TO: Mayor and Members of the City Council

FROM: Rich Olson, City Manager
Matthew Schelly, Community Development Director

DATE: February 21, 2019

REF: Consideration – Call for Public Hearing for Approval of the Preliminary Plat for Stockbridge at Tanglewood Phases 5 to 8, SUB 07-18

BACKGROUND:
This request is for the City Council to call for a Public Hearing to be held Monday, March 11, 2019 to consider approval of SUB 07-18 for Stockbridge at Tanglewood Phases 5 to 8. These phases encompass approximately 47 acres of land and will be subdivided into of 14 commercial lots and one 14-acre multi-family parcel. The commercial lots are located at the eastern and western ends of Patrick Way. The multi-family parcel is located on Mount Everest South. The development of Phases 5 to 8 will provide street connectivity to the Sunnyside Management Inc. property to the east and future phases of Parkway South at Tanglewood to the west.

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

To date, the Stockbridge development has received Preliminary Plat approval for Phases 1 and 2. There are 241 single-family lots and six commercial lots within these two phases.
The Preliminary Plat for Phases 5 to 8 was reviewed and conditionally approved during the November 28, 2017 TRC meeting. Since that time, all of the TRC comments and concerns have been addressed, and all of the required state permits have been secured. The streets will be constructed to City and NCDOT construction standards and will be dedicated to the City. Public water, sewer, and electric services are to be provided by the City of Elizabeth City. A new detention pond will be constructed in conjunction with these phases and will be perpetually maintained by the Property Owners Association.

The Planning Commission considered this application during their regularly scheduled February 5, 2019 meeting. There were no comments from the public. The Planning Commission unanimously recommended approval based upon staff recommendations.

**STAFF RECOMMENDATION:**

By motion, call for a Public Hearing to be held on Monday, March 11, 2019, directly following the public comment period, for the purpose of gathering public input on the approval of the Preliminary Plat for SUB 01-18, Stockbridge at Tanglewood Phases 5 to 8.
MEETING DATE:  February 5, 2019

ITEM:  Stockbridge at Tanglewood Phases 5 to 8 Preliminary Plat for 14 Commercial Lots and 1 Multi-Family Parcel

LOCATION/DESCRIPTION:
The 213-acre site is located on the south side Halstead Boulevard approximately 1,900’ west of the intersection of Tanglewood Parkway and is adjacent to the western portion of the Parkway South at Tanglewood subdivision. Phases 5-8 encompass approximately 47 acres of the development.

TAX ID:  Tax Map: P56A  Parcel: 9 and Portion of 1A

ZONING DISTRICT:  Residential R-6 & General Business GB

OVERLAY DISTRICT:  Halstead Boulevard Extension Overlay

OWNERS/DEVELOPER:  APPLICANT/AGENT:
SAT-Dev. LLC  Land Planning Solutions
1001 Scenic Parkway, Suite 104  5857 Harbour View Blvd., Suite
202
Chesapeake, VA  23323  Suffolk, VA  23435
(757) 523-2569  (757) 935-9014
LAND USE / ZONING OF SURROUNDING PROPERTY:

NORTH: Halstead Blvd. & Tanglewood Pavilions Commercial Lots - Zoned GB

SOUTH: Single Family Homes and Future Phases of Stockbridge – Zoned R-8

EAST: Cropland – Zoned GB

WEST: Cropland & Future Phase of Parkway South at Tanglewood – Zoned GB and County C-1

FLOOD ZONE: The project is located outside of the 100-year flood zone

NARRATIVE OF REQUEST

Through the major subdivision process, the owners are seeking Preliminary Plat approval for 14 commercial lots located on approximately 29 acres and one 14-acre multi-family site to be developed at a later date. A portion of the multi-family lot will be occupied by a stormwater maintenance pond. The total acreage of Phases 5 to 8 of the development is approximately 47 acres. The commercial portion of these phases has a density of 0.5 units per acre while the multi-family lot has a maximum allowable density of 12 units per acre. The Unified Development Ordinance (UDO) mandates that residential developments are required to make a park and recreation space dedication, or a pay a fee in lieu of the public dedication. The amount of land required for parks and recreation will be determined when the multi-family lot is proposed.

The development of Phases 5 to 8 will provide street connectivity to the Sunnyside Management Inc. property to the east and a future phase of Parkway South at Tanglewood to the west. These phases of the subdivision will have two street connections to the existing Phases 1 and 2 of the development which connects to Halstead Boulevard Extended via Mount Everest Drive South. Along the western property line adjacent to
Parkway South at Tanglewood, a street right-of-way will be dedicated to the land directly south, the Barry property. It is envisioned that this will eventually be developed as a connection to US Highway 17 South.

The first phase of the development is comprised of 124 single family homes and six commercial lots. The recreational facilities developed with this phase was a multi-purpose trail, clubhouse, pool, and tot lot were constructed for the residents of the development. As Phase 2 is being developed there will be a 1.4-acre lot developed as an open space area for the residents. Throughout the development, the Home Owners Association is responsible for the maintenance of the detention ponds, open space areas, multi-purpose trail, clubhouse and pool. There will be additional open space areas dedicated with the development of the remaining residential phases.

The development was a satellite annexation and is located in an area that lacked City water. The City has an agreement with Pasquotank County to allow County water service to the project. All waterlines within the subdivision are City waterlines. A 12” force main has been constructed by the city to serve the developments along the Halstead Boulevard Extension and the surrounding area.

The development is located within the Halstead Corridor Overlay District. The overlay district imposes design guidelines over the entire district. For commercial developments the design standards include architectural, parking layouts, and ground sign standards, in addition to streetscaping, underground utilities, and encouraging pedestrian traffic.
BACKGROUND

The site was annexed into the City on April 28, 2008 and was zoned Residential R-8, R-6 and O&I, Office & Institutional. The initial Sketch Plan for this development encompassed 425 single-family lots, a multi-family parcel, and 13 Office & Institutional lots. The Sketch Plan for the development was presented to the Technical Review Committee (TRC) on August 26, 2008 and was conditionally approved. An amended Sketch Plan was presented for administrative TRC review in April 2009. The amended Sketch plan incorporated approximately one-half of the second phase of Parkway South at Tanglewood. The amended Sketch Plan added an additional eight lots with a GB zoning for a total of 21 commercial, office & institutional lots. On April 24, 2009, final approval for the Amended Sketch Plan was granted by the Planning Director after a TRC review. In September 2010, the O&I portion of the project was rezoned to GB, General Business. In conjunction with the development of the Lidl grocery store site, the Sketch Plan was amended again in December 2015 to incorporate a parcel located within Phase 5 into the expansion of the existing Parcel 3. With this amendment, the number of commercial lots for the subdivision was reduced from 21 to 20.

On November 28, 2017, the Preliminary Plat for Phases 5 to 8 was reviewed at the monthly TRC meeting. At that meeting, the Preliminary Plat was granted conditional approval. There was discussion regarding:

- Extending the sanitary sewer down Mount Everest South to the subdivision’s western boundary to provide for a future connection to Parkway South at Tanglewood;
- Extending the Patrick Way right-of-way to the Sunnyside Management Inc. property;
- Locating the stormwater pond on a common lot with an access easement to a public right-of-way;
- Providing an overall grading and drainage plan and the need for a discussion regarding the stormwater drainage;
- The Fire Department had concerns with the pavement width for Stockbridge Lane;
- On the east end of Patrick Way, it was noted that the right-of-way was not extended to the eastern boundary and an adequate turnaround for fire equipment was lacking;
- Pedestrian crosswalks are to be added to all intersections crossing Mount Everest; and
- A trail will be provided around the detention pond.
TECHNICAL CONSIDERATIONS

STREETS:

Access to the property is from Mount Everest Drive South via Halstead Boulevard Extension on the northern border of the project. In the NCDOT 2016 Pasquotank County Comprehensive Plan, Halstead Boulevard is classified as a Boulevard in the local thoroughfare system. The purpose of Boulevards is to provide moderate mobility with moderate access, volume, and speed. This type of road has limited access which is typically managed by the use of medians with crossovers.

All streets will be built to NCDOT Design and Construction Standards. The developer plans to dedicate the streets within this development to the City of Elizabeth City. Interconnectivity to the adjacent subdivision to the west, Parkway South at Tanglewood, will be provided by Patrick Way.

The road improvements at the eastern end of Patrick stop a few feet before the 12-foot-wide major drainage ditch which traverses the eastern subdivision boundary adjacent to the Sunnyside Management property. There will be a bond posted to pay for the future extension of the road across the ditch to the eastern boundary. At the far northeastern corner of the development there will be a 100’ right-of-way dedicated to provide future connectivity from Halstead Boulevard to the Sunnyside Management Inc. property. As shown on the Sketch Plan above, there will be a 50’ right-of-way dedicated along the southern portion of the western boundary of the development to provide future connectivity to the properties to the south and west. This right-of-way will most likely be extended out to US 17 South once the Berry property to the south of the site is developed. When the property to the west of the site is developed, the total right-of-way width shall be 100’.

In August 2008, a Traffic Impact Analysis (TIA) was prepared for the proposed development and submitted to NCDOT for review and comment. As recommended in the TIA, NCDOT is requiring that a traffic light be installed at the intersection of Halstead Boulevard and Mount Everest Drive and that it be interconnected and coordinated with the traffic light at Tanglewood Parkway. The traffic light is required when approximately 50% of Phases 1 & 2 of the Stockbridge development is built out. Under the TIA, the developer was to pay for 100% of the installation cost. Prior to the meeting the required 50% build-out, Tanglewood Pavilion Shopping Center was approved for development. In conjunction with the development of the shopping center, the City and Thompson Thrift entered into a development agreement where Thompson Thrift would pay half of the cost for the Mount Everest Drive traffic light installation.

With the complete build out of the Stockbridge Development, the southbound lane of Mount Everest Drive South will need to be modified to receive two left turn lanes of traffic from westbound Halstead Boulevard.
Extended. The second lane can drop for the proposed left turn lane at Union Street.

**DRAINAGE:**

The NC Dept. of Environment and Natural Resources has issued a stormwater drainage permit for these phases of the development. The majority of the site’s existing farm ditches will be filled and drainage will be accommodated by means of five detention ponds to be located throughout the development. The stormwater overflow is diverted into an existing field ditch that runs southward to Sun-Gro Drive and discharges into the existing ditch alongside of the railroad tracts.

Perpetual maintenance of the detention ponds and drainage facilities is the responsibility of the Home Owners Association. The Association was formed in conjunction with the development of Phase 1. The applicant has secured the necessary state stormwater permit for these phases of the development.

**UTILITIES:**

Public water, sewer and electric services are provided by the City of Elizabeth City. To service the development a wastewater pump station was constructed with Phase 1. Water for the subdivision is provided via a connection to the County water line running down Halstead Boulevard. From the connection onward, the waterlines belong to the City.

The waterline will be extended on Patrick Way and Mount Everest South to the western boundary to provide for future connections to Parkway South at Tanglewood. At the eastern end of Patrick Way, there is a blow off valve on the waterline to allow a future connection to the Sunnyside Management Inc. property. The necessary state permits to construct both the sanitary sewer and water facilities have been secured.
**PARKS and RECREATION SPACE:**
The commercial lots are not required to dedicate any parks and recreation space. When the multi-family lot is developed, a park and recreation space dedication will be required.

**SCHOOLS:**
The commercial lots will not generate any schoolchildren. There will be school children associated with the future development of the multi-family lot.

**LAND USE PLAN:**
The Joint Elizabeth City and Pasquotank County Land Use Plan designates the western portion of the subject property as General Commercial with the remaining portion classified as Mixed Use. The General Commercial classification delineates lands that can accommodate a wide range of retail, wholesale, office, business services, and personal services. This classification may also include some multi-family uses. Generally, the density of commercial development is projected to average one commercial establishment per acre with a multi-family density of approximately 12 to 30 units per acre. The proposed 0.5 commercial establishments per acre is consistent with the Land Use Plan.

The Mixed Use classification is intended to delineate lands, in areas where there is no established urban land use pattern, that can accommodate traditional residential, general commercial, and support institutional land uses or a mixture of these land uses in a single development. Generally, the density of development in the Mixed Use designated areas is projected to average one to three commercial establishments with approximately ten dwelling units per acre.
Public water service is needed to support the land uses characteristic of these classifications. Public sewer service is needed to support the most intensive commercial uses. Roads with the capacity to accommodate higher traffic volume are necessary to support the intensity of development expected within the General Commercial and Mixed Use Classifications.

**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:

1. Prior to final plat approval:
   a. Adequate fire protection shall be provided for the development;
   b. A bond shall be posted for the completion of the road and drainage improvements at the eastern end of Patrick Way to the eastern boundary; and
   c. A copy of the supplemental Property Owners conditions, covenants, and restrictions shall be submitted for review prior to recordation.

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*On February 5, 2019, the Planning Commission heard this case and recommended conditional approval based upon staff recommendations.*