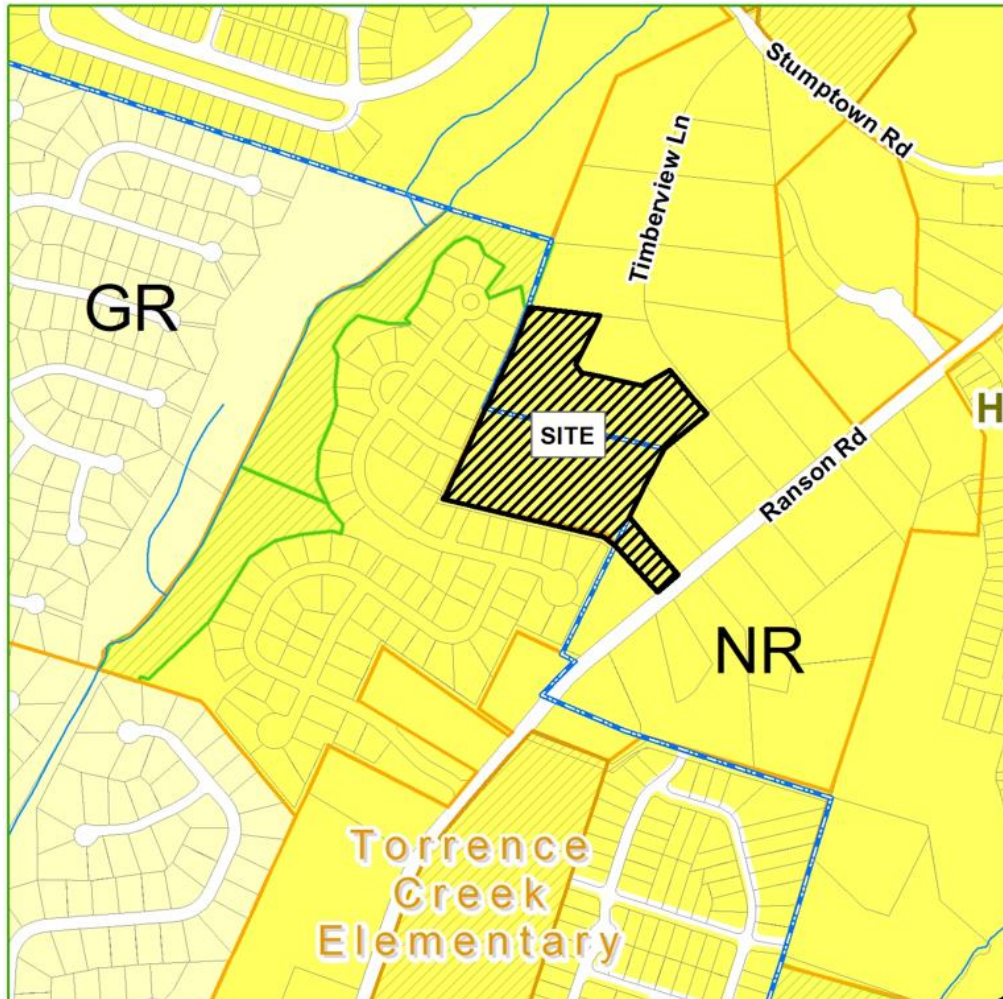


## Ranson Road Subdivision Sketch Plan

### PART 1: PROJECT SUMMARY



**Applicant:** Blue Heel Development

**Property Owner(s):** Chris Ferrell, Susan Kinzler.

**Property Address:** 15013 Ranson Road.

**Project Size:** (+/-) 12.42 acres

**Parcel Number(s):** 00932106, 00932109, & a portion of 00908129

**Current Zoning:** Neighborhood Residential (NR).

**Current Land Use:** Single-family home

**Proposed Land Use:** 36 single-family homes (2.9 DUA)

### PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Purpose: To subdivide 12.42-acres of land located on Ranson Road (shown as "site" above) into 36 single-family lots.
2. Adjoining Zoning and Land Uses:
  - North: Neighborhood Residential (NR) – Single Family homes Timberview Neighborhood & Villages of Mecklenburg Assisted Living Facility
  - South: Neighborhood Residential (NR) – Single-family homes Cobblestone Manor Subdivision
  - East: Neighborhood Residential (NR) – Single-family homes
  - West: Neighborhood Residential (NR) – Single-family homes Cobblestone Manor
3. A neighborhood meeting was held on March 18, 2021. The complete meeting summary is provided in Attachment C.
4. The proposed subdivision has 36 single-family homes, with two lots sizes proposed 51'x110' (32 lots) and 85'x140' (4 lots).
5. There are 80 specimen trees on the site. In the NR zoning district, 10 percent (8 trees) of the specimen trees are required to be saved and the developer proposes to save 19 specimen trees (21.2%). There are no known

heritage trees on the site. Approximately 8.27 acres (66.5%) of the site is covered by tree canopy and the developer proposes to save 1.24-acres (10%) of the canopy (10% required in NR).

6. The subdivision will be developed in one phase.
7. A water quality concept plan is being reviewed by the Town but has not been approved as of the date of this report.
8. A “Willingness to Serve” letter was provided by Charlotte Water (Attachment E).
9. Required Urban Open Space is provided via three spaces – a Square (6,391 SF), a Plaza (4,562 SF), and a Green (4,435 SF). Additionally, there will be 1.6 Acres of Common Open Space.
10. A 20’ undisturbed residential buffer is being maintained around the project boundary.
11. The applicant is requesting the following modifications to Ordinance Requirements:
  - **Block Length:** The applicant is requesting a block length modification per Article 5.2 which states major residential subdivision blocks are not to exceed 800 linear feet. This Article also allows the Town Board to authorize greater block lengths where a longer block will reduce the number of railroad grade crossings, major stream crossings; or, where longer blocks will result in an arrangement of street connections, lots and public space more consistent with Article 5 and Article 7.

Block Length for Cask Way (highlighted on image to the left) is 1,043 feet.

*Staff supports this modification request as the road design allows for additional open space on the eastside of the development and creates a better transition to the Timberview neighborhood.*

Revised Design:



Original Design:



### **PART 3: TRANSPORTATION ISSUES/TRAFFIC IMPACT ANALYSIS (TIA)**

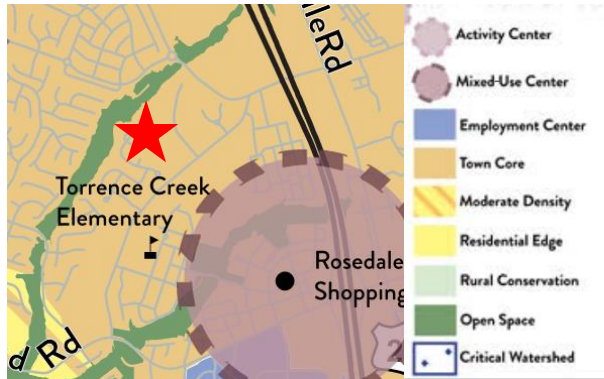
#### Traffic Impact Analysis (TIA)

A TIA was not required for the development as the trip generation projected was below the Town’s thresholds for requiring study.

### **PART 4: PLANNING STAFF ANALYSIS**

Section 6.200 of the Subdivision Ordinance outlines the “general requirements and policies to be used in the design, review, and approval” of subdivisions in the Town of Huntersville. The following staff findings are provided for the Board’s consideration of the Ranson Road Subdivision Sketch Plan.

#### **1. Consistency with adopted public plans and policies.**



#### Town Core

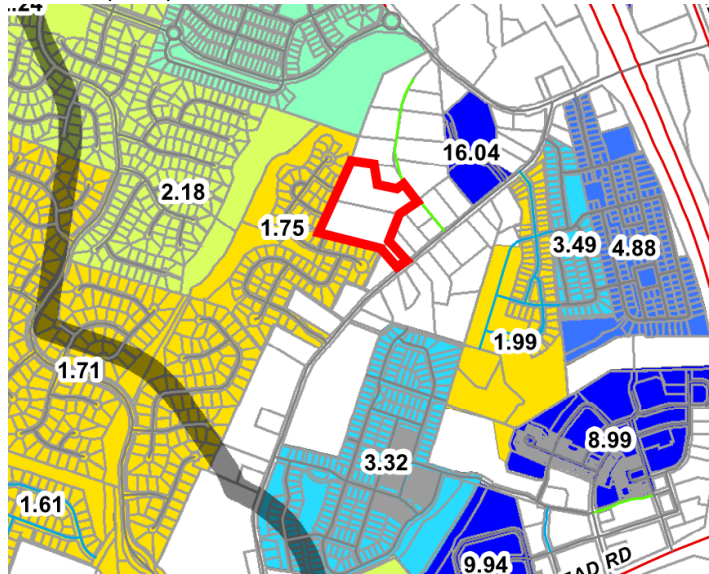
The Town Core designation includes a variety of neighborhoods containing a mix of residential housing types, including single-family homes, townhomes, and apartments. Their design focuses on traditional neighborhood planning principles, including short blocks, connected streets, streetscape standards, and other features that improve walkability. These areas are denser than the "Moderate Density" and "Residential Edge" character areas and may include non-residential development as specified in small area plans and at other sites that meet locational criteria.

The following sections of the 2040 Huntersville Community Plan apply to this request:

- The proposed Trails End Subdivision lies completely within the "Town Core" Future Land Use Character Area of the 2040 Community Plan.
- **Policy LU 2.1: Higher intensity residential uses will be focused generally within two miles of the I-77/NC-115 corridor and future activity centers in the eastern and western areas of Huntersville's zoning jurisdiction.**
- **Policy EOS 4.3: Plant more trees and continue to require street trees in new developments.**  
Comment: Street trees are provided along all new streets and a supplemental planting will occur in buffer areas.
- **EOS 5.3: Encourage Low Impact Development (LID)**
- **Policy EOS 8.3: Continue to require locational standards for open space in new developments.** Urban Open Space should be located within walking distance of homes in new subdivisions that are not located in rural areas. Open space should be located in undivided preserves where possible and should be accessible to the largest number of lots with the development.
- **Policy T 3.1: Continue to enhance street connectivity by requiring connections among different uses.** Continue to require street connectivity among residential, commercial, employment, recreational and institutional uses. Context-sensitive street design should be applied.
- **Policy T 3.2: Improve multimodal connectivity by coordinating with other departments to implement the Huntersville Bicycle Master Plan, expanding the greenway network and supporting enhanced pedestrian connections.**  
Comment: The applicant is installing a bike lane along Ranson Road.

**2. Conformity.**

The developer is proposing a 20' buffer on the perimeter of the development. Open space will be provided near the Timberview neighborhood. The proposed development is in keeping with the density in other major subdivisions Villages of Rosedale (3.32) and Stone Hollow II (3.49) in this area.



**3. Access between Adjoining Properties.**

The subdivision provides three (3) connections to Cobblestone Manor and one (1) to Ranson Rd. The applicant is providing additional right of way along Quercus Ln to accommodate future connectivity to adjacent parcels and prevent “spite strips”.

**4. Relation to topography.**

The street network and lot layout have been designed to respect the general topography of the site.

**5. Mature trees and natural vegetation.**

The proposed project is required to save 10 percent of the tree canopy, 10 percent of the specimen trees and 100% of the heritage trees. All three of these requirements are being satisfied, as outlined in Part 2, Item 5.

**6. Access to parks, schools, etc.**

Torrence Creek Elementary School is approximately 1/10 of a mile to the South of the development site. There is a proposed greenway in proximity to the site (to the west).

**7. Discourage through traffic.**

All streets are appropriately sized for traffic.

**8. Relationship to railroad rights-of-way.**

Not Applicable.

**9. Half streets.**

Not Applicable.

**10. Parallel streets along thoroughfares.**

Not Applicable.

#### **11. Public School and Public Park Sites**

The parcels associated with Ranson Road Sketch Plan have not been identified for a school or park site.

#### **12. Public Facilities**

The parcels associated with the Ranson Road Subdivision Sketch Plan have not been identified for a public facility.

#### **13. Proposed street names**

The street names for Ranson Road Subdivision Sketch Plan would be approved with Preliminary (Construction) Plan submission (if Sketch Plan is approved).

#### **14. Easements.**

Easements have been identified and the plans have been sent to the respective Engineering and Utility Departments.

#### **15. Proposed water and sewerage system.**

Water and sewer will need to be extended to the development. A “Willingness to Serve” letter from Charlotte Water, has been provided.

#### **16. Restrictions on the subdivision of land subject to flooding.**

There are no streams identified on the site.

#### **17. Open Space**

Three types of Urban Open Space are being provided (Square, Plaza, Green) as well as Common Open Space, as outlined in Part 2, Item 9.

#### **18. Impact of Development on Public Facilities**

There is no indication the proposed subdivision will adversely impact public. While this section of the Ordinance does not call for the specific consideration of school impact staff has historically contacted Charlotte-Mecklenburg Schools (CMS) for an enrollment evaluation of all major subdivision request, see Attachment E: CMS Report.

### **PART 5: STAFF RECOMMENDATION**

In considering Ranson Road Subdivision, staff finds:

- The application is complete.
- The request is in keeping with the spirit and intent of the Town’s future land use plans as mentioned above.
- The Ranson Road Sketch Plan can be supported by staff subject to the following:
  - The block length modification request is approved.
  - Additional On Street parking can be accommodated.
  - All other plan comments are addressed.

The Ranson Road Subdivision Sketch Plan complies with all applicable requirements once the conditions listed above are addressed. Staff recommends approval of the proposed Subdivision Sketch Plan subject the block length modification being approved and all other plan comments are addressed.

## **PART 6: PLANNING BOARD RECOMMENDATION**

Planning Board met on Tuesday, August 24th, 2021.

J. Davis made a Motion to Approve Ranson Road subdivision sketch plan as the application is complete and complies with the Huntersville 2040 Plan, specifically EO5.3 and policy T3.1. Furthermore, Planning Board recommends approval of the block length modification and requests the applicant provides additional right-of-way along Quercus Lane, additional on-street parking is accommodated, and all other plan comments are addressed. No construction traffic through Cobblestone Manor subdivision. F. Gammon seconded the motion. The motion passed (8-1) with G. Baber opposed.

## **PART 7: ATTACHMENTS AND ENCLOSURES**

- A – Subdivision Sketch Plan Application
- B – Proposed Ranson Rd Subdivision Sketch Plan
- C – Neighborhood Meeting Report
- D – Charlotte Water Willingness to Server
- E – CMS Report

## **PART 8: DECISION STATEMENTS**

Please refer to Part 5 of this report for recommendation.

In considering whether to approve an application for a subdivision sketch plan, the Planning and Town Board must complete the following (a full version can be found in [Section 6.320.5](#) of the Subdivision Ordinance).

- Is the application complete (lacking any particular requirement)? *If no member of the Board moves that the application is incomplete, then this inaction is taken as an affirmative finding that the application is complete.*
- Does the application comply with all the applicable requirements? *A statement must be made that the application complies or does not comply that includes the support documentation of the particular motion.*
- Lastly, the Board must make a motion to approve or deny based on the previous statements.