Applicant

Village at Sherrills Ford, LLC

Request

Consider a revised Conceptual Plan, new Development Agreement, and Consistency Statement

Location

Intersection of Slanting Bridge Road and NC Highway 150

Date

March 30, 2015

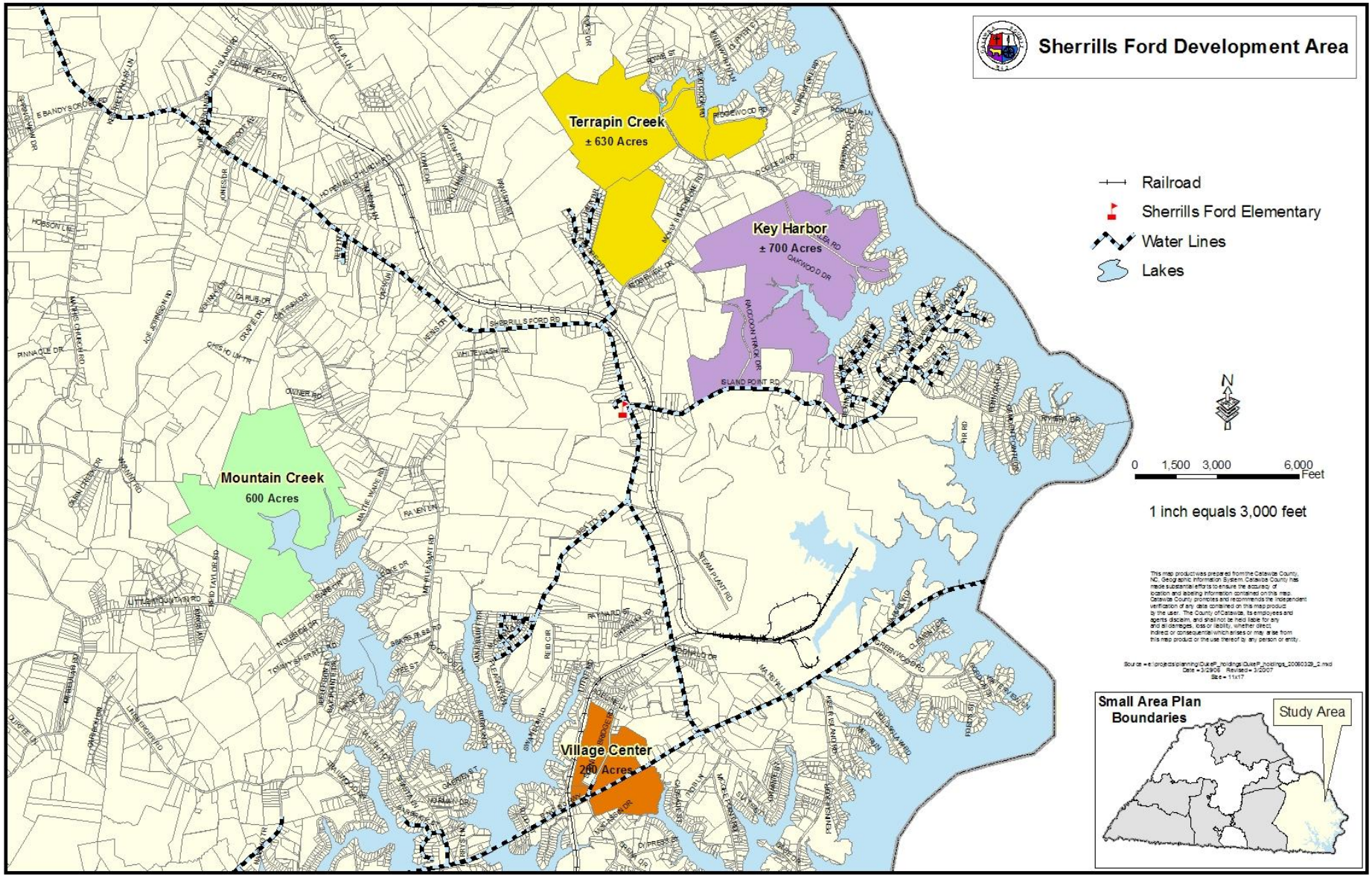
Benefits – Development Proposal

- 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

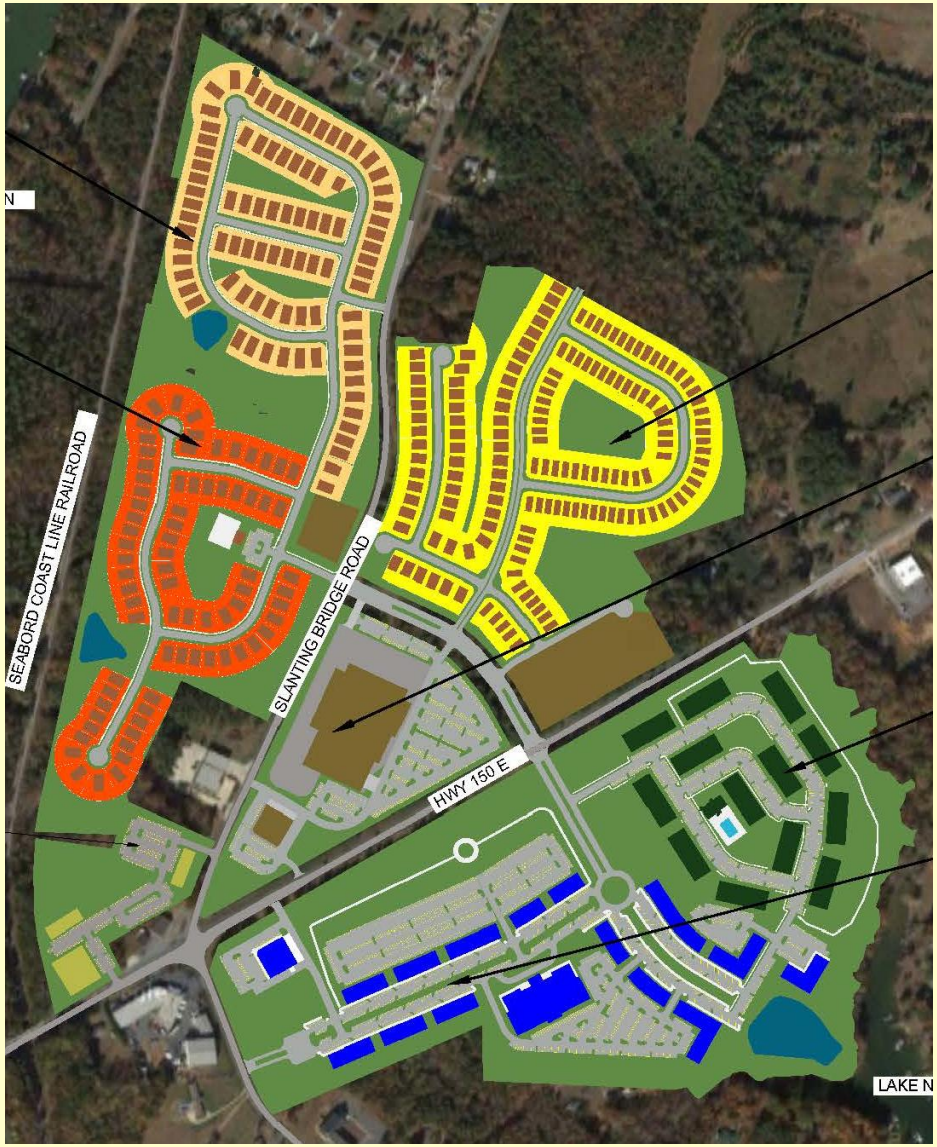
- Park – Contributions to Catawba County to serve as grant match toward development of Mountain Creek Park.
- Public Service Site – Contribution of 1.5 acres for Catawba County's future use.
- Medical Site – Three (3) acre set aside for future development of a medical facility by Catawba Valley Medical 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

SECTION A
95 SINGLE FAMILY UNITS
+/- 28 ACRES

SECTION B
80 SINGLE FAMILY UNITS
+/- 27 ACRES

SECTION D
150,000 SF MEDICAL OFFICE (CVMC and CATAWBA COUNTY SITE)
+/- 7.5 ACRES

TOTAL ACREAGE +/- 200 AC.

SECTION C
150 SINGLE FAMILY PATIO UNITS OR TOWNHOMES
+/- 34 ACRES

SECTION E
NEIGHBORHOOD CENTER
165,000 SF COMMERCIAL/ RETAIL
+/- 23 ACRES

SECTION F
450 ATTACHED MULTI-FAMILY UNITS
+/- 23 ACRES

SECTION G
COMMUNITY RETAIL AREA
300K SF RETAIL
50 K SF OFFICE
300 ATTACHED MULTI FAMILY UNITS
+/- 49 ACRES

WSP

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

THE VILLAGE AT SHERRILL'S FORD

PROJECT NO.

CONCEPT PLAN

DATE 3.18.15

DRAWN/CHECKED BY GB

C-0

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 Seperation, 50' when adjoing 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

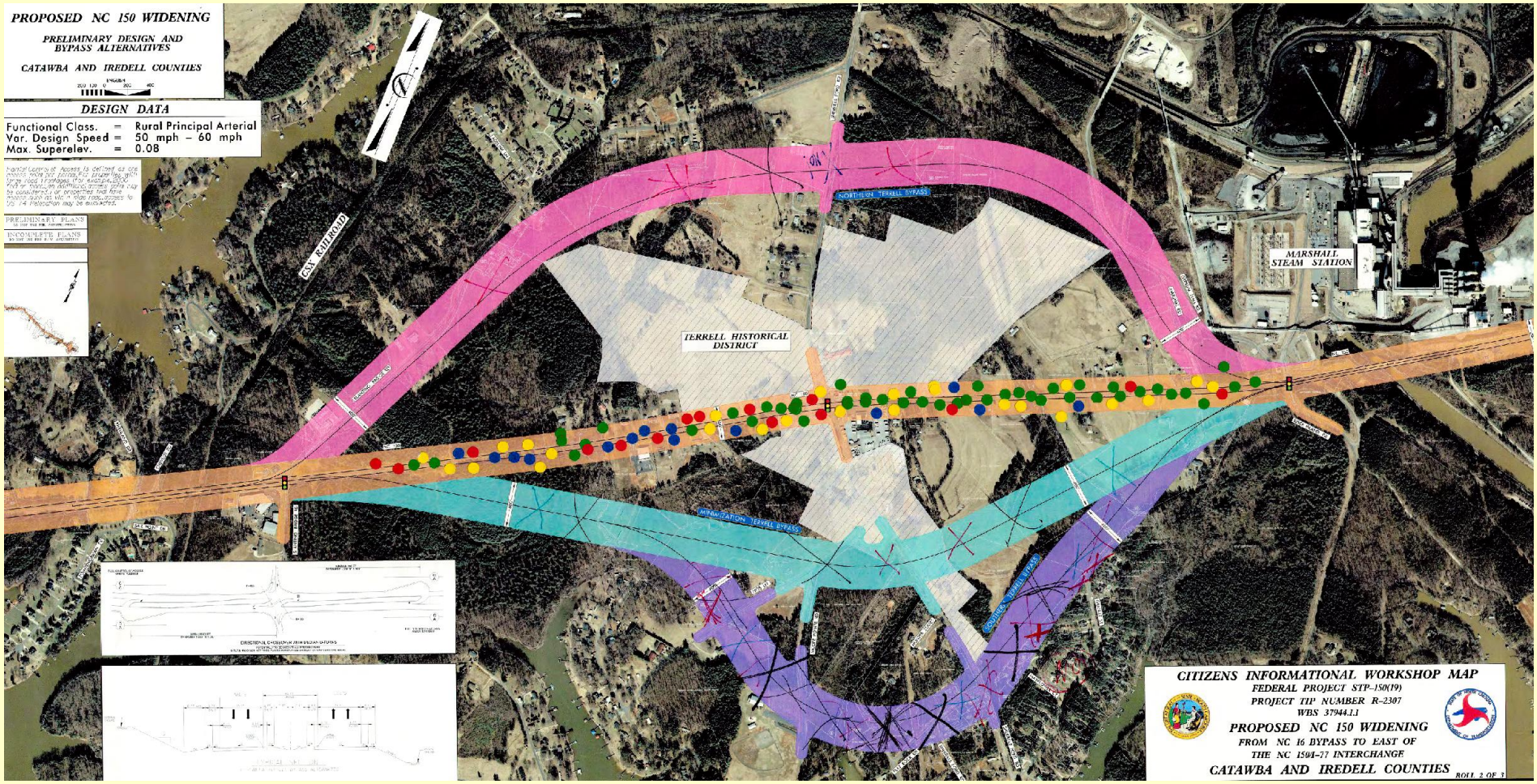
Village at Sherrills Ford - Amenities

	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

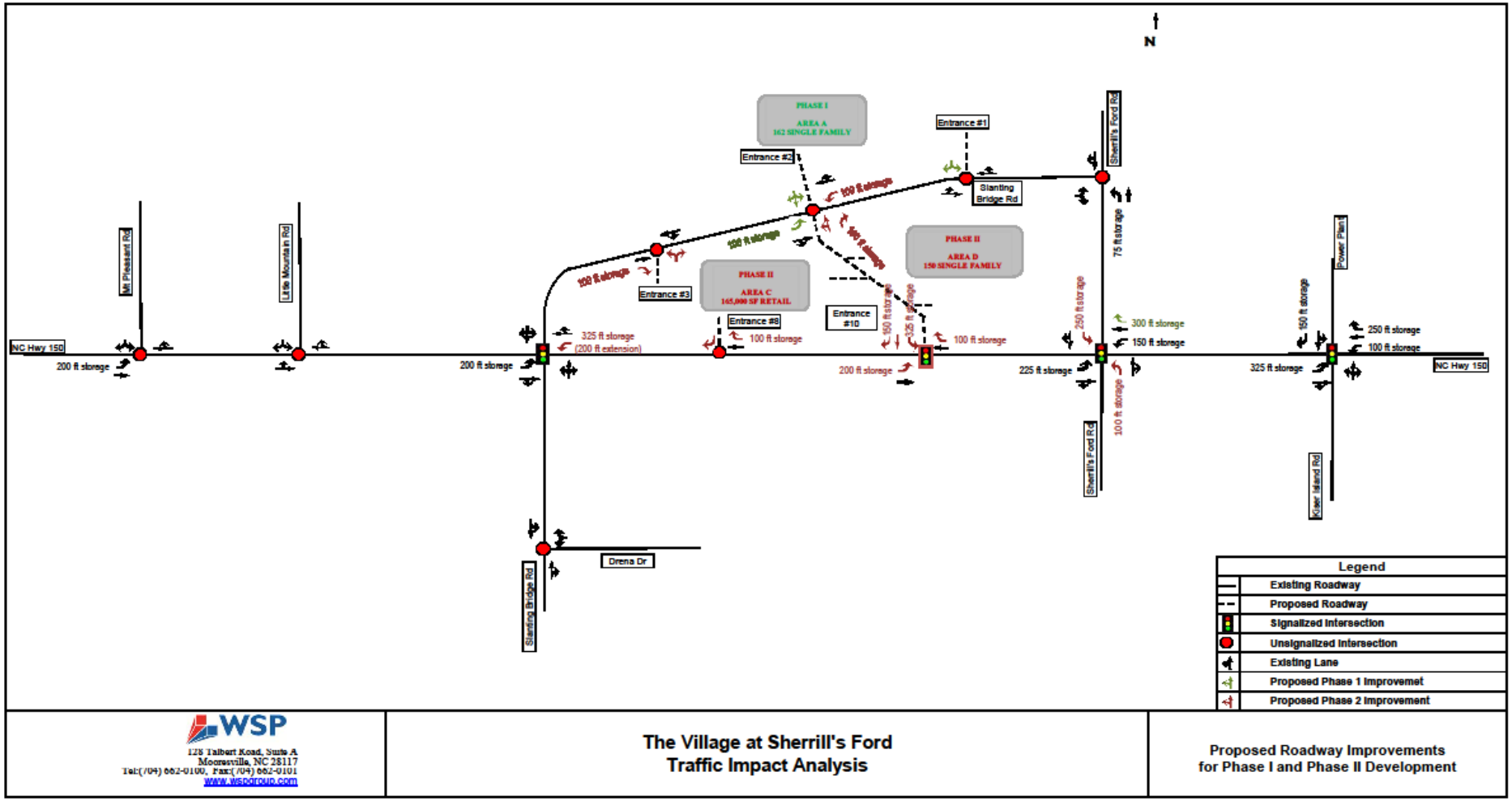
	Village Center (2007)	The Village at Sherrills Ford (2015)
Amenities/Donations		
School Site	Up to 25 acres for a school site - no cost, or fair market value of 25 acres for another location	No School Site - All schools within Bandy's High School District are projected to operate at or below capacity 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



Village at Sherrills Ford - Transportation

Improvements Subject to NCDOT Approval of TIA



WSP
128 Talbert Road, Suite A
Mooresville, NC 28117
Tel:(704) 662-0100, Fax:(704) 662-0101
www.wspdpap.com

The Village at Sherrill's Ford
Traffic Impact Analysis

Proposed Roadway Improvements
for Phase I and Phase II Development

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 adopted small area plans pertaining to the properties.
  - Sherrills Ford Small Area Plan, accepted February 17, 2003
    - Village – Mixed Use
  - Highway 150 Corridor Plan, adopted September 8, 2014
    - Mixed Use, Commercial, Multi-family uses

Public Information Meeting – March 23, 2015

Transportation/Traffic

Housing

Retail/Commercial

Work/Jobs

Done Deal

Utilities

Watershed

Parks/Open Space

Schools

Design

Amenities

Catawba Meadows

Sense of Place

Recommendation

Staff recommends the Planning Board 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.