

PD CONDITIONS
TOWNES AT SHERRILLS FORD
NC HWY 150
CATAWBA COUNTY, NC
October 10, 2018

The purpose of this report is to establish Conditions for the Townes at Sherrills Ford development. The development will include townhomes, age-targeted multifamily, and commercial uses. The proposed development is consistent with the adjacent zoning and uses, the current land use plan, and the Hwy 150 corridor plan.

1. Project Information and Narrative

Townes at Sherrills Ford is located in Sherrills Ford with a connection to NC Hwy 150 and to Sherrills Ford Road. The total site area is approximately 43.2 acres and will include 40.7 acres of residential and 2.5 acres of commercial. This request is to rezoning the property for 353 residential units and 2.5 acres with approximately 50,000 square feet commercial.

2. General Provisions

The Planned District Plan is intended to reflect a generalized arrangement of the site in terms of lot layout, building layout, street network, and open space areas. Final configuration, placement and size of individual site elements, streets alignments, etc. may be altered or modified within the limits of the Ordinance 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 Planned District Plan, subject to staff approval. Any major modifications will require resubmittal to the Board of Commissioners.

3. Development Standards

Pursuant to Catawba County Unified Development Ordinance (UDO) 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 Planned District Plan shall be followed for development of the property.

4. Architectural Standards

All structure facades may include vinyl, fiber cement, stucco, stone, brick, and others commonly used in the industry. The photo below represents the type of town home that will be built.



5. Permitted Uses/Densities

The project shall be limited to 153 town home dwellings with any incidental or accessory uses, 200 multi-family units, and those commercial uses listed in the UDO's HC zoning district.

Uses on the Common Open Space (COS) may include landscaping, fences, walls, berms, pedestrian trails, pools, clubhouses, recreational uses, entry signage, monuments, and storm water BMPs (if required).

6. Amenities

The Townhome area will include a Pool and Cabana (or clubhouse) that will be constructed with the first phase of townhome units. A pedestrian walking trail will be constructed to connect the development to the Village at Sherrills Ford.

7. Open Space, Buffer Yards, and Landscaping

A 50' perimeter setback is required adjacent to residential property and a 35' perimeter setback is required adjacent to commercial property.

A minimum of 2500 square feet per residential unit is required. The Planned District Plan shows 20.3 acres of combined passive and active open space.

Landscaping for the development shall meet or exceed all requirements of the UDO. A detailed landscaping plan will be submitted to County staff along with the construction plans.

8. Property Owner's Association

A property owner's association shall be established for the townhomes and will be responsible for maintaining all private areas.

9. Parking, Lighting, and Signage

Parking, lighting, and signage shall comply with all requirements in the UDO. The following photo is representative of the entry signage.



10. Storm Water Compliance

This development shall comply with all required storm water management regulations.

11. Permitting

The Petitioner understands that all permits from the appropriate agencies must be obtained prior to construction activities.

12. Water and Sewer Availability

It is the Petitioner's responsibility to incur all fees and infrastructure costs for providing water and sewer throughout the development. The Petitioner will comply with all district water and sewer standards.

13. Development Phasing

The townhomes may be developed in two phases. The pool and clubhouse will be constructed with the first phase.

14. Vehicular Access and Road Improvements

Access to the apartments will be from NC Hwy 150 and from Sherrills Ford Road. A Traffic Impact Phasing analysis has been reviewed and accepted by NCDOT. The improvements required by the apartments and are:

NC 150 at proposed driveway: Widen the eastbound NC 150 approach to provide an exclusive left-turn lane with at least 100 feet storage and appropriate taper. Construct the proposed driveway approach with two egress lanes and one ingress lane. Provide the egress lane with an exclusive left-turn and right-turn lanes. Provide at least 100 feet of storage and appropriate taper for the left-turn lane.

NC 150 at Sherrills Ford Rd: Construct a southbound left-lane storage with 275 feet and an appropriate taper.

15. Dimensional Standards

Town Homes:

Front: 20'
Side: 0'
Rear: 10'
Minimum Building Separation: 15'
Maximum Height: 40'

Commercial:

Front: 35'
Side: 10'
Rear: 30'
Maximum Height: 40'

Multi-Family Facility:

Front: 35'
Side: 10'
Rear: 30'
Maximum Height: 70'

