plan issues that need to be addressed which include:

- Buildings on Lots 2-D & 2-E need to address the intersection. Staff discussing options with applicant on building placement, which can be decided at Preliminary Plan review.
- Provide “Willingness to Serve” letter from Charlotte Water.
- Minor comments to the notes of the site plan

Once the above items are addressed, staff can recommend approval of the proposed Sketch plan.

PART 6: PLANNING BOARD RECOMMENDATION

Planning Board meeting was held on June 27, 2017, and a motion to recommend approval subject to all of staff’s concerns being addressed (as listed in Part 5, above) passed by unanimous (9-0) vote. Included in the Motion to Approve: The application is complete, and complies with all applicable requirements pending addressing intersections for Lots 2D and 2E in regards to the intersections, also pending a Willingness-to-Serve letter provided by Charlotte Water. It is in the public interest in regards to helping Bryton fulfill its potential.

Included in the amended Motion: To indicate that minor comments to the notes on the site plan should be completed to the staff's satisfaction.

PART 7: ATTACHMENTS AND ENCLOSURES

Attachments

- A - Application
- B - Bryton – Lot 2 Outparcel Sketch Plan
- C - Neighborhood Meeting Summary
- D – 2011 Wal-Mart Subdivision Sketch Plan.

PART 8: DECISION STATEMENTS

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.