



MEMO

TO: Planning Board Members

FROM: Staff

RE: #S16-17 Mint Hill Commons Preliminary Plat, filed by MHC Land Partners, LLC for 143 Lots; Located at Brighton Park Drive and Steamboat Drive, behind Publix Supermarket; Tax Parcel #s 195-182-31 and 195-182-55

DATE: November 21, 2016

Preliminary Plan Request

The applicant, MHC Land Partners, LLC, is requesting Preliminary Plat approval for property located at Brighton Park Drive and Steamboat Drive. The site consists of 41.053 acres. The site plan indicates ninety single family lots and fifty-three townhome lots for a total of one hundred forty-three lots. Please note the proposed pump station between lots 65 and 66. The station will be maintained by Charlotte Water.

Staff Analysis

The preliminary plans indicate lots will be served with public water and sewer. The property is located in the Downtown which allows up to six units per acre. The proposal indicates the *Street Lot* standards (4.1) for ninety lots and the *Townhouse* standards: (4.3) for the remaining fifty-three lots. The density, based on the 41.053 acre residential section, totals 3.48 units per acre.

Street Lot standards:

Setbacks:

Front Build-To Line: Ten (10) to twenty-five (25) feet.

Sides: The total of both side setbacks shall equal twenty (20) percent of the lot width at the frontage line, but shall not be less than 6 feet, except in new developments, where the entire setback may be allocated to one side).

Rear: Fifteen (15) feet.

Minimum Lot Width: Fifty (50) feet.

Driveway: The minimum length of any driveway shall be twenty-four (24) feet such that the surface area for outdoor parking of vehicles either in front of a closed residential garage or next to a residential structure on a parking pad shall eliminate situations where vehicles park on, over or across sidewalks.

Townhouse standards:

Setbacks:

Front (Maximum): Zero (0) to fifteen (15) feet.

Sides: Zero (0) feet (corner—six (6) feet).

Rear: Fifteen (15) feet from centerline of alley.

Parking and Vehicular Access: Primary vehicular access is provided using a rear lane or alley only. Off-street parking shall be located in the rear yard only. No curb cuts or driveways are permitted along the frontage.

The preliminary plans indicate four different road cross sections (see C0.0). The proposed roadways have been reviewed by staff and appear to meet the appropriate standards. Staff is working with the applicant on installing signage for Alta Lane and Bretton Woods Drive to restrict on-street parking to one side.

Mecklenburg County Land Use and Environmental Services Agency will review the construction plans for sedimentation and erosion control, storm water, flood, and road profiles. The applicant is responsible for submitting these plans to Mecklenburg County. Mint Hill staff will review the construction plans to assure compliance before grading begins.

Staff Recommendation

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

1. All residential structures will meet the requirements specified in the Downtown Code and as required by condition in the original rezoning (ZC13-4). Building permits will be processed administratively.
2. According to ZC16-7 (deferral request for the sidewalk on Lawyers Road), the Planning Board and applicant were to discuss the sidewalk construction on Lawyers Road—specifically connecting the sidewalk construction to Phase 1 of the development.
3. The details for landscaping (including the “subtle buffer”, common areas and Lawyers Road), signage, on-street parking designation and common open space configuration will be finalized administratively before final approval of the construction plans.
4. Staff recommends a public greenway easement. The greenway easement will need to be documented at the time of processing the final plat. Generally the easement will provide Mint Hill access to the areas within UOS-1 and UOS-2 for the purpose of constructing a greenway for general public use, based on page 6 of the Downtown Master Plan.
5. Approval is contingent on Charlotte Water accepting the pump station and related infrastructure associated with the sewer.