



MEMORANDUM

TO: Mayor and City Councilors

FROM : Rich Olson, City Manager
June C. Brooks, Planning & Community Development

DATE: January 26, 2015

REF: Consideration - SUB 06-14 Review and Action on Lakeside at Tanglewood, a Commercial Subdivision

BACKGROUND:

This request is for the City Council to review and take action on January 26, 2015 for SUB 06-14. Tanglewood Development, LLC requests to create a five lot commercial subdivision, Lakeside at Tanglewood.

ANALYSIS:

Tanglewood Development, LLC is seeking preliminary plat approval for a five lot commercial subdivision, Lakeside at Tanglewood. The site is located on a portion of a 90 acre parcel located on the eastern side of Tanglewood Parkway, between Tanglewood Pavilion and Tanglewood Lake Apartments. The five lot subdivision is approximately 11 acres in size and abuts the existing 60 acre regional detention pond (the Barnhill borrow pit pond). Lots range in size from 1.25 acres to approximately 4 acres.

This is a unique subdivision in that all of the lots, except Lot 1, have direct access to Tanglewood Parkway and have existing sanitary sewer and water service. Lot 1 will be accessed via a private access drive to Tanglewood Parkway.

The Planning Commission considered this application during their regularly scheduled meeting on December 2, 2014. The Planning Commission recommended approval.

STAFF RECOMMENDATION:

By motion, approve the preliminary plat request by Tanglewood Development, LLC for the five lot subdivision located on Tanglewood Parkway to include the seven (7) conditions shown in the staff analysis report.

JCB/vdw



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

MEETING DATE: January 6, 2015

ITEM: Lakeside at Tanglewood - SUB 06-14

LOCATION/DESCRIPTION :

The 90 +/- acre site is located on located on the northern side of Tanglewood Parkway, approximately 1,500 north, northwest of the Halstead Boulevard Extension.

TAX ID: Tax Map: P56 Parcel: 1B

ZONING DISTRICT: GB, General Business

OWNERS/DEVELOPER:

Jon Crouse
Tanglewood Development, LLC
1268 US 17 South
Elizabeth City, NC 27909
(252) 335-4887

APPLICANT/AGENT:

Horton & Dodd, PC
300 George Washington Highway North
Chesapeake, VA 23323
(757) 487-4535

LAND USE/ZONING OF SURROUNDING PROPERTY:

NORTH: Lakeside Apartments - Zoned R-6
SOUTH: Croplands, Vacant commercial property – Zoned GB
EAST: Croplands, Vacant commercial property - Zoned GB
WEST: Commercial, Shoppes at Tanglewood & Wal-Mart - Zoned GB

NARRATIVE OF REQUEST:

The owners are seeking Preliminary Plat approval to create five commercial lots on a portion of a 90 acre tract. The regional detention pond occupies approximately 60 acres of the site while the proposed five lots occupy approximately 11 acres. The subdivision is split into three phases with Phase 1 being Lot 1 together with an existing stormwater detention pond. The second phase is approximately seven acres with four commercial lots and a parcel for an existing detention pond. The regional stormwater detention pond makes up the third phase of the subdivision. The commercial lots will be individually developed.

This is a unique subdivision in that all of the lots, except Lot 1, have direct access to Tanglewood Parkway and that there are existing sanitary sewer and water improvements to service the lots. Lot 1 will be accessed via a private access drive to Tanglewood Parkway.

The property is zoned GB with lot sizes ranging from 1.25 acres to approximately 4 acres. The typical lot size is approximately 1.25 acres. Since the property has a commercial designation the UDO does not require an open space dedication.

In 2007 the site was located outside of the City's ETJ and a satellite annexation was granted. This area is currently served by County water. The City provides water to the site via a purchase agreement with Pasquotank County. A 12" force main and a pump station have been constructed by the City to serve the developments along Halstead Boulevard Extended and the surrounding area. The City will be supplying electricity to the development.

This site is located within the Halstead Corridor Overlay District. The overlay district imposes design guidelines over the entire district including a 50' building setback along Halstead Boulevard Extended and encouraging pedestrian traffic. When the commercial lots are developed, there are architectural and traffic circulation standards in addition to screening of loading areas and increased landscaping in the parking lots. The on-site stormwater ponds shall be attractively landscaped with amenities.

BACKGROUND:

The development is located in the northern portion of a 180-acre site that was annexed into the City on September 24, 2007. On October 8, 2007, the 180-acre site was rezoned to GB.

The subdivision will encompass approximately 11 acres in five commercial lots plus an additional 60 acres for the regional stormwater detention pond. The sketch plan for the development was approved on November 18, 2014.

At the time of the sketch plan there was discussion in regards to the acquisition of additional right-of-way for a future street to be located within the existing 60' access easement reserved for Tanglewood Development LLC, the developer of this subdivision. With the development of this subdivision, the access easement will be widened to 70 feet.

In the early planning stages for the northern portion of Tanglewood, there was a road depicted that ran from Tanglewood Parkway along this easement towards the eastern portion of Tanglewood. Staff envisions the potential for large traffic volumes using the future street as the area further develops. With this in mind, staff requested that additional land be dedicated to the access easement for a total width of 70'.

The Preliminary Plat was reviewed by the TRC at the November 25, 2014, meeting. The committee granted unanimous approval provided that the applicant adheres to all TRC comments and conditions.

TECHNICAL CONSIDERATIONS:

STREETS:

Tanglewood Parkway has been built to NCDOT Design and Construction Standards. There is a dedicated 60' access easement along the southeastern border of Lot 1. A private access drive will be constructed within this easement to provide access to Lot 1. To the east of Lot 1 there is an additional 16 acre tract. When this tract is developed, access to the lots will be via the proposed access drive. North of Phase 2 there is an additional five acres for future development. To ensure traffic safety on Tanglewood Parkway, Lots 2, 3, 4, and 5 will be required to provide cross access easements to reduce the number of curb cuts.

DRAINAGE:

There are two permitted detention ponds on the site. Both of these ponds were constructed in conjunction with the building of Tanglewood Parkway. Both of these ponds drain into the regional stormwater detention pond located in Phase 3.

UTILITIES:

Sewer is being provided by Elizabeth City. Water throughout the Tanglewood area is provided via a purchase agreement between the County and the City. All of the water lines outside of Halstead Boulevard Extended are City water line. Currently the proposed lots will be served by an existing 10" waterline located within Tanglewood Parkway. Electricity for the development will be provided by Elizabeth City.

OPEN SPACE:

Article 10 of the UDO does not require commercial developments to dedicate land for public parks and recreation.

FLOOD ZONES:

Site is located outside of the 100 year flood zone

SCHOOLS:

There will be no school children generated by this commercial development.

LAND USE PLAN:

The Joint Elizabeth City and Pasquotank County Land Use Plan (LUP) designates the site as "Commercial". This classification is intended to delineate lands that can accommodate a wide range of general commercial and offices uses including retail, wholesale, business services and personnel services. This land use designation is found predominately along the major transportation corridors including US 17 Business, Ehringhaus Street, Hughes Boulevard, and Halstead Boulevard. This intensive land use requires adequate public utilities and streets that are available or can be upgraded. The commercial density is

projected to average one commercial establishment per acre of land. The proposed density for the five lot subdivision is approximately one unit per two gross acres and therefore the development is consistent with the Land Use Plan.

RECOMMENDATION:

Staff recommends **approval** with the conditions:

1. That corrected plans shall be submitted reflecting TRC comments;
2. Lots 2, 3, 4, and 5 will be provided cross access easements for access to Tanglewood Parkway;
3. The final plat shall contain a note stating that the drainage/utility easements shall remain free of substantial structures and that the repair to any structure or landscaping located in the easement following access to the facilities by the City or utility provider shall be at the expense of the property owner;
4. For the utilities located within the existing access easement, the final plat shall have a statement allowing the City access to those sewer and water utilities for maintenance purposes;
5. Prior to final plat approval a Property Owners Association shall be formed to ensure perpetual maintenance of the stormwater facilities including the detention pond on Parcel A;
6. Prior to final plat approval, a copy of the Property Owners conditions, covenants and restrictions shall be submitted for review and approval;
7. Prior to final plat approval a Master Property Owners Association shall be formed to ensure perpetual maintenance of the stormwater facilities including the regional detention pond and the outfall drainage ditch.

PLANNING COMMISSION RECOMMENDATION

On **unanimous vote** of the Planning Commission, the recommendation is to **APPROVE** the proposed subdivision conditioned on staff and TRC comments.



