

TA #18-01

Amend various sections of Articles (Zoning) 3, 5, 7, 8, 9, 12 & (Subdivision) 2.000, 6.000, 7.000 & 8.000.

PART 1: DESCRIPTION

Text Amendment, TA #18-01, is a request by Town of Huntersville Staff to amend Articles (Zoning) 3, 5, 7, 8, 9, 12 and (Subdivision) 2.000, 6.000, 7.000 & 8.000. of both the Zoning Ordinance and Subdivision Ordinance to eliminate conflicts between various Town regulating-documents and to provide clarity on various development requirements. See Attachment A for application.

PART 2: BACKGROUND

There are two major amendments that this report outlines:

1. The Charlotte Regional Transportation Planning Organization's (CRTPO) Comprehensive Transportation Plan (CTP) has updated its street terminology and these amendments will ensure the Town's Ordinances align with their references.
2. Once the Engineering Standards and Procedures Manual (ESAPM) was adopted, it became apparent during implementation of the new Manual, along with the Zoning Ordinance and Subdivision Ordinance, that there were discrepancies and conflicting elements that needed to be corrected or clarified in order to direct users to appropriate sections and to eliminate regulations that did not align with one another.

Zoning Ordinance amendments include (see Attachment B – pages 1-18):

- Changing street classification names to align with the Charlotte Regional Transportation Planning Organization's (CRTPO) latest Comprehensive Transportation Plan (various pages);
- Change street classification names to align with the Engineering Standards and Procedures Manual (ESAPM) (various pages);
- Create a clearer integration of the Zoning Ordinance and Engineering Standards and Procedures Manual as it relates to street design for any given development (page 2);
- Present requirements of the Zoning Ordinance in a clearer fashion, to include, new graphics, charts and illustrations (various pages);
- Codify, into the Zoning Ordinance, the method for determining street cross-sections which is currently in the Huntersville Design Guidelines and is similar to the NCDOT Complete Streets Policy. NOTE that current street cross-sections are not altered via these proposed amendments, merely the process for choosing the appropriate cross-section (page 5);
- Introduction of "pedestrian zone" requirements for certain street cross-sections (page 6);
- Green zones for "ditch-type streets" are proposed to be reduced from 7 feet to 6 feet, due to the accommodation of the drainage ditch (page 7);
- On-street parking is proposed to be required on streets serving apartments, attached houses and detached houses with lots 60' or less in width. This type of on-street parking is only recommended in the current Zoning Ordinance (page 8);
- On-street parking will also be required to have curb and gutter (page 8);
- Provisions for "medians" on streets has been added to the Zoning Ordinance, as they are frequently referenced within the ESAPM (page 8);
- Design speeds for streets has been removed from Zoning Ordinance and located entirely within the ESAPM (page 9);
- Street geometry specifications are proposed to be moved to the ESAPM (page 9);
- Increase minimum right-of-way reference from 20' to 30' for farmhouse clusters. This was a conflict with the Ordinance revisions made in 2009 (page 14);
- "Clear sight distance at street intersections" is proposed to be updated to be compliant with American Association of State Highway and Transportation Officials (AASHTO) standards (page 15);

Subdivision Ordinance amendments include (see Attachment B – pages 19-22):

- Street classification names are updated for consistency with Comprehensive Transportation Plan and ESAPM (page 22);
- Increase minimum right-of-way reference from 20' to 30' for farmhouse clusters. This was a conflict with the Ordinance revisions made in 2009 (page 23);
- An amendment to allow ditch-sections in lieu of curb & gutter, where appropriate on certain cross-sections (page 24);

PART 3: STAFF RECOMMENDATION

The proposed amendments and updates proposed in this report related to Articles 3, 5 (primarily), 7, 8, 9 & 12 of the Zoning Ordinance and various sections of Articles 2.000, 6.000, 7.000 & 8.000 of the Subdivision Ordinance are written to improve integration of both the Zoning and Subdivision Ordinances with the Engineering Standards and Procedures Manual. Staff recommends approval of the request as presented. The request is compliant with the goals (located in Part 4 of this report) of the 2030 Community Plan.

PART 4: RELEVANT HUNTERSVILLE 2030 COMMUNITY PLAN AND APPLICABLE LONG RANGE PLAN SECTIONS

T-5: Context-sensitive Design of Streets – Continue to support “context-sensitive” design of streets and the selection of appropriate street section designs for residential, commercial and industrial development applications.

Staff Comment: The proposed amendments will clarify and ensure that regulations and requirements related to street design are in the proper place and organized to help assist in creating “context-sensitive” designs.

ED-14: Development Review Process – Support efforts to improve efficiency and responsiveness of development review process for development proposals.

Staff Comment: The re-organization of certain sections of the Zoning Ordinance and Subdivision Ordinance to integrate with the Engineering Standards and Procedures Manual will help users to navigate the ordinances more easily, while also eliminating conflicts and incorrect references.

PART 5: HUNTERSVILLE ORDINANCES ADVISORY BOARD

The Ordinances Advisory Board heard the request on January 4, 2018 voted to recommend approval by unanimous (9-0) vote.

PART 6: PUBLIC HEARING

The Public Hearing was held on March 5, 2018. A few clarification questions were asked by Town Board, but no issues were raised. No other comments were received.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled to hear this text amendment on March 27, 2018.

PART 8: ATTACHMENTS

Attachment A: Text Amendment Application

Attachment B: Proposed Ordinance Language (redlined version)

PART 9: STATEMENT OF CONSISTENCY – TA #18-01

Planning Department	Planning Board	Board of Commissioners
<p>APPROVAL: In considering the proposed amendment TA #18-01, to amend Articles 3, 5, 7, 8, 9, 12 & 13 of the Zoning Ordinance and 2.000, 6.000, 7.000 & 8.000 of the Subdivision Ordinance, Planning staff recommends approval of these amendments as the amendments are consistent with the Town of Huntersville 2030 Community Plan policy numbers T-5 and ED-14.</p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance and Subdivision because the amendments eliminate conflicts between several regulatory documents and provide greater clarity for various development requirements.</p>	<p>APPROVAL: In considering the proposed amendment TA #18-01, to amend Articles 3, 5, 7, 8, 9, 12 & 13 of the Zoning Ordinance and 2.000, 6.000, 7.000 & 8.000 of the Subdivision Ordinance, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u></p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i></p>	<p>APPROVAL: In considering the proposed amendment TA #18-01, to amend Articles 3, 5, 7, 8, 9, 12 & 13 of the Zoning Ordinance and 2.000, 6.000, 7.000 & 8.000 of the Subdivision Ordinance, the Town Board approval is based on the amendment being consistent with <u>(insert applicable plan reference)</u></p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i></p>
	<p>DENIAL: In considering the proposed amendment TA #18-01, to amend Articles 3, 5, 7, 8, 9, 12 & 13 of the Zoning Ordinance and 2.000, 6.000, 7.000 & 8.000 of the Subdivision Ordinance, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>.</p> <p>It is not reasonable and in the public interest to amend the Zoning Ordinance because....<i>(Explain)</i></p>	<p>DENIAL: In considering the proposed amendment TA #18-01, to amend Articles 3, 5, 7, 8, 9, 12 & 13 of the Zoning Ordinance and 2.000, 6.000, 7.000 & 8.000 of the Subdivision Ordinance, the Town Board denial is based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>.</p> <p>It is not reasonable and in the public interest to amend the Zoning Ordinance because....<i>(Explain)</i></p>