

# FARM HILL SMALL AREA PLAN



CITY OF KANNAPOLIS, NC  
**DRAFT (03/18/16)**



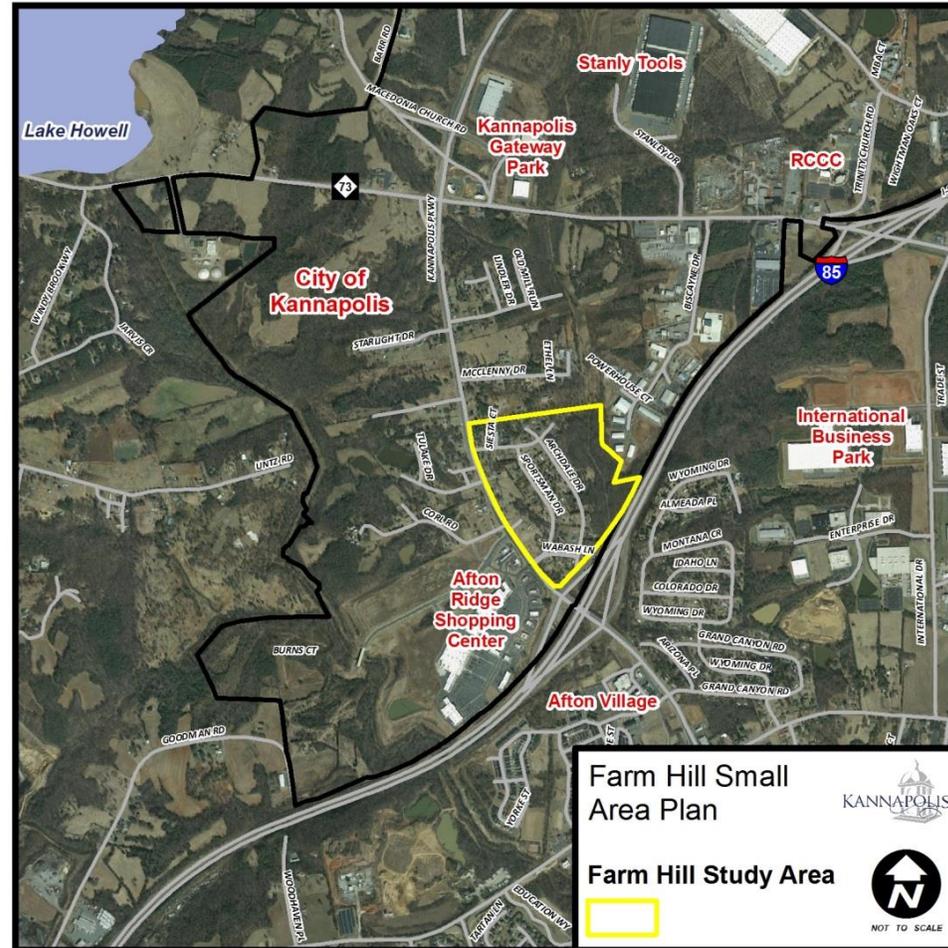
**LAND  
FOR SALE  
1.45 Acres**

# Farm Hill Small Area Plan (FHSAP)

- In January of 2015, the City Council directed Planning Department staff to prepare the FHSAP in response to increasing development pressures, resulting from the Study Area's strategic location within the Charlotte metropolitan region and the likelihood that these pressures will continue to intensify as both the regional and local economies improve.

# Farm Hill Study Area Overview

- 102 Acres
- 84 Parcels
- 1.1 Acres – Avg. Size
- 63 Residential Parcels
- 18 Vacant Parcels
- 3 Non-residential Parcels
- 140 – Pop. Estimate



# Farm Hill Small Area Plan Purpose

- The purpose of the FHSAP is to provide **land use and transportation policy guidance for new development, transportation and infrastructure investment decisions within the FHSAP Study Area**, as the Study Area transitions from its current low density single family land use pattern to a higher density mix of non-residential land uses over the next 10-15 years.

# FHSAP Timeline

## 2015

- March 26th: Public Information Meeting (PIM) # 1
- April 1st : Presentation of PIM Results to P & Z
- May 1st : Preliminary Draft FHSAP
- May 6th : Preliminary Draft plan presented to P & Z
- May 21st : PIM # 2

## 2016

- Jan. 6th: Draft Plan presentation to P & Z
- Feb 26th: Draft Plan distributed to P & Z
- March 2nd: Final Draft Plan presented to P & Z  
P & Z recommend adoption by City Council
- March 28th: Presentation of Final Plan to City Council

# FHSAP Public Input

- Public Information Meetings held on March 26, 2015 and May 21, 2015, with a combined attendance of over 150.
- At Public Meetings Planning Department staff provided overview of the study area and planning process, together with plan recommendations for land use, zoning, design, transportation, utilities, open space/environmental and recreation.
- Public given opportunity to provide input and ask questions regarding future land use, transportation, and other issues pertaining to the Study Area.
- Public overwhelmingly supportive of the redevelopment of the Farm Hill area, consistent with the land use recommendations presented by Planning staff at these public meetings.

# FHSAP Recommendations

- The FHSAP includes recommendations related to **land use, zoning, design, transportation, utilities, open space/environmental and recreation**
- In general, these recommendations call for the **Study Area to transition** from its current low-density residential land use pattern to a higher intensity **non-residential land use pattern** featuring a **mix of commercial, hotel, office, and multi-family residential** uses.

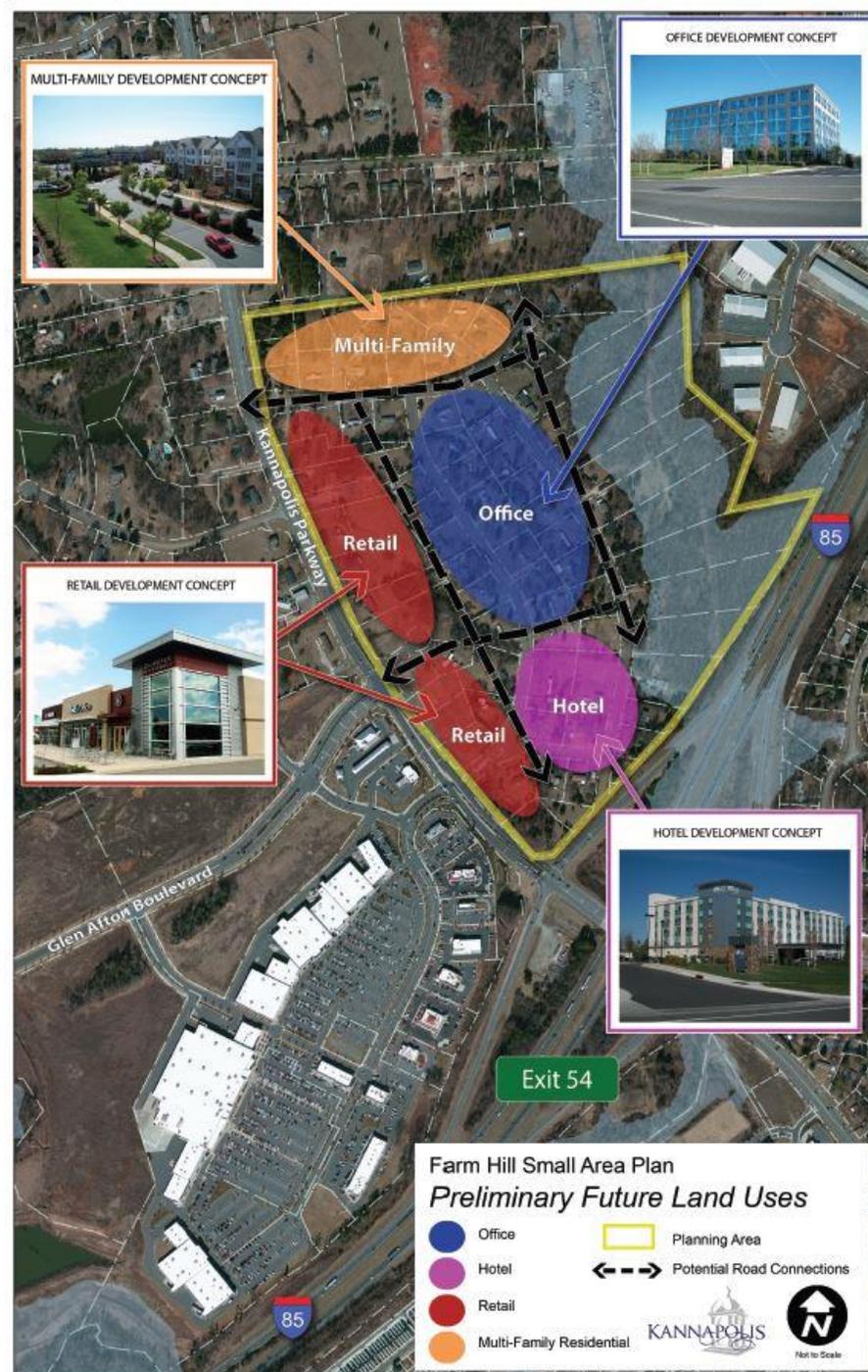
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## DRAFT RECOMMENDATIONS

TYPE	RECOMMENDATION
<b>LAND USE</b>	<ul style="list-style-type: none"> <li>Commercial, Hotel, Office, Residential (multi-family; detached patio homes, attached townhomes)</li> </ul>
<b>ZONING</b>	<ul style="list-style-type: none"> <li>Support zoning to allow recommended land uses. Zoning should be “Conditional” to insure quality of development</li> </ul>
<b>DESIGN</b>	<ul style="list-style-type: none"> <li>Require high quality building and site design elements consistent with Coddle Creek Thoroughfare Overlay District and Afton Ridge retail center.</li> </ul>
<b>TRANSPORTATION</b>	<ul style="list-style-type: none"> <li>Require improvements to Kannapolis Parkway and all site access points, as required by UDO and traffic impact studies.</li> <li>Consider City funding of transportation improvements on a case-by case basis</li> </ul>
<b>UTILITIES</b>	<ul style="list-style-type: none"> <li>Support and facilitate extension of utility service to Study Area.</li> <li>Consider City funding of utility extensions on a case-by case basis</li> </ul>
<b>OPEN SPACE/ ENVIRONMENTAL</b>	<ul style="list-style-type: none"> <li>Preserve, protect and enhance Afton Run Creek floodplain area.</li> <li>Incorporate open space amenities (landscaping, “micro-parks”) in site planning process.</li> <li>Installation of signature entry (e.g. sculpture, gazebo) feature to Study Area.</li> </ul>
<b>RECREATION</b>	<ul style="list-style-type: none"> <li>Development of a trail system within the Study Area to connect to Afton Run Creek trail.</li> </ul>

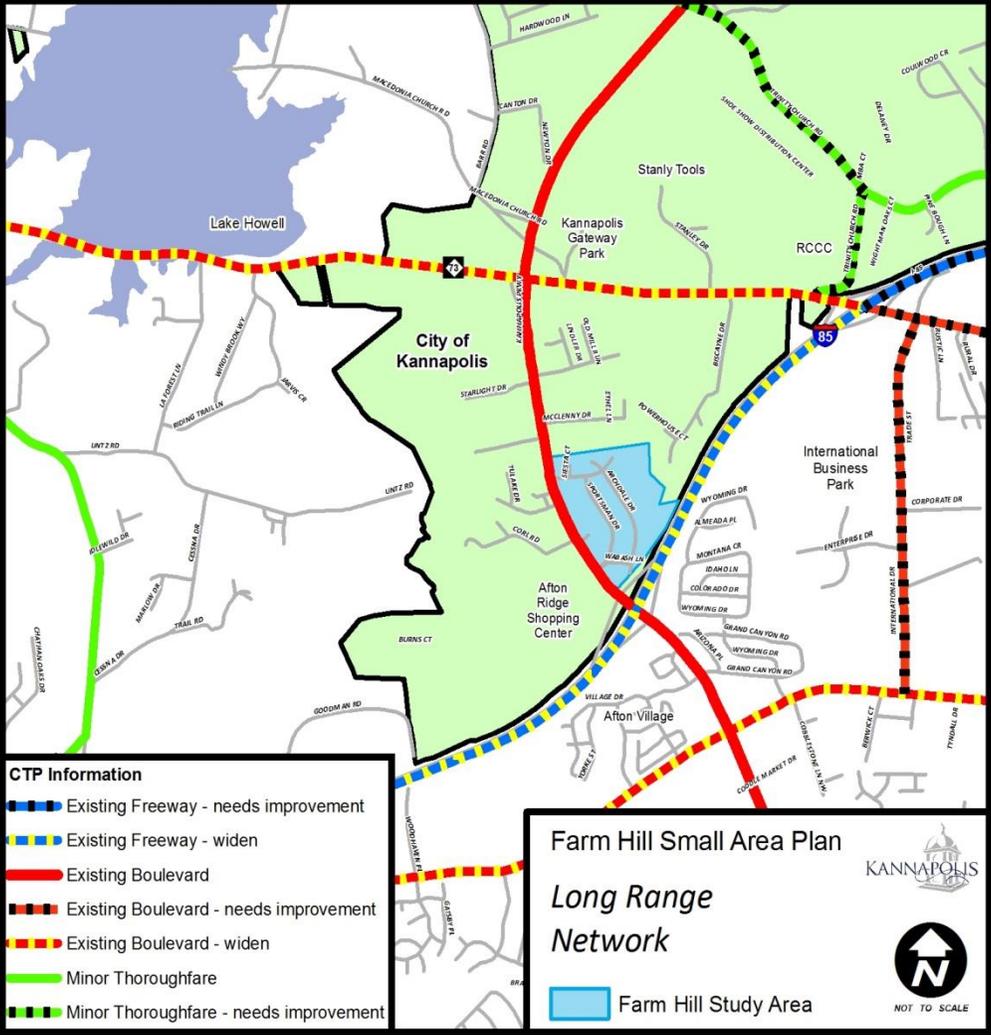
# Land Use Recommendations:

- Commercial
- Office
- Hotel
- Residential

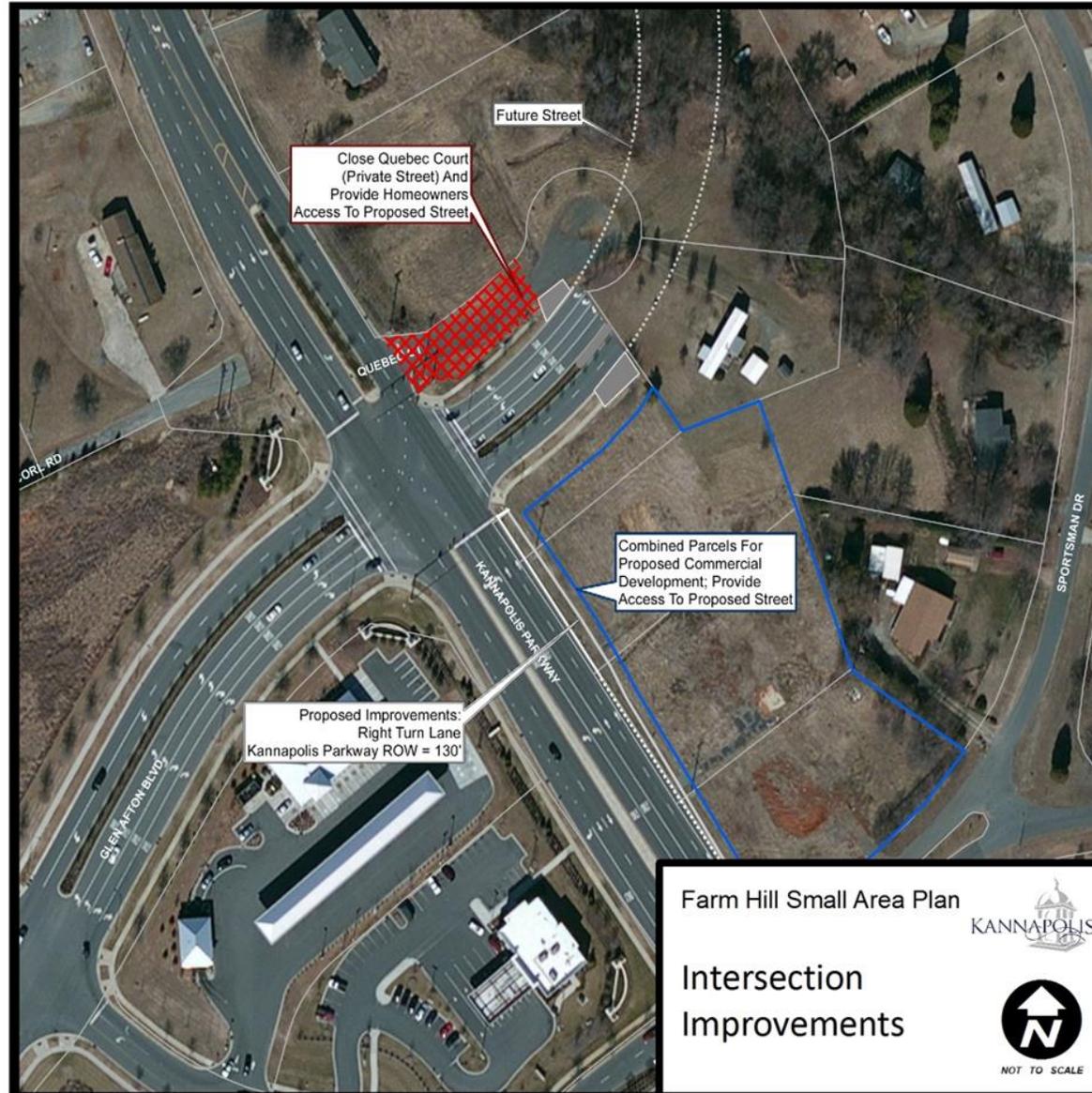


# Transportation Recommendations

- Kannapolis Pkwy
- Internal Roads
- Connectivity
- Public Investment



# Glen Afton/Kannapolis Pkwy Intersection Improvements



# IMPLEMENTATION

- Implementation of this plan will occur primarily in response to private development initiatives, consistent with the goals and objectives of the plan.
- The City's role in fostering implementation of this plan will be a supportive one, consisting mainly of the review and approval of rezoning and development plans.
- The plan also recommends that the City consider participation in strategic infrastructure (i.e. transportation and utilities) investments on a case-by-case basis.
- The timing, scale and scope of future development within the Study Area will ultimately be determined by market conditions and private investment decisions.

# QUESTIONS?

