

Workshop Meeting



To: Town Council
From: Travis Morgan
Date: 9/28/2020
Re: **Baynard Property at Downs and Hwy 51** (*Informational Item*)

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 from R-44 (single family) to G-I (industrial) would be zoned RMX (CD) the same zoning designation as McCullough and South side 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 Stanly Martin product but remains very close to prior townhome submittal. Number of units, general layout, access points and similar remain the same. The primary update has been that Stanly Martin proposes for sale product, and the elevations are now 3 story improved “Charleston” style product. (See attached plan and product.)

DEVELOPMENT SUMMARY:

Location:	around 12600 Rock Hill – Pineville Road
Lot Size:	+/- 26.8 acres
Zoning:	Existing: R-44/G-I Proposed: RMX (CD)
Units:	175 (same as prior)
Building Size:	3 story approximate footprint of 22’ x 44’
Parking Required:	3.25 per unit = 569
Parking Provided:	829 (129 on street, 350 garage, 350 driveway) this is an increase from 787 prior

STAFF SUMMARY:

Staff appreciates the new and improved elevations as well as the rear load only for-sale product type. Staff views the double porches as an aesthetic and functional outdoor enhancement to the proposal. Staff welcomes your feedback and requests the following items be discussed and addressed prior to a public hearing and vote:

*Note: new plan submitted late 9/23 addresses some of the below items

(see page 2)

- 1) Off street parking space dimensions? min. 9x18'.
- 2) Rear setback does not match the driveway as shown for parking 5'? Recommend plot plan exhibit.
- 3) Elevations varying note. I think that leaves as too subjective. Elevations as shown or as approved by staff to match submitted design concept, materials, spacing, windows, etc.
- 4) Street width dimensions? On street parking dimensions? Recommend street section.
- 5) Notably missing from the submittal is last results/requirements from the traffic study? Turn lane lengths etc? (particularly downs rd right hand lane in? Details of lanes and lengths particularly on Downs exit. Assumed right hand in requirements on 51 are the same per the traffic study and older plans?
- 6) Private streets private trash service or public? Room for cars and rollout bins in garage?
- 7) North reduced 20' buffer. No tree save or tree save? Recommend fence if tree save area for understory screening, recommend evergreen hedge if buffer area is graded.
- 8) Amenity space will be private HOA but center park?
- 9) Crosswalks at downs/51 as shown to be installed? Unclear.
- 10) Double head street lights along NCDOT roads, residential single header for internal roads.