



September 12, 2016

Joe Roy
Meeting Street Companies Inc.
1930 Abbott Street
Charlotte, NC 28203

RE: REZ 04-16 - Antiquity Woods – Rezoning Plan Comments

Dear Mr. Roy,

The Town of Cornelius has coordinated our first review of your project referenced above and located on South St. in Cornelius. Please address these comments and incorporate them into any future revisions and submittals.

1. Density

This project is currently proposed at 6.58 units per acre. This proposal exceeds both the Town Code allowance of 3 units per acre and the Land Use Plan guidance of 4 units per acre. While the Land Use Plan is a policy/guide, staff utilizes the Plan for the purposes of developing recommendations on proposed projects. When a project is proposed that exceeds the policy, staff looks to comments from both Pre Development Committee and the public. Staff has not heard any solid support for increased density to date, therefore, staff cannot recommend approval of the project, based on the density proposed.

2. Traffic Impact Assessment (TIA)

The TIA is underway. Often, the TIA may contribute to the development of final opinions regarding density, connectivity and general development safety.

3. Connectivity

The Town Code requires connectivity. While there are no direct streets available to connect to, it is customary to provide stub areas that future developments can connect to. After much evaluation, staff is recommending that a right-of-way stub be provided on the west property line, located such that it will touch both adjoining properties to the west (parcels 00706208 and 00706214), where their property line intersects with the project property. This is believed to be the most appropriate point of connectivity due to topography and the opportunity to potentially connect with either or both properties to the west, should development occur.

4. Landscaping, Environmental and Open Space

- a. Please provide a plan sheet that shows the site plan overlaid on topographic contours. Per chapter 9.3.1 of the Cornelius Land Development Code please show all areas

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TOWN MANAGER

ANTHONY ROBERTS



with slopes 15% or greater. Code requirements specifically call out these areas to remain undisturbed if at all possible.

- b. If units are proposed to be located on steep slopes please confirm construction methods that will be used to preserve the vegetation and minimize grading.
- c. At a minimum provide descriptions of each area of the development designated as open space. The description should at a minimum provide information on the presence of undisturbed open space, improved open space (improved in what way), and any proposed recreational amenities.
- d. In TRC the applicant mentioned including an internal trail network as part of the development. Please provide some information or a conceptual layout of potential trails within the development.
- e. Conceptual landscaping for the development is shown on the illustrations provided with the rezoning package. More details regarding the landscaping that will be implemented as a part of this development will be required for the planning board packet.
- f. The Mooresville to Charlotte Trail is planned to parallel and cross the creek that is on this property. A greenway trail right-of-way and cross section shall be shown. Dedication of land to accommodate this is required per preliminary plans for this greenway section. A 10' wide concrete multi-use path connection to Cornelius' Antiquity Greenway will be required to replace the existing sidewalk.
- g. Per section 9.3.3 of the Land Development Code an environmental survey will be required to be submitted with plan revisions. The requirements of this survey are found in section 9.3.3.

5. Streets and Parking

- a. Are sidewalks provided on the "Private Alley"? How do pedestrians get from those homes served from the private alley to the main streets?
- b. Please provide details about parking for residents: which units have parking associated with them, parking for the units above the tavern, which units have and don't have garages, parking for units without garages, etc., Whether final parking is actually striped in the field or not, staff is requiring a plan that delineates all parking and that accurate counts be provided. Parking for the tavern/inn guest should be addressed in plan revisions
- c. Driveway access to units 86, 87, 88, 93, 98 and 107 is not clear. Please provide more definition on any revisions. Provide details regarding driveway access for all units.
- d. Provide bike parking provisions on the site plan for the tavern.
- e. How will emergency vehicles be guaranteed access to all residents in the development? Please coordinate with the Fire Chief to ensure emergency vehicle access is preserved and provided to all units. Specific attention should be given to access concerns (if vehicles are parked on street), as well as access concerns at dead end streets.



- f. Hydrants should be located on all street corners where private alleys intersect streets B and C. Per the Fire Chief, more hydrants above the required number will be needed to service this development based on the layout and the style of construction.
 - g. Please provide street names.
 - h. Site triangles shall be shown at the street connection of the proposed development to South Street. Appropriate site distance must be determined and shown for all traffic movements based on the current intersection location.
 - i. The proposed street for units 1,2,3 and 4 will not be acceptable without some form of a hammerhead or cul-de-sac.
6. General Comments
- a. Please provide a location for a cluster mailbox as required by the postmaster
 - b. Coordinate with ElectriCities to provide a utility easement for continued utility system development. ElectriCities has indicated a need for a 10 foot easement. This will be noted as a condition and should be shown on the plan.
 - c. Please confirm the provision for private trash service in the plan notes.
 - d. Please show street lights on the plan and provide preliminary lighting details.
 - e. It has been noted that the units above the tavern are part of a bed & breakfast. These units do not count in the residential unit count, but should be noted separately as a bed & breakfast with x number of rooms. The actual size of the commercial space in the tavern should also be noted.
 - f. Please provide a breakdown of each residential unit type on the site plan.
 - g. There is a legend category on the site plan for "proposed sidewalk" but it is not shown on the plan.
 - h. A color site plan depicting this development will be required to be submitted for the Planning Board meeting.

Please be aware that staff will be providing more feedback throughout this process.

Please call or email me if you have any questions.

Sincerely,

Will Washam
Senior Planner
wrwasham@cornelius.org

CC: Wayne Herron, AICP – Planning Director