

Workshop Meeting



To: Town Council

From: Travis Morgan

Date: 10/26/2020

Re: Baynard Property at Downs and Hwy 51 (*Informational Item*)

UPDATES:

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

- 1) Turn lane exhibit to show lengths more clearly. (*Staff comment: shown are 50' length for left turn into and out of Downs Rd entrance. Staff recommends 3 car stacking length. At 22' each that would be 66' length.*)
- 2) Builder review comment letter
- 3) Porch depth example showing minimum 6' total depth porch and garage exhibit.
- 4) Rear driveway length increased to 20'

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 UPDATED:

(see page 2)

- 1) Northern buffer needs clarification. Staff recommends all evergreen landscape screening and/or solid fencing
- 2) Needs porch rail requirement noted and shown on lower porch elevations
- 3) Needs typical lot exhibit and road width cross sections, turn radius and trash service accommodation.
- 4) Lower porch railing and vinyl for soffits and windows only
- 5) Streetlights to be double headed on 51/Downs and single headed internal.
- 6) Eliminate RMF zoning uses stated in error? To be RMX zoning and residential only