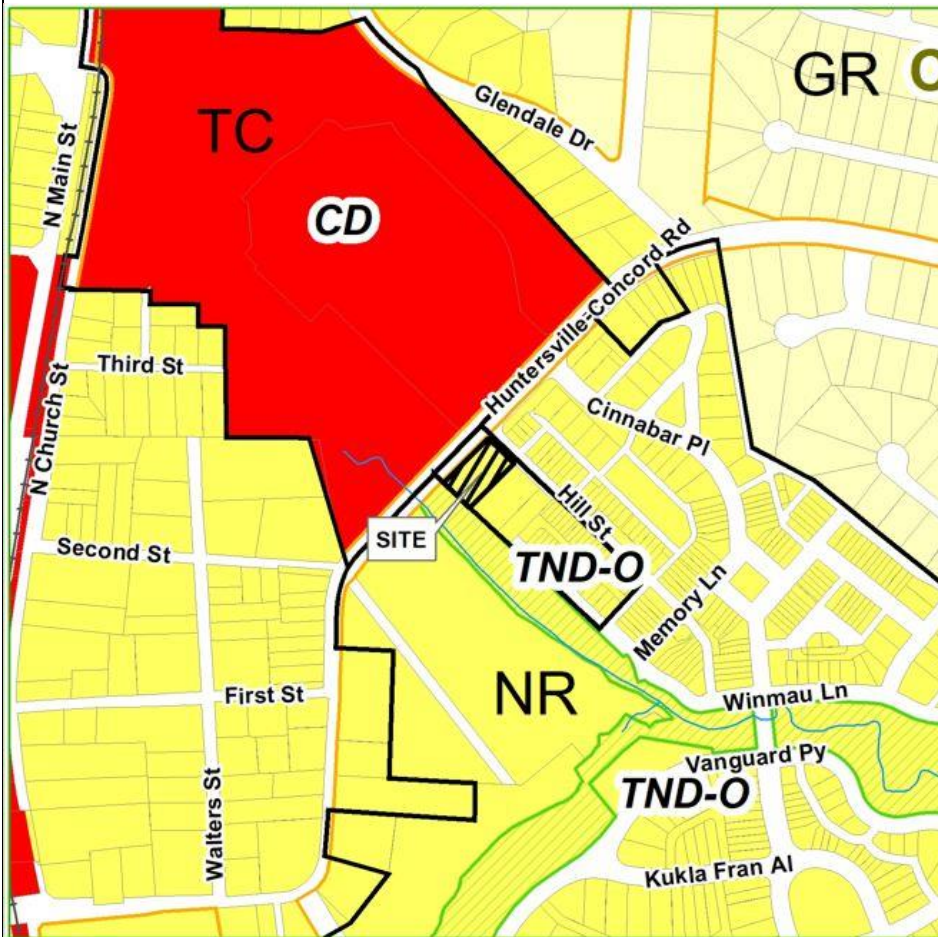


Hill Street Subdivision Phase 3 Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: Hill Street Bowman, LLC.

Property Owner: Hill Street Bowman, LLC.

Property Address: 13895 Hill Street.

Project Size: (+/-) 0.401 acres.

Parcel Number(s): 01905211.

Current Zoning: Neighborhood Residential (NR), Traditional Neighborhood Development (TND-O) overlay district.

Current Land Use: Vacant /wooded.

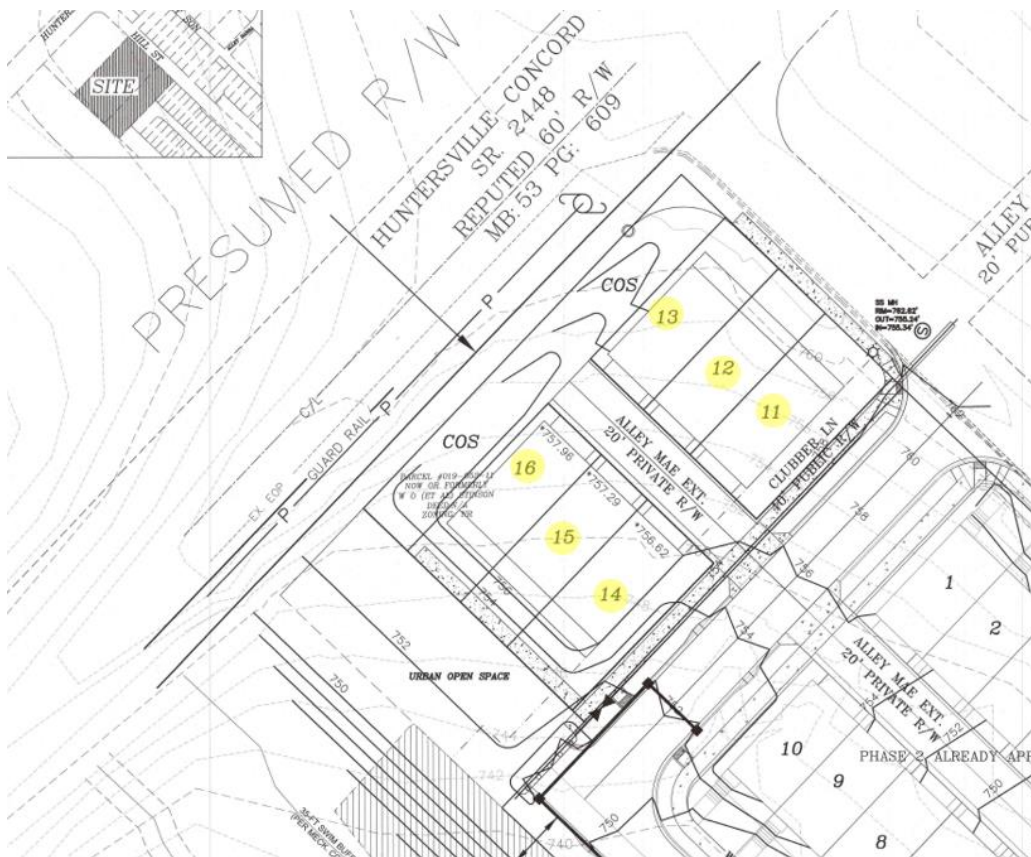
Proposed Land Use:

6 townhomes. This project will close out the Hill Street development which is a part of the larger Vermillion development. The overall density of Vermillion is 2.63 DUA (Dwelling Units per Acre).

PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Purpose: To subdivide 0.401-acres of land located south of the intersection of Hill Street & Huntersville-Concord Road (shown as "site" above) into 6 townhome lots.
2. Adjoining Zoning and Land Uses:
 - North: Town Center- Conditional District- (TC-CD) – Vermillion Village, which will include apartments, townhomes, commercial, and medical offices.
 - South: Neighborhood Residential (NR) & Traditional Neighborhood Development Overlay district (TND-O) – Townhomes.
 - East: Neighborhood Residential (NR) & Traditional Neighborhood Development Overlay district (TND-O) –Townhomes.
 - West: Neighborhood Residential (NR) & Traditional Neighborhood Development Overlay district (TND-O) – South Prong of Clark Creek/Buffer Area.
3. A neighborhood meeting was held on February 2, 2022. The complete meeting summary is provided in Attachment C.
4. The proposed subdivision has 6 townhome lots, with two lot types being proposed: 4 lots with 24' wide lots & 2 lots with 21' wide lots. The average lot square footage for the development is 1,623 sq. ft.

5. There are 2 specimen trees located on the site, and neither will be retained. As the overall Hill Street development was approved prior to the Town’s tree save requirements being adopted, no tree save is required for this project. There are no known heritage trees on the site. Approximately 100% of the lot is covered by tree canopy and the developer is not proposing to save any of this area (0% required in NR-TND).
6. The project is vested per Town staff, and as such a water quality concept plan is not required to be reviewed.
7. A willingness to serve letter has not been provided at this time by the applicant due to Charlotte Water’s capacity issues. Please note, no building permits will be issued without the availability of water and sewer.
8. Required Urban Open Space is provided by a future greenway (lots 14-16 front the greenway) via one urban open space which was not identified on the plan, but which resembles a green. The developer has discussed updating the plan so that the green is replaced with a greenway. In conversations held with the developer, the greenway would connect the internal trails found in the Vermillion development to the County’s planned greenway which is projected to run parallel to Huntersville-Concord Road & to Clarke Creek to the west- though updated designs have not been shared with staff. Either urban open space type would provide frontage for lots 14-16.



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

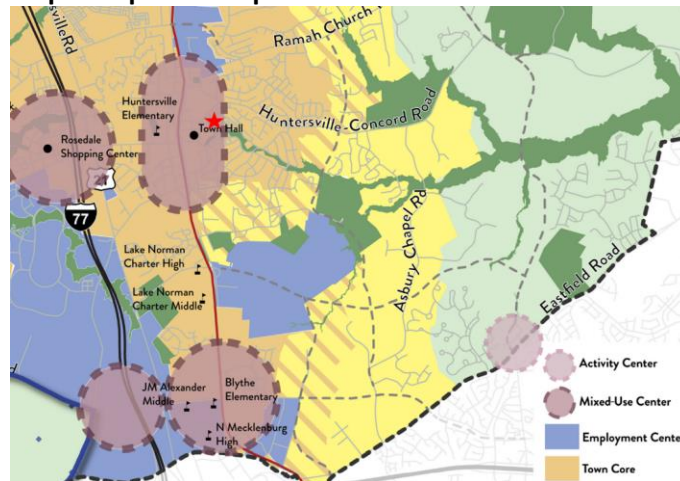
Traffic Impact Analysis (TIA)

A TIA was not required for the development as Vermillion was approved prior to the adoption of the TIA ordinance.

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 Hill Street Subdivision Phase 3 Sketch Plan.

1. Consistency with adopted public plans and policies.



Mixed-Use Centers

Mixed-Use Centers contain vertical mixed-use along key frontages. New development includes wide sidewalks, buildings are close to the street with high levels of transparency, and parking is located in the rear. A mix of housing is allowed, including urban options throughout (apartments, townhomes, cottage homes, etc.). Downtown has specific requirements for streetscape and development intensity, including a maximum first floor footprint.

The following sections of the [2040 Huntersville Community Plan](#) support this subdivision:

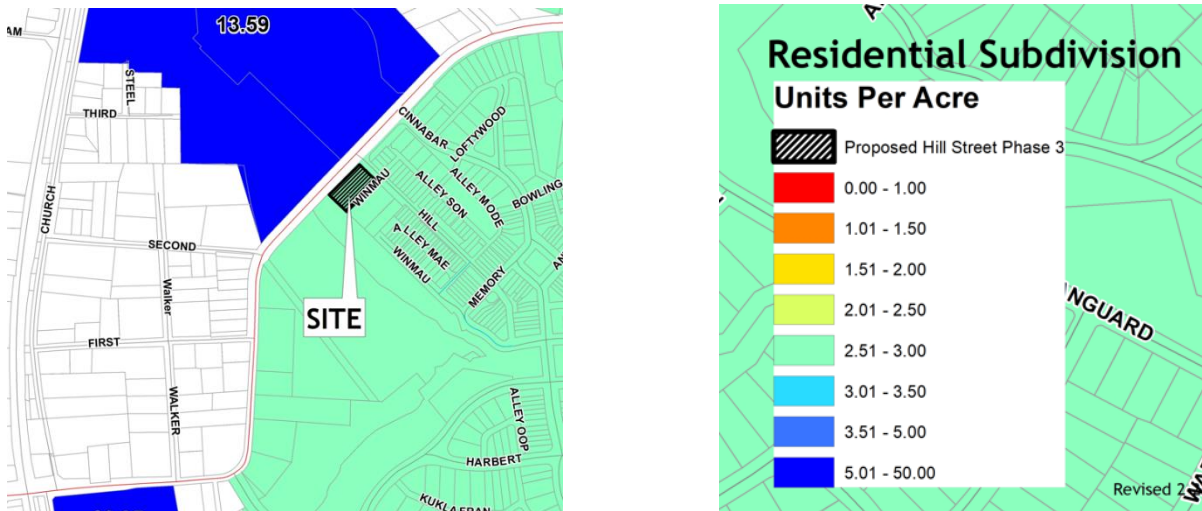
- The proposed Hill Street Subdivision Phase 3 plan lies completely within the “Mixed Use Center” Future Land Use Character Area of the 2040 Community Plan. The overall density of the entire Hill Street development, which includes three phases, is 18.78 DUA which appropriate in the Mixed-Use Center. The overall density of Vermillion, which includes the Hill Street development, is 2.63 DUA (also see page 4).
- **DT-2: Step down in intensity and density near established residential neighborhoods. Housing types that provide good transitions include townhomes, duplexes, triplexes, and other small-scale products.** Comment: The Hill Street Phase 3 subdivision plan is made up of six townhome lots and is adjacent to 4 additional townhomes to the east transitioning to single-family homes fronting on Cinnabar Place.
- **DT 6.1: Establish street and sidewalk requirements for new development in line with urban street design principles.** Comment: All sidewalk requirements will be met, and a ten-foot side path will also be added along Huntersville-Concord Road.
- **DT 9.1: Connect Torrence Creek Greenway to Holbrook Park and into and through Downtown.** Comment: The proposed sketch plan will accommodate the County’s planned greenway to connect to Downtown from the East. Conversations have been ongoing with the developer and a formal working agreement between the County & developer is tentatively scheduled to be in place when the preliminary plan is approved.
- **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.** Comment: The development is adjacent to a proposed greenway and is within 600’ of an urban open space on Cinnabar Place.

- **EOS 10: Improve bicycle and pedestrian facilities throughout Town.** Comment: The developer is proposing a ten-foot side path adjacent to the frontage along Huntersville-Concord Road which will support pedestrians & bikers in the vicinity. The subject property is located parallel to the County's planned greenway route through Town. Coordination between the developer, and the Town & the County should be implemented to accommodate the future greenway.
- **EOS 10.1: Implement the Bicycle and Pedestrian Committee's 30-by-30 plan. Connect all parks, schools, neighborhoods, major shopping into the Greenway System by 2030 incrementally over the next 10 years.** Comment: This project will help to facilitate the development of the County's greenway in the vicinity of Huntersville-Concord Road & Clarke Creek and help to connect surrounding neighborhoods to the greenway network. A side path along Huntersville-Concord Road will improve the conditions for bikers in the vicinity. Sidewalks along Huntersville-Concord, Hill Street, and Winmau Lane will also help to improve connectivity in the area.
- **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.** Comment: The proposed development is found within the Mixed-Use Center and is within two miles of the I-77/NC 115 corridor & is located 0.35 miles from NC 115.
- **LU 5.3: Support infill housing options near services, shopping, employment, and transit stations. Encourage infill development opportunities to increase housing options with proximity to nearby services, shopping, employment opportunities, and transit stations.** Comment: The proposed development is in close proximity to a planned future rail transit station and will provide the Town with infill housing close to services & employment opportunities. The planned Vermillion Village project, a mixed used venture featuring commercial & medical offices, is directly across the street from the proposed subdivision.
- **LU 7.1: Require all new development to adhere to the following design principles:**
 - All buildings shall front a public street or open space.** Comment: All lots associated with the proposed subdivision will front a public street or open space.
- **LU 9.1: In higher intensity areas including Mixed Use Centers, Activity Centers, the Town Core, and Moderate Density areas neighborhoods should adhere to the following design principles:**
 - All homes must front a public street or open space.
 - Front porches and recessed garages are encouraged.
 - On-street parking is required in new developments that have lot widths below 60'. Alley-loading is also encouraged in these cases. Comment: The proposed subdivision meets the design principles-as all lots front public streets or open space areas-while utilizing alleys in the overall design.
- **LU 10.1: Align housing options with resident needs and promote attainable housing options. Accommodate a mix of housing by type, tenure, and location to serve a growing and increasingly diverse population. Housing offerings should align with workforce opportunities, including management, professional positions, and service positions.** Comment: This development would provide six townhomes to support the growing demand for housing options within the Town.
- **LU 10.2: Continue to encourage a mix of lot sizes in new developments.** Comment: The proposed development offers two lot types. Phase II of Hill Street featured two lot types while Phase I included three lot types.
- **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 proposed plan will provide a ten-foot side path along Huntersville-Concord Road, which will help to improve the facilities for bikers along a very busy road.

2. Conformity.

The proposed development is part of the Vermillion subdivision which has an overall density of 2.63 DUA. The site is highlighted on the map below.

Density Map:



3. Access between Adjoining Properties.

The subdivision provides an additional connection between Winmau Lane & Hill Street enhancing the connectivity for Vermillion.

4. Relation to topography.

The street network and lot layout have been designed to respect the general topography of the site and works to integrate the proposed subdivision into the other phases of the townhome development found along Hill Street.

5. Mature trees and natural vegetation.

The proposed project is required to save 0 percent of the tree canopy, 0 percent of specimen trees and 100% of the heritage trees. All three of these requirements are being satisfied, as outlined in Part 2, Item 5 of this report.

6. Access to parks, schools, etc.

Veterans Park is located 0.5 miles from the proposed subdivision, and Holbrook Park is located approximately 1.3 miles from the site. Huntersville Elementary is also located 1.3 miles from the project site.

7. Discourage through traffic.

All streets are appropriately sized for residential traffic. The proposed subdivision will be served by an existing road network, including Hill Street. The narrow road network found along Hill Street & Winmau Lane coupled with the residential character of the area would not encourage cut-through 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 Hill Street Subdivision Phase 3 Sketch Plan have not been identified for a school. A future greenway is planned and will be accommodated by the proposed development.

12. Public Facilities

The parcels associated with the Hill Street Subdivision Phase 3 Sketch Plan have not been identified for a public facility.

13. Proposed street names

The street names for Hill Street Subdivision Phase 3 Sketch Plan will be provided 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 for review.

15. Proposed water and sewerage system.

A willingness to serve letter has not been provided at this time by the applicant due to Charlotte Water’s capacity issues. Please note, no building permits will be issued without the availability of water and sewer.

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

Streams are located adjacent to the site. However, none of the site is in a designated flood zone.

17. Open Space

Urban open space will be provided via the greenway. Also, the site is approximately 600’ from an urban open space on Cinnabar Place.

18. Impact of Development on Public Facilities

There is no indication the proposed subdivision will adversely impact public facilities. While this section of the Ordinance does not call for the specific consideration of impact to public schools (CMS), staff contacts Charlotte-Mecklenburg Schools (CMS) for an enrollment evaluation for all major subdivision requests. According to CMS, the development will generate one new student who will attend local schools. Two of the schools are currently facing overcrowding issues. A section of CMS’s report is provided below. See Attachment D: CMS Report.

<u>Schools Affected</u>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-eg)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
LEGETTE BLYTHE ELEMENTARY	53	50	871	822	106%	1	106%
JM ALEXANDER MIDDLE	48	54	938	1055	89%	0	89%
NORTH MECKLENBURG HIGH	116.5	108	2146	1989	108%	0	108%

PART 5: STAFF RECOMMENDATION

COMPLETENESS OF APPLICATION

Town Staff has reviewed the proposed Subdivision Sketch Plan and finds the application complete.

COMPLIANCE WITH APPLICABLE REQUIREMENTS

Hill Street Subdivision Phase 3 Sketch Plan complies with all applicable requirements and is supported by findings of fact outlined in Parts 2-4 of this report, with the following conditions:

- Urban open space greenway is coordinated with Mecklenburg County
- Stormwater plan is approved at the engineering Preliminary Plan stage.
- All other plan comments are addressed.

PART 6: PLANNING BOARD RECOMMENDATION

The Planning Board reviewed the request on Tuesday, March 22, 2022, and unanimously (9-0) approved the following motion: To Approve the Hill Street Phase 3 Sketch Plan as the Planning Board finds that the application is complete. The Hill Street Subdivision Phase 3 Sketch Plan complies with all applicable requirements and is supported by the Findings of Fact outlined in parts 2-4 of the Staff Report. The Planning Board recommends approval of the proposed subdivision sketch plan with the condition: 1) urban open space greenway (design & location) is coordinated with Mecklenburg County; 2) Stormwater Plan is approved with (Town) Engineering at the Preliminary Plan phase; 3) that all other minor site plan/redline comments are addressed.

PART 7: TOWN BOARD FINAL ACTION

The Town Board is tentatively scheduled to consider this request on Monday, April 18, 2022.

PART 8: ATTACHMENTS AND ENCLOSURES

- A – Subdivision Sketch Plan Application
- B – Proposed Hill Street Subdivision Phase 3 Subdivision Sketch Plan
- C – Neighborhood Meeting Report
- D – CMS Report

PART 9: 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.