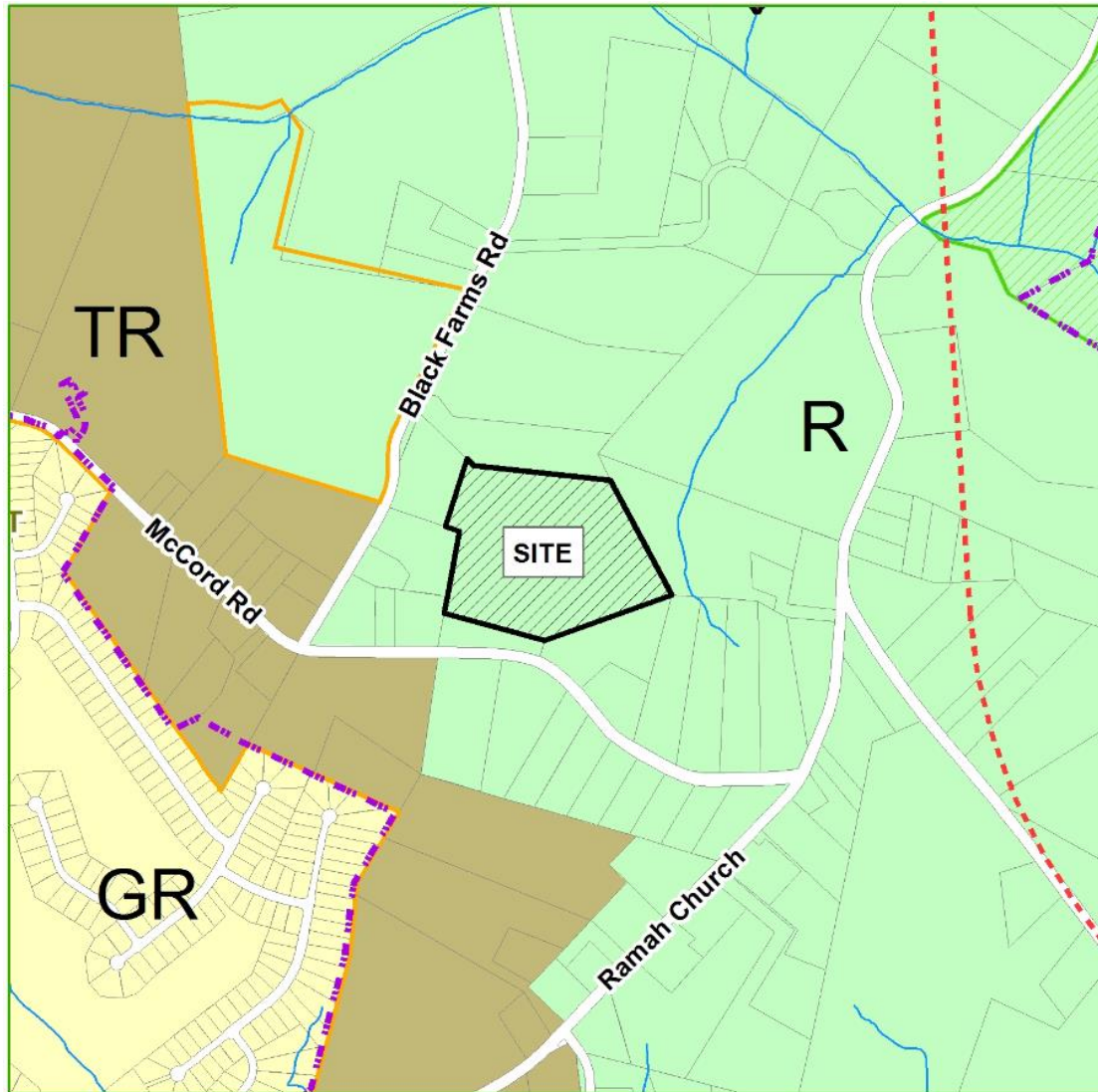


Belleterre Subdivision Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: Bowman Development

Project Size: +/- 20.85 acres

Parcel Number: 01115104 and 01115121

Current Zoning: Rural (R)

Current Land Use: vacant

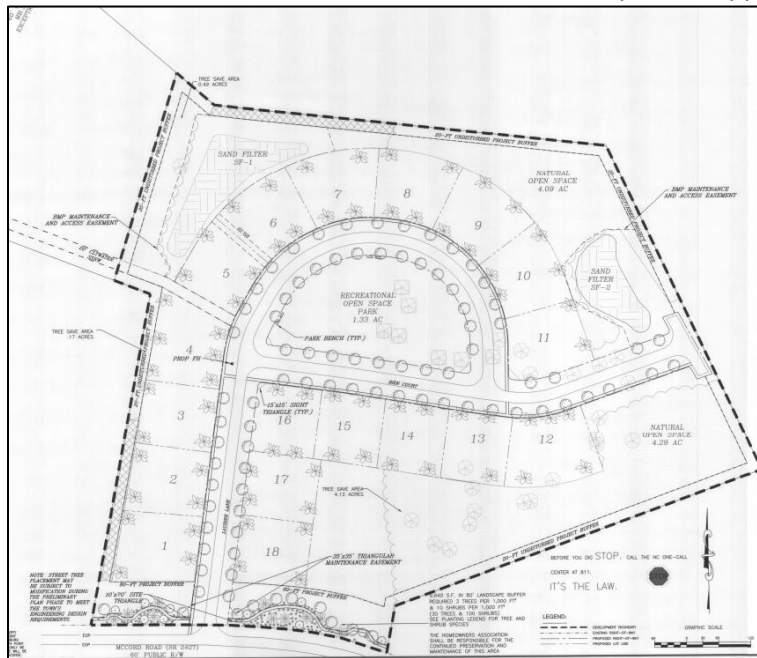
Proposed Land Use: 18 Single Family Residential lots.

The application is Attachment A. The site plan is Attachment B.

PART 2: SITE PLAN DESCRIPTION AND ISSUES

- Adjacent Properties:
North: Rural Residential (R) – large lot single-family.
South: Rural Residential (R) – large lot single-family.
East: Rural Residential (R) – large lot single-family.
West: Rural Residential (R) – large lot single-family.
- A neighborhood meeting was held on May 24, 2017, see Attachment C, Neighborhood Meeting Summary. The neighbors had concerns about whether buffers will be required along the property boundary and whether trees were going to be saved.
- The property is zoned Rural (R). To yield 18 single family lot a total of 43% open space is required. The applicant is providing 44% open space.

4. The proposed project is not located within a regulated watershed. 42.89% impervious is being proposed on-site; therefore the applicant has to meet the Low-Impact Development (LID) requirements by installing best management practices (BMPs).
5. The applicant is required to save 50% of the existing tree canopy and 50% of the existing specimen trees. 51% of the existing tree canopy and 76% of the existing specimen trees onsite are proposed to be saved.
6. Street standards, connectivity, setbacks and lot sizes are compliant with the zoning and subdivision ordinance.
7. Buffer requirements are being met per Article 7.5. A 20' undisturbed residential buffer is being maintained and along McCord Road an 80' planted buffer is required. The applicant is installing a meandering sidewalk within the 80' buffer along with appropriate landscape material to meet the requirements of the ordinance.
8. The cross-section of McCord Road will accommodate for a bike lane on the north side.
9. The updated plan submitted on June 14, 2017 was reviewed and is ready for an approval.



PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

The TIA was not required for the proposal of 18 single family lots.

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 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-2: Location of New Development.** Avoid locating new development in areas of significant environmental, scenic or cultural resources.
Comment: Planning staff has no indication that the request will adversely affect known cultural, scenic or environmental resources.
- **Policy E-3: Environmental Regulations.** Support and enhance environmental regulations pertaining to tree preservation, buffer yards, open space, water quality, wetland and stream protection.
Comment: The Rural (R) zoning district requires fifty (50%) percent of the existing tree canopy to be preserved; the developer is saving 51%. As required fifty (50%) percent of all specimen trees are required to

be saved. The applicant is saving seventy-six (76%) percent of the specimen trees. There are no storm water buffers located on the property; therefore no impacts exist. Within the Rural zoning district the applicant is required to set aside 50% open space, the plan is proposing a total of

- **Policy E-5: Vehicle Miles Travelled (VMT)** Support reduction in vehicle miles travelled (VMT), through capital investments in sidewalks, greenways, enhanced connectivity and mass transit (bus & rail).
Comment: Sidewalks are being installed on one side of the proposed subdivision streets and along McCord Road. A bike lane has been planned for the frontage of the project on McCord Road.
- **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 applications.
Comment: The internal streets are appropriately sized and block lengths comply with the ordinance.
- **Policy T-6: Pedestrian Connections.** Support the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses.
Comment: The proposed development will install sidewalks on one side of the internal streets and a meandering sidewalk along the front of the subdivision. Per the Huntersville Bikeway and Greenway Master Plan a bike lane will be accommodated of the north side of McCord Road.
- **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 not required based on the limited number of single family homes being proposed. 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, commercial, employment, recreational and institutional uses.
Comment: The proposed development is providing a connection to the east.
- **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 is providing upgrades to McCord Road, a connection to the east, and tying into the public water and sewer.
- **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: Reference below number 19.

2. Conformity.

The proposed development is in keeping with the density in other major subdivisions in this area.

3. Access between Adjoining Properties.

The proposed development is providing a connection to the east and a main enter point on McCord Road.

4. Relation to topography.

The street network is designed to respect the general topography, foliage and avoid sensitive streams.

5. Mature trees and natural vegetation.

The proposed project is required to save fifty (50%) percent of the tree canopy, fifty (50%) percent of the specimen trees and one hundred (100%) percent of the heritage trees. These requirements are being met. 51% of the tree canopy is being saved; Seventy-six (76%) percent of the specimen trees are being saved; and there are no heritage trees on site.

6. Access to parks, schools, etc.

The applicant is providing sidewalks on one side of all internal streets and a meandering sidewalk along McCord Road.

7. Discourage through traffic.

All streets are appropriately sized for traffic and there is no straight access to any adjoining property.

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 Belleterre Subdivision have not been identified for a public school or park site.

12. Public Facilities

The parcels associated with Belleterre Subdivision have not been identified for a public facility.

13. Proposed street names

Street names are not required at this review level. They will be reviewed at the preliminary plan stage.

14. Easements.

Easements are identified on the survey and will be corrected, if required.

15. Proposed water and sewerage system.

A *Willingness to Serve* Letter has been issued by Charlotte Water.

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

Not Applicable

17. Reserved.

18. Open Space

The property is zoned Rural (R). To yield 18 single family lot a total of 43% open space is required. The applicant is providing 44% 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, and parks acreage.

Comment: DOA is not required.

Additionally, staff has contacted Charlotte-Mecklenburg Schools (CMS) for an enrollment evaluation of this project and received no response.

PART 5: STAFF RECOMMENDATION

In considering Belleterre Subdivision, staff finds:

- The application is complete.
- The request is in keeping with the spirit and intent of the Town's future land use plans.
- The Belleterre Sketch Plan is supported by staff.

PART 6: PLANNING BOARD RECOMMENDATION

The Planning Board met July 25, 2017 at 6:30pm. Planning Board moved to recommend approval (9-0).

At the meeting the developer agreed to work with the property owner to the north to plant a native buffer that would help supplement the existing buffer on the neighboring property.

Sailors moved to recommend approval of the petition because the application is complete, complies with all requirements, meets the subdivision ordinance and complies with the 2030 Plan; therefore approval should be granted based on the information above within the staff report.

PART 7: 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.

PART 8: ATTACHMENTS/ENCLOSURES

Attachments

- A – Sketch Application
- B – Site Plan
- C – Neighborhood Meeting Report
- D – CMS Report