



# MEMO

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TO: Planning Board Members

FROM: Staff

RE: #S15-16 Kara Preliminary Plan, filed by John Champoux for 12 Lots; Located at 12309 Bain School Road; Tax Parcel #197-051-01

DATE: December 21, 2015

## **Preliminary Plan Request**

The applicant, John Champoux, is requesting approval of preliminary plans for the site located at 12309 Bain School Road. The property is ± 10.545 acres.

## **Staff Analysis**

The preliminary plans indicate lots will be served with public water and individual septic. The Mint Hill Unified Development Ordinance requires a minimum 30,000 sq. ft. lot standard. Setbacks of 60 ft. front, 30 ft. corner lot, 20 ft. side yard, and a 40 ft. rear yard apply. Each lot shall have a minimum 70 ft. of road frontage and a minimum lot width of 130 ft. measured at the minimum front setback line.

The preliminary plans appear to meet the above requirements with the exception of Lot 6 (see staff comment #5)

Note: The preliminary plans indicate a 50' right-of-way. Typically Mint Hill requires new streets to follow a 60' right-of-way cross section—however, the ordinance does allow for a right-of-way of 50', which is the minimum local residential street standard in the Mecklenburg County Land Development Standards Manual. Furthermore, the applicant is making use of an existing road surface and bringing it up to Mint Hill standards by adding curb and gutter and sidewalk.

Mecklenburg County Land Use and Environmental Services Agency will review the preliminary plans for sedimentation and erosion control, storm water, flood, and road profiles. The developer is responsible for submitting these plans to Mecklenburg County. Mint Hill planning staff will evaluate the approved engineering plans before granting final approval.

### **Recommended Conditions of Approval**

Staff recommends **approval** with the following corrections and conditions:

1. Mint Hill's approval is contingent upon approval from Mecklenburg County Land Use and Environmental Services Agency (LUESA).
2. Approval is contingent on utilization of public water.
3. *6.1.2 Lot Design Standards .A. Frontage on Streets. Each lot shall have frontage on a public street* (Lot 11 and 12). Approval of Lot 11 and 12 is contingent on acquiring the necessary property in order to extend the 50 ft r/w to provide the required public street frontage
4. The final plans shall indicate the 15% Undisturbed Open Space area in accordance with section 6.4.1 of the Mint Hill UDO.
5. Include side street setback (30 ft.) under Site Information
6. Lot 6- front setback is measured from Bain School Road (For corner lots the side with the smaller dimension is the established front yard).
7. Under Notes (first page) amend max height to read 35'
8. Add street trees to property frontage on Bain School Road
9. The future r/w for Bain School Road is 70 ft. Reference future r/w on plan and show r/w reservation.
10. Provide a site plan clearly showing proposed r/w and proposed property lines

Context Map

