

Council Meeting



To: Town Council

From: Travis Morgan

Date: 1/12/2021

Re: Baynard Property at Downs and Hwy 51 (*Public Hearing*)

UPDATES:

Some of the updates and clarification since our last meeting are:

- 1) Street network has been revised. All buildings have full loop access.
- 2) Sidewalks have been moved closer to Hwy 51 homes.
- 3) North buffer clarified to show 10-12' green giant arborvitae screening hedge where 20' buffer area is cleared.
- 4) Downs road turn lane has staff recommended 3 lane cross section and left lane length has been increased to 100' to allow more vehicle stacking.
- 5) 6' minimum porch depth remains as before.
- 6) Rear driveway pad length minimum is 20'.
- 7) Staff to review all elevations for compliance to concept. See architectural notes with cement board and masonry. See added railing detail.
- 8) 1' eave and decorative bracket roof allowance and 20' upper rear deck setback allowance.
- 9) Will meet all county stormwater and infrastructure requirements
- 10) Amenity feature concept shown with parking spaces (see plan)
- 11) Private alley with private rollout trash service
- 12) Typical lot plan layout added. 22'x76 lot 22'x46 building footprint with parking pad setbacks and planting strip as shown.
- 13) For sale townhome product unit count dropped from 175 to 166 units

BACKGROUND:

You may recall prior proposals for the Northwest corner of Hwy51/Downs Road. A new developer is interested in the Baynard property. The previous noted item of concern was rental product and design compatibility. The proposal is to rezone with conditions 7 parcels (20504102, 20504101, 20504116, 20504103, 20504104, 20504119, and 20504115). If approved as submitted, these properties currently zoned R-44 (single family) and G-I (industrial) would be conditional zoned RMX (CD) the same zoning designation and process as McCullough (Southside of Hwy 51).

PROPOSAL:

Jeremy Smith on behalf of Stanley Martin homes request your consideration to revisit the prior Landdesign development concept. The proposal has been updated for Stanley Martin product for 166 townhome units but remains very close to prior townhome submittal. The units will be 3 story improved "Charleston" style product. (See attached plan and product.) 2019 Traffic Study staff holds as still valid as it has higher traffic county pre-COVID. See TIA figure 4 with improvements as requested to allow for 100' vehicle turn lane stacking.

DEVELOPMENT SUMMARY:

Location: 12600 Rock Hill – Pineville Road
Lot Size: +/- 26.8 acres
Zoning: Existing: R-44/G-I Proposed: RMX (CD)
Units: **166** (175 prior)
Building Size: 3 story approximate footprint of 22' x 44'
Parking Required: 3.25 per unit = 540
Parking Provided: 816 (135 on street, 332 garage, 332 driveway)
Trash: Public streets, private alleys with private HOA rollout service

STAFF SUMMARY UPDATED:

Staff appreciates the plan updates. Staff is comfortable with the clarification and notes elevations and plan to meet Town approval prior to construction to confirm compliance with any Council approved plan (plan page 4). Full engineering plans will need to met all town and county ordinances per usual. Staff would note and reiterate in the minutes that zoning use is for customary permitted residential uses only. Town street lights call for double headed fixtures along 51/Downs with residential single fixtures inside the development. Staff notes larger townhome design, materials, two front porches, rear deck, exceeds parking count minimum, open space and usable center green space. Town gains sidewalks, pedestrian crossing at 51/Downs, and streetlights. Staff recommends the proposal.

PROCEDURE:

This is the public hearing for Council to gain input from staff, public, and the applicant about the proposal. This meeting is to familiarize you with the applicant's request and to hear any public comment. This follows standard legislative approval process. There are no findings of facts needed. If you have all the information needed to make a decision you may; at your discretion, close the public hearing and make a vote.