MEMORANDUM

TO: Mayor and City Council Members

FROM: Eddie Buffaloe, Interim City Manager

CC: Carter M. Thompson, Community Development Director

DATE: November 20, 2020

REF: Consideration - Call for a Public Hearing for SUB 05-19 – Stockbridge at Tanglewood Phases 3 & 4 submitted by Land Planning Solutions for development of Stockbridge at Tanglewood Phases 3 & 4 located at Halstead Boulevard Extended and Mount Everest Drive South. The applicant is requesting preliminary plat approval for 178 single family lots

BACKGROUND:

This request is for the City Council to call for a Public Hearing to be held December 14, 2020 to consider approval of SUB 05-19 Stockbridge at Tanglewood Phases 3 and 4. These phases encompass approximately 58 acres of land and will be subdivided into 178 single family lots. These phases are located at the southern end of Mount Everest Drive South. The development of Phases 3 and 4 will provide six street connections to Phases 1 and 2 was well as the future phase of Parkway South at Tanglewood to the west.

ANNALYSIS:

In 2008, the Stockbridge at Tanglewood property was annexed into the City; and a sketch plan was approved. The initial Sketch Plan for this development encompassed 425 single-family lots and 13 commercial lots, and one multi-family parcel. In 2009 the Stockbridge development absorbed eight commercial lots from Parkway South at Tanglewood, bring the total of commercial lots to 21. The sketch plan was amended again in December 2015 to incorporate a parcel located within Phase 5 to the existing Parcel 3. With this amendment, the number of commercial lots for the subdivision was reduced from 21 to 20.

The preliminary plat for Phases 3 and 4 was initially to be reviewed at the June 23, 2019 Technical Review Committee (TRC) meeting. During the TRC review a few items came up that needed to be resolved. In December 2019 Rich Olson and the developer, SAT Dev resolved the outstanding issues. It was settled that the future road along the western boundary would not be required to be constructed nor was there a need for a bond. It was agreed that in lieu of constructing an eight-foot wide trail along

the southern boundary, that a 20' trail easement and rough grading for a future trail. Mount Everest Drive South shall be constructed to the western boundary prior to the recordation of the final plat for either Phase 3 or Phase 4. Due to not fully addressing all of the Public Utility comments from the earlier review, a motion was made to table the project until all of the Public Utility comments have been addressed. Since that time, all of the TRC comments have been addressed and the state permit secured. The street will be built to NCDOT standards. Public water, sewer and electric services will be provided by the City of Elizabeth City. Two new detention ponds, a tot lot., and an eight-foot wide multi-purpose trail will be constructed with these phases and will be perpetually maintained by the Property Owners Association.

The Planning Commission considered the application during their regularly scheduled November 3, 2020 meeting. There were no public comments. The Planning Commission unanimously recommended conditional approval based the following recommendations:

1. Prior to final plat approval:
    a. Mount Everest Drive South shall be constructed to the western boundary prior to the recordation of the final plats of either Phase 3 or Phase 4
    b. A copy of the supplemental Property Owners conditions, covenants, and restrictions shall be submitted for review prior to recordation
    c. The future eight-foot wide trail along the southern boundary shall be rough graded;
    d. Vehicular access from Sun Gro Drive to the existing farm path shall be provided;
    e. Provide adequate fire hydrant protection for the development; and
    f. A fee in the amount of $48,000 shall be paid into the City's Park and Recreation fund.

STAFF RECOMMENDATION:

By motion, call for a Public Hearing to be held on Monday, December 14, 2020 at 7:00 p.m. in Council Chambers of the Gardner Municipal Building, located at 306 E. Colonial Avenue, to gather citizen input regarding the preliminary plat approval for Stockbridge Phases 3 and 4.

City Council Meeting

November 23, 2020

Stockbridge at Tanglewood Phases 3 & 4

Preliminary Plat

Owner/Developer:

SAT-Dev. LLC
1001 Scenic Parkway, Suite 104
Chesapeake, VA 23323
(757) 523-2569

Applicant:

Land Planning Solutions
5857 Harbour View Blvd., Suite 202
Suffolk, VA 23435
(757) 935-9014

Item: Stockbridge at Tanglewood Phases 3 and 4, Preliminary Plat for 178 Residential Lots

Parcel Information: Tax Map P56A, Parcel 1A

Zoning District: Residential R-8

Location/Description:

Phases 3 and 4 encompasses approximately 58 acres of the 213 acre Stockbridge at Tanglewood development. The site is located in the Halstead Boulevard Extension Overlay District on the south side of Halstead Boulevard at the intersection of Mount Everest Drive South. These two phases of the development are bounded by Mount Everest Drive South to the west, Regent Street to the north, and London Street to the east. This portion of Stockbridge is adjacent to the eastern portion of the future Parkway South at Tanglewood subdivision.

Narrative:

The Stockbridge at Tanglewood project is comprised of 213 acres to be developed as 425 residential lots, 21 commercial lots, and a 14-acre lot for multi-family development. Through the major subdivision process, the owners are seeking Preliminary Plat approval for 178 single family residential lots with an additional four lots for open space and detention pond uses. The total acreage of Phases 3 and 4 is approximately 58 acres. These phases of the subdivision will have a gross density of 3.1 units per acre with an overall density of 3.0 for the complete development. Phases 3 and 4 are the last two phases of the Stockbridge project to be developed.

The residential portion of the project is being developed as a cluster development that allows for the R-6 zoning standards. Since the cluster development allows for a lot size reduction from 8,000 square feet to 6,000 square feet, the excess lot area is to be placed into common open space areas. The Unified Development Ordinance (UDO) requires that at least 15% of the cluster development area be placed into common open spaces areas, which this requirement has been meet. In Phases 3 & 4 the cluster lots range in size from approximately 6,600 square feet to 11,500 square feet with an average lot size of approximately 7,800 square feet. In addition to the 15% open space requirement, the UDO mandates that all residential developments are required to make a park and recreation space dedication, or a pay a fee in lieu of the public dedication.

In the earlier phases of the development, a multi-purpose trail, clubhouse, pool, and tot lot were constructed for the enjoyment of residents of the development. In conjunction with the development of Phase 2, a 1.4-acre community park with a gazebo and seating will be constructed as well as extending the multi-purpose trail. The multi-purpose trail improvements will include landscaping, benches, and lighting.

Phases 3 and 4 of the subdivision will have six street connections to the existing phases of the development. A connection is provided to Mount Everest Drive South which connects directly to Halstead Boulevard Extended to the north. Along the western boundary a street right-of-way will be dedicated from Mount Everest Drive South to the adjacent land at the southern boundary, the railroad right-of-way and the Barry property. It is envisioned that this future street will eventually be developed as a connection to US Highway 17 South to service the Tanglewood area.

A master drainage plan has been developed for the project and approved by the NC Department of Environment and Natural Resources. The development of Phases 3 and 4 will require the construction of two additional detention ponds. The stormwater overflow from the ponds is diverted into an existing ditch alongside of the railroad tracks. Perpetual maintenance of the detention ponds and drainage facilities is the responsibility of the Home Owners Association.

Technical Considerations:

This project was initially to be heard at the June 23, 2019 TRC. During the TRC review a few items came up that needed to be resolved. One of the issues that needed to be resolved was if the street improvements for the future street right-of-way along the western border were to be constructed or have a bond posted for the future street improvements. The other items under discussion were the installation of a multi-purpose trail along the southern boundary, adjacent to the railroad, and the extension of the Mount Everest street improvements to the western boundary. In December 2019, City Manager Rich Olson met with the Bill Darden of SAT DEV LLC, the developer of the Stockbridge project. It was settled that the future road along the western boundary would not be required to be constructed and that there was no need for a bond. It was agreed that in lieu of constructing an eight-foot wide trail along the southern boundary, that a 20’ trail easement and rough grading for a future trail would be provided. Mount Everest Drive South shall be constructed to the western boundary prior to the recordation of the final plat for either Phase 3 or Phase 4.

On June 23, 2020, the Preliminary Plat for Phases 3 and 4 was reviewed at the monthly TRC meeting. At that meeting, the Preliminary Plat was granted conditional approval. There was discussion regarding:

- The Electric Department's need for access to the power transmission lines (at the southern boundary) for maintenance. This power line services the Pavilions and the Tanglewood developments;
    - The developer will provide a 20' utility and access easement. For access, there is an existing farm road which runs adjacent to the railroad;
- With the continued development in the Tanglewood area, the Fire Department has a concern with the water pressure in the area;
- State permits for the sanitary sewer, stormwater management, and erosion control have been issued;
    - The permit for the waterline improvements was issued in July 2020;
- The Public Utilities TRC comments from the review of the June 2019 submittal have not been fully addressed. The comments were on various topics that included concerns with adequate velocity for the sanitary sewer, to drainage and erosion control items, and plant diversity for the stormwater ponds.
- The Public Utilities Director made a motion to table the project until the Public Utility comments have been fully addressed. The motion was passed.

It is anticipated that Phases 3 and 4 will generate approximately 0.8 schoolchildren per household for a total of 143 schoolchildren. The Pasquotank-Elizabeth City School Board has been duly notified of the proposed subdivision. No comments were received.

In the earlier phases of the development, a multi-purpose trail, clubhouse, pool, and tot lot were constructed for the enjoyment of residents of the development. In conjunction with the development of Phase 2, a 1.4-acre community park with a gazebo and seating will be constructed in addition to extending the multi-purpose trail along the western boundary down to Pond 2 located at the southeast corner of the project. The trail improvements will include landscaping, benches, and lighting.

In Phase 4 there will be an eight-foot wide multi-purpose trail that will surround detention Pond 4 in the southeast corner of the subdivision. There will be a tot lot constructed in a 11,000 packet park. Along the southern boundary, adjacent to the railroad right-of-way, a 50-foot-wide open space buffer is being dedicated. Within this buffer area the developer has agreed to dedicate a 20-foot trail easement to the City and provide rough grading for a future eight-foot wide. It is envisioned that as the area grows, there will be a demand for additional multi-purpose trails that will interconnect at which time the City will construct it.

The Home Owner's Association will be responsible for the maintenance of the common amenities including the open space areas and the multi-purpose trail. City Council's policy is that all new residential developments will share in the expense of providing recreational facilities to the new residential areas. Residential developments are required to dedicate land to the City for parks and recreation or pay a fee in lieu of the dedication. Based upon 178 residential lots, the parks and recreation requirement is 1.6 acres.

The developer is requesting that a fee be paid to the City in lieu of dedicating the required parks and recreation area or constructing a trail along the southern boundary. It is at the discretion of City Council (UDO, Section 10-7.16 D) as to whether the fee in lieu is acceptable, or if a dedication of 1.6-acres for public parks and recreation will be required.

The Parks & Recreation Fee in Lieu for Phases 3 & 4 is:

(178 DU x 3.6 people) x 108.9 sf/person + 69,783 sf or 1.60 acres

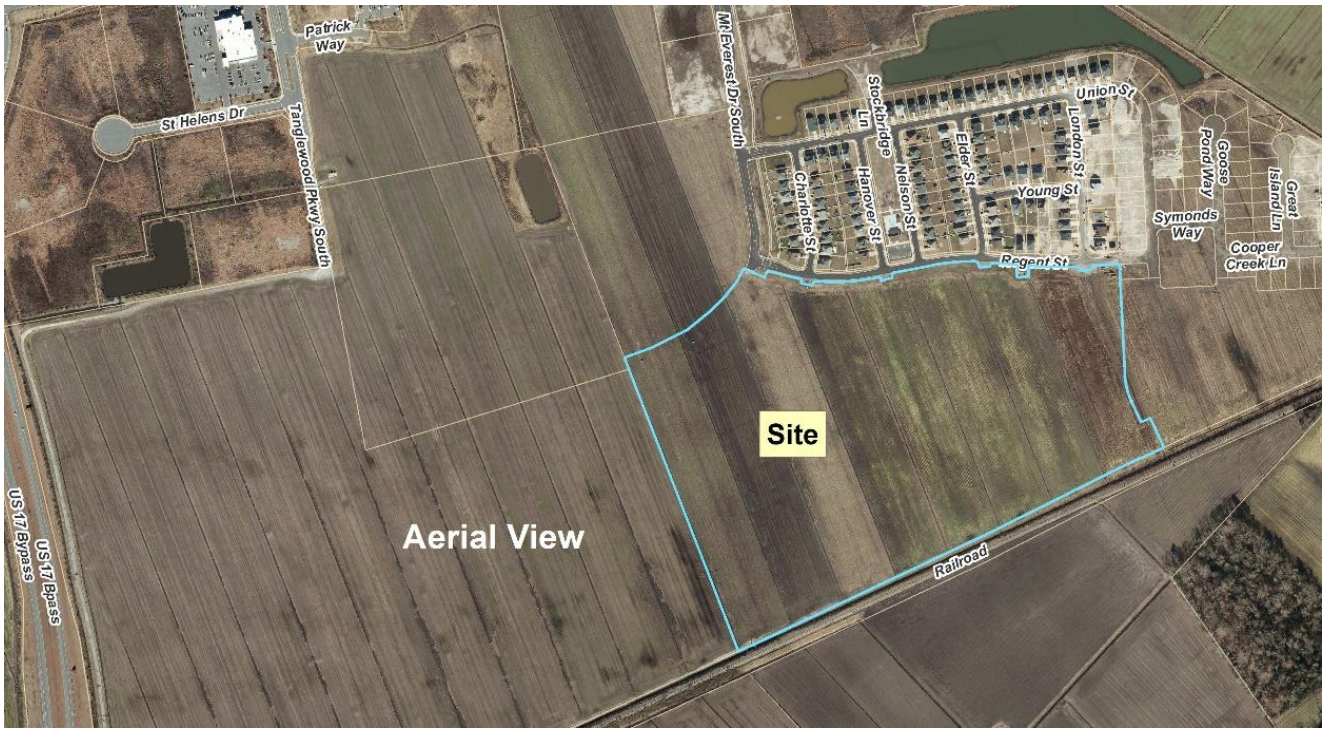
1.60 acres x $30,000 assess value per acre = $48,000 or $270 per lot

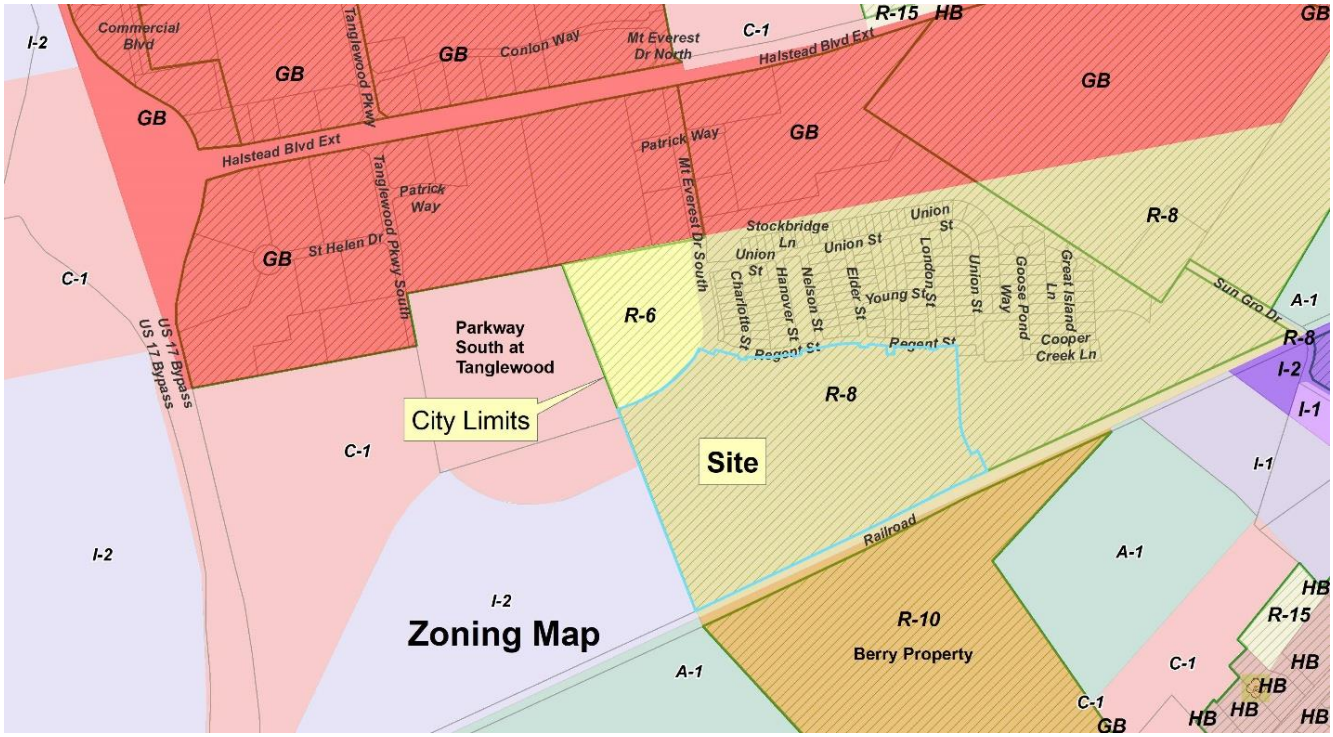
Recommendation:

All of the TRC comments and concerns have been addressed. All of the required state permits have been secured. Staff recommends **approval** with the following conditions:

2. Prior to final plat approval:
    a. Mount Everest Drive South shall be constructed to the western boundary prior to the recordation of the final plats of either Phase 3 or Phase 4
    b. A copy of the supplemental Property Owners conditions, covenants, and restrictions shall be submitted for review prior to recordation
    c. The future eight-foot wide trail along the southern boundary shall be rough graded;
    d. Vehicular access from Sun Gro Drive to the existing farm path shall be provided;
    e. Provide adequate fire hydrant protection for the development; and
    f. A fee in the amount of $48,000 shall be paid into the City's Park and Recreation fund.

On November 3, 2020, the Planning Commission heard this case and recommends approval based upon staff recommendations.


Patrick Way
St Helens Dr
Tanglewood Pkwy South
Mt Everest Dr South
Stockbridge Ln
Union St
London St
Goose Pond Way
Great Island Ln
Charlotte St
Hanover St
Nelson St
Elder St
Young St
Symonds Way
Cooper Creek Ln
Regent St
Site
Aerial View
US 17 Bypass
US 17 Bypass
Railroad


I-2
Commercial Blvd
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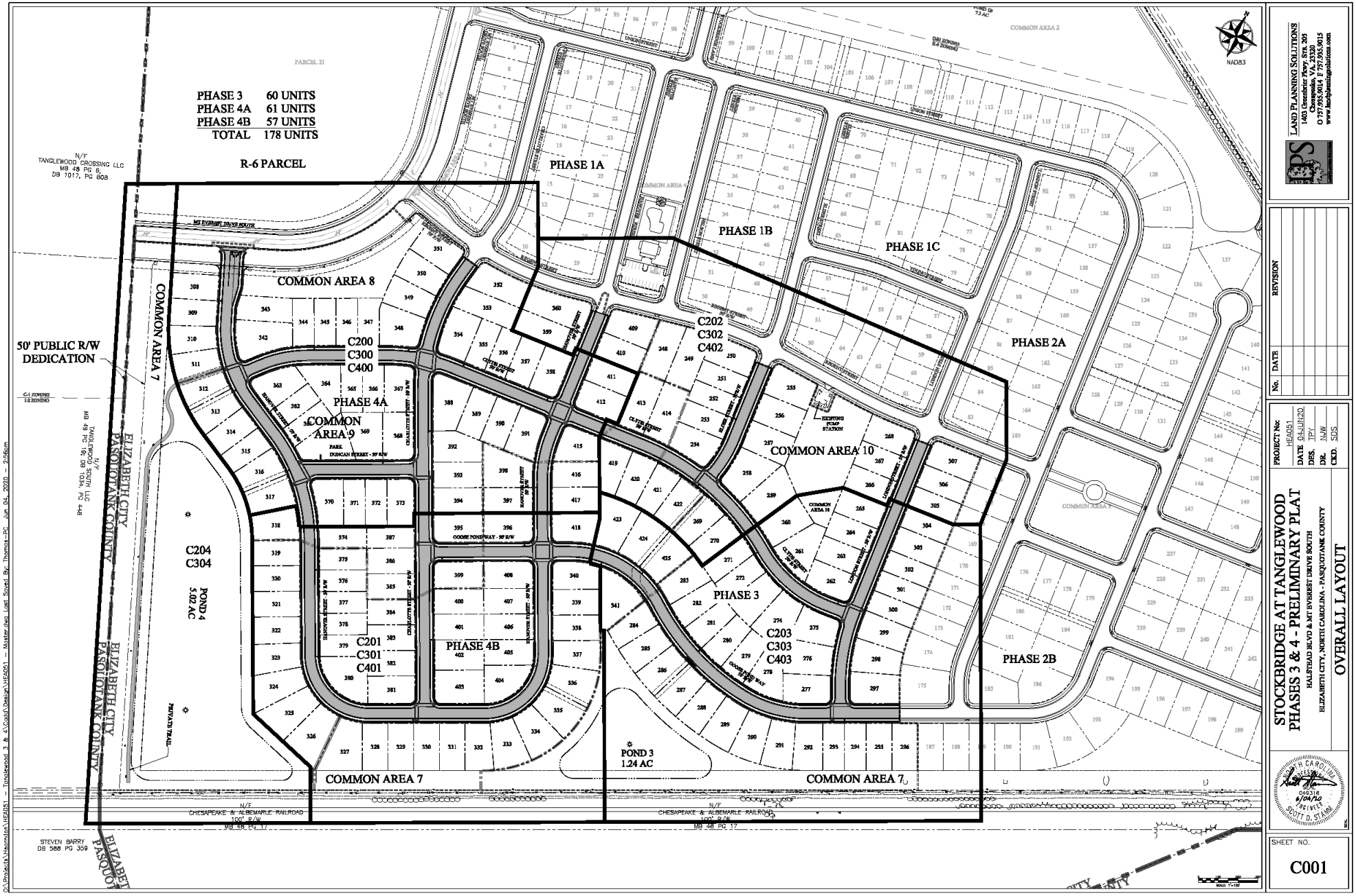
Tanglewood Pkwy
Conlon Way
Mt Everest Dr North
C-1
R-15
HB
Halstead Blvd Ext
Patrick Way
Mt Everest Dr South
Stockbridge Ln
Union St
London St
Goose Pond Way
Great Island Ln
Cooper Creek Ln
Sun Grd Dr
R-8
A-1
I-2
I-1
R-6
Parkway South at Tanglewood
City Limits
Site
Railroad
US 17 Bypass
Zoning Map
R-10
Berry Property
HB
R-15



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No.	DATE	REVISION

PROJECT No: HEA051
DATE 04JUN20
DES. TPY
DR. NJW
CKD. SDS

STOCKBRIDGE AT TANGLEWOOD
PHASES 3 & 4 - PRELIMINARY PLAT
HALSTEAD BLVD & MT EVEREST DRIVE SOUTH
ELIZABETH CITY, NORTH CAROLINA - PASQUOTANK COUNTY
OVERALL LAYOUT

NORTH CAROLINA
049316
ENGINEER
SCOTT D. STAMM

SHEET NO.
C001