

# Workshop Meeting



**To:** Town Council

**From:** Travis Morgan

**Date:** 3/28/2022

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

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## **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 3<sup>rd</sup> 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 1 is aligned with Marfield. Entry 2 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**

**2.99 units per acre**  
**71% single family**  
**29% townhome**

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## **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)

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## **PARKING:**

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

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### **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)

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### **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**

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## **STAFF COMMENT:**

This workshop is to familiarize council with the newest proposed subdivision revision on the Miller Farm property. Staff has noted to meet or exceed adopted plans and the McCullough development example. Previous discussions have centered around consistency with adopted plans and prior comparable development approvals parking count, driveway dimensions, product arrangement, buffers, and traffic.

Revisions address the percentage counts, shared driveways, stop light and other prior concerns. Single family lots have been added by both subtracting townhomes and providing narrower single-family lots and single family lots utilizing alleys for parking and garage access. Larger lots are the perimeter single family lots around the outer ring and along the Highway 51 linear park area. These larger lots are intended for the side driveway lot arrangement.

- 1) Architectural requirements page 4 have lot widths reflect the lot diagram. Shown minimum 16' and 40' is incorrect
- 2) Page 4 #8 roofs to allow 1' encroachment rather than open ended
- 3) Page 4 typo townhomes should read 319 minimum required parking
- 4) Page 4 typo single family should read 484 minimum required parking
- 5) Entrance 2 (Marfield) right hand fire truck turn looks to overhang too much. Need further review to see if increased turn radius is needed to keep fire truck from sweeping into other lane that far back.
- 6) Page 3 RZ101 1C should read minor modifications are (not without) permitted as determined by the planning director. If not determined minor it shall follow the conditional (not administrative) amendment process.
- 7) Page 3 RZ101 2A to clarify developed for residential use only with permitted secondary accessory uses (home business)
- 8) No water service loop note found. Applicant has been in discussion with Charlotte water.
- 9) No updated single-family elevations
- 10) Townhome block of 6 would only require 2 porches as notes clarify. This aligns with graphic that appears to have to end unit porches with stoops for the other 4 interior units. No floor plans to document however.
- 11) Staff recommends no cluster mail units on a collector road.
- 12) For public trash collection need trash provider turn review and signed Town agreement
- 13) Staff recommends no additional curb cuts driveway or roadways onto Hwy 51 for the length on the current property.
- 14) Staff notes concern with a 'through' movement from Marfield into entry 1 on the new development. Staff understands and recommends keeping the Westbound left into McCullough but recommends signage and extending the curbing or median on Hwy 51 to limit or prevent a through movement hazard since there is no signalized intersection.

### **STAFF RECOMMENDATION:**

Staff notes changes made have improved the plan. Staff notes and recommends the park space dedication especially the linear park along Hwy 51. Staff would recommend stating/including access point(s) to the rear park/greenway access area. Staff recommends addressing the above staff comments especially the needed note and requirements about the water loop as agreed upon by the Town and Charlotte Water.

### **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. Workshops are intended to refine the development proposal and to get your feedback ahead of any formal public hearing and council vote.