

LAKE NORMAN

Board of Commissioners

Informational Presentation

Village at Sherrills Ford

April 6, 2015

LAKE NORMAN

SEABORD COAST LINE RAILROAD

SLANTING BRIDGE ROAD

HWY 150 E

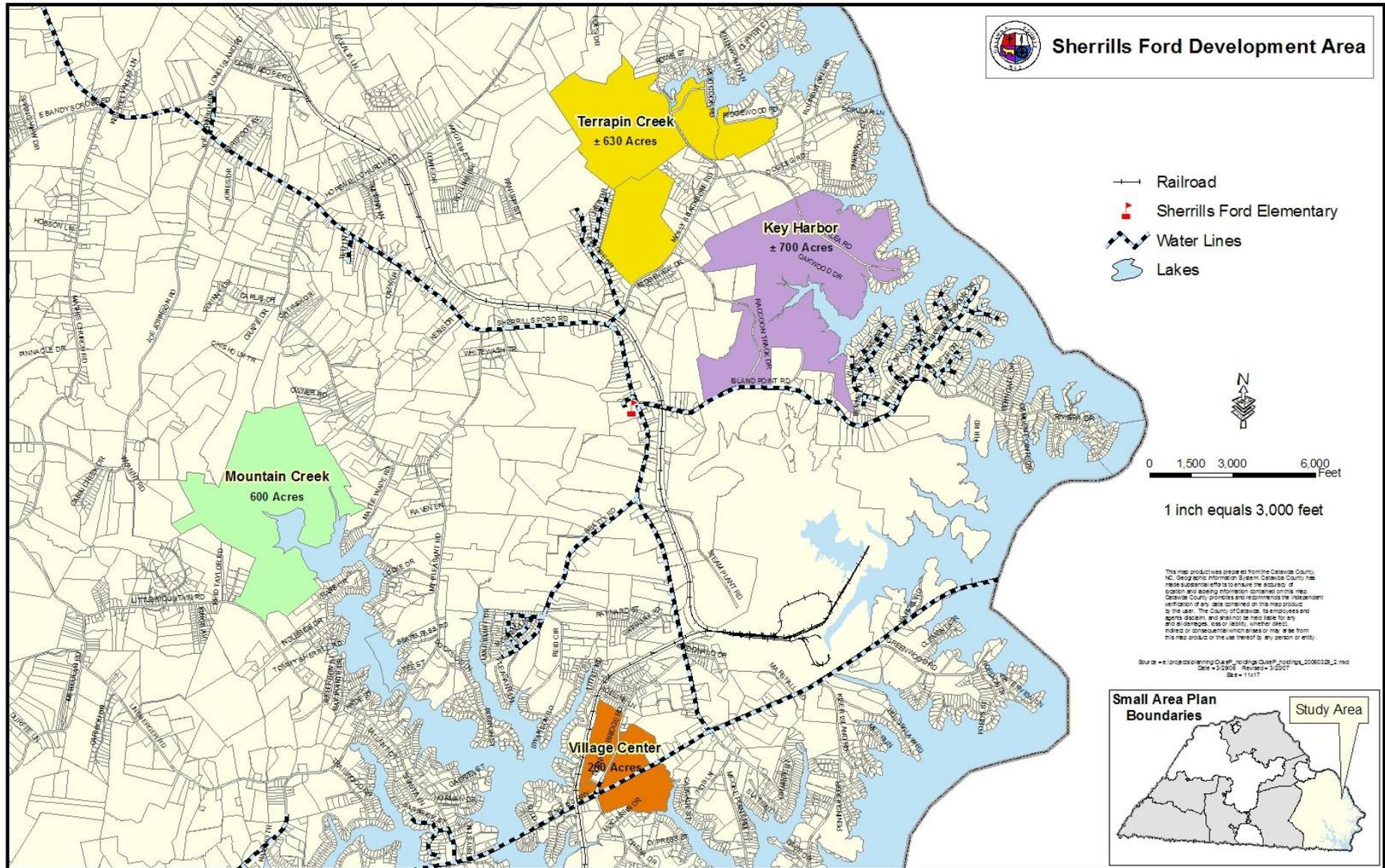
Benefits – Development Proposal

- Transportation – Improvements associated with the Village at Sherrills Ford including roads, intersections, and pedestrian access to be installed by developer.
 - Widening of Highway 150 and road alignment, sole responsibility of NCDOT. Accelerated scheduling may be benefited by the development of the village.
- Pedestrian Oriented Mixed-Use Development – Providing amenities to attract and retain citizens of all ages, backgrounds, and interests.
- Economic – Creation of full-time jobs associated with construction, medical, retail (i.e. grocery, convenience/gas), office and professional along with enhanced property and sale tax revenue.
- Housing – Variety of housing types, sizes, and price points to accommodate young working individuals to retirees.

Benefits – Development Proposal

- Park – Contributions to Catawba County to serve as grant match toward development of Mountain Creek Park.
- Public Service Site – Contribution of 1.5 acres for Catawba County's future use.
- Medical Site – Three (3) acre set aside for future development of a medical facility by Catawba Valley Medical Center.
- YMCA – Developer agrees to engage in good faith conversations and negotiations with the YMCA regarding the sale of a site located within the Village at Sherrills Ford Site to the YMCA for a facility to be owned and operated by the YMCA.

Post 2007 – Development Proposal



The Village at Sherrills Ford



2007



2015

The Village at Sherrills Ford



128 Talbert Road
Suite A
Moorestville, NC 28117
Tel: 704.662.0100

THE VILLAGE
AT SHERRILL'S
FORD

DATE
3.16.15
DRAWING CREATED BY
GB

CONCEPT PLAN



PROJECT NO.

The Village at Sherrills Ford - Residential

	Village Center (2007)	The Village at Sherrills Ford (2015)
Residential - Dwelling Units		
Single-family (Section A & B)	145	175
Single-family/Townhomes (Section C)	135	150
Multi-family (North of Hwy 150)	400	0
Multi-family (Section F)	0	450
Multi-family (Section G)		300
Total Residential Dwelling Units	680	1,075

The Village at Sherrills Ford

Non-Residential

	Village Center (2007)	The Village at Sherrills Ford (2015)
Non-Residential (square feet)		
Medical Office/County Site (Section D)	120,000	150,000
Retail (Section E & G)	500,000	465,000
Office (Section G)	300,000	50,000
Total Non-residential	920,000	665,000

The Village at Sherrills Ford

Lakeview and Pedestrian Focus

- Maximize utilization of waterfront with park and public amenities, such as pedestrian walkways and trails, open space, lake viewshed.
- Provide space for multiple types of businesses to draw public to waterfront on evenings and weekends such as:
 - Retail
 - Restaurants
 - Open space

Overall Village at Sherrills Ford

Development Conditions

- Consistent architectural theme and color scheme
- Signage and lighting to meet UDO standards
- Must meet Mixed-Use Corridor Overlay standards, with exceptions allowed by County
- External building materials – brick, stone, hardiplank, vinyl, etc.
- Outside storage to be screened, display of materials to be limited
- Buildings greater than 75,000 square feet must break up front of buildings with recessed sections and projections
- Buffers:
 - 50' Non-residential
 - 40' Residential

Overall Village at Sherrills Ford Development Conditions

Villages at Sherrills Master Planned Community Planned Development (PD) Development Conditions							
	Phase 1			Phase 2	Phase 1	Phase 2	
	Section A	Section B	Section C	Section D	Section E	Section F	Section G
Total Acreage (Acres)	28	27	34	7.5	23	23	49
Proposed Use	95 Single Family Detached	80 Single Family Detached	150 Single Family Patio Detached or Attached Townhomes	150,000 SF Medical Office	165,000 SF Commercial/Retail	450 Units Attached MultiFamily	300,000 SF Retail 50,000 SF Office 300 Attached MultiFamily
Maximum Dwelling Units Per Acre	6	6	6	N/A	N/A	20	20
Minimum Lot Area (SF)	6000	6000	3000 SF for Detached N/A for Townhomes	N/A	N/A	11500	N/A
Minimum Lot Width (FT)	50	50	30' Single Family & Patio Homes 20' Townhomes	N/A	N/A	55	55
Front Setback (FT)	20	20	20	35' from highway, 20' external street, 15' internal streets	35' from highway, 20' external street, 15' internal streets	15	35' from highway, 20' external street, 15' internal streets
Side Setback (FT)	5	5	5' Single Family & Patio Homes N/A for Townhomes	50' from any exterior property line that adjoins single family use or zoning, 20' along other perimeter property lines, 0' on interior of development	50' from any exterior property line that adjoins single family use or zoning, 20' along other perimeter property lines, 0' on interior of development	10', Min. 15' Building Separation, 50' when adjoining single family use or zoning	50' from any exterior property line that adjoins single family use or zoning, 20' along other perimeter property lines, 0' on interior of development
Rear Setback (FT)	20', 40' from any exterior property line that adjoins single family use or zoning	20', 40' from any exterior property line that adjoins single family use or zoning	20', 40' from any exterior property line that adjoins single family use or zoning	50' from any exterior property line that adjoins single family use or zoning, 20' along other perimeter property lines, 0' on interior of development	50' from any exterior property line that adjoins single family use or zoning, 20' along other perimeter property lines, 0' on interior of development	40	50' from any exterior property line that adjoins single family use or zoning, 20' along other perimeter property lines, 0' on interior of development

Schedule for Village at Sherrills Ford

- Residential:
 - Roof tops – essential to future retail
 - Must begin and complete within 10 years
- Retail:
 - Must begin and complete within 10 years
- Office:
 - Must begin and complete within 10 years

Village at Sherrills Ford - Amenities

	Village Center (2007)	The Village at Sherrills Ford (2015)
Amenities/Donations		
County Service Sites	2 acre (County service site) Library	Space in Section D (approximately 1.5 acres)
Emergency Equipment	\$750,000 (emergency equipment)	N/A
YMCA	YMCA - Reserve 10 acres, at fair market or \$50k/acre, whichever is less	Space available if desired.
Medical Center	Cat. Co. Med. Center - Reserve 10 acres, at fair market or \$50k/acre, whichever is less	Three (3) acres in Section D for CVMC if desired (based on fair market).

Village at Sherrills Ford - Amenities

	Village Center (2007)	The Village at Sherrills Ford (2015)
Amenities/Donations		
School Site	Up to 25 acres for a school site - no cost, or fair market value of 25 acres for another location	No School Site - All schools within Bandy's High School District are projected to operate at or below capacity for the next 7-10 years based on Growth Estimation Model 2014.
Park Development	N/A	\$500,000 paid in 4 equal installments of \$125,000 over 3 year period toward the development of Mountain Creek Park
Utilities	Cap Fees paid according to a set schedule	Developer to pay cap fees in accordance with County and City of Hickory policy at time of permit issuance.

Village at Sherrills Ford - Transportation

PROPOSED NC 150 WIDENING

PRELIMINARY DESIGN AND
 BYPASS ALTERNATIVES
 CATAWBA AND IREDELL COUNTIES

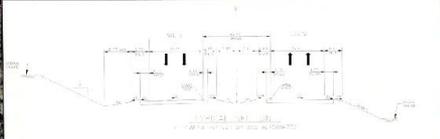
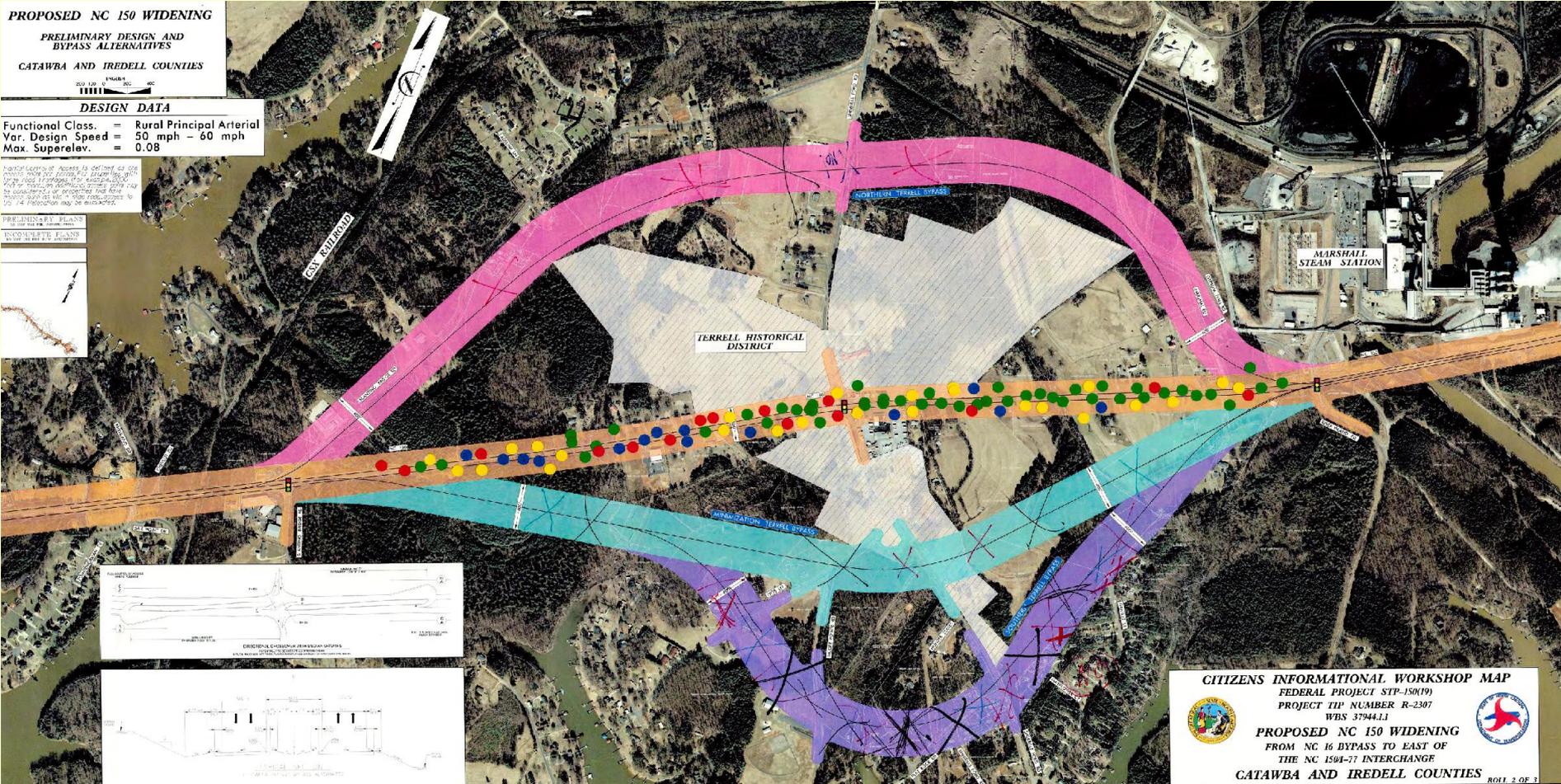
DESIGN DATA

Functional Class. = Rural Principal Arterial
 Var. Design Speed = 50 mph - 60 mph
 Max. Superelev. = 0.08

PRELIMINARY PLANS

INSTRUMENT PLANS

NOT TO SCALE



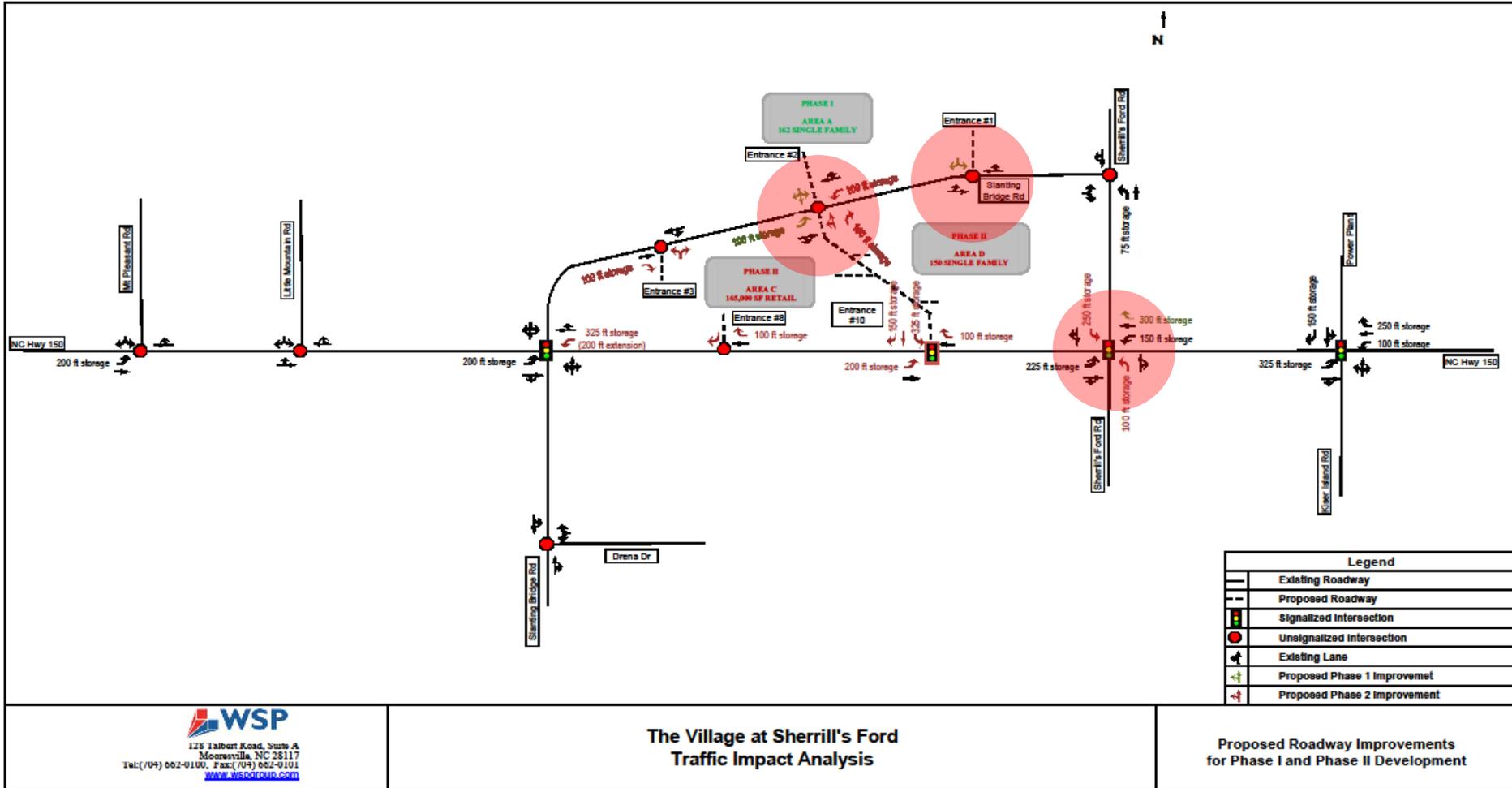
CITIZENS INFORMATIONAL WORKSHOP MAP
 FEDERAL PROJECT STP-150(19)
 PROJECT TIP NUMBER R-2307
 WBS 37944.1J

PROPOSED NC 150 WIDENING
 FROM NC 16 BYPASS TO EAST OF
 THE NC 150-77 INTERCHANGE
 CATAWBA AND IREDELL COUNTIES

ROLL 2 OF 3

Village at Sherrills Ford - Transportation

Phase 1 Improvements Provided by Developer - Subject to NCDOT
Transportation Improvement Analysis (TIA)



126 Talbert Road, Suite A
Monroville, NC 28117
Tel: (704) 662-0100, Fax: (704) 662-0101
www.wspgroup.com

The Village at Sherrills Ford
Traffic Impact Analysis

Proposed Roadway Improvements
for Phase I and Phase II Development

Transportation

- Traffic counts in 2013
 - 9,400 west of the site
 - 12,000 east of the site
- Traffic capacity along NC Highway 150 is estimated to be approximately
 - 12,100 to 14,860 vehicles per day
- NC 150 widening
 - Harvel Road to Mooresville (2019) funded
 - Harvel Road to Highway 16 (post 2025) unfunded
- **Project build out**
 - **10 + years estimated**

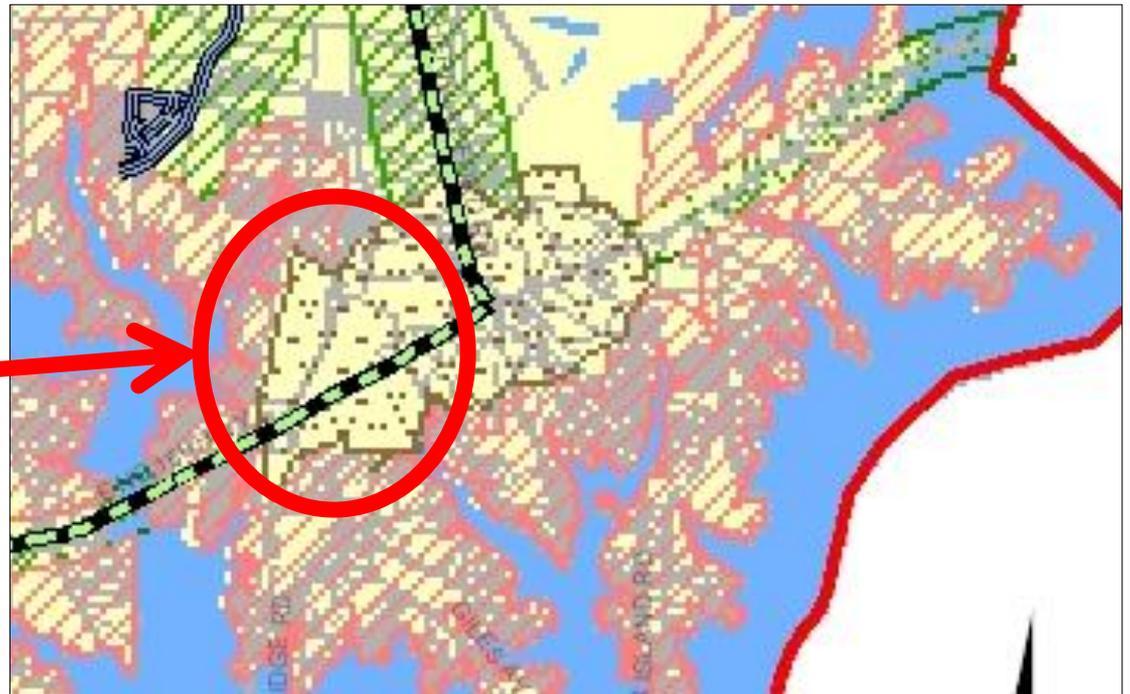
On-site Stormwater and Erosion Control

- State watershed regulations:
 - High-density option allows 50% imperviousness with stormwater facilities installed to treat first inch of rainfall, based on State's watershed and stormwater standards
 - 50-foot buffer along waterfront required by State law
 - Detailed engineering plans submitted to the State will address stormwater control measures
- State erosion control:
 - Plan to be submitted to the County at the time developer expects to grade more than one acre

Land Use Plan

- Request is consistent with the Sherrills Ford Small Area Plan (Map #5) accepted February 17, 2003

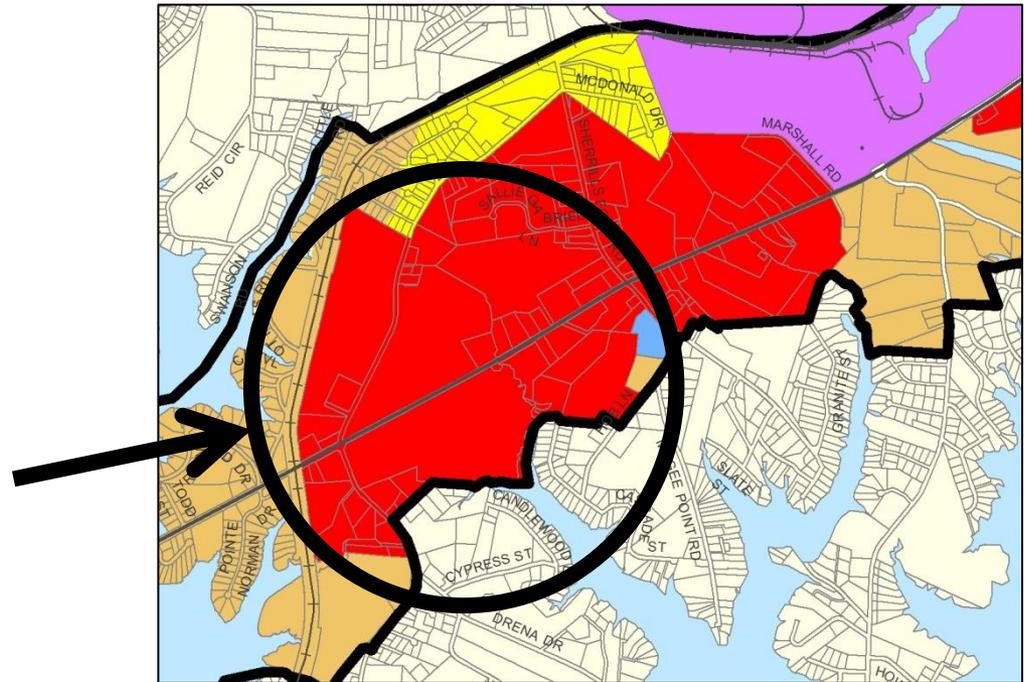
Village – Mixed
Use



Land Use Plan

- Request is consistent with the Highway 150 Corridor Plan (Map #6) adopted September 8, 2014

Mixed Use,
Commercial,
Multi-family uses



Topics of Interest

**Public Information Meeting
March 23, 2015 (332)**

**Planning Board Public Hearing
March 30, 2014 (80)**

Transportation/Traffic*

Housing*

Retail/Commercial*

Work/Jobs

Done Deal

Utilities*

Watershed*

Parks/Open Space*

Schools*

Design

Amenities*

Catawba Meadows

Sense of Place

Taxes

Law Enforcement

Change of Character

Why change the plan

Corporation does not exist

() Indicates attendance.

***Indicates a topic of interest
addressed at both meetings.**

Recommendation

Planning Board voted (8-1) to submit a favorable recommendation to the Board of Commissioners relative to the Village at Sherrills Ford, LLC development proposal based upon:

- **A conceptual site plan amendment for the Village at Sherrills Ford** within the existing Planned Development-Conditional District (PD-CD);
- **A Development Agreement** between the Village at Sherrills Ford, LLC and Catawba County which provides amenities and long term benefits to the community; and
- **A Consistency Statement** affirming the proposed conceptual plan and development agreement are consistent with previously adopted plans.

Next Steps

- Board of Commissioners Public Hearing
 - Consider the Planning Board's recommendation
- April 20, 2015
- 7 p.m. at 1924 Courthouse, Newton, NC