

PLANNED DEVELOPMENT REPORT
FOR
VINEWOOD DEVELOPMENT
VINEWOOD ROAD
CATAWBA COUNTY, NORTH CAROLINA

PREPARED BY:



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**PLANNED DEVELOPMENT CONDITIONS
VINEWOOD DEVELOPMENT
VINEWOOD ROAD
CATAWBA COUNTY, NC**

1. PROJECT INFORMATION

Vinewood Development is a proposed multi-family attached building, residential community on approximately 14.3+/- acres, located on the south side of Vinewood Road. The property has PID numbers, # 460717000201 and #3692720907442.

The property is currently zoned Residential (R-30), with a Catawba River Corridor overlay (CRC-O) and a Mixed-Use Corridor overlay (MUC-O). The proposed zoning is Planned Development (PD).

The proposed development currently shows 76 townhome units, one (1) single family lot and a restaurant with a density of 5.45 units per acre. The proposed townhome units are in buildings 24 feet by 60 feet. Building facades will be a mix of stone, brick, and hardy plank. Units will have front loading garages.

Access to the site will be from Vinewood Road and NC HWY 150. Land uses surrounding the site include single family residential (R-30) to the west and north, lake front to the east and NC Highway 150 to the south. A Catawba County GIS Zoning Map is included for reference.

A key feature of the proposed development will be the ample open space. A minimum of 40% of the site will be left as passive and active open space.

Townhomes within the development will be offered for sale. Townhomes may range in size from approximately 1,200 square feet to approximately 1400 square feet as dictated by the consumer demand.

The property is not located in a flood zone. The property is located in a WS-IV C watershed.

2. GENERAL PROVISIONS

The Planned Development (PD) Plan is intended to reflect a generalized arrangement of the site in terms of lot layout, street network, and open space areas. Final lot configuration, placement and size of individual site elements, streets alignments, etc. may be altered or modified within the limits of the Ordinance as described in Section 44-326(d), and the standards established within these conditional notes during the design development (platting) and construction phases. The Petitioner reserves the right to make minor modifications and adjustments to the approved PD Plan, including minor reconfiguring lots and street layouts, subject to staff approval, provided that the total number of residential units does not exceed the maximum permitted. Any major modifications will require resubmittal to the Board of Commissioners.

3. DEVELOPMENT STANDARDS

Pursuant to Sections 44-443 and 44-500 of the Catawba County Unified Development Ordinance Planned Development Districts and Planned Development Standards respectively; the Petitioner seeks to obtain approval of the use of the following Development Standards concurrently with the approval of the Rezoning Petition. These standards, as established both by the conditional notes as set out below and as depicted on the Preliminary Concept Plan shall be followed for development of the property. Unless otherwise approved as part of these conditional notes, the Catawba County Unified Development Ordinance shall prevail when developing the site.

A. PERMITTED USES

- 1) The project shall be limited to 76 attached multi-family residential dwellings, one (1) single family lot, an approximately 200 seat restaurant with 100 parking spaces and any incidental or accessory uses. The restaurant will be 10,500 square feet in size.
- 2) Uses on the Common Open Space (COS) may include landscaping, fences, walls, berms, pedestrian trails, recreational uses, entry signage, monuments, and storm water BMPs (as required).

B. DENSITY

Gross residential density for the project will not exceed 7 units per acre. Open space areas shall be included in the calculations for gross residential density.

C. LOT STANDARDS

The proposed development includes a 50 Ft. perimeter buffer when adjoining existing residential districts and a 30 FT. perimeter when adjoining the existing public streets. The Project includes a 100 foot vegetative buffer along the water frontage. Residential lots will have the following setbacks:

Front Setback:	20 feet
Side Setback:	5 feet
Rear Setback :	30 feet

Building height shall be limited to 40 feet. Lot platting will meet Catawba County subdivision regulations.

D. GENERAL SITE DESIGN

The following items will be offered as part of this development:

- 1) Streets within the subdivision shall be designed per NCDOT standards. Roadways will be dedicated to NCDOT for maintenance once density requirements are met.
- 2) All fencing shall be consistent in nature and subject to review and approval by the property management association and shall respect all sight triangles. Front yard fencing is prohibited. Rear and side yard fencing, including fencing on corner lots, shall not exceed 5' in height. Fence materials may include wood, metal, or decorative PVC.
- 3) The project will contain the following amenity features. These proposed amenity areas will be installed concurrently with the lots immediately surrounding them.
 - a. Sidewalks along all proposed streets
 - b. Picnic tables with outdoor grills
 - c. Child play equipment (Tot Lot)
 - d. Pedestrian Trails
 - e. Benches
 - f. Landscape areas
 - g. Enhanced entry
 - h. A signage plan shall be submitted for the development at the time construction drawings are prepared for the first section of the development. All signage shall conform to standards of the Catawba County Unified Development Ordinance. Signage shall be monument style and shall complement the architectural characteristics of the neighborhood. The commercial sign will not exceed the allowable 75 square feet wall mounted sign size or the 50 square foot aerial sign size.
- 4) Canopy street trees shall be placed at 40 feet on center along both sides of the proposed streets. Any existing trees in excess of 6 caliper inches within 20 feet of the right of way shall be credited for one required tree to be planted. Duke Energy right-of-way, intersection sight triangles, and proposed driveway locations may vary the placement of street trees.
- 5) Decorative lighting shall be used through the project.
- 6) Mail box kiosks locations will be reviewed by the Postmaster.
- 7) Dry utilities for telephone, cable TV, electricity, and natural gas will be provided by local utility companies. Utilities within the community shall be placed underground. The main feed lines and transformers from the main road may be located above ground.

- 8) Garbage collection will be provided by a private service and included in homeowner association dues.
- 9) Open Space
 - a. The project will offer 40 to 50 % of common open space. Common open space will be provided as generally depicted on the PD Plan.
 - b. A portion of the open space will be active open space.
 - c. The project will offer a 30 and 50 Ft. perimeter buffer as depicted on the Preliminary Development Concept Plan.
- 10) Street trees will be placed along Vinewood Road on the west and along Highway 150 on the South.
- 11) The project will have a floor area ration of 1: 2.35.

E. STORMWATER COMPLIANCE

The development will be subject to Catawba County's storm water management regulations in place at the time of preliminary plat submittal. Storm water BMPs will be incorporated into the design. The site will exceed a 24% built up area and will comply with the High Density development option. The site will not exceed 50% density for the built-upon area.

F. ESTABLISHMENT OF A PROPERTY ASSOCIATION

A Property Management Association shall be established and will be responsible for maintaining all rights-of-way landscaping, signs, amenity features, storm water BMPs, and common open space areas. The documents covering the structure of the association shall be filed with the recorded final plat.

G. RESTRICTIVE COVENANTS

Restrictive Covenants will be created and recorded prior to final plat recordation, to establish, among other items, permitted uses and maintenance responsibility of the property management association. Restrictive covenants will include language that ensures stream buffers, perimeter buffers, and setback areas are protected.

H. VEHICULAR ACCESS AND ROAD IMPROVEMENTS

- 1) Vehicular access:
 - a. One access location will be provided from Vinewood Road and one access location will be provided onto NC Highway 150.
- 2) Improvements to Existing Roads: A Traffic Impact Analysis (TIA) will be prepared for this development.

I. CONSTRUCTION SCHEDULE AND PHASING

The development of the site will be completed in one phase.

J. MODEL HOMES/SALES OFFICES

Model homes may be constructed within residential areas at the developer's discretion. Mobile temporary sales offices shall be allowed at the developer's discretion and shall be subject to any special permits required by Catawba County. All models shall have an approved all weather surface (concrete, asphalt, etc.) prior to the issuance of a Certificate of Occupancy.

K. WATER AND SEWER AVAILABILITY

The property is within the Catawba County Sewer District and Catawba County Water District. The Petitioner understands that water and sewer availability must be approved by Catawba County prior to development. It is the Petitioner's responsibility to incur all permit fees, availability fees, infrastructure costs for providing the water and sewer throughout the project for all buildings. The Petitioner will comply with all the County's water and sewer standards.

Water and sewer lines are currently near the property running along NC Highway 150.

L. APPLICABLE ORDINANCES

Development will be subject to the standards and requirements of the UDO in effect at the date of approval by the Board of Commissioners of the Conceptual Plan of the application for rezoning.

M. BINDING EFFECT

All conditions applicable to the development of the property approved with this rezoning, unless amended by the manner provided in the UDO, shall be binding to the Petitioner and subsequent owners of the Site and their assigns.

N. AMENDMENTS TO THE APPROVED CONDITIONAL DISTRICT PLAN

It is understood that the owner of the property must apply for any future amendments to the Development Standards, Conditional Notes and in accordance to the provisions of the UDO, Section 44-326.

O. Request Purpose

The existing property is currently zoned for single family, residential use. The property is located in the Mixed-Use Corridor overlay along NC Highway 150 and it is proposed to rezone the property to a Planned Development that will include clustered residential units, single family units and a commercial restaurant. The planned development will provide 40 to 50 percent open space while clustering the residential units in the core of the property. The small square footage units will provide a higher number of residential homes affording lake access to a greater number of people than the current zoning. The existing dock will be utilized by the residents of the proposed development. The proposed commercial use is consistent with the mixed use commercial property located directly across NC Highway 150 and is in general accordance with the Highway 150 Corridor Plan.

The proposed rezoning complies with the Highway 150 Corridor Plan Goals of LG-1:

Expand the land area for mixed use, commercial, and multi-family development at the following intersections. See Map 6: Future Land Use & Economic Opportunity. • Hwy. 150 and Hwy. 16 • Hwy. 150 and Mt. Pleasant Road • Hwy. 150, Slanting Bridge Road, and Sherrills Ford Road • Properties just west of the main stem of Lake Norman

The proposed rezoning complies with the Highway 150 Corridor Plan Goals of LG-6:

Allow greater opportunity for multi-family residential development in the Mixed Use Corridor Overlay.

