

Workshop Meeting



To: Town Council

From: Travis Morgan

Date: 4/25/2022

Re: **Miller Farm Conditional Rezoning Plan** (*Workshop Informational Item*)

CURRENT UPDATES:

Current updates to the plan include typo corrections, wider fire truck turns, dual left turns at Marfield intersection (see attached exhibit), Page RZ 101 utility notes about required water loop connection previously discussed.

PRIOR UPDATES:

Current rezoning and subdivision proposal has been updated to address previous comments. Total units are now 340 units (down from up to 343 prior) with 242 of those single family 71% and 98 townhomes (29%). Other select updates include:

- 1) Stoplight now shown on Miller rd. Right most west bound of Hwy 51 ends and is used as right-hand deceleration lane into development. NCDOT has thus far approved as road tapers to one lane into SC and NCDOT will look at as part of future development area in the future. Pedestrian crosswalks have been added.
- 2) Lot sized revised to provide more single-family lots. This has updated the plan with interior lots all being alley served.
- 3) Open space has been clarified and updated. Additional useable park open space has been provided as well as Town public open space in accordance with Park Board and PARC plan recommendations. See plan.

BACKGROUND:

Proposal is a site-specific conditional rezoning request. Interest has been in developing the Miller Farm property beginning with the first presentation to council on 6.24.2019. Prior staff discussions have been about consistency with adopted plans and with adjacent and comparable McCullough property to the South. An initial meeting with the McCullough neighborhood was held in May 3rd of 2021. Feedback included keeping the stability and property values of McCullough by way of consistency in development type including percentage of townhomes similar as built in McCullough. The proposed property to be rezoned is recognized as the largest remaining undeveloped property and an important gateway into the Town.

PROPOSAL:

Applicant (Fielding Homes LLC) seeks your consideration and approval for the conditional rezoning of parcel #20504114 located at 13328 Rock Hill-Pineville Rd to allow for 340 housing units consisting of 242 single family units and 98 townhomes. The proposed rezoning is from existing single-family residential district (R-44) one acre lot size to residential mixed-use with a site-specific conditional zoning plan (RMX-CD) lot sizes as shown. The development is shown with three transportation access points: one onto Nations Ford Road and two onto Highway 51. Entry 2 is aligned with Marfield. Entry 1 is aligned with Miller Rd. Entry 3 is Nations Ford.

(See following development summary)

DEVELOPMENT SUMMARY:

Location: 13328 Rock Hill – Pineville Road (Hwy 51)
Zoning: **Existing:** R-44
Proposed: RMX (CD)
Parcel Size: 135.55± acres (with 22.09± acres retaining existing zoning R-44)
Parcel Size to be Rezoned: 116.46± acres
Town Open Space dedicated 11.65+/-

TOTAL UNITS: 340 (not to exceed)

2.99 units per acre
71% single family
29% townhome

LOT SIZE (MINIMUM):

Townhome lots: Two-Story units Lot size 20’x100’ (2,000sqft) and 32’x100’ (3,200sqft)
Single Family lots: Lot sizes 41’x120’ (4,920sqft) and 48’x120’ (5,760sqft)

PARKING:

TOTAL DEVELOPMENT REQUIRED = 803 parking spaces
TOTAL DEVELOPMENT PROVIDED = 1789 parking spaces

Townhomes Summary:

Parking Required: **319** spaces (3.25 spaces per unit) * (98 units) = 319 spaces
Parking Provided: **424** spaces (4.33 spaces per unit)
(Street parking of 94 spaces)

Single Family Summary:

Parking Required: **484** spaces (2 spaces per unit) * (242 units) = 484 spaces
Parking Provided: **1365** spaces (5.64 spaces per unit)
4 spaces per single family unit = 968spaces
(Street parking of 354 spaces)
Amenity Parking Lot: **43 spaces**

STAFF COMMENT:

Most of the prior requests and corrections have been made. Some of the below are noted in the plans but need to be stated again for clarity. Applicant has requested a public hearing for the proposal at the May council meeting. Staff would reiterate all of the prior comments and again note for the minutes:

- 1) create a water loop specifically with Nations Ford, Downs Road, and McCullough for water quality, safety, and reliability. See page RZ-101 Utility notes 1 & 2.
- 2) Note for the record all final and additional housing product and plans must meet staff approval in accordance to the plans and meet or exceed the adjacent Wieland McCullough product example.
- 3) No additional vehicular access points on Hwy 51 for total property.
- 4) Street lighting. Approved double head light fixtures along Nations Ford and Hwy 51, and internal streets having residential single head light fixture standard.
- 5) Staff highly recommends removing dedicated park space notes #7 (d) and (e) on RZ101. Town has excellent record of park maintenance and should we choose to add amenities it should not require HOA approval as a dedicated public park.
- 6) Rear dedicated area needs a larger public dedicated vehicular and pedestrian access point into a public road for future use or improvement.

PROCEDURE:

This meeting is to familiarize you with the applicant's request go over updates, modifications, and recommendations. The process is legislative with the standard conditional zoning process. This is a workshop meeting intended to refine the development proposal and to get your feedback ahead of any future public hearing and council vote. For any upcoming vote; a general consistency statement is needed for consistent with or inconsistent with adopted plans.