

Workshop Meeting



To: Town Council

From: Travis Morgan

Date: 7/26/2021

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

UPDATES:

Current rezoning and subdivision proposal has been updated to reduce the number of townhomes in favor of a single family to townhome percentage mix more similar to the adjacent McCullough neighborhood. Total units are now 343 units with 205 of those single family and 138 townhomes with allowance up to 350 units. The traffic study has been revised with the new housing numbers.

BACKGROUND:

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 of this year. Feedback included keeping the stability and property values of McCullough by way of consistency in development type including concern with having a significant percentage of townhomes different than as built in McCullough. This property is recognized as a large and important catalyst and gateway into the Town.

Additional background information includes the removal of two portions from the parent property. The Northern Nations Road frontage and property adjacent to the State line are being retained for a to be determined (TBD) plan in the future. These two areas are not included in the rezoning and will need to come back before council for plans that differ from the current R-44 zoning provisions.

PROPOSAL:

Applicant (Fielding Homes LLC) seeks your consideration and approval for the rezoning of parcel #20504114 located at 13328 Rock Hill-Pineville Rd to allow for 343 housing units consisting of 205 single family units and 138 townhomes but up to 350 units. The proposed rezoning is from single-family residential district (R-44) 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.

(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: 113.30± acres

Total Lots: 343 shown (up to 350 stated)
3.09 Units per acre
59.8% single family
40.2% townhome

Townhome lots: 138 (including 69 Two-Story units and 69 Three-Story units)
Single Family lots: 205 (including 192 48ft wide units and 13 61ft wide units)

Lot Sizes:

Single Family lots: 48ft x 120ft = 5,760 sqft
61ft x 120ft = 7,320 sqft

Two-Story Townhome: End Unit: 3,672 sqft
Interior Unit: 2,040 sqft

Three-Story Townhome: End Unit: 3,060 sqft
Interior Unit: 1,632 sqft

Parking Requirements: TOTAL COMBINED REQUIRED = 859 (449+410)

Townhomes Summary:

Parking Required: 449 spaces $3.25(3 \text{ bedroom units}) * 138(\text{units}) = 448.5 \text{ spaces}$
Parking Provided: 545 spaces

Two-Story end units: (4 spaces per unit) * (28 units) = 112 spaces
2 parking spaces in garage and 2 on parking pad
18ft wide x unknown depth parking pad

Two-Story interior units: (3 spaces per unit) * (36 units) = 108 spaces
1 parking spaces in garage and 2 on parking pad
9ft wide x unknown depth parking pad

Three-Story end units: (4 spaces per unit) * (24units) = 96 spaces
2 parking spaces in garage and 2 on parking pad
18ft wide x unknown depth parking

Three-Story interior units: (2 spaces per unit) * (45 units) = 90 spaces
1 parking spaces in garage and 1 on parking pad
10ft wide x unknown depth parking pad

Townhome On-Street Parking provided: 139 Spaces

(See following development summary)

Single Family Summary:

Parking Required:

410 spaces (2 per unit * 205 units)

Parking Provided:

1026 spaces?

(4 spaces per lot) * (205 lots) = 820

Stated two-car garage and two spaces in driveway

Lot diagram does not show dimensions nor state garage requirement for each unit

48 spaces Amenity Parking

158 On-Street Parking

STAFF COMMENT:

Staff has been concerned with the initial development proposals. Discussions have centered around consistency with adopted plans and prior comparable development approvals regarding parking, driveways, product arrangement, buffers, and traffic. Specific staff comment items are below:

1. Need clarification on intended trash service public/private as it relates to public or private alleys
2. Need confirmation roll-out trash containers can fit particularly in the garage of the 3 story end unit garages.
3. Note 1b. Lot width shall be measured at property line (as stated by the zoning ordinance) not setback line.
4. Minimum driveway lengths not specifically shown for any product but particularly on lot diagrams. Staff recommends excluding shared driveways.
5. 2h. Staff recommends note about garages in the rear yard to revise beyond the 2 foot garage setback noted to match the renderings.
6. Note 3g. Staff recommends stop sign location approval be determined before Town road acceptance to provide additional time for review and need determination.
7. Staff hasn't had enough time to get second opinion on the Traffic Study but Staff strongly opposes the lack of stop lights at the two full-movement entrances into the planned development from Hwy 51. Staff also notes per TIA 5-1 that future "intersection improvements" have been utilized. Staff requests clarification if that includes future South Carolina "pennies project" planned improvements since current alignment with Springhill Farm Road is not shown.
8. Minimum size of center improved amenity area not noted or shown.
9. No streetscape improvements shown along Hwy 51 or Nations ford such as street trees or street lights
10. Staff recommends pedestrian crossing at entrance intersections 1 and 2 to provide general pedestrian accommodations and access to Jack Hughes Park.
11. Staff recommend sidewalk along Nations Ford Rd frontage.
12. Staff recommend Double head streetlight fixture along Nations Ford and Hwy 51 road frontage with single head fixture within the development as is consistent with other approvals.
13. Staff recommend street trees per standard requirements along Nations Ford and Hwy 51
14. Staff recommends on street parking space width increased from 7 foot wide specification shown.
15. Page 5 of the rezoning plan staff opposes the note that says "final parking provided may be less than shown but will exceed ordinance requirement" Staff feels this will allow the possibility to remove on street parking shown.
16. Staff recommend clarification detached rear garages have a 5' setback per accessory structure ordinance standard rather than 10 foot primary building setback shown.
17. Staff would note possible buffer requirements to dissimilar future developments. West buffer detail adjacent to the townhome product labeled but not detailed. Staff would note Nations Ford Rd property

may require buffer as well depending on future use. Buffers shared between property lines should be considered before any development approval.

18. Staff recommends discussion and specifications on the entrance 1 roundabout. Staff recommends larger radius to more comfortably handle fire trucks, add pedestrian crossings, and add driveway/road stub for state line property future development.
19. Staff would strongly recommend for safety purposes no other access from Hwy 51 be permitted for the remainder of this development or future developments of the total property.
20. Staff recommends front porch requirement for all single family units as is graphically represented. Noted is stoop or porch.
21. Porches stated as encouraged but not required per 2g for single family units. Porch requirement stated as two per block for townhome units per note 2i. A minimum percentage or alternate façade material like brick has been utilized by prior developments.
22. Staff recommends clarifying design intent stated with architectural style such as with window grids. Staff assumes design intent is traditional neighborhood development (TND) style similar to meet or exceed adjacent McCullough standard.
23. Staff recommends all front facing gables have decorative vent or minimum 3 brackets.
24. Staff recommends vertical and horizontal aligned and even spaced vertical oriented windows for townhome product.
25. Railings are noted as a requirement but not shown on townhome product renderings.
26. Typical lot diagram shows 1 foot or more front setback of townhome facades but no note to confirm.
27. Staff finds the two story town home elevations busy with 3,4 or more cladding materials in close proximity in addition to the two roofing material. Most approved new townhomes favor horizontal fiber cement siding and brick for the dominate percentage of the front elevations (as does the applicants 3 story townhome elevations).
28. Staff recommends a note requiring variation in roof ridge height and/or front facing roof details to reinforce individual townhome similar to other recent approved townhome developments.

Staff would note single family product, lots, and design have improved. Some larger single family lots are located to face Hwy 51. On street parking has been added/expanded and there is a center usable open space amenity feature. Staff supports three property accesses due to the number of units and property size. Staff also encourages the extension of a Charlotte water main South down Nations Ford Road though this property to create a water service loop with McCullough neighborhood to reduce single access point service from Hwy 51/Downs Road.

PROCEDURE:

This workshop is to gain information about the proposal. This meeting is to familiarize you with the applicant's request go over updates and modifications. It is anticipated more than one workshop meeting will be needed to review the proposal and refine or clarify specifics and specifications.