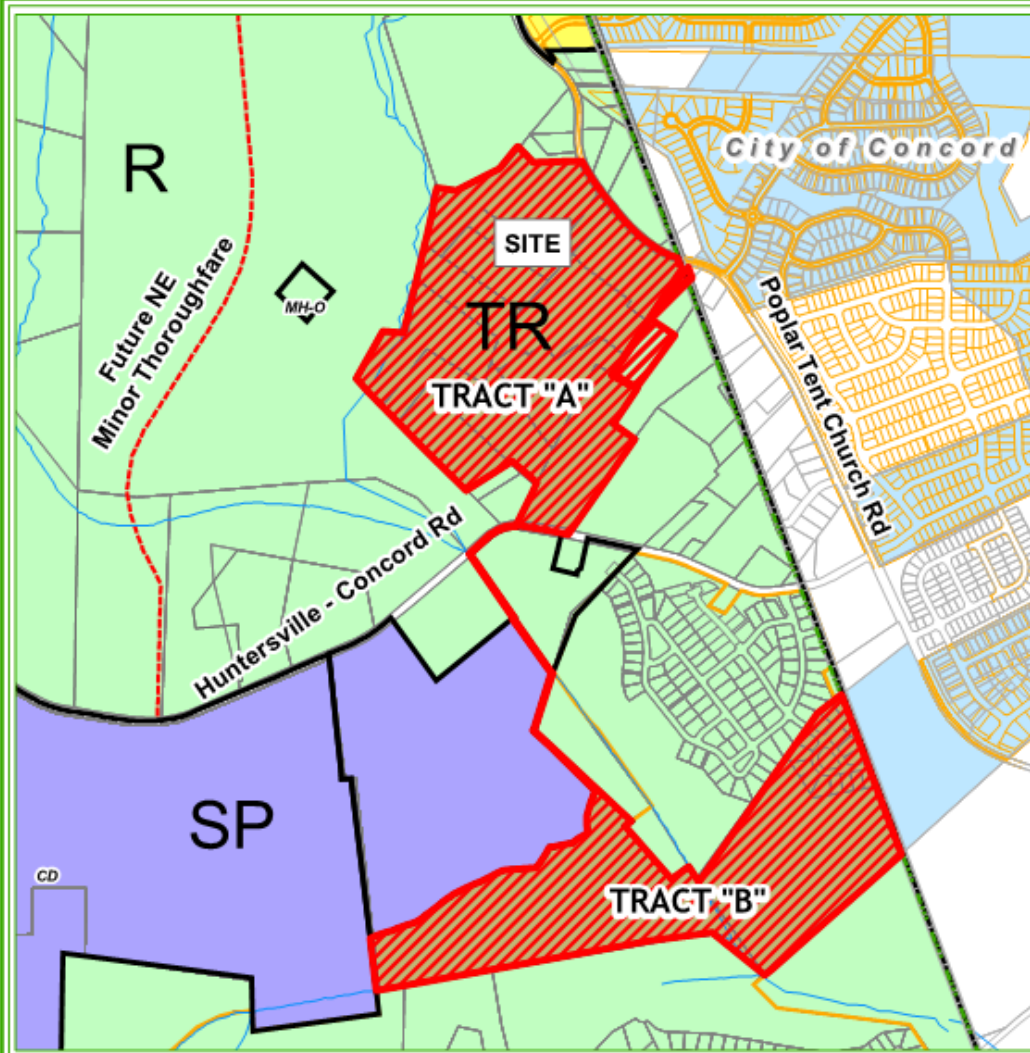


Oaks at Skybrook North Subdivision Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: Skybrook, LLC

Property Owner(s): John T. Coley IV and Jordan Real Estate Holdings, LLC (see Attachment A).

Property Address: 15645 Poplar Tent Church Road

Project Size: (+/-) 175.05-acres.

Parcel Number(s): 011-103-01, -03, -04, -07, -09, -10, -11, -13, -16, -17, -18, -19, 011-102-01, -13 and 021-081-04, -06 (owned by Metrolina Greenhouses).

Current Zoning: Transitional Residential Conditional District (TR-CD) & Rural (R).

Current Land Use: vacant & a few homes.

Proposed Zoning: Revised Transitional Residential—Conditional District (TR-CD).

Proposed Land Use:

221 single-family homes:
 205 in Tract A;
 16 in Tract B
 (a 41 home increase over currently approved plan)

Application is Attachment A and Site Plan is Attachment B.

PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Purpose: To REVISE an conditional district rezoning and sketch plan for 175.05-acres of land located north of Huntersville-Concord Road and west of Poplar Tent Church Road, near the Cabarrus County line (north of Parkside at Skybrook Subdivision), shown as Tract A, above.
It is important to understand that Oaks at Skybrook North, as a whole, includes 175.05-acres broken-out into Tracts A & B. ALL OF THE PROPOSED CHANGES ARE FOR TRACT A ONLY. The addition of a new parcel, street layout changes, open space adjustments and other revisions are all on Tract A. There are no revisions proposed for Tract B.
A revised Conditional District Rezoning Plan for this project has also been submitted concurrent with this Sketch Plan and was reviewed by the Planning Board on June 27 and July 25, 2017.
2. Adjoining Zoning and Land Uses:
North: Rural (R) – large-lot single-family & vacant.
South: Rural (R) – single-family (Parkside at Skybrook Subdivision) & agri-business (Metrolina Greenhouses).
East: Rural (R) – mostly vacant & a few large-lot single-family homes (along Cabarrus County line).
West: Rural (R) – regional tourist attraction (Renaissance Festival) & vacant.
3. A neighborhood meeting was held on Monday, February 27, 2017. The complete meeting summary is provided in Attachment C. Questions/concerns centered on possible road improvements and what type and number of homes are proposed to be built.
4. The proposed subdivision has 221 single family homes, with lots averaging 11,143 sq. ft.in size.
5. An 80' planted buffers are proposed along both Huntersville-Concord Road and Poplar Tent Church Road.
6. There are 332 specimen trees on the site. In the TR zoning district, 35 percent (117 trees) of the specimen trees are required to be saved and the developer proposes to save 178 specimen trees (54%). There are no known heritage trees on the site. Eighty-one percent (81%) of the site is covered by tree canopy and the developer proposes to save 73.31-acres (51%) of the canopy (10% required in TR).
7. The subdivision will be developed as one (1) phase.
8. 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.
9. A "Willingness to Serve" letter has been provided by Charlotte Water. **7-25-17 UPDATE – Willingness to Serve Letter has been provided.**
10. Required Urban Open Space is provided via a 1.64-acre Park, a 0.54-acre pocket park, a 0.33-acre pocket park and a 0.69-acre square for a total of 3.20-acres for Tract A. There are a total of 3.62-acres of Urban Open Space provided for both Tracts A & B. Overall open space totals are 97.53-acres (55.72%). Current TR zoning requires 40% open space, minimum, to achieve maximum permitted density.

PART 3: TRANSPORTATION ISSUES/TRAFFIC IMPACT ANALYSIS (TIA)

A TIA is not required by the Town for the proposed increase from 180 to 221 single family detached housing units as it is below the 50 peak hour and 500 daily trip thresholds. A left-turn lane on Huntersville-Concord Road at the site entrance as well as a left-turn lane on Poplar Tent Church Road at the site entrance are recommended by Town staff and are required by NCDOT (both with a minimum of 100 feet of storage).

Two streets centerline radii are proposed to be below the Engineering Standards and Procedures Manual minimum of 200 feet for streets posted 25 MPH. The Engineering Dept. recommends that both be increased to this minimum. Centerline radii of 165 – 195 are consistent with Article 5 of the Zoning Ordinance for context of the streets proposed in this neighborhood. Both of the curves that were below the 165 foot minimum were increased to this minimum in the latest version of the plan.

The plan however still lists a design speed of 20 MPH and a centerline radius minimum of 90 in one of the typical cross sections (see Sheet 5) which is not applicable based on the context of the street network design and actual layout depicted on the plans. Removal of these notes on the Typical Section are needed as they are not applicable.

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 Oaks at Skybrook North Subdivision Sketch Plan.

1. Consistency with adopted public plans and policies.

There are no Small Area Plan’s that apply to these parcels, however, 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 (80+ feet wide) along both Huntersville-Concord Road and Poplar Tent Church Road. In addition, 55.72% of the overall site and 26% of Tract A is set aside as open space.
- **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 and 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 new TIA was not required for this revision; however 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 to existing thoroughfares (Huntersville-Concord Road & Poplar Tent Church Road). In addition, there are six (6) stub streets: two to the north, two to the south, one to the east and one to the west.
- **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, provide two (2) connections to existing roads, provide six (6) stubs for future connections and provide a greenway dedication.
- **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 Parkside at Skybrook North subdivision is located across Huntersville-Concord Road, to the south. The project land is also bordered to the east by Poplar Tent Church Road and a few large-lot, single-family homes, to the north and vacant land to the west. The proposed (overall) subdivision has a density of 1.26-units per acre on 175.05-acres, however, Tract A

(where the revisions are proposed) has a density of 2.12 units per acre. Maximum density in the Transitional Residential (TR) zone is 1.5 units per acre.

3. Access between Adjoining Properties.

The subdivision provides two (2) new connections to existing streets, one (1) to Huntersville-Concord Road and one (1) to Poplar Tent Church Road. In addition, there are six (6) street stubs to the north, south, east and west.

4. Relation to topography.

The 96.39-acres that make up Tract A, are generally flat, except near the creek to the north and the proposed street network generally 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 6.

6. Access to parks, schools, etc.

Not Applicable.

7. Discourage through traffic.

The proposed subdivision has one (1) connection to Huntersville-Concord Road and one (1) to Poplar Tent Church 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. 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 Oaks at Skybrook North Subdivision Sketch Plan have not been identified for a school or park site.

12. Public Facilities

The parcels associated with the Oaks at Skybrook North Subdivision Sketch Plan have not been identified for a public facility.

13. Proposed street names

The street names for the Oaks at Skybrook North 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 has been provided.

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

No development is proposed within the floodplain of the creek to the north.

17. Reserved.

18. Open Space

Required Urban Open Space is provided via a 1.64-acre Park, a 0.54-acre pocket park, a 0.33-acre pocket park and a 0.69-acre square for a total of 3.20-acres for Tract A. There are a total of 3.62-acres of Urban Open Space provided for both Tracts A & B. Overall open space totals are 97.62-acres (55.72%). Current TR zoning requires 40% open space, minimum, to achieve maximum permitted density.

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 station, fire vehicles, police station, police vehicles, indoor park and recreation facilities, and parks acreage. An APF Ordinance Determination of Adequacy was not required, as Skybrook North pre-dates the APF Ordinance.

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

Oaks at Skybrook North 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, as well as all outstanding Transportation comments are addressed, as outlined in Part 3 of this report;
- All outstanding redline comments are addressed.

There are several Subdivision Sketch Plan issues that staff makes **RECOMMENDATION** on:

- **RECOMMENDATION: The centerline radii for two curves in “Street 2” are proposed to be below the Engineering Standards Manual min. of 200 feet for streets posted 25 MPH. The Engineering Dept. recommends that both are increased to this min. Article 5 of the Zoning Ordinance permits centerline radii of 165 – 195 given the context of the streets proposed in this neighborhood. Both of the curves that were (originally) below the 165 foot min. were increased to this min. in the latest version of the plan.**
- **RECOMMENDATION: Property should be annexed into the Town limits in exchange for all municipal services. (UPDATE 6-27-17 – Applicant indicated (via email) on June 5, 2017 that property will be offered for annexation into Town as a condition of Conditional District Rezoning. A note to this effect must be added to the Rezoning plan.)**

APPROVAL

The Oaks at Skybrook North 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

Planning Board continued item on June 27, 2017, with applicant's consent, to address staff's concerns.

Planning Board, on July 25, 2017 made a motion to deny by 5 – 4 vote. The application was complete and does comply with all applicable requirements; however the denial is based on overriding concerns relative to density and Town development, including concerns with the TIA. The Sketch Plan is inconsistent with the recommended (recommendation for the) Conditional District Rezoning.

The July 25, 2017 Planning Board minutes offer additional comments relative to their recommendation (see Attachment D).

PART 7: ATTACHMENTS AND ENCLOSURES

- A – Subdivision Sketch Plan Application
- B – Proposed Oaks at Skybrook North Subdivision Sketch Plan
- C – Neighborhood Meeting Report
- D - Planning Board (draft) minutes from July 25, 2017.

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.