

**SHERRILLS LANDING REZONING
PROJECT NARRATIVE**

This request, by dp Development, is for the rezoning of two parcels (IDs 461714347733 & 461710359143) totaling approximately 34.84 acres and located at 8049 and 8065 E. NC Highway 150 (the “Site”). The rezoning request seeks to rezone the Site from R-20 to PD(CD) to allow the construction of a mixed use planned development containing residential and commercial uses. The development will include a maximum of 175 townhome style attached units, 1.7 acres for commercial and/or office uses, and 1.8 acres for boat and RV parking within a 500-foot-wide utility easement that bisects the parcels.

The Site is located within the Mixed-use corridor overlay district (“MUC-O”), which is intended, among other things, to provide a mixture of commercial and residential uses and aims at providing walkable mixed-use developments. Multifamily development is expressly permitted within MUC-O as long as the overall development contains a non-residential component, which is the case with the proposed project. The Site significantly exceeds the minimum 5 acre recommended size for development within MUC-O. Furthermore, the Highway 150 Corridor Plan designates the Site for Mixed Use/Commercial/Multi-Family development in the future. Thus, the proposed rezoning is consistent with and supported by county adopted plans.

The properties located near the Site are predominantly vacant land, commercial uses, or multifamily residential. A sizeable multifamily project was recently approved next to the Site and is currently under development. Approval of the rezoning would allow additional commercial development along the Highway 150 corridor, provide much needed residential development, and would utilize a sizeable piece of property that is subject to a significant utility easement in a productive manner.

SHERRILLS LANDING REZONING DEVELOPMENT STANDARDS

Site Development Data:

--**Acreage:** ±34.84

--**Tax Parcel #:** 461714347733 and 461710359143

--**Existing Zoning:** R-20 Primary District and MUC-O, CRC-O, and WP-O overlay districts

--**Proposed Zoning:** PD(CD) and MUC-O, CRC-O, and WP-O overlay districts

--**Existing Uses:** Vacant Land

--**Proposed Uses:** Up to one hundred seventy-five (175) townhome style attached residential dwelling units and 1.7 acres for commercial and/or office uses, together with accessory uses, as allowed in the PD(CD) zoning district and MUC-O, CRC-O, and WP-O overlay districts.

--**Maximum Building Height:** Thirty-Five (35) Feet

1. General Provisions:

a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by dp Development (“Petitioner”) to accommodate the development of a mixed-use community on an approximately 34.84-acre site generally located at 8049 and 8065 E. NC Highway 150 (the “Site”).

b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Catawba County Unified Development Ordinance in existence as of the date of approval of the Rezoning (the “Ordinance”). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the PD zoning classification and MUC-O, CRC-O, and WP-O overlay districts shall govern.

c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, streets and other development matters and site elements (collectively the “Development/Site Elements”) set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes, and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 44-326(6) of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements including but not limited to adjustment in the number of units per building, building placement and/or access drive alignment. Therefore, there may be instances where minor modifications will be allowed per Sections 44-301(e) and 44-326(6) of the Ordinance. The Planning Director will determine if such minor modifications are allowed, and if it is determined that the alteration does not meet the criteria set forth in the Ordinance, the

Petitioner shall then follow the Amendment Process of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. Number of Buildings Principal and Accessory. The total number of principal residential buildings to be developed on the Site shall not exceed forty (40). The total number of principal commercial buildings to be developed on the Site shall not exceed three (3). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal buildings located on the Site.

2. Permitted Uses & Development Area Limitation:

a. The Site may be developed with up to one hundred seventy-five (175) townhome style dwelling units and office/commercial uses, together with accessory uses, as allowed in the PD(CD) zoning district and MUC-O, CRC-O, and WP-O overlay districts.

3. Access:

a. Access to the Site shall be from E. NC Highway 150 as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by NCDOT in accordance with applicable published standards.

b. Access to Granite Street shown on the Rezoning Plan will be limited to emergency vehicle access only.

c. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts, and any adjustments required for approval by NCDOT in accordance with published standards.

d. Petitioner will work with NCDOT to reserve area for the expanded right-of-way for widening NC 150 and dedicate to NCDOT the amount needed as determined by NCDOT prior to the widening of NC 150.

4. Buffers, Setbacks, and Open Space:

a. A thirty (30) foot Buffer will be provided around the perimeter of the Site, except the northeast border of the Site, which will be provided a one hundred (100) foot buffer, as generally depicted on the Rezoning Plan.

b. A twenty (20) foot front building setback as measured from the public street for front loaded townhomes, a ten (10) foot front building setback as measured from the public street for rear loaded townhomes, five (5) foot side yard setback, and ten (10) rear yard setback will be provided.

c. Development of the Site will include a minimum of 650,000 square feet of open space, which is nearly 68% more than what is required by the Ordinance.

d. Proposed amenity area may include, but is not limited to, a tot lot, dog park, outdoor fitness, walking trails, benches, decorative hardscape and landscape, and seating area. The amenity area may be located elsewhere on the Site as needed at the time of site plan submittal.

5. General Design Guidelines:

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block, vinyl and/or wood.

b. Meter banks will be screened from adjoining properties and from the abutting public streets at grade.

c. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings.

d. As shown in the example elevations, garage doors on front loaded garages shall incorporate architectural enhancement to avoid a plain door. Additional features may be added to front loaded garage doors so long as the doors are generally consistent with the example elevations.

e. Commercial building materials will include one or, or a combination of, wood, vinyl, masonry (stone or brick) and EIFS (or like materials), consistent with the building design standards in the Ordinance. Unpainted CMU block walls will be excluded as an external building material.

f. All elevations are provided to convey the general intent for design. Elevations are conceptual in nature and subject to change at the time of site plan submittal.

g. Fencing and vegetative screening surrounding the Boat/RV storage area within the Duke Energy right-of-way will be subject to approval by Duke Energy. Pursuant to Duke Energy's right-of-way encroachment guidelines, any fencing will be limited to a maximum height of 10 feet, and any vegetation will be limited to a maximum mature height of 15 feet.

6. Signs and Lighting:

a. All signs will be ground mounted in compliance with applicable sign regulations. General locations of proposed signs are shown conceptually on the Rezoning Plan. Commercial area may also include building mounted signs and other associated allowable signage for wayfinding on the Site. Free and/or ground mounted signage will not exceed 16 feet in height.

b. All lighting shall comply with the Ordinance. Pedestrian scaled lighting shall be provided with a maximum height of 20 feet. Parking lot lighting in the commercial area shall be provided with a maximum height of 35 feet.

7. Environmental Features:

a. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary to accommodate actual storm water treatment requirements and natural site discharge points.

b. All landscaping shall comply with the Ordinance and shall be generally consistent with what is shown on the Rezoning Plan.

c. The Site currently exists within a watershed, and Petitioner is requesting to develop the Site as a high-density development. Appropriate buffers and storm control measures required by the Ordinance shall be provided.

8. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the Site affected by such amendment in accordance with the provisions of the Ordinance.

9. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.