



STAFF REPORT

CASE:	ZC17-8
EXISTING ZONING	R
PROPOSED ZONING	R (CD)
PROPERTY OWNERS:	KATHERINE HIGGINS, JERRY HELMS, LINDA ERLANDSON, JAMES MCWHIRTER
APPLICANT	BOB WIGGINS W/ MATTAMY HOMES
LOCATION	NEAR JEFFERSON COLONY, BARTLETT AND HWY 218
TAX PARCEL NUMBER	139-361-99, 139-061-01, 139-014-02, 139-014-01
REQUEST:	247 SINGLE FAMILY LOT SUBDIVISION

APPLICATION SUMMARY:

The applicant, Bob Wiggins of Mattamy Homes, is proposing a residential development with up to 247 single family lots, equivalent to approximately 2 units per acre. The site is 125.46 acres. The lot standards requested with this petition include a minimum lot size of 6,600 sq ft. The typical lot width is 55'. The setbacks are 20' front, 5/8' side and a 20' rear yard. The development proposal indicates connections at Statesman Drive and Liberty Hill Drive in the Jefferson Colony community. The proposal includes an entrance on Bartlett Road.

The applicant is following the general regulations of the Conservation Subdivision Ordinance (UDO 7.3.3). The applicant is requesting Conditional Zoning to permit flexibility regarding the lot standards. The ordinance requires a minimum 12,500 sq ft lots. The minimum lot width is 80'. The setbacks are 30' front, 8' side and 30' rear.

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

PLAN CONSISTENCY:

ZC17-8 appears to be consistent with the Land Use Plan. Although the Land Use Plan primarily emphasizes single family, large (20,000 sq ft) lots, the Plan includes guidance pertaining to Cluster regulations (pg 62). The clustering regulations described in the Land Use Plan closely resembles the development pattern presented with this petition, specifically the "density neutral" component.

*The Traffic Impact Analysis is under review.

RECOMMENDATION:

Favorable with recommended conditions:

1. Extend the future road connection to the stream bank (install sign at end of road stating future connection). We will entertain a payment in lieu option if the applicant prefers to dedicate right of way only and stop the pavement where indicated on the Zoning Plan. Right of way must be dedicated to the property line. Temporary construction easements shall be secured to accommodate the necessary

construction activity needed to extend the road when the adjacent property (Parcel #13936101) develops. Staff recommends the Board authorize Town staff to work with the applicant on the specific easement and payment in lieu option.

2. Add Note under Conditional Use Development Commitments listing the building materials
3. Add Note under Conditional Use Development Commitments, build 5' sidewalk up to bridge on Bartlett Road and along Fairview Road up to the existing sidewalk near Jefferson Colony Road
4. Add Note under Conditional Use Development Commitments: No construction traffic will be permitted on Jefferson Colony Road (Sec. 28-149. – Prohibition).
5. Revise Zoning Plan with a 5' sidewalk along the property frontage on Bartlett Road
6. If authorized by NCDOT, add a four-legged crosswalk at the Fairview and Jefferson Colony Road intersection. Crosswalk is likely dependent on a traffic signal*
7. Town approved barricades are required at Liberty Hill Drive and Stateman Drive. The barricades will be removed when authorized by Mint Hill Public Works