



MAYOR

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April 15, 2020

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Jesse McInerney
Win Development, LLC
2165 Louisa Drive
Belleair Beach, FL 33609

TOWN MANAGER

ANDREW GRANT

Re: REZ 08-17 Alexander Farm – TOC Staff Comments Cycle 5

Dear Jesse,

The Town of Cornelius has reviewed the most recent rezoning plan submittal and site key plans presentation to Pre-Development of the three-parcel project referenced above and located at the intersection of West Catawba Avenue and Westmoreland Road in Cornelius. Please incorporate these comments into all future revisions.

1. Storm Water –

- a) This concept as it is located in the Mountain Island Watershed Protected Area. A storm water concept plan must be submitted to Mecklenburg County for review per our Storm Water Ordinance. This plan will not advance to Planning Board until the Mecklenburg County review is complete.
 - i. Schedule through the Planning Department office a pre-submittal meeting for stormwater with Town of Cornelius Planning staff and with Mecklenburg County.
 - ii. Submit the plan through EPM for Mecklenburg County review and comments.
 - iii. Show watershed calculations for impervious coverage.
 - iv. Proposed permanent detention easements appear to be undersized and not inclusive of topographic features on all three parcels.
- b) Staff recommends contacting Duke Power and Piedmont Gas regarding ROW easements and then providing written comment to the Town. Drainage features that allow water to pond and/or direct storm water toward a right of way or limit access to or around are prohibited in the Duke Power ROW.
- c) All three parcels contain vegetated watershed buffers. A naturally vegetated SWIM buffer that directly feeds into a FEMA floodway is present on Parcel 00541108. Land disturbing activity is not permitted within a post construction buffer.
- d) Permanent structures and permanent foundation/parking on stormwater and watershed buffers need Mecklenburg County Storm Water approval.



2. Plan Detail –

- a) Parcel 00541101 is referenced in the concept plan without labeling. Please identify.
- b) Parcel 00541102 is included in the concept plan but is not part of this rezoning; it was REZ 11-17. Please remove adjacent parcel detail drawings that are not included in this rezoning application.
- c) Include the following:
 - i. Indicate traffic directions.
 - ii. Include impervious and open space (improved and unimproved) calculations.
 - iii. Provide the built upon area calculation.

3. Application –

- a) Parcels 00511105 NMX, 00511106 NR, and 00541108 NR as listed on the application are 23.56 acres, 15.25 acres, and 15.9 acres respectively for a total of 54.71 acres. The Zoning Description provided does not match in acreage on Tract 1, parcel 00511105.
- b) The application needs the following updates to make it current with this submission:
 - i. Updated Written Summary
 - ii. Updated Elevations. Note that the Architectural Review Board will review a conceptual site design and also individual designs.

4. Uses –

- a) All clearly defined uses and square footages must be noted on the plan.
- b) Per comments at Pre-Development, please remove drive through uses.

5. Transportation –

- a) The TIA has begun, and the report's mitigation improvements will be provided to the applicant when finalized.
- b) The site plan must reflect the accurate design for NCDOT projects U-5108 (round-about at Northcross/Eagle Ridge Way) and R-2555B (improvements to West Catawba and Westmoreland). Include NCDOT easements and proposed right-of-way. All sidewalks must be shown on the site plan. The applicant will be responsible for constructing a 10' multi-use path along Westmoreland Road to the future Eagle Ridge Way round-about. The Town will propose a condition for payment in lieu for sidewalks/multi-use paths that are proposed as a betterment for R-2555B.
- c) The Town did not acquire the adjacent property, PID 00541101. The Applicant is showing a driveway connection to the roundabout across this parcel. The Town will require documentation that the applicant has obtained rights to acquire the land shown for the driveway connection before advancing to Planning Board review.
- d) Driveways, other than the round-about, have been identified by NCDOT to be right in/right out and should be shown as such.



- e) This plan has decreased neighborhood connectivity with Harborside Commons. Note that the Land Development Code encourages a network of interconnecting streets, sidewalks, and bicycle lanes. Town staff will be reaching out to adjacent neighborhood HOAs to understand their desire.
- f) The Town will require vehicular connectivity to Lake Breeze Drive and Ragtop Day Lane. The applicant must also show a vehicular connection to Caleb Jordan Lane, which is a private maintained street and will require adjacent property owner approval. If the applicant is not able to receive approval from the Harborside Commons Community, the land for a vehicular connection will be dedicated to the Town and a payment in lieu will be required for the future roadway construction.
- g) Streets must meet Mecklenburg County Fire Marshal turning radius.
- h) Will streets be made public? Clarify road maintenance, and label privately maintained streets.
- i) Loading and unloading zones need to be shown and labeled.
- j) Multi-use paths will be coordinated with streets and cross sections provided, and bicycle parking will be included in planning prior to construction documents. Indicate connectivity of pedestrians and bicycles, and label multi-use paths. A pedestrian should be able to move from building to building with a clear network of sidewalks and crosswalks. Pedestrian access on the current submission is limited due to some buildings not being pulled forward to streets and due to the vast parking aisles and rooms. Per LDC 7.1, "Whenever an irreconcilable conflict exists among vehicular and pedestrian usage, the conflict should be resolved in favor of the pedestrian unless in the best interest of public safety." Pedestrian and bicycle connectivity along Eagleridge Way Lane Extension can be best accommodated through a 10' multi-use path in lieu of bike lanes due to on-street parking.
- k) Provide legends on all sheets for all shaded and hatched areas.
- l) The Town has approved street cross sections. Please see attached and make adjustments where needed. Cross sections must match NCDOT for Westmoreland. Eagleridge Way Lane must be extended to include 10' for trees and either dedicated bike lanes or shared lanes. The residential cross section does not meet current adopted cross sections. Where deviations are to be proposed, staff will bring these deviations back to Pre-Development Review Committee to gain input as to the desire for such deviations.

6. Buffers, Screening and Tree Save Areas –

- a) Indicate the type of open space as shown in the single family residential.
- b) The commercial area with buildings E and F has an insufficient tree canopy for the parking area.
- c) Refer to Duke Power for compliant vegetation within the ROW; trees are not allowed. Refer to Piedmont Gas for vegetation; none may interfere with aerial or physical inspection and visibility. Update Note #1 on SP-400 to reflect the utilities governance of the easements.
- d) Provide for Town record the petition as indicated on SP-400 for a variance to disturb the vegetated post construction and SWIM buffers.
- e) Extend Type F buffer along Westmoreland to the east.
- f) Indicate Type C buffer locations adjacent to parking areas.



- g) Include a Type A buffer along the eastern portion of the site in the single family residential and between the residential and park areas. Provide any agreement for a Type A buffer along northwestern portion of plan, if negotiated.

7. Building Layout –

- a) In Pre-Development, the uses of the drive through facilities were questioned, and the project was advised to not utilize such facilities on this site. Update the Building Development Summary on the Rezoning Plan to indicate use of structures, and label.

8. Trash and Recyclables –

- a) Indicate all containment areas and enclosures on site plans prior to construction documents. Provide a detail of proposed screening that is compliant with the Land Development Code. As always, make sure the containment locations are in locations that are appropriate for truck access for service.

9. Parking –

- a) Indicate typical parking dimensions.
- b) Identify bicycle parking locations.
- c) This site plan lacks sufficient physical buffers between the pedestrian and traffic. Update the site plan accordingly to minimize vehicular and pedestrian conflict, and include and label more planting strips within the parking areas. Follow approved cross sections.
- d) Parking encroaches on/covers ROW and buffers.

10. Open Space –

- a) Provide a calculation and percentage for impervious cover.
- b) Provide open space in the commercial areas.
 - i. Provide landscaping details as shown on the site key plans within the conditional rezoning plan, including but not limited to the village green concept and trellis features.
- c) The land area being requested for dedication to the Town for civic use should meet the goals of the PARC Master Plan.
 - i. The proposed park land is below the four acres that the Town has requested. Please increase park acreage that is not inclusive of Duke or Piedmont ROW.
 - ii. The Town will propose a condition for park land to be dedicated to the Town.
- d) The Town requests the applicant build trails per specifications in the PARC Master Plan.

11. Fire Department –

- a) Connectivity with Lake Breeze Drive and/or Ragtop Day Lane are recommended.
- b) This development will be subject to the North Carolina Fire Code. Review and update accordingly.



c) The fire station may be removed from the concept plan; thank you for your consideration.

12. Community Mail Location(s) –

a) Show all proposed community mail box locations prior to construction documents.

13. Signs –

a) Signage will be permitted separately.

14. Lighting Plans –

a) A photometric lighting plan will be required during construction document review. Please be familiar with Town lighting requirements.

15. Elevations –

- a) This project will go before the Architectural Review Board again for feedback on the new elevations. Include materials on elevation submittals. See Comment 3 above.
- b) The Town will propose a condition for architectural standards to be compatible through the commercial developments.

16. General Notes Sheet SP-201 –

a) This sheet has multiple inconsistencies with the overall submittal and needs correction. This rezoning will not be an NMX-CD; there should be no conditional district language included. Items as mentioned elsewhere in these comments need to be noted on the site plan prior to construction documents. Revise Note 4 to reflect plat recording requirements must be met. Revise Note 6 to reflect exact uses; additionally, the plan shows no teller machines. Strike notes 1, 8, 9, and 11, and modify other notes according to adopted Code.

17. Summary –

b) All standards, such as buffers and street cross sections, where deviations are to be proposed, staff will specifically go back to Pre-Development Review Committee to call out the specific deviations and gain input as to the desire for such deviations. The PDRC input will be utilized in developing staff's final recommendation.



Please submit revisions to these comments at your convenience, and we will coordinate meetings and reviews contingent upon revisions to this plan. Please call or email if you have any questions.

Sincerely,

Catherine M. McElearney

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cc: Wayne Herron – Deputy Town Manager
Aaron Tucker – Planning Director

Enclosure(s): Town of Cornelius street sections