

**Village at Sherrills Ford  
Master Planned Community  
Planned Development (PD) Notes**

**This petition proposes the development of a master planned community containing a mixture of residential, retail, public or quasi-public, and office uses. This concept has been developed to further the objectives of the adopted Sherrills Ford Small Area Plan. It incorporates public amenities for the broader area and the development of needed transportation infrastructure to serve the proposed development as well as other existing and future development in the area. It has been designed taking into account the unique characteristics of the site and has incorporated open space elements as a part of the overall site layout. It will provide for a variety of residential types and densities, with higher densities focused toward the center of the site and lower densities transitioning to the existing community fabric.**

1. Development of the site will be controlled by the standards depicted on this site plan, a Development Agreement adopted pursuant to NCGS 153A-349 et seq., and by the standards of the Catawba County Unified Development Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases. This proposal is intended to enable the development of a master planned community composed of retail and service uses, employment and office uses, multifamily housing, single family attached, and single family detached housing interconnected with open space, pedestrian, and vehicular linkages.
2. The Petitioner, as part of the application, has included a printed document entitled "Sherrills Ford Information Booklet" that provides a conceptual framework for the overall Village Center. This document illustrates the type, general location and sizes, anticipated development patterns, design concepts, amenities, and architectural palette for the community. This document represents a guideline for the community and will be used by the Petitioner as a frame of reference for the build out of the various sites. However, the details of the actual development may vary from the concepts represented in this document so long as the overall concepts represented and the details of the site plan conditions are fulfilled. The illustrations of architectural details are intended to express the petitioner's intent with regard to the quality of the development rather than be binding detailed standards. Illustrations that include the names of various tenants are examples of the types of uses but do not represent commitment for specific tenants for the site. Minor variations in the details of the development that may be proposed by the Petitioner during the development review process, such as the modification of a setback or the layout or composition of an individual amenity element may be approved by the Planning Director. Although the "Sherrills Ford Information Booklet" represents a guideline for the community and will be used by the Petitioner as a frame of reference for the build out of the various sites, it is understood that the site plan and conditions adopted through the zoning

process shall control over the site plan and conditions in the Booklet. General consistency between final design and design concepts in the Sherrills Ford Information Booklet shall be determined by the Planning Director, subject to appeal to the Board of Adjustment.

- 3 The site may be developed for any use allowed in the Planned Development (PD) district and the MUC-O district as allowed by the ordinance in accordance with the standards of that district and the restrictions of this site plan as noted below and the exceptions to the MUC-O table of permitted uses as noted in Section 4 below. The development of the Site will also be in conformance with the relevant provisions of the MUC-O district except as noted in these Planned Development provisions. However, because the UDO has just recently been adopted and there is a very limited history with its implementation and because of the unique nature of the subject development and the potential for inconsistencies between the PD zoning and the MUC-O guidelines, Planning Staff may grant exceptions from the MUC-O provisions upon final site plan submittal, where such variances are consistent with the guidelines of the PD zoning. The Petitioner may also seek amendments to the text of the UDO and the text of these provisions. The Petitioner will construct a mixed-use development in general conformity with the schematic plan. The Petitioner will provide pedestrian connections from within the site to other site elements and uses and to public sidewalks, balancing the need for vehicular as well as pedestrian access. The Petitioner may place retail uses within office buildings on the site as well as within the retail center in order to further the mixed-use nature of the site. Retail floor area located within office buildings will not be counted toward the total retail floor area located elsewhere on the site. Any such retail space will be limited to 75% of the first floor area of the building and may only be located in multistory buildings of at least 15,000 square feet of total floor area.
4. The following additional uses are permitted on the Site and will be developed in accordance with the Site Plan.
  - Home Improvement Center with accessory uses typically located in such use such as sales of lawn and garden supplies, lumber and building materials and equipment rental subject to Section 27 below, and
  - Single family residential subdivision
5. Residential densities may vary in different portions of the site in keeping with the various dwelling types. Residential uses may be located within any portion of the site including retail and office areas as a mixed use on the site and within mixed use structures. Retail uses may include uses such as supermarket, general merchandise, hardware, home improvement, business services, banks, civic, dry cleaners, personal services, restaurant, gas station, or similar uses designed and intended to serve not only the residents in this mixed-use community, but the residents in the surrounding areas as well. The uses that may locate on an out parcel will be designed as part of the overall development in terms of consistent landscaping, signage, and architectural style. More than one use or type of use may locate on an out parcel so long as the uses are located within the same structure.

6. Buffer areas and project edges will be developed in accordance with the Ordinance.
7. Signage on the Site will comply with Article V. The Petitioner may submit a signage package for wall signage for the various site components that may utilize alternative design standards which may exceed one or more of the limitations established by the Ordinance. Such alternative design standards may take into account the distance of the building from nearby public roads and the size of the building and is subject to the review and approval of the Planning Director.
8. Lighting on the Site will comply with Article V. The Petitioner may submit a lighting plan for the various site components that may utilize alternative design standards which may exceed one or more of the limitations established by the Ordinance. Such lighting plan shall utilize a consistent lighting theme and is subject to the review and approval of the Planning Director.
9. Parking will be provided which will meet or exceed the standards of the Ordinance.
10. Screening will conform to the applicable standards of the Ordinance.
11. Subject to the approval of the Planning Staff, the Petitioner may shift allowed floor area from retail/service uses to office uses, and from office uses to retail/service uses provided that any such shift of floor area is neutral from a traffic impact standpoint. Subject to the approval of the Planning Staff, the Petitioner may shift allowed residential units between the various types of allowed residential uses provided that such shift is neutral from a traffic impact standpoint.
12. Access to the site will be provided by numerous connections to the newly constructed streets within the site as generally depicted on the site plan. All driveway and street connections are subject to approval by N.C.DOT. The Petitioner shall dedicate the necessary right-of-way and construct additional lanes for the four-laning of Hwy. 150 along the frontage of the development. Setbacks for structures have been planned to accommodate a potential further widening of NC Hwy 150.
13. All dumpsters on the site will be screened with a solid enclosure with gates constructed of materials that are compatible with the architectural theme of the village. Chain link fencing shall not be used for the dumpster enclosure.
14. The Petitioner will construct a street network with appropriate collector and other streets, all of which will be reviewed as part of the normal subdivision process.
15. The Petitioner will comply with the applicable portions of the Floodplain Management Overlay and Watershed Protection Overlay-high density option standards of the UDO. The provisions of this site plan and conditional notes will supplant the the Catawba River Corridor standards. Further, the Petitioner reserves the right to utilize individual site or larger area-wide storm water detention and management facilities, ponds, and related facilities.

16. The Petitioner will comply with the applicable portions of the Mixed Use Corridor Overlay except as noted within these provisions.
17. The Petitioner shall submit a plan for a pedestrian and bicycle network to connect the various elements within the site to be developed as the various site elements are constructed. Linkages will be established to connect buildings and uses on the site to this pedestrian network. Pedestrian linkage at the lakefront shall be incorporated into the plan. Bicycle parking shall be provided at blocks of non-residential facilities, including the library, public services, restaurants and other retail uses.
18. The retail floor area for a single tenant retail structure will be limited to 175,000 square feet and no more than two single tenants may exceed 100,000 square feet. If a 'garden center' is built as part of any such use, the area of the 'garden center' will be counted in the total floor area for that tenant. In addition, the Petitioner will limit the number of out parcels that may accommodate "auto oriented" uses such as gas stations to two sites and restaurants with drive in windows to a total of four. Outparcels are defined as any lots which contain freestanding buildings fronting along NC Hwy 150. Further, the Petitioner may add an additional 25,000 sq. ft. of retail floor area on the second floor of other structures used for retail use.
19. The exact location and extent of the open space areas will be determined through the detailed design and subsequent review of development plans. The open space areas will be developed with a combination of active and passive recreation areas, trails, pathways, and other amenities consistent with the purpose and provisions of this Petition. The Petitioner shall provide an open space/pedestrian plan which gives general details of the location of open space, center greens and trails. This plan shall include trails behind the proposed school site to connect to the residential development and provide connection from the waterfront area to the retail on the north side of Hwy. 150. A trail system in key segments shall be constructed, which includes the waterfront area and connection to the retail sites.
20. If the area indicated on the site plan for a school site or the YMCA site is not used for those purposes, then those sites may be used respectively for single family at 4 units per acre and multifamily uses not to exceed 200 units.
21. Development Standards for the Village Center are contained in the following sections.

A All development within the Village Center shall meet the following development standards:

	Single Family Residential	Multi-Family Residential	Non-Residential
<b>Maximum Dwelling Units Per</b>	6	20	

<b>Acre***</b>			
<b>Maximum FAR</b>			1.1
<b>Minimum Lot Area</b>			
Detached	Minimum of 6,000 with an average of 7,000		
Duplex	10,500	6,500	
Triplex	N/A	9,500	
Quadraplex	N/A	11,500	
Other (including Multi-Family)	N/A	11,500	8,000
<b>Minimum Lot Width</b>			
Detached	50	50	
Duplex, Triplex, Quadraplex	N/A	55	
Other (including Multi-Family)	N/A	55	50
<b>Minimum Setback (Front Yard)</b>			
Detached	20	15	
Duplex, Triplex, Quadraplex	N/A	15	
Other (including Multi-Family)	N/A	15	
			35 along any federal or state highway; 20 along other public streets and 10 on internal streets
<b>Minimum Side Yard</b>			
Detached	5	5	
Duplex, Triplex, Quadraplex	N/A	5 **	
Other (including Multi-Family)	N/A	50 when adjoining single family residential use or zoning, 10 otherwise **	50 from any property line at the exterior of the Site and adjoining single family use or zoning , 20 along other perimeter

			edges, O within interior of development
<b>Minimum Rear Yard</b>			
Detached	20 *	20 *	
Duplex, Triplex, Quadraplex	N/A	20 *	
Other (including Multi-Family)	N/A	40	50 from any property line at the exterior of the Site and adjoining single family use or zoning , 20 along other perimeter edges, O within interior of development
<b>Maximum Building Height</b>	40	50	50
<b>Parking</b>			*****

- \* Abutting exterior boundary with residential zoning – 40 feet.
- \*\* Minimum building separation – 15 feet.
- \*\*\* Gross acre of development site, excluding public streets but including private streets.
- \*\*\*\* Computed on the gross site area for non-residential development.
- \*\*\*\*\* Controlled by the standards set forth in the off street parking section of the UDO, except that all parking for retail and restaurant uses that are built as part of a unified development shall meet a uniform minimum of 4 spaces per 1000 sq. ft. of floor area.

- B. All uses within the Village Center shall be subject to the landscaping regulations set forth in landscape screening section of the UDO.
- C. Internal non-residential buildings are encouraged to be located within 10 feet of the internal streets to enhance the pedestrian orientation of the development.
- D. In order to be able to adapt to varying market conditions, emerging trends that encourage high quality design and innovative arrangement of buildings and open space throughout the Village Center, substantial flexibility from the conventional

standards is possible by modifying the following standards established in these regulations:

- Street right-of-way must meet NCDOT standards
- Street type and construction standards (including width) for public streets must meet NCDOT standards
- Lot size
- Lot width
- Setbacks and yards
- Building separation
- Public street frontage
- Off-street parking

The details of these modifications, if they are proposed, may be approved by the Planning Director and will be included in the normal development review processes.

22. The Petitioner acknowledges that other standard development requirements imposed by other portions of the UDO or other County ordinances may apply to the development of this site. These are not separate zoning conditions imposed by this site plan.
23. Throughout this Rezoning Petition, the terms “Owner”, “Owners”, “Petitioner” or “Petitioners,” shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
24. A consistent architectural theme and color scheme throughout the village shall be used. An architectural plan for the various site components will be submitted for review and approval by the County staff.
25. Single tenant buildings greater than 75,000 square feet must provide recessions and projections of 4 feet or more from the primary building line comprising a total of at least 33% of the storefront length.
26. The front façade of all single family residential dwellings and accessory structures shall be covered only with brick, stone, hard stucco (synthetic stucco is not permitted), wood, or siding consisting of wood or composite material; provided, that any horizontal siding must be completely supported to maintain a straight and even outer surface and must be fully and properly finished. Vinyl products will be permitted on the remaining 3 sides of the structures and on the front façade as soffit, fascia, window trim, door trim at roof gables, etc. With respect to multi-family residential and non-residential buildings, vinyl shall not be used as a prominent building material; however, vinyl and other metal materials may be used as an accent material.
27. Outside storage of materials shall be screened or be placed so as not to be viewable from public/private streets or adjoining property. Outdoor display of materials offered for sale may occur at the front of stores but may not be located within parking areas.

28. The Petitioner shall provide on the approved final site plan a design incorporating types of use that maximize the water frontage exposure to views from retail, restaurants, offices and live/work units to encourage after 5 p.m. and weekend social activities.
29. The Petitioner shall provide on the approved final site plan a streetscape within the neighborhood center and community retail center which accommodates storefront features to the extent feasible and links the outlying retail and residential uses.
30. The Petitioner shall provide on the approved final site plan a greater emphasis upon pedestrian accommodations to include maximum utilization of the lakefront by including such amenities as public art display, water features and public assembly. The pedestrian amenities plan shall be subject to the review and approval of the Planning Director.
31. The Petitioner shall provide on the approved final construction site plan for the shielding of the parking area from the traveling public along the south side of Hwy. 150 through a combination of landscaping, street trees and/or fencing or columns. The overall site streetscape plan shall be subject to the review and approval of the Planning Director.
32. Service areas and mechanical/electrical equipment shall be screened or shall not be visible from public/private streets.
33. Traffic signals shall conform to the minimum adopted design standards of NCDOT. The Petitioner will consider the use of mast arm traffic signal design and will coordinate with Catawba County and NCDOT at the time of signal installation.
34. Outdoor shipping or storage containers are prohibited in the non-residential areas except during construction.
35. In the event that these conditions conflict with the Approved Development Agreement, the Development Agreement provisions control.

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