



**TOWN OF HARRISBURG, NORTH CAROLINA
HARRISBURG TOWN HALL
PLANNING AND ZONING BOARD MEETING**

**August 20, 2019
6:00 PM**

AGENDA

1. CALL TO ORDER

A. AGENDA ADOPTION

B. SPECIAL PRESENTATIONS

1. Oath of Office for New Members

C. PUBLIC COMMENT - Anyone wishing to address the Board may do so during the Public Comment section. Please state your name and address for the record, be courteous and do not repeat what has already been said. Please keep your comments about the subject and not personal in nature.

2. CONSENT AGENDA

A. Consider the meeting minutes of August 5th Special Planning and Zoning Board meeting.

3. OLD BUSINESS

4. NEW BUSINESS

A. H 2019-02-(R) - Farmington Planned Unit Development - Site Plan Amendment (PUD-SPA)

5. STAFF UPDATES/INFORMATION

6. ADJOURNMENT

Town of Harrisburg's Vision Statement

Harrisburg will be the best small town in North Carolina based on low density housing, excellent economic opportunities, a safe living environment, and efficient and effective municipal services. Amenities such as excellent recreational programs, adequate open space, attractive shopping opportunities, a diversity of restaurants, and a connected system of roadways, sidewalks, greenways, and bicycle lanes will continue to enhance the quality of life of the Town. These services and amenities will be provided while retaining reasonable tax rates and debt levels.



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider the meeting minutes of August 5th Special Planning and Zoning Board meeting.

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the meeting minutes of August 5th Special Planning and Zoning Board meeting.

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

1. PZ Special Meeting Minutes Aug 5 2019

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD – SPECIAL MEETING
MONDAY, AUGUST 5, 2019
6:00 PM**

MINUTES

1.

CALL TO ORDER

Andy Rathke called the meeting to order.

PRESENT: Andy Rathke, Lloyd Quay, John Overcash, Thelma Thorne-Chapman, Jacob Carpenter

A.

AGENDA ADOPTION

MOTION:

Lloyd Quay made a motion to adopt the agenda as presented. Second was made by Andy Rathke. **The motion passed 5-0.**

2.

CONSENT AGENDA

A. Planning Board meeting minutes July 16, 2019.

MOTION:

Andy Rathke made a motion to approve the Consent Agenda. Second was made by Jacob Carpenter. **The motion passed 5-0.**

3.

OLD BUSINESS

Planning Board Vacancies (2) and Applications

There are two (2) positions on the Planning and Zoning Board whose appointment terms expired on June 30, 2019. Staff advertised for the vacant positions on June 18, 2019 and accepted applications until July 15, 2019. A 3 member Committee of the Planning and Zoning Board appointed by the Planning and Zoning Board reviewed application and interviewed the candidates. The Committee is ready to make their recommendations to the full Planning and Zoning Board so recommendations for appointment can be made at the August 12th Town Council Meeting. Staff recommends reviewing the applications and making Planning and Zoning Board recommendation for appointments to the Town Council.

After some discussion about the interviews that were held by the 3 member committee, they then took the following actions:

MOTION:

Andy Rathke made a motion to reappoint Rodney Garner for the Planning and Zoning Board and send it on to Town Council for their consideration with a second from Thelma Thorne-Chapman. **The motion passed 5-0.**

MOTION:

Thelma Thorne-Chapman made a motion to appoint Kevin Schaffner for the Planning and Zoning Board and send it on to Town Council for their consideration with a second from John Overcash. **The motion passed 5-0.**

4.

NEW BUSINESS

5.
STAFF UPDATES/INFORMATION

6.
ADJOURNMENT
MOTION:

There being no further business, Andy Rathke made a motion to adjourn, with a second from Lloyd Quay. **The motion passed 5-0.**

Andy Rathke, Chairman

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

H 2019-02-(R) - Farmington Planned Unit Development - Site Plan Amendment (PUD-SPA)

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

If approved, the following motion is suggested:

To approve the PUD-Site Plan Amendment as requested by the applicant for the related property in application H-2019-02 (R).

If denied, the following motion is suggested:

To deny the PUD-Site Plan Amendment as requested by the applicant for the related property in application H-2019-02 (R).

Description/Background:

Jim Merrifield, on behalf of MVP Properties has submitted a request to amend the site plan and development notes for the previously approved Planned Unit Development (PUD). The PUD-Site Plan Amendment is not a typical rezoning request, however a rezoning process is followed for transparency and to ensure public has opportunity to review and comment on the proposed changes included in this amendment. Upon approval, zoning map will be amended to reflect the PUD-Site Plan Amendment (PUD-SPA) .

A staff report is attached for more information and a site plan along with development notes is submitted for your consideration. Staff has reviewed the site plan in accordance with our Unified Development Ordinance (UDO) and is recommending approval of the PUD-Site Plan Amendment with conditions and development notes included on the site plan.

Recommendation:

The proposed PUD-Site Plan Amendment along with the conditions is consistent with the intent of originally approved PUD in 2017 and is consistent with the Harrisburg Area Land Use Plan (HALUP) and the Unified Development Ordinance (UDO) at this time. The Planning and Economic Development Department recommends approval of the PUD-Site Plan Amendment (PUD-SPA) with conditions and development notes as submitted.

Fiscal Impact:

Attachments:

1. STAFF REPORT H2019-02-(R)
2. Farmington PUD-SPA_Site Plan

3. Site Location Map
4. Farmington PUD-SPA Application Packet
5. Neighborhood Meeting Letter 7.3.19
6. Farmington PUD-SPA_Neighborhood Meeting Notes



Town of Harrisburg
Planning and Economic Development Department

DATE: August 12, 2019

SUBJECT: Farmington PUD Master Plan

Request H2019-02-(R): To amend the previously approved Planned Unit Development (PUD). The PUD Site Plan Amendment (PUD-SPA) includes approximately 109.05 acres on Rocky River Road at the Mecklenburg County line.

Location: The subject property is located on the north side of Rocky River Road adjacent to the Mecklenburg County line. Site Address is 9880 Rocky River Road.

Applicant: Jim Merrifield with MPV Properties

Staff Report Prepared by: Sushil Nepal, AICP, Planning & Economic Development Director

Neighborhood Meeting: Held July 18, 2019, see attached neighborhood meeting information.

BACKGROUND:

Area: ±109.05 acres

Existing Land Use: Vacant

Zoning within 500 ft: North – CZ-RV, Residential Village Conditional Zoning and RL Residential Low Density District;
South – PUD, Planned Unit Development
East – O/I, Office-Institutional District; LDR, Cabarrus County Low Density Residential District
West – R-3, Mecklenburg County Medium Density Residential District; CC, Mecklenburg County Commercial Center

Land Uses within 500 ft: North – Vacant, Agricultural
 South – Shopping Center with Grocery Anchor
 East – Single-Family Residential, Vacant, Agricultural
 West – Vacant

APPLICATION SUMMARY:

- The applicant is seeking to amend the site plan along with some development notes for the previously approved Planned Unit Development (PUD).
- The proposed PUD - Site Plan Amendment (PUD-SPA) includes the following key amendments:
 - No change of non-residential space (original approval 350,000 square feet)
 - 296 residential units including (original approval 240);
 - 258 attached residential units (original approval 190 units) and up to 38 single family residential units (original approval 50 units).
 - Maximum Building Height:
 - Commercial/Non-Residential: 50 ft
 - Residential (Detached): 35 feet
 - Residential (Attached): 45 feet
 - Minimum Building Separation: 10 feet
 - All of the Townhomes within the PUD will be alley loaded.
 - Added 10-foot multi-use path along key streets to connect to the proposed greenway
 - The proposal removes the original condition to build a YMCA facility (YMCA to be built at Harrisburg Park) and replaces with residential development.
- The proposal has been evaluated by Planning Staff and meets the intent of the previously approved PUD zoning district.
- The applicant has submitted a PUD- Site Plan Amendment map along with notes, which is attached for your consideration.

APPROVAL CRITERIA:

- 1. The size of the tract in question;**
The subject property is approximately 109.05 acres in size.
- 2. Whether the proposal conforms with and is in furtherance of the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and the goals, objectives and policies of the Ordinance;**
Per the Unified Development Ordinance, The PUD district is established to provide for the orderly development of land with a mix of land uses and intensity. PUD zoning is intended to permit flexibility in the design, construction and processing of residential and non-residential developments of a quality that could not be achieved under conventional zoning approaches. While the conventional zoning districts and the requirements of those districts set forth in the UDO are

reasonable, there may be circumstances in which it is in the community's best interests to allow unique and/or creative designs and techniques.

Per the Harrisburg Area Plan, the subject property is located in an area designated as Mixed Use. *This area is intended to accommodate development that combines commercial and civic/institutional land uses with a mixture of housing types. The predominant uses include retail, office, multi-tenant flex space, single-family detached and attached residential, multi-family residential at a medium density, and civic and institutional uses.* The Land Use Plan goes on to state that the Mixed Use district adjacent to Rocky River Road and I-485 should include medium-density single family residential (attached and detached), specialty housing, such as that supported by an institution, neighborhood retail, multi-tenant office, including medical, and a hospital or similar institution.

3. The benefits or detriments for the owner, neighbors and surrounding community;

The benefits to the owner of the property would be that a more cohesive development pattern would be achieved across both Mecklenburg and Cabarrus Counties. A more cohesive, neighborhood center driven development can be achieved. Benefits to the community include a new north-south connector, Farmington Ridge Parkway, that would provide an alternative to Robinson Church Road as a connector between Rocky River Road and Tom Query Road. The proposed development will offer entertainment options for nearby neighborhoods.

Detriments to the neighbors and surrounding community are consistent with those expected with additional development, such as traffic congestion and additional student generation. To help mitigate traffic congestion, the developer completed a Traffic Impact Analysis (TIA) in 2017 (updated in 2018) and will be required to implement the suggested roadway improvements provided by the TIA report.

4. Whether the proposed request is in compliance with the adequate public facilities criteria;

a. Utilities:

Utilities are available in this area, and are sufficient to meet the needs of this property. Sewer access is located along the northern border of the property, along Fuda Creek. Water is available from the south along Rocky River Road.

b. Transportation:

A Traffic Impact Analysis was completed for the existing PUD zoning district in 2018; all the traffic improvement will be completed as per that TIA. The removal of YMCA and addition of residential development reduces the trips and thus has no new impacts on the transportation system.

c. Safety and Sanitation Services:

Adequate police, fire, and sanitation services are available for this use.

d. Schools:

Per Cabarrus County, the APF Ordinance for schools is currently not being enforced after a ruling by the NC Supreme Court. However, Cabarrus County Schools does still review the capacity of the K-12 schools that this development will feed into and provides future capacity numbers based on the units proposed. For this site, Cabarrus County has provided the following information:

Current Capacity:

Elementary (Harrisburg Elementary) -	<u>132.84%</u>
Middle (Hickory Ridge) -	<u>121.70%</u>
High (Hickory Ridge)-	<u>97.88%</u>

Future Capacity Based on Unbuilt Lots and Including this Request:

Elementary (Harrisburg Elementary) -	<u>150.25%</u>
Middle (Hickory Ridge) -	<u>145.75%</u>
High (Hickory Ridge)-	<u>117.86%</u>

As per Cabarrus County School, Single-family attached homes in this development will generate upon buildout an additional 57 elementary students, 20 middle school students, and 27 high school students. Single-family detached homes would generate an additional 15 elementary students, 7 middle school students, and 10 high school students.

5. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. The Commission shall consider the following:

a. Whether the proposed zoning is compatible with the surrounding area or whether there will be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new use will generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting or other nuisances;

The proposed rezoning should not have negative impacts of these types on the surrounding area and may have even less impacts on the surrounding area based on the lower density of nonresidential uses proposed. The proposal being considered has about one half of the commercial space as the existing zoning; meaning that impacts should be less under the

proposal being considered. A 100 ft buffer along the adjacent properties to the north should provide adequate buffering from the new development.

b. Any change of character in the area due to installation of public facilities, other zoning changes, new growth changes, deterioration, and development;

The most recent changes in this area have been the installation of the Fuda Creek sewer line, providing sewer access to this area.

c. The zoning districts and existing land uses of the surrounding properties;

Properties to the north are zoned residentially; the Huntwick subdivision is zoned and used in a low-density residential manner. The proposed Caldwell Townhomes is zoned CZ-RV for medium-density townhomes. To the west, the zoning is for higher density (8-12 DUA) residential, as well as some office zoning; this zoning is expected to change as there is an active zoning petition with the City of Charlotte to zone this property to be consistent with the proposed Harrisburg PUD zoning. To the south is PUD zoning, and to the east there is O/I and RL zoning.

d. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification;

The property is suitable for the uses which it has been restricted under the existing zoning classification.

e. Whether the rezoning is compatible with the adjacent neighborhood, especially concerning neighborhood stability and character;

The proposed PUD- Site Plan Amendment is compatible with the adjacent neighborhood, especially to the north, west, and south. To the east and northeast, there are some lower density residential zonings that are typically considered incompatible with this zoning; however, with the inclusion of higher standard buffers than required by the UDO, these compatibility issues should be adequately addressed. Furthermore, it is expected that the RL properties to the east will eventually be re-zoned to a higher density zoning district as allowed in the Harrisburg Area Land Use Plan.

f. The length of time the subject property has remained vacant as zoned (if applicable);

This property has been vacant for several years.

- g. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs;**

There is an adequate supply land in the area to accommodate the community needs should the Board decide to approve the request.

- 6. Whether the existing zoning was in error at the time of adoption.**

The existing zoning was not in error at the time of adoption.

Furthermore, as a Conditional Zoning request, the Board must consider the following criteria:

- 7. The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the current Land Use Plan.**

Per the Unified Development Ordinance, The PUD district is established to provide for the orderly development of land with a mix of land uses and intensity. PUD zoning is intended to permit flexibility in the design, construction and processing of residential and non-residential developments of a quality that could not be achieved under conventional zoning approaches. While the conventional zoning districts and the requirements of those districts set forth in the UDO are reasonable, there may be circumstances in which it is in the community's best interests to allow unique and/or creative designs and techniques.

Per the Harrisburg Area Plan, the subject property is located in an area designated as Mixed Use. This area is intended to accommodate development that combines commercial and civic/institutional land uses with a mixture of housing types. The predominant uses include retail, office, multi-tenant flex space, single-family detached and attached residential, multi-family residential at a medium density, and civic and institutional uses. The Land Use Plan goes on to state the that the Mixed Use district adjacent to Rocky River Road and I-485 should include medium-density single family residential (attached and detached), specialty housing, such as that supported by an institution, neighborhood retail, multi-tenant office, including medical, and a hospital or similar institution.

- 8. The use(s) requested are among those listed as an eligible permitted or conditional use in the general use district as included in the rezoning request.**

The applicant has provided a list of permitted uses for the proposed PUD _Site Plan Amendment (SPA). All of the uses provided in this list are allowed within the PUD zoning district.

- 9. The design of the proposed Conditional Zoning (CZ) District use's**

minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare and vibration and not create a nuisance.

The site has been designed to reduce negative impacts to surrounding property owners. The 100ft buffer to the north is intended to provide increased minimization from adverse impacts to the developments to the north. The site has been designed to keep the non-residential components aligned along Rocky River Road and the proposed Farmington Ridge Parkway; residential uses have been located adjacent to existing or proposed residential uses.

10. The use limitations and conditions as proposed and/or imposed for the requested district can reasonably be implemented and enforced for the subject property.

The conditions proposed and imposed for this district can be reasonably implemented on this site.

11. When implemented the proposed and/or imposed use limitations and conditions will mitigate specific land development issues that would likely result if the subject property were zoned to accommodate all the uses and the minimum standards of the corresponding general zoning district. If any standards are proposed that are different from the underlying zoning district, the applicant must clearly demonstrate that the overall resultant project is greater than that which is typically allowed by the general district.

All proposed conditions recommended by staff are to bring the site into conformance with local and state regulations.

12. The applicant has agreed to accept the use limitations and conditions as proposed and/or imposed for the requested district.

The applicant will need to agree to all conditions listed in this staff report. Any additional conditions placed on this property will need the acceptance of the applicant before a decision is made on this application.

13. For an approval, the Board must adopt a consistency statement that the amendment being considered is either consistent or inconsistent with the adopted land use plan and that the Board considers the action to be reasonable and in the public interest.

Both the Planning Board and the Town Council will need to adopt a consistency statement when a recommendation or decision is made on this item.

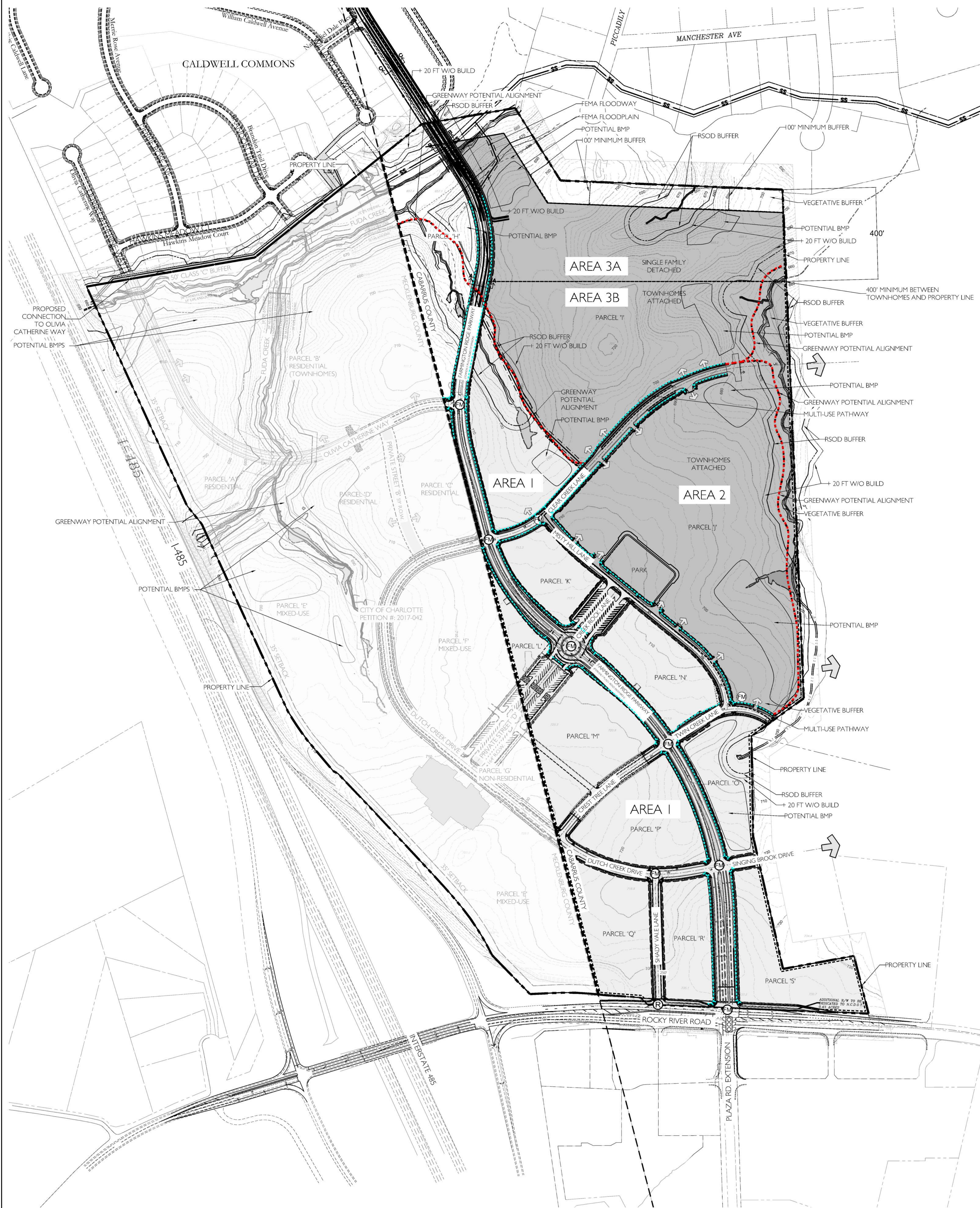
APPROVAL WITH CONDITIONS:

The original conditions approved during the PUD rezoning in 2017 largely remains with the proposed PUD- Site Plan Amendment (SPA). The condition to build a YMCA is removed from the condition as part of the amendment and other minor changes are made as part of the PUD-SPA. Staff recommends that the following conditions be placed on this project.

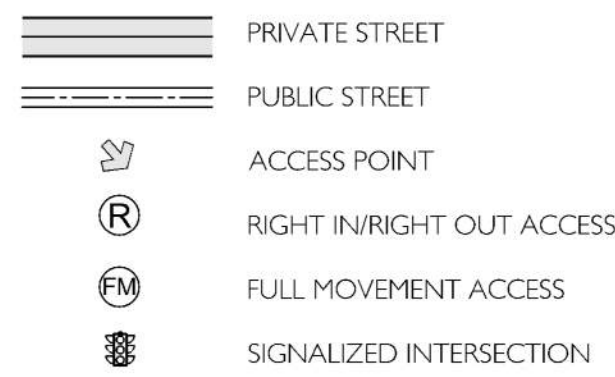
1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Applicant agrees to dedicate a 25 ft greenway easement (except for portions of multiuse path along Streets) and construct a 10 ft wide asphalt greenway as shown on plan, to meet requirements of article 6.5.5 of the UDO. The greenway shall be constructed prior to 50% completion of each residential pod (areas C-1 and C-2).
3. Applicant agrees to restrict cladding materials for all residential buildings to masonry products; vinyl siding will not be used.
4. Applicant agrees to install all required phased improvements as required by the final approved traffic analysis and at the direction of NCDOT.
5. Applicant agrees to the final design of Farmington Ridge Parkway and other streets within the development as depicted in sheets RZ-3 and RZ-4 of the Site Plan.
6. Applicant agrees to assess the pavement structure for the existing portions of Farmington Ridge Parkway and bring this portion of street up to current town standards as needed to accommodate the increased traffic this proposed development will place on this structure.
7. Applicant agrees to construct Farmington Ridge Parkway in its entirety throughout the site as part of phase I of the development.
8. Applicant agrees that there will be no more than 20% of the residential units as rentals at any given time and will be restricted as such by the deed restrictions.
9. The applicant agrees to install greenway and amenities such as trash receptacles and benches along the greenway during greenway construction.
10. Applicant agrees to remove animal shelters as an allowed use in this PUD district.

RECOMMENDATION:

The proposed PUD-Site Plan Amendment along with the conditions is consistent with the intent of originally approved PUD in 2017 and is consistent with the Harrisburg Area Land Use Plan (HALUP) and the Unified Development Ordinance (UDO) at this time. The Planning and Economic Development Department recommends approval of the PUD-Site Plan Amendment (PUD-SPA) with conditions and development notes as submitted.



ROAD LEGEND



SITE DEVELOPMENT NOTES:

- ACREAGE: +/- 109.05 ACRES
- PIN #: 55061407290000
- EXISTING ZONING: PUD
- PROPOSED ZONING: PUD - SPA (PLANNED UNIT DEVELOPMENT - SITE PLAN AMENDMENT)
- EXISTING USES: VACANT
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE PUD ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN SECTION 2 ON SHEET RZ-2).
- MAXIMUM GROSS SQUARE FT OF DEVELOPMENT: UP TO 350,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL (COMMERCIAL) USES WITH UP TO 250,000 SQUARE FEET OF THE 350,000 SQUARE FEET AS RETAIL, AND UP TO 296 RESIDENTIAL UNITS - 38 SINGLE FAMILY DETACHED HOUSING UNITS AND 258 ATTACHED HOUSING UNITS, AS ALLOWED BY THE PUD ZONING DISTRICT.
- MAXIMUM BUILDING HEIGHT: COMMERCIAL/NON-RESIDENTIAL - 50 FEET RESIDENTIAL (SINGLE FAMILY DETACHED - 35 FEET, AND TOWNHOMES ATTACHED - 45 FEET)
- MINIMUM BUILDING SEPARATION: 10 FEET
- PARKING: TO BE PROVIDED AS REQUIRED BY THE TOWN OF HARRISBURG ORDINANCE. PARKING FOR THE USES LOCATED WITHIN CABARRUS COUNTY MAY BE LOCATED ON THE PORTION OF THE SITE LOCATED WITHIN MECKLENBURG COUNTY AND VICE A VERSA.

AREAS

- AREA 1 : COMMERCIAL - TO INCLUDE ZONING DISTRICTS: C-2 (GENERAL COMMERCIAL DISTRICT), B-1 (NEIGHBORHOOD COMMERCIAL DISTRICT), AND O-1 (OFFICE / INSTITUTIONAL).
- AREA 2 : RESIDENTIAL (TOWNHOMES ATTACHED) - TO INCLUDE ZONING DISTRICT: RC (RESIDENTIAL COMPACT)
- AREA 3 : RESIDENTIAL (3A) SINGLE FAMILY DETACHED, (3B) TOWNHOMES ATTACHED - TO INCLUDE ZONING DISTRICT: RC (RESIDENTIAL COMPACT)

NOTE: GREENWAY ALIGNMENT IS APPROXIMATE. END CONNECTION POINTS MOST LIKELY WILL REMAIN, BUT FINAL ALIGNMENT SUBJECT TO CHANGE BASED ON SITE DESIGN AND ROAD NETWORK.

OPEN SPACE

- GENERAL OPEN SPACE REQUIREMENT**
25% OF TOTAL SITE = 27.25 ACRES
(25 * 109 ACRES = 27.25 ACRES)
- 25% OF 25% OF OPEN SPACE CAN BE INACCESSIBLE = 6.81 ACRES
(25 * 27.25 ACRES = 6.81 ACRES)
- 27.25 - 6.81 = 20.44 ACRES OF "ACTIVE" OPEN SPACE REQUIRED FOR THE SITE
- "PUBLIC" OPEN SPACE REQUIREMENT**
.025 ACRES OF ACTIVE OPEN SPACE PER DWELLING UNIT
296 RESIDENTIAL UNITS (TOWNHOMES + SINGLE FAMILY DETACHED) * .025 = 7.4 ACRES
- PROVIDED:
+/-20.44 ACRES OF "ACTIVE" OPEN SPACE HAVE BEEN PROVIDED ALONG WITH +/-6.81 ACRES OF "PASSIVE" OR INACCESSIBLE OPEN SPACE, MEETING THE MINIMUM REQUIREMENTS FOR OPEN SPACE FOR A PUD DEVELOPMENT.
- +/-3,450 LF. OF PROPOSED GREENWAY WITH 25' EASEMENT



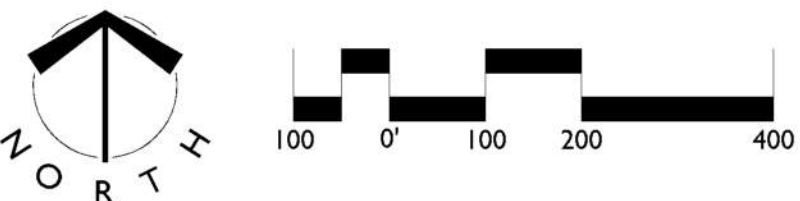
NOTE: STREET CROSS-SECTIONS FOUND ON SHEETS RZ-3 AND RZ-4.

NOTE: SETBACKS WILL FOLLOW TABLE 4.7-1 OF THE UNIFIED DEVELOPMENT ORDINANCE PER EACH ZONING DISTRICT, HOWEVER, BUILDING SETBACKS DO NOT APPLY FOR ATTACHED TOWNHOMES, WITH THE EXCEPTION OF ANY IDENTIFIED PERIMETER AND INTERNAL BUFFERS, RSOD BUFFERS, AND NO BUILD ZONES. REFER TO SHEET RZ-2 FOR ATTACHED TOWNHOME STANDARDS.

AS A CONDITIONAL ZONING DISTRICT, THIS PROJECT IS SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

1. APPLICANT AGREES TO OBTAIN ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR DEVELOPMENT BEFORE ANY DEVELOPMENT ACTIVITY CAN TAKE PLACE.
2. APPLICANT AGREES TO DEDICATE A 25 FT GREENWAY EASEMENT (EXCEPT FOR PORTIONS OF MULTI-USE PATH ALONG STREETS), AND CONSTRUCT A 10 FT WIDE ASPHALT GREENWAY AS SHOWN ON PLAN, TO MEET REQUIREMENTS OF ARTICLE 6.5.5 OF THE UDO. THE GREENWAY SHALL BE CONSTRUCTED PRIOR TO 50% COMPLETION OF EACH RESIDENTIAL POD (AREAS C-1 AND C-2).
3. APPLICANT AGREES TO RESTRICT CLADDING MATERIALS FOR ALL RESIDENTIAL BUILDINGS TO MASONRY PRODUCTS VINYL SIDING WILL NOT BE USED.
4. APPLICANT AGREES TO INSTALL ALL REQUIRED PHASED IMPROVEMENTS AS REQUIRED BY THE FINAL APPROVED TRAFFIC ANALYSIS AND AT THE DIRECTION OF NCDOT.
5. APPLICANT AGREES TO THE FINAL DESIGN OF FARMINGTON RIDGE PARKWAY AND OTHER STREETS WITHIN THE DEVELOPMENT AS DEPICTED IN SHEETS RZ-3 AND RZ-4 OF THE SITE PLAN.
6. APPLICANT AGREES TO ASSESS THE PAVEMENT STRUCTURE FOR THE EXISTING PORTIONS OF FARMINGTON RIDGE PARKWAY, AND BRING THIS PORTION OF STREET UP TO CURRENT TOWN STANDARDS AS NEEDED TO ACCOMMODATE THE INCREASED TRAFFIC THIS PROPOSED DEVELOPMENT WILL PLACE ON THIS STRUCTURE.
7. APPLICANT AGREES TO CONSTRUCT FARMINGTON RIDGE PARKWAY IN ITS ENTIRETY THROUGHOUT THE SITE AS PART OF PHASE I OF THE DEVELOPMENT.
8. APPLICANT AGREES THAT THERE WILL BE NO MORE THAN 20% OF THE RESIDENTIAL UNITS AS RENTALS AT ANY GIVEN TIME, AND WILL BE RESTRICTED AS SUCH BY THE DEED RESTRICTIONS.
9. THE APPLICANT AGREES TO INSTALL GREENWAY AND AMENITIES SUCH AS TRASH RECEPTACLES AND BENCHES ALONG THE GREENWAY DURING GREENWAY CONSTRUCTION.
10. APPLICANT AGREES TO REMOVE ANIMAL SHELTERS AS AN ALLOWED USE IN THIS PUD DISTRICT.

PETITION #: H2019-02-(R)
TOWN OF HARRISBURG
PETITIONER: ROCKY RIVER ROAD ASSOCIATES, LLC



SITE DEVELOPMENT NOTES:

- ACREAGE: +/- 109.05 ACRES
- PIN #: 55061407290000
- EXISTING ZONING: PUD
- PROPOSED ZONING: PUD - SPA (PLANNED UNIT DEVELOPMENT - SITE PLAN AMENDMENT)
- EXISTING USES: VACANT
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE PUD ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN SECTION 2 ON SHEET RZ-2).
- MAXIMUM GROSS SQUARE FT OF DEVELOPMENT: UP TO 350,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL (COMMERCIAL) USES WITH UP TO 250,000 SQUARE FEET OF THE 350,000 SQUARE FEET AS RETAIL, AND UP TO 296 RESIDENTIAL UNITS - 38 SINGLE FAMILY DETACHED HOUSING UNITS AND 258 ATTACHED HOUSING UNITS, AS ALLOWED BY THE PUD ZONING DISTRICT.
- MAXIMUM BUILDING HEIGHT:
 - COMMERCIAL/NON-RESIDENTIAL - 50 FEET
 - RESIDENTIAL (SINGLE FAMILY DETACHED) - 35 FEET, AND TOWNHOMES ATTACHED - 45 FEET)
- MINIMUM BUILDING SEPARATION: 10 FEET
- PARKING: TO BE PROVIDED AS REQUIRED BY THE TOWN OF HARRISBURG ORDINANCE. PARKING FOR THE USES LOCATED WITHIN CABARRUS COUNTY MAY BE LOCATED ON THE PORTION OF THE SITE LOCATED WITHIN MECKLENBURG COUNTY AND VICE A VERSA.

GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET (TDS) ASSOCIATED WITH THE APPLICATION FOR AN AMENDMENT FOR CONDITIONAL PUD REZONING. THIS APPLICATION FILED BY ROCKY RIVER ROAD ASSOCIATES, LLC (DEVELOPER), IS TO ACCOMMODATE DEVELOPMENT OF THE +/- 109.05 ACRE SITE (PART OF A +/- 186 ACRE OVERALL SITE) LOCATED AT THE NORTHEAST CORNER OF ROCKY RIVER ROAD AND I-485. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TDS, THESE DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE HARRISBURG UNIFIED DEVELOPMENT ORDINANCE (UDO). UNLESS THE TDS OR THESE DEVELOPMENT STANDARDS SPECIFY DIFFERENTLY, THE PROJECT WILL, AT A MINIMUM, MEET THE REQUIREMENTS OF THE ORDINANCE AS THEY EXISTED ON THE DATE THE APPLICATION WAS FIRST SUBMITTED. THE TECHNICAL DATA SHEET AND DEVELOPMENT STANDARDS SUPERCEDE ANY ADDITIONAL GRAPHICS WITHIN THIS SUBMITTAL, (INCLUDING THE SCHEMATIC SITE PLAN FOUND ON RZ-5).

THE DEVELOPMENT DEPICTED WITHIN THE SCHEMATIC SITE PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE FINAL CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AND THE STANDARDS ESTABLISHED BY THE SITE PLAN AND THESE DEVELOPMENT STANDARDS DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. STREET LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING AND LOT LOCATIONS.

PRIOR TO BUILDING CONSTRUCTION, BUILDING ELEVATIONS AND SITE-SPECIFIC DEVELOPMENT PLANS WILL BE SUBMITTED FOR STAFF APPROVAL PRIOR TO ISSUANCE OF SITE AND BUILDING PERMITS.

SITE PLANS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO DEVELOPMENT. ALL SINGLE FAMILY DETACHED PORTIONS OF THIS DEVELOPMENT SHALL BE DEVELOPED ACCORDING TO THE STANDARDS OF THE RC, RESIDENTIAL COMPACT DISTRICT. PROVISIONS FOR ATTACHED TOWNHOMES AS STATED WITHIN PUD REZONING AMENDMENT, (AS RC (RESIDENTIAL COMPACT) DIMENSIONAL AND DENSITY STANDARDS DO NOT APPLY TO ATTACHED TOWNHOMES).

A CLASS 1 BUFFER SHALL BE MAINTAINED ALONG FUDA CREEK PER ARTICLE 4 OF THE UNIFIED DEVELOPMENT ORDINANCE.

THE FINAL DESIGN FOR FARMINGTON RIDGE PARKWAY PER INCLUDED CROSS-SECTIONS. REFER TO SHEETS RZ-3 AND RZ-4.

FOR EACH RESIDENTIAL NEIGHBORHOOD, NO MORE THAN 20% OF THE UNITS MAY BE RENTED AT ANY TIME. THIS PROVISION WILL BE INCLUDED IN EACH NEIGHBORHOOD ASSOCIATION COVENANTS AND CONDITIONS AS A DEED RESTRICTION.

PERMITTED USES

THE PROJECT MAY BE DEVOTED TO ANY USE ALLOWED BY RIGHT OR ANY USE ALLOWED BY RIGHT WITH SUPPLEMENTAL REGULATIONS IN THE PUD ZONING DISTRICT, AND TO ANY CONDITIONAL USE OR CONDITIONAL USE WITH SUPPLEMENTAL REGULATIONS ALLOWED IN THE PUD ZONING DISTRICT, EXCEPT FOR THOSE ELIMINATED IN THE TABLE ATTACHED TO THE APPLICATION.

DIMENSIONAL AND DENSITY STANDARDS

ALL BUILDINGS CONSTRUCTED WITHIN THE PROJECT SHALL, AT A MINIMUM, SATISFY THE FOLLOWING REQUIREMENTS AT THE TIME OF DEVELOPMENT:

C-2 (GENERAL COMMERCIAL DISTRICT): IMPERVIOUS SURFACE RATIO - 0.8, MIN. PUBLIC STREET FRONTAGE - 30 FT., MIN. LOT WIDTH - 50 FT., MIN. LOT DEPTH - 100 FT., MAX. BUILDING HEIGHT 50 FT., {PRINCIPAL STRUCTURES} MIN. FRONT SETBACK - 10 FT.

B-1 (NEIGHBORHOOD COMMERCIAL DISTRICT): IMPERVIOUS SURFACE RATIO - 0.65, MIN. PUBLIC STREET FRONTAGE - 30 FT., MIN. LOT WIDTH - 50 FT., MIN. LOT DEPTH - 100 FT., MAX. BUILDING HEIGHT 50 FT., {PRINCIPAL STRUCTURES} MIN. FRONT SETBACK - 10 FT., MIN. INTERIOR SIDEYARD SETBACK - 10 FT., MIN. REAR SETBACK - 20 FT., {ACCESSORY STRUCTURES} MIN. INTERIOR SIDEYARD SETBACK - 10 FT., MIN. REAR SETBACK - 10 FT.

O-1 (OFFICE / INSTITUTIONAL): IMPERVIOUS SURFACE RATIO - 0.70, MAX. BUILDING HEIGHT 50 FT., MIN. FRONT SETBACK 10 FT.

RC (RESIDENTIAL COMPACT) (APPLIES TO SINGLE FAMILY DETACHED): MIN. LOT SIZE - 5,000 SQ. FT., MAX. DENSITY (PER ACRE) - 15, IMPERVIOUS SURFACE RATIO - 0.5, MIN. PUBLIC STREET FRONTAGE - 15 FT., MIN. LOT WIDTH - 50 FT., MIN. LOT DEPTH - 100 FT., MIN. BUILDING HEIGHT - 35 FT., {PRINCIPAL STRUCTURES} MIN. FRONT SETBACK - 20 FT., MAX. FRONT SETBACK - 30 FT., MIN. INTERIOR SIDEYARD SETBACK - 7 FT., MIN. REAR SETBACK - 5 FT., {ACCESSORY STRUCTURES} MIN. INTERIOR SIDEYARD SETBACK - 5 FT., MIN. REAR SETBACK - 5 FT.

*NOTE: RC (RESIDENTIAL COMPACT) DIMENSIONAL AND DENSITY INFORMATION / STANDARDS LISTED DIRECTLY ABOVE DO NOT APPLY TO ATTACHED TOWNHOMES.

ATTACHED TOWNHOMES: MAXIMUM BUILDING HEIGHT - 45 FT., ALL TOWNHOMES TO BE REAR LOADED, DRIVEWAYS FOR ALLEY LOADED TOWNHOMES WILL BE MINIMUM OF 5 FT. DEEP.

AREAS

AREA 1 : COMMERCIAL - *TO INCLUDE ZONING DISTRICTS: C-2 (GENERAL COMMERCIAL DISTRICT, B-1 (NEIGHBORHOOD COMMERCIAL DISTRICT), AND O-1 (OFFICE / INSTITUTIONAL)*

AREA 2 : RESIDENTIAL (TOWNHOMES ATTACHED) - *TO INCLUDE ZONING DISTRICT: RC (RESIDENTIAL COMPACT)*

AREA 3 : RESIDENTIAL (3A) SINGLE FAMILY DETACHED, (3B) TOWNHOMES ATTACHED - *TO INCLUDE ZONING DISTRICT: RC (RESIDENTIAL COMPACT)* (TOWNHOMES MINIMUM OF 400 FEET TO NORTHERN PROPERTY LINE, AS SHOWN ON SHEET RZ-1)

ARCHITECTURAL STANDARDS

ARCHITECTURAL REQUIREMENTS WILL BE MET ACCORDING TO APPENDIX E OF THE UNIFIED DEVELOPMENT ORDINANCE FOR COMMERCIAL DEVELOPMENT.

LANDSCAPING, BUFFERING, AND SCREENING

LANDSCAPING, BUFFERING, AND SCREENING REQUIREMENTS WILL BE MET ACCORDING TO ARTICLE 7 OF THE UNIFIED DEVELOPMENT ORDINANCE WITH THE FOLLOWING EXCEPTIONS:

1. BUILDING YARDS SHALL BE PROVIDED TO THE EXTENT FEASIBLE WHILE STILL ALLOWING FOR UNRESTRICTED PEDESTRIAN MOVEMENT AND FLEXIBILITY TO MODIFY STOREFRONT ACCESS.
2. BUILDING YARDS MAY BE SEPARATED FROM THE BUILDING BY THE WIDTH OF THE SIDEWALK.
3. MINIMUM 100' UNDISTURBED BUFFER ALONG NORTHERN PROPERTY LINE ABUTTING HUNTWICK NEIGHBORHOOD AS SHOWN ON TECHNICAL DATA SHEET.

LIGHTING

ALL OUTDOOR LIGHTING STANDARDS WILL BE MET ACCORDING TO ARTICLE 7 OF THE UNIFIED DEVELOPMENT ORDINANCE. LIGHTING PLANS SHALL BE PREPARED BY A QUALIFIED LIGHTING DESIGNER. LIGHTING PLANS SHALL BE SUBMITTED TO THE TOWN STAFF FOR APPROVAL ALONG WITH DEVELOPMENT UTILITY PLANS AND BE IN ACCORDANCE WITH ACCEPTED TOWN ORDINANCES, POLICY AND REGULATIONS.

SIGNAGE

SIGNAGE STANDARDS WILL BE MET ACCORDING TO ARTICLE 12 OF THE UNIFIED DEVELOPMENT ORDINANCE.

PARKING AND PRIVATE DRIVES

OFF STREET PARKING WILL SATISFY THE MINIMUM STANDARDS ESTABLISHED IN ARTICLE 7 OF THE UNIFIED DEVELOPMENT ORDINANCE.

PEDESTRIAN AND VEHICULAR ACCESS

1. DEVELOPER WILL CONSTRUCT SIDEWALKS IN ACCORDANCE WITH ARTICLE 11 AND APPENDIX C OF THE UNIFIED DEVELOPMENT ORDINANCE, UNLESS OTHERWISE SPECIFIED ON CROSS SECTIONS, IN WHICH CASE TEN (10) FOOT WIDE ASPHALT MULTI-USE PATHS WITH A MINIMUM FIVE (5) FOOT PLANTING STRIP WILL BE INSTALLED.

2. VEHICULAR ACCESS AS SHOWN ON THE TECHNICAL DATA SHEET IS ILLUSTRATIVE, SUBJECT TO MINOR MODIFICATIONS OR REMOVAL REQUIRED TO ACCOMMODATE THE FINAL SITE PLAN AND TO MEET REGULATIONS AND REQUIREMENTS OF NCDOT AND THE TOWN OF HARRISBURG.

3. OWNER SHALL DEDICATE AND CONSTRUCT FARMINGTON RIDGE PARKWAY (FORMERLY PLAZA ROAD EXTENSION) NORTH OF ROCKY RIVER ROAD TO THE SPECIFICATIONS AND ROADWAY IMPROVEMENT PLANS BY YARBROUGH-WILLIAMS & HOULE, INC., OR AS AMENDED AND APPROVED BY THE TOWN OF HARRISBURG ENGINEER.

4. ALL PROPOSED PRIVATE STREETS ARE INTERNAL WITH NO CONNECTION TO ADJACENT PROPERTIES AS ALLOWED IN PUD ZONING.

5. ALL ROADS WILL MEET HARRISBURG COMMERCIAL ROAD STANDARDS FOR PAVEMENT THICKNESS.

6. INTERSECTION ALIGNMENT WITH FARMINGTON RIDGE PARKWAY (FORMERLY PLAZA ROAD EXTENSION) AT ROCKY RIVER ROAD MUST BE VERIFIED BEFORE PLAT RECORDATION.

7. 10' X 70' SIGHT DISTANCE TRIANGLES MUST BE SHOWN AT BOTH STREET INTERSECTIONS WITH ROCKY RIVER ROAD.

8. NO FULL MOVEMENT OR DIRECTIONAL ACCESS WILL BE ALLOWED FROM FARMINGTON RIDGE PARKWAY TO PARCELS "R" & "S".

9. NO DRIVEWAY ACCESS WILL BE GRANTED FROM ROCKY RIVER ROAD TO PARCELS "Q", "R", AND "S".

10. POD 1 TOWNHOMES - 291' AVERAGE BLOCK LENGTH, 1.75 LINKS AND NODES RATIO - 9 BLOCK FACES THAT FRONT A PUBLIC STREET: 200', 200', 330', 240', 240', 330', 460', 280', AND 340'

POD 2 SINGLE-FAMILY AND TOWNHOMES - 311' AVERAGE BLOCK LENGTH, 1.4 LINKS AND NODES RATIO - 12 BLOCK FACES THAT FRONT A PUBLIC STREET: 180', 180', 490', 340', 450', 215', 215', 538', 160', 300', 532', AND 130'

PARKS AND OPEN SPACE

1. DESIGNATED OPEN SPACE IS PROVIDED PER THE UNIFIED DEVELOPMENT ORDINANCE. THESE AREAS SHALL BE GENERALLY AS SHOWN ON THE TECHNICAL DATA SHEET, BUT ARE SUBJECT TO MODIFICATIONS REQUIRED TO ACCOMMODATE THE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS, AS LONG AS THE MINIMUM ACREAGE REQUIRED IS SATISFIED.

2. GREENWAY ALIGNMENT AS ILLUSTRATED ON SHEET RZ-1 IS APPROXIMATE. FINAL ALIGNMENT IS SUBJECT TO CHANGE BASED ON SITE DESIGN AND ROAD NETWORK. GREENWAY MAY BE CONSTRUCTED ALONG WITH ANY ASSOCIATED GRADING WITHIN ANY DESIGNATED STREAM "NO BUILD ZONE" AND "RSOD BUFFER".

3. PUBLIC OPEN SPACE DEDICATION REQUIREMENT WILL BE MET IN PART VIA GREENWAY EASEMENT DEDICATION AND CONSTRUCTION OF A TEN (10) FOOT WIDE ASPHALT TRAIL.

STORMWATER MANAGEMENT

1. STORMWATER RUNOFF FROM THE PROJECT WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE TOWN OF HARRISBURG AND OUTLINED IN THE STORMWATER QUALITY ORDINANCE.

2. POTENTIAL BMP'S SHOWN ON SHEET RZ-1 MAY BE SUBJECT TO MODIFICATIONS AND RELOCATION REQUIRED TO ACCOMMODATE THE FINAL SITE PLAN. PROPOSED BMP'S WILL BE IN COMPLIANCE WITH STORMWATER STANDARDS SET FORTH BY THE TOWN OF HARRISBURG.

STREAM NO BUILD ZONE AND RSOD BUFFER

1. NO (BUILDING) STRUCTURES WILL BE PLACED WITHIN THE "NO BUILD ZONE" NOR THE "RSOD BUFFER", HOWEVER, SITE GRADING, (INCLUDING GRADING FOR STORMWATER CONTROL MEASURES), AS WELL AS PUBLIC AND PRIVATE STREETS, ALLEYS, PARKING AREAS, AND SIDEWALKS MAY ENCROACH INTO ANY DESIGNATED "NO BUILD ZONE" AS REVIEWED AND APPROVED BY THE TOWN OF HARRISBURG.

UTILITIES

1. SEWER WILL BE SERVED FROM FUDA CREEK TRUNKLINE.
2. WATER WILL BE EXTENDED OFF OF ROCKY RIVER ROAD CONNECTION.
3. WATER AND SEWER UTILITY SERVICE WILL BE PROVIDED TO THE FARMINGTON DEVELOPMENT BY APPROPRIATE CONNECTION TO AND EXTENSION OF THE HARRISBURG UTILITY SYSTEM IN ACCORDANCE WITH THE HARRISBURG UTILITY EXTENSION POLICY.

AMENDMENTS TO REZONING PLANS

FUTURE AMENDMENTS TO THIS SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE AS REVIEWED AND APPROVED BY THE TOWN OF HARRISBURG.

PETITION #: H2019-02-(R)
TOWN OF HARRISBURG
PETITIONER: ROCKY RIVER ROAD ASSOCIATES, LLC

DATE: JULY 9, 2019
DESIGNED BY: RPH/RR
CHECKED BY: RPH
O.C. BY: RPH
PROJECT #: 1016184

REVISIONS:
08/07/2019 - PER TOWN STAFF COMMENTS

.....

DATE: JULY 9, 2019
DESIGNED BY: RPH/RR
CHECKED BY: RPH
O.C. BY: RPH
PROJECT #: 1016184

REVISIONS:
08/07/2019 - PER TOWN STAFF COMMENTS

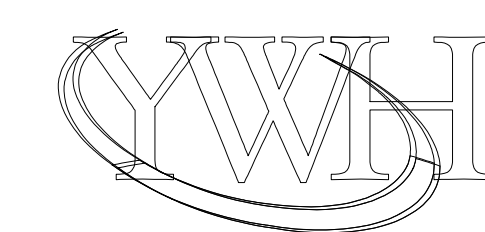
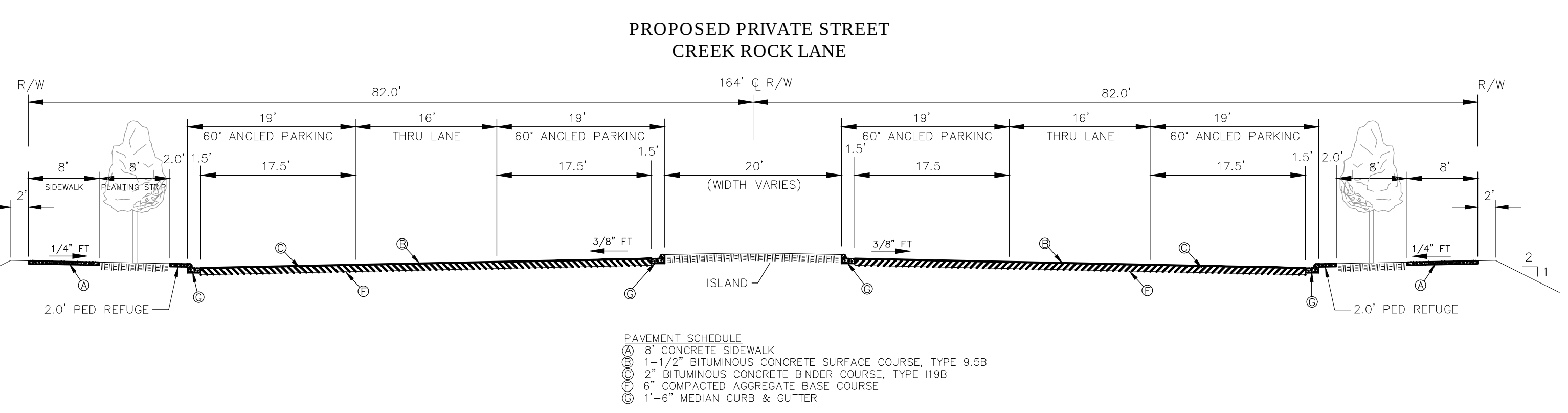
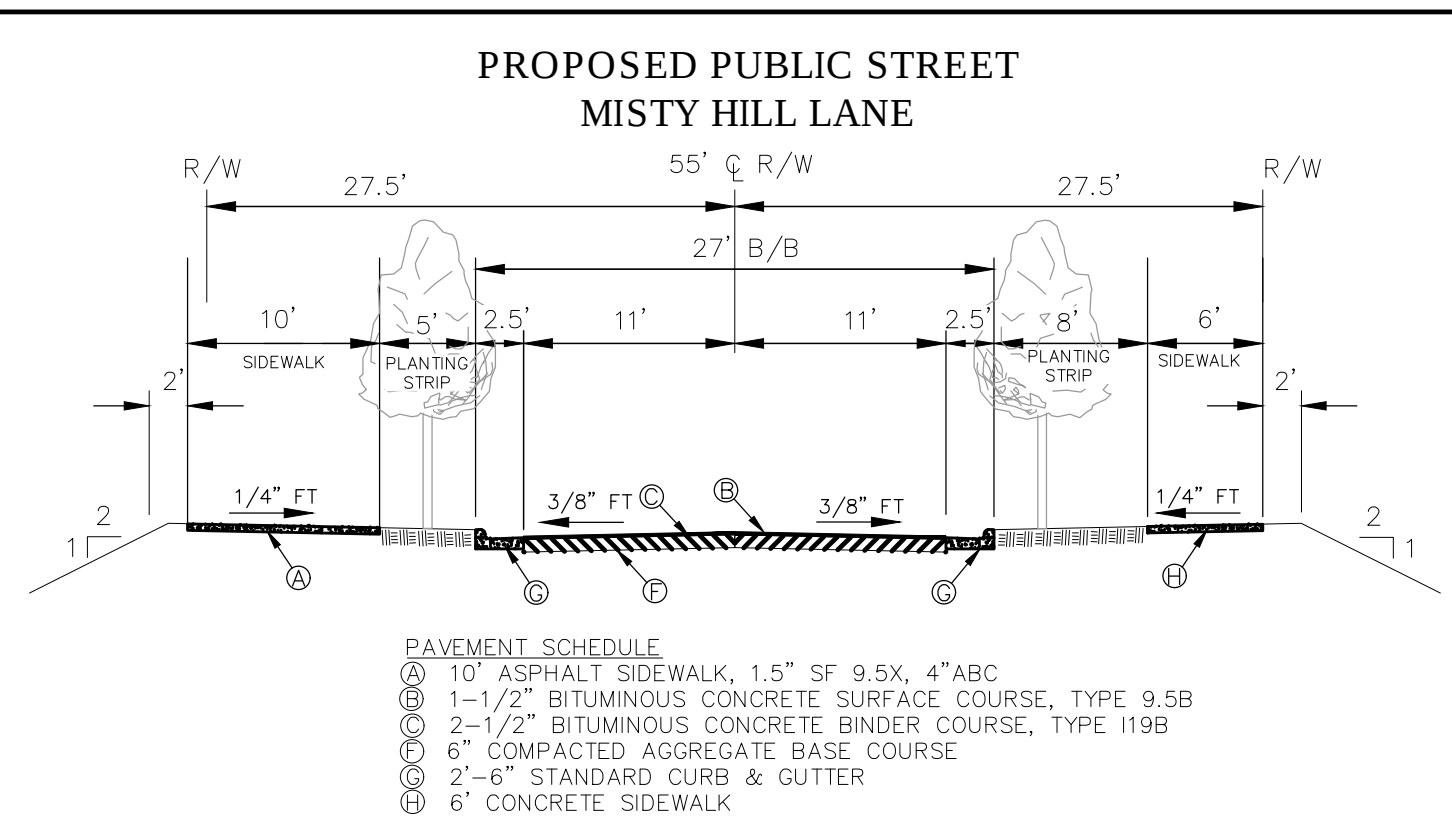
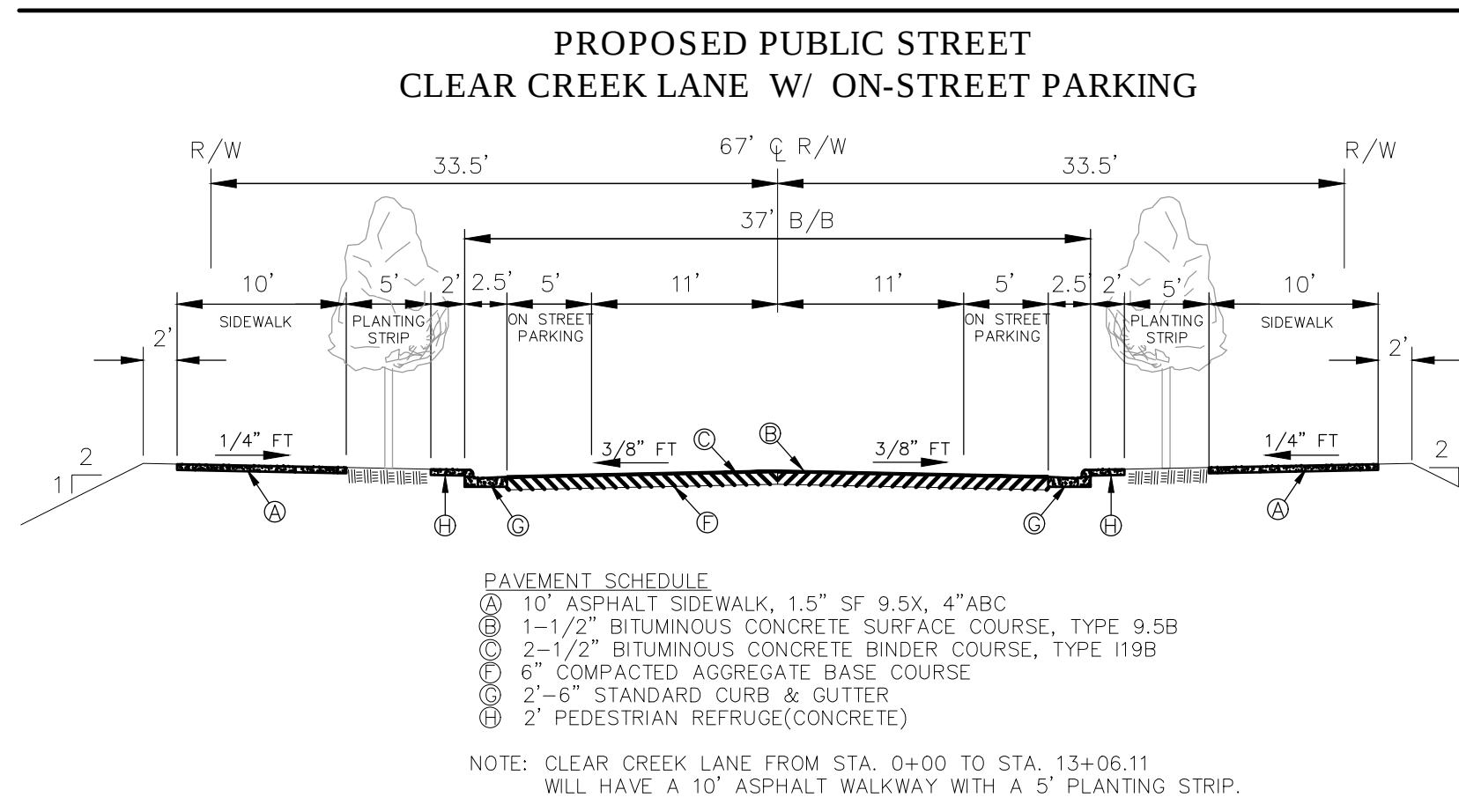
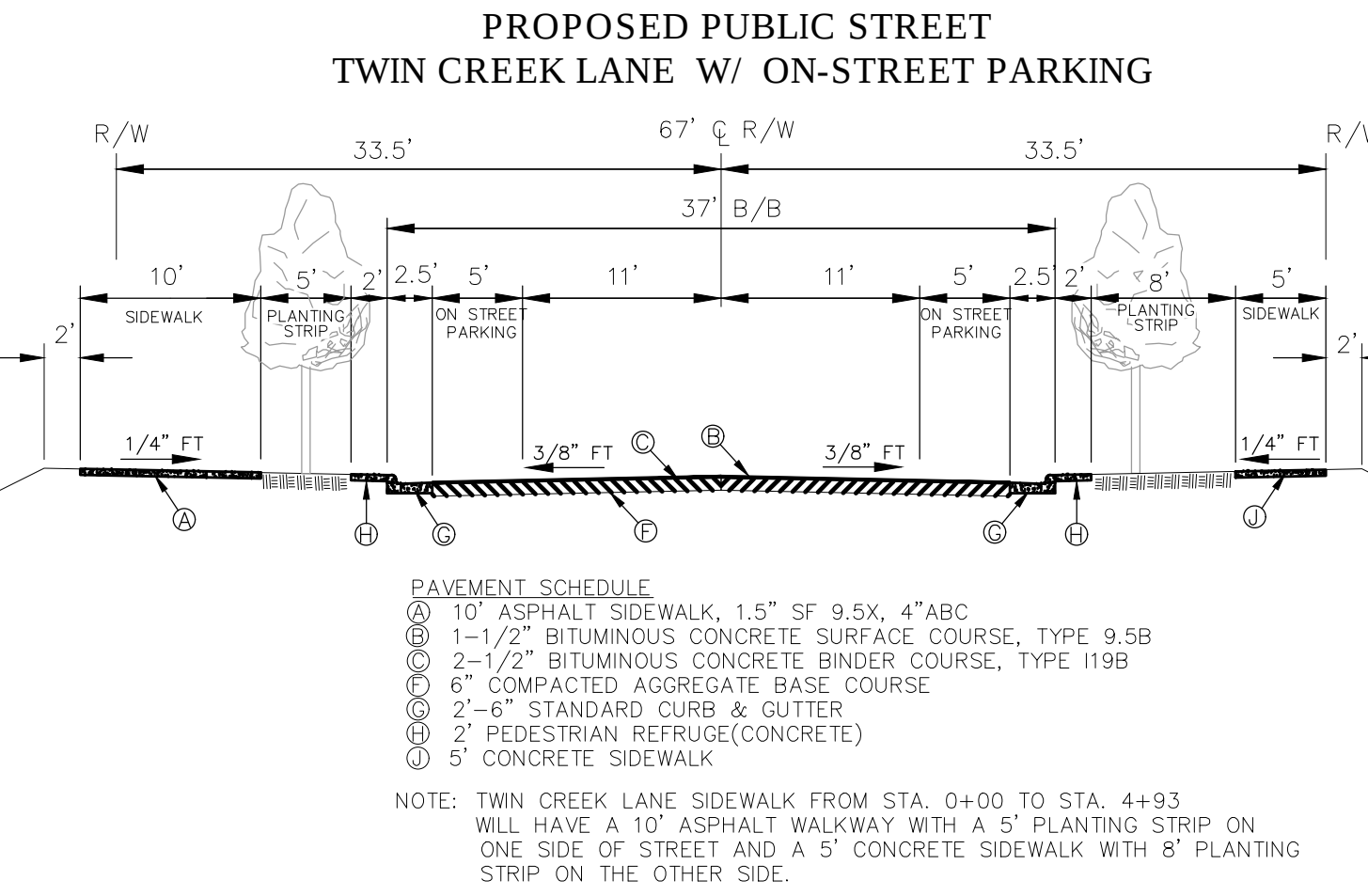
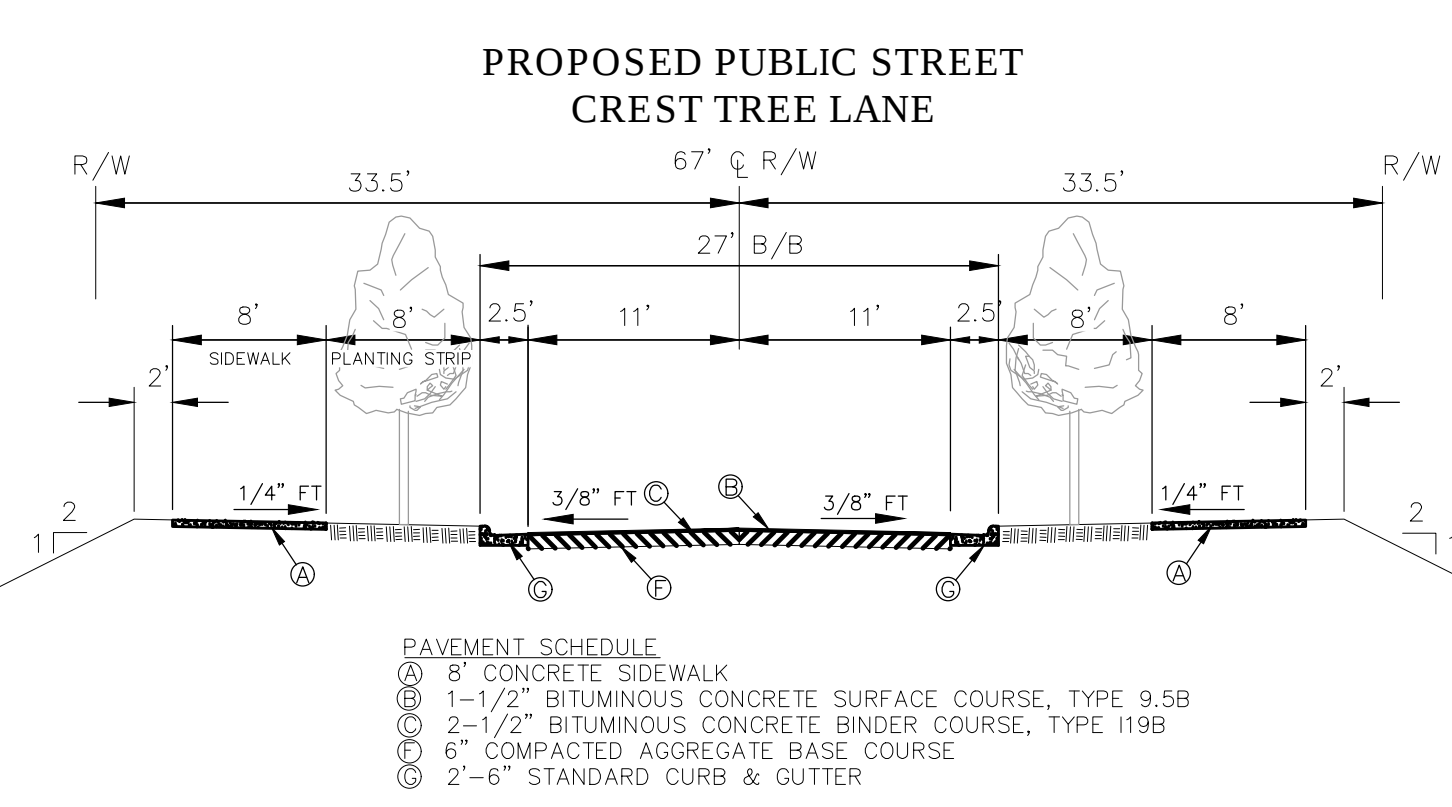
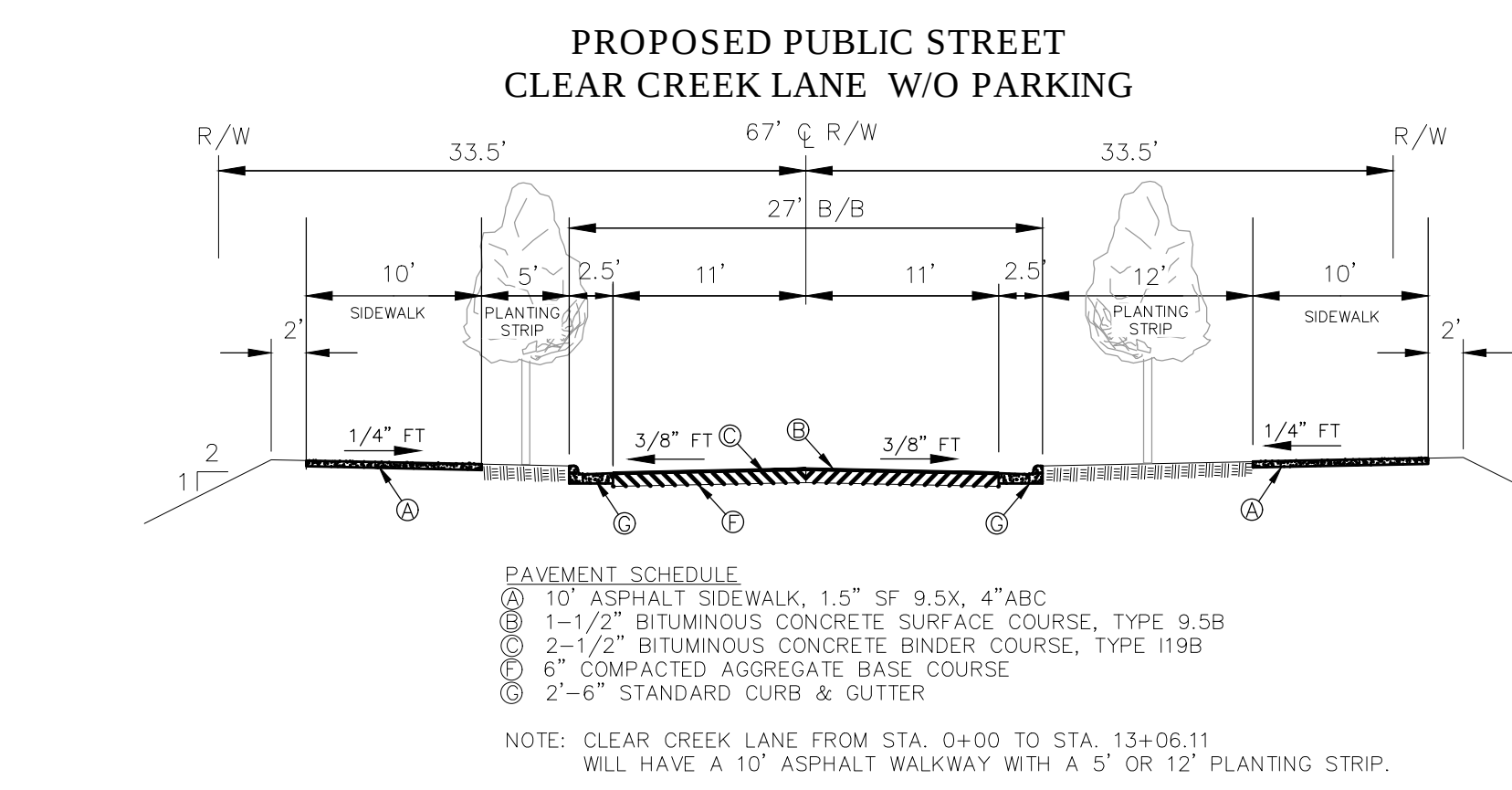
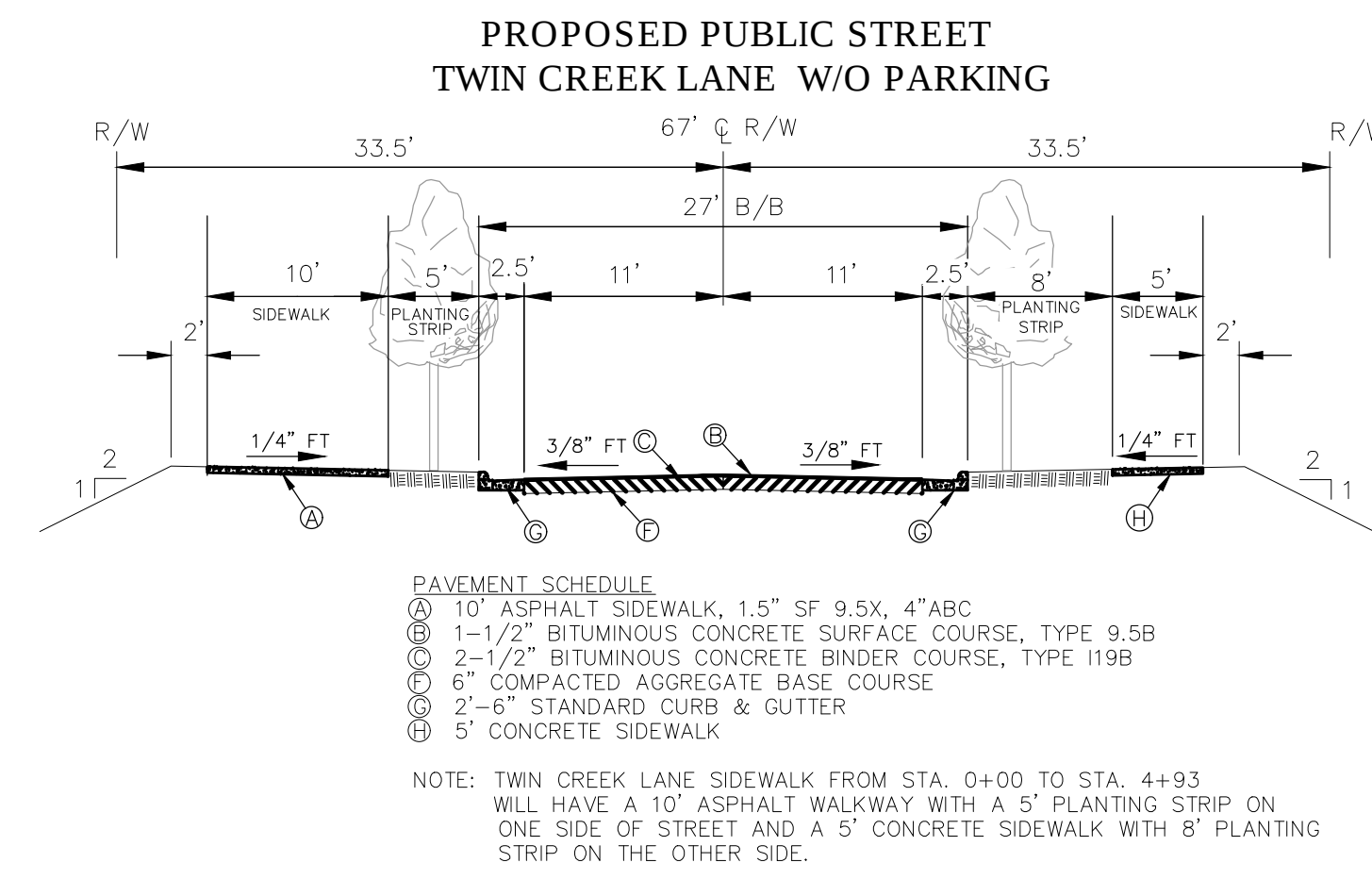
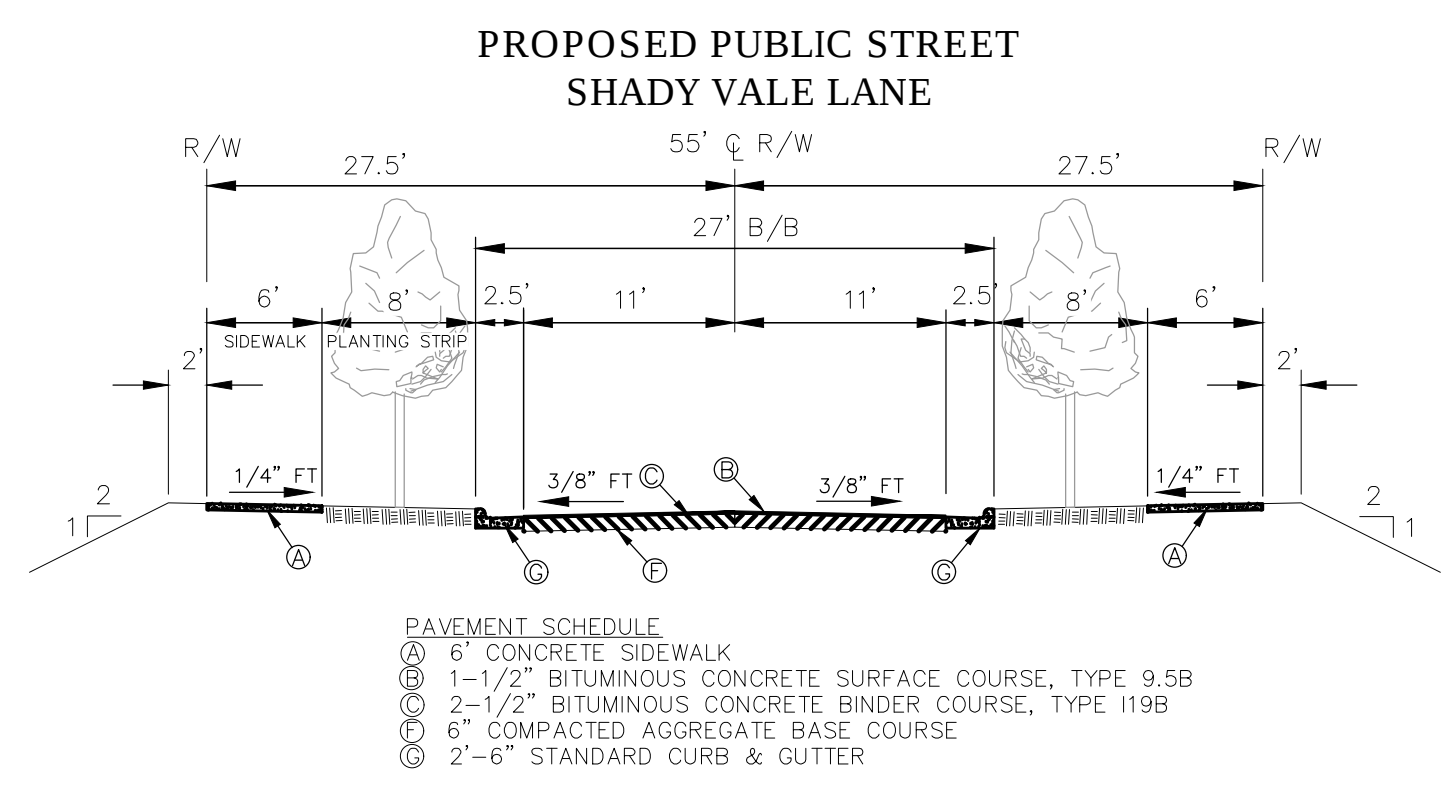
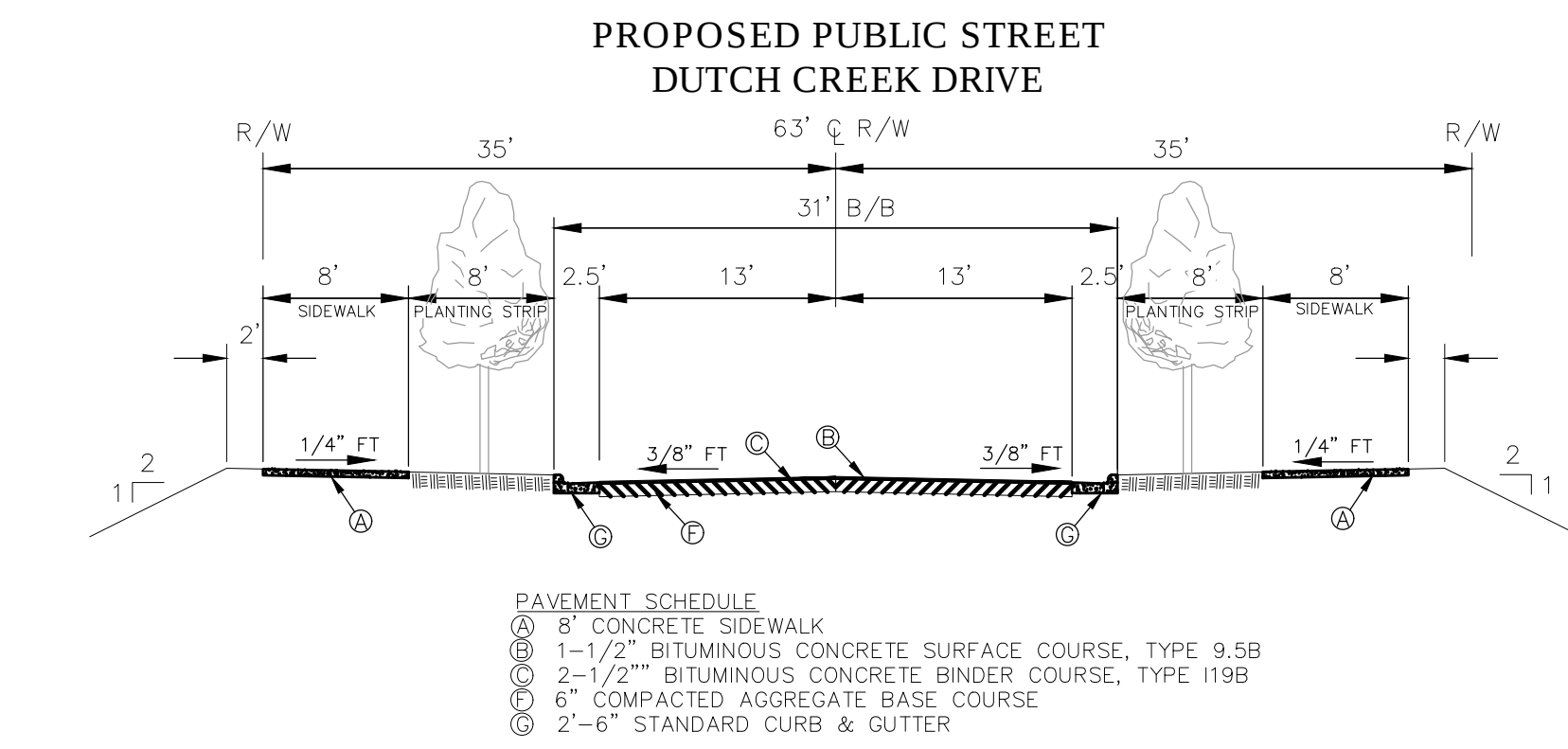
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SHEET #:
RZ-2

FARMINGTON
HARRISBURG, NORTH CAROLINA
ROCKY RIVER ROAD ASSOCIATES, LLC
PUD SITE PLAN AMENDMENT (SPA) - DEVELOPMENT STANDARDS

LandDesign
223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com
NC Eng. Firm License: C-06658

PETITION NO. H2019-02-(R)



YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering

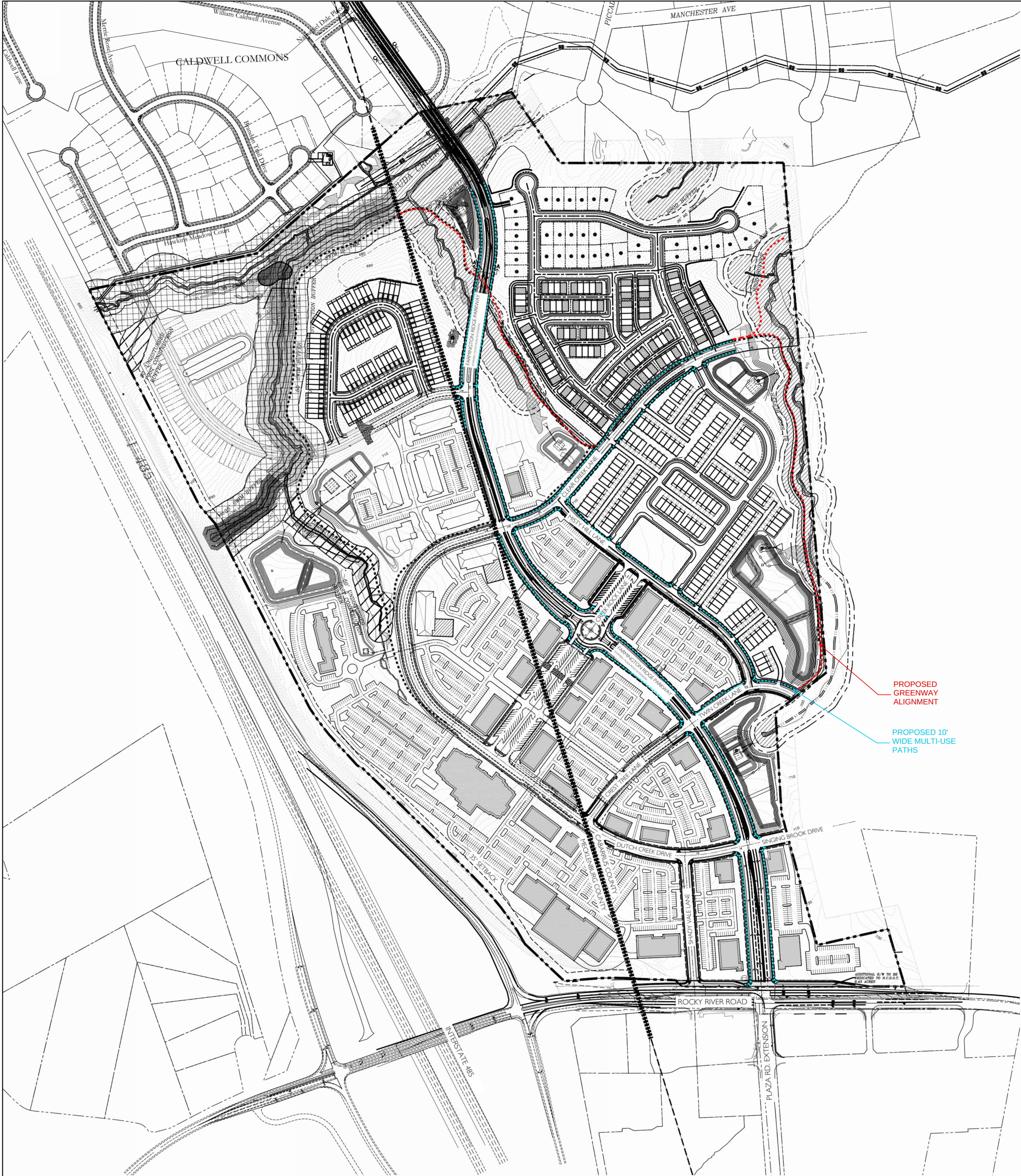
PETITION #: H2019-02-(R)
TOWN OF HARRISBURG
PETITIONER: ROCKY RIVER ROAD ASSOCIATES, LLC

REVISIONS:
DATE: JULY 9, 2019
DESIGNED BY: RPH/RR
CHECKED BY: RP
Q.C. BY: RP
PROJECT #: 1016184
SHEET #:
RZ-3

FARMINGTON
HARRISBURG, NORTH CAROLINA
PUD SITE PLAN AMENDMENT (SPA) - STREET CROSS-SECTIONS

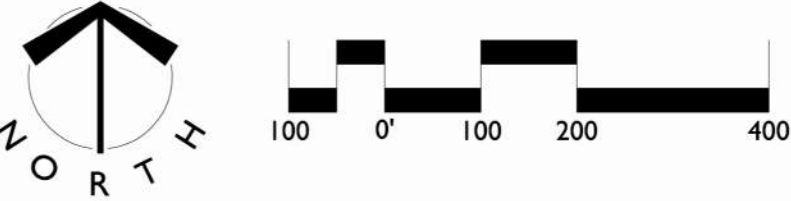
PETITION NO. H2019-02-(R)

LandDesign
223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3246
www.LandDesign.com
NC Eng. Firm License: C-6658



THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE SCHEMATIC SITE 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 ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED AND AS A RESULT MAY CHANGE AS LONG AS THE INTENT ILLUSTRATED IS MAINTAINED.

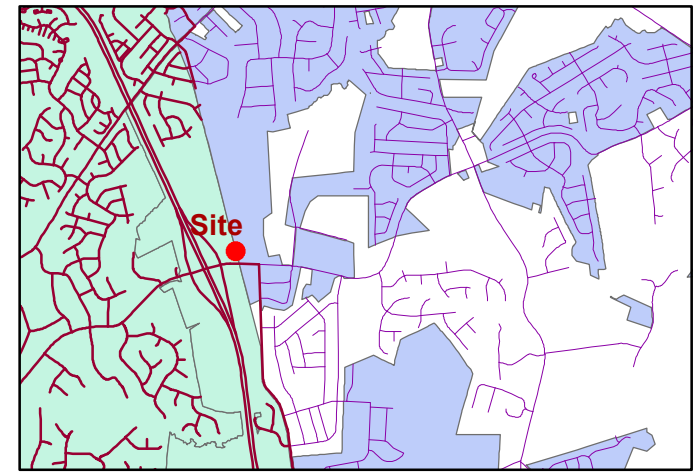
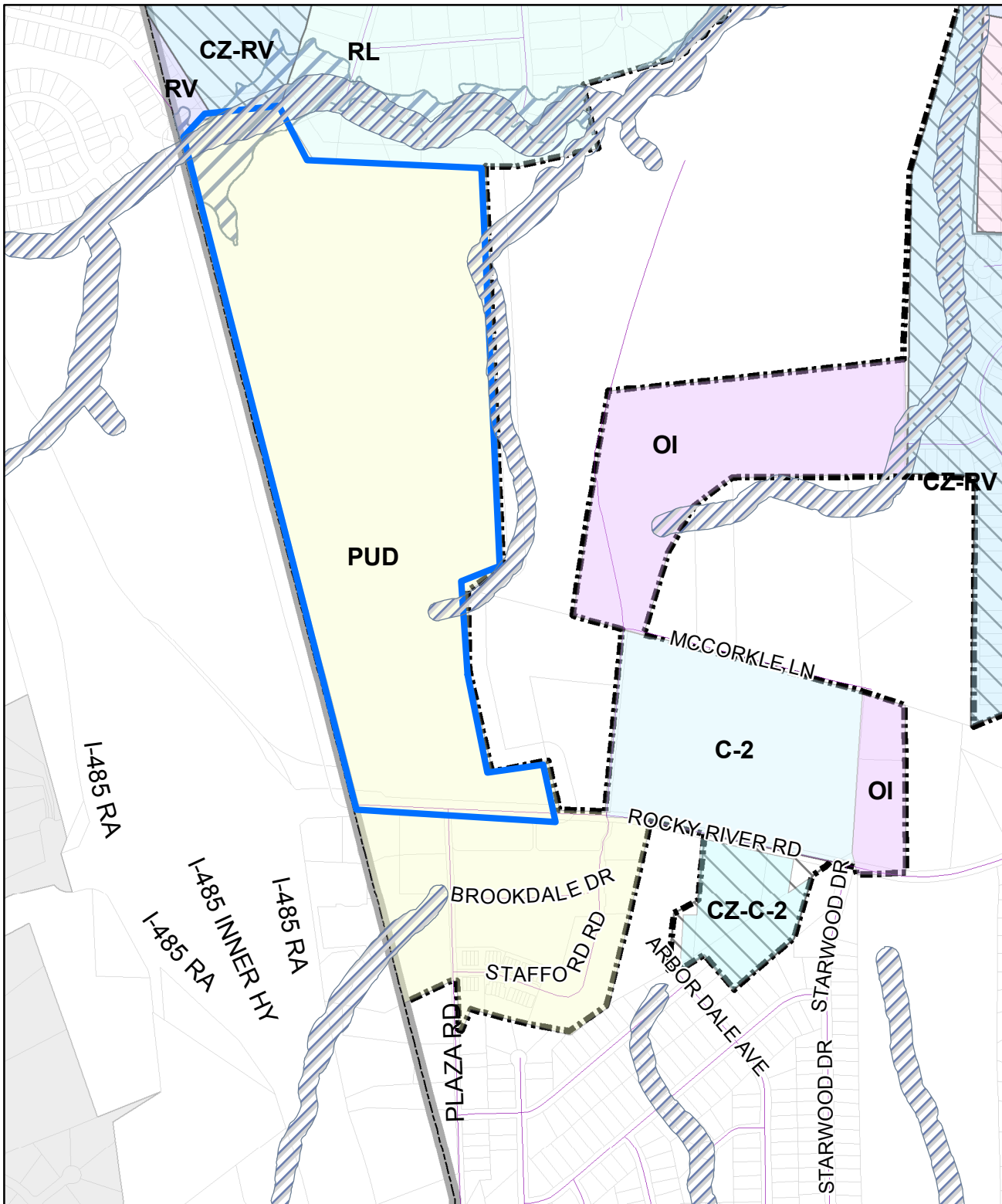
PETITION #: H2019-02-(R)
TOWN OF HARRISBURG
PETITIONER: ROCKY RIVER ROAD ASSOCIATES, LLC



REVISIONS:
DATE: JULY 2, 2019
DESIGNED BY: RPH/HR
DRAWN BY: HR
CHECKED BY: RPH
O.C. BY: RPH
SCALE: AS SHOWN
PROJECT #: 1016164
SHEET #:
RZ-5

FARMINGTON
HARRISBURG, NORTH CAROLINA
ROCKY RIVER ROAD ASSOCIATES, LLC
PUD SITE PLAN AMENDMENT (SPA) - SCHEMATIC SITE PLAN

LandDesign
223 N. Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.333.2446
www.LandDesign.com
NC Eng. Firm License C0658
PETITION NO. H2019-02-(R)



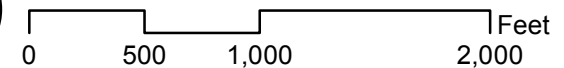
H 2019-02-(R) Farmington Master Plan Rocky River Road Assoc., LLC

Applicant: Jim Merrifield

Current Zoning: Planned Unit Development (PUD)

Proposed Zoning: PUD Site Plan Amendment
(PUD-SPA)

-  Site
-  Town Limits
-  Floodplain Overlay
-  Parcels





APPLICATION FOR CONDITIONAL REZONING

Applications for a Conditional District must be accompanied by an application for a Zoning Map Amendment.

1. Please submit fifteen (15) copies of a complete development plan in conformance with Appendix B, Section B-4 of the UDO (all conditional rezoning applications shall include a site specific development plan which, if approved, shall be binding on the property in question). If approved, a zoning site plan review and approval will be required to receive a zoning compliance permit. For specific requirements, please see the form entitled “Site Plan Requirements”.
2. Please list the specific permitted land use(s) that you are proposing. Land use(s) shall be chosen from Article 4.6 in the Harrisburg UDO titled “Use Regulations” and shall correspond to the Zoning District requested.

_____See Attached Chart_____

[illegible][illegible]

3. Please list any specific conditions that you would be willing to impose as part of this application (example: no outside storage permitted on-site, increased buffer width, etc.).

[illegible]

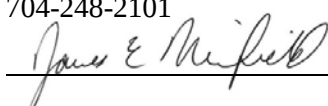


Owner Information

It is understood by all parties hereto that while this application will be carefully considered and reviewed, the burden of providing its need and providing all required evidence rests with the below named petitioner. In addition, it is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound by the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended through the rezoning process. It is further understood and acknowledged that it is the responsibility of the petitioner to file the development plan in the Cabarrus County Register of Deeds Office as a deed restriction upon the subject property.

If, after two years from the date of approval substantial construction has not begun, the property in question may revert to its prior zoning designation after a public hearing is held in compliance with the required procedure for a zoning map amendment.

I do hereby certify that all information which I have provided for this application is, to the best of my/our knowledge, correct.

Property Owner	Rocky River Road Associates, LLC c/o James Merrifield - MPV Properties
Address	2400 South Blvd #300 Charlotte, NC 28203
Phone	704-248-2100
Fax	704-248-2101
Signature	 _____

NOTE: If multiple parcels are involved in a request, property owners must sign an application identifying the individual parcel(s) represented. Each parcel included in the request must be accounted for in the application process for the application to be considered complete.

OFFICIAL USE ONLY:

Petition Number: _____

Date Filed: _____

Received By: _____



APPLICATION FOR ZONING MAP AMENDMENT

The following steps are required in order for your application to be considered complete.

Incomplete applications will be returned to the applicant and will not be processed.

1. Schedule a pre-application meeting with staff.
2. Submit a completed application for an amendment to the official zoning map. All applications must include:
 - a. A list of all adjacent property owners (include owner name, address, and Parcel Identification Number)
 - b. A recent survey or legal description of the property or area to be rezoned
 - c. A copy of the letter, minutes, and the sign-up sheet from the Neighborhood Meeting
 - d. Copies of the Traffic Impact Analysis (TIA), proposed site plan, landscape plan, and proposed building elevations (applicability determined at pre-application meeting with staff)
3. Submit cash, checks, or money orders made payable to the Town of Harrisburg for all fees listed in the pre-application checklist.

Overview of the Rezoning Process:

1. Hold a pre-application meeting with staff to discuss your rezoning request and the map amendment process.
2. Hold a **neighborhood meeting** with the adjacent property owners. All adjacent property owners must be contacted and given an opportunity to meet with the applicant at a meeting established at a reasonable time. No member of the Town decision-making entity may participate in this meeting.
3. Submit a Zoning Map Amendment application to the Town of Harrisburg Planning Department. All applications must be submitted by the third Tuesday of the Month to go before the Planning and Zoning Board on the following month. NOTE: If the request is a Conditional Zoning request, complete and submit, with this application, a Conditional Rezoning Application.
4. Planning staff will review your application and subsequent information, prepare a staff report for the Board and take your request to the Planning and Zoning Board for a recommendation to the Town Council. Planning Board meetings are held on the third Tuesday of every month at 7:00 PM.
5. Once the Planning and Zoning Board has made a recommendation, staff will notify the adjacent property owners of the public hearing, post a sign on the property, and place announcements of the hearing in the local newspaper.
6. Town Council meetings are held on the second Monday of every month at 7:00 PM. At this meeting the Council will hold a public hearing and may vote on your request. Meetings are held at the Harrisburg Town Hall located at 4100 Main Street, Suite 101.

Questions: Contact the Town of Harrisburg Planning Department with any questions regarding rezonings in the Town of Harrisburg. Staff can be reached at 704-455-0709.



Subject Property Information

1. Street Address 9880 ROCKY RIVER ROAD HARRISBURG, NC 28215
2. PIN(s) (10 digit#) 5506 -- 14 -- 0729 ; -- -- --
3. Deed Reference Book 8789 Page 0255
4. Township # 1

Description of Subject Property

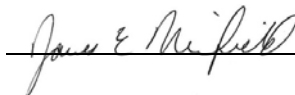
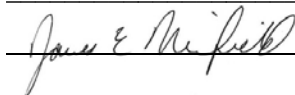
5. Size (square feet or acreage) +/- 109 ACRES
6. Street Frontage (feet) +/- 1,195 LF
7. Current Land Use VACANT
8. Surrounding Land Use and Zoning Classification
 - North: Zoning RV, CZ-RV, RL Land Use SINGLE FAMILY RESIDENTIAL
 - South: Zoning PUD Land Use SHOPPING CENTER
 - East: Zoning LDR, O1 Land Use VACANT & SINGLE FAMILY RESIDENTIAL
 - West: Zoning CC Land Use MIXED USE DEVELOPMENT (MECKLENBURG COUNTY)
9. Request to Change Zoning From PUD to PUD SPA (SITE PLAN AMENDMENT)
10. Is this a request for a Conditional Rezoning? ☒ YES NO
- (If YES, you must also submit an application for a Conditional Rezoning)
11. Purpose for Request: REVISED SCHEMATIC SITE PLAN



Owner/Agent/Applicant Information

It is understood by all parties hereto that while this application will be carefully considered and reviewed, the burden of providing its need and providing all required evidence rests with the below named petitioner.

I do hereby certify that all information which I have provided for this application is, to the best of my/our knowledge, correct.

12. Property Owner	ROCKY RIVER ROAD ASSOCIATES, LLC
Address	2400 SOUTH BLVD #300 CHARLOTTE, NC 28203
Phone	704-248-2100
Fax	704-248-2101
Email:	JMERRIFIELD@MPVRE.COM
Signature	
13. Agent (if any)	LANDDESIGN
Address	223 N GRAHAM STREET CHARLOTTE, NC 28202
Phone	704-333-0325
Fax	704-375-4138
Email	HPREITER@LANDDESIGN.COM
Signature	
14. Applicant (if any)	MPV PROPERTIES c/o JAMES MERRIFIELD
Address	2400 SOUTH BLVD #300 CHARLOTTE, NC 28203
Phone	704-248-2100
Fax	704-248-2101
Email	JMERRIFIELD@MPVRE.COM
Signature	

NOTE: If multiple parcels are involved in a request, property owners must sign an application identifying the individual parcel(s) represented. Each parcel included in the request must be accounted for in the application process for the application to be considered complete.

TABLE 4.6-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

* All uses permitted in the CC, CD, and I-1 Districts are subject to supplemental design regulations in Article 11 of this Ordinance.

P - Permitted Use

S - Permitted Use with Supplemental Regulations in Article 5 and/or Article 11

C - Conditional Use

(-) Prohibited Use

ZONING DISTRICTS

USE	NAICS	B-1	Area C		Area C-1 RC
			O-1	C-2	
RESIDENTIAL					
Accessory Dwellings (§ 5.3)	-	-	-	-	P/S
Duplex (Two dwelling units per lot)	-	-	-	-	P
Family Care Home (see Appendix A for definition)	-	C	C	-	P
Home Occupations (§ 5.12)	-	P/S	-	-	P/S
Multi-family Dwellings - 3 or more dwelling units (§ 11.2)	-	C/S	C/S	C/S	C/S
Single-family, attached (§ 11.2)	-	C/S	C/S	-	P/S
Single-family, detached (§ 5.24)	-	C	C	-	C
Single-family, manufactured home					
Single-family, modular home	-	C	C	-	P
INSTITUTIONAL AND CIVIC					
Animal Shelter	-	-	-	-	-
Auditorium/Indoor Public Assembly, up to 350 seats	-	P	P	P	C
Auditorium/Indoor Public Assembly, more than 350 seats		C	C	P	C
Botanical Gardens/Nature Preserves	71213, 71219	P	P	P	P
Child Care Center (§ 5.16)	6244	P/S	P/S	P/S	C/S
Civic, Social, and Fraternal Organizations	8134	P	P	P	C
Country Club	71391	-	-	P	P
Convention Center/Visitors Bureau	561591	-	-	P	-
Golf Course, public or private	71391	P	P	P	P
Government Buildings (excl. correctional institutions) and Facilities	-	P	P	P	C
Hospital	622	-	P	P	-
Museums and Art Galleries	71211, 71212	C	C	P	C
Park - Public, neighborhood	71219	P	P	P	P
Park - Public, other than neighborhood	71219	P	P	P	C
Performing Arts Companies & Artists	7111	-	P	P	-
Postal Service Facilities	491	-	P	P	-
Recreational Sports Clubs (Hunting Clubs, Fishing Clubs, etc.)	713990	P	P	P	C
Religious Institutions, up to 350 seats	8131	P	P	P	C
Religious Institutions, more than 350 seats	8131	C	C	P	C
Residential Care Facilities (includes Group Homes) (§ 5.17)	623	P/S	P/S	P/S	P/S
School - Boarding	6111	C	C	C	C
School - Business, Computer and Management	6114	-	P	P	-
School - Charter, Private & Parochial	61111	P	C	P	C

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(-) Prohibited Use

ZONING DISTRICTS

USE	NAICS	B-1	Area C		Area C-1 RC
			O-I	C-2	
INSTITUTIONAL AND CIVIC (cont.)					
School - Fine Arts	61161	-	C	P	-
School - Public, Elementary & Secondary	6111	P	P	P	P
School - Technical and Trade	6116	C	C	P	-
School - University or College	6112, 6113	-	C	P	-
Social Assistance (excluding child care centers)	624	C	C	P	C
Zoo, public or private	71213	-	-	C	-
PROFESSIONAL OFFICE/BUSINESS SERVICES					
Accounting & Tax Services	5412	P	P	P	-
Advertising & Related Services (excl. Sign Lettering/Painting)	5418	C	P	P	-
Architectural, Engineering & Related Services	5413	P	P	P	-
Automobile Repair, Major (excl. commercial trucks)	8111	-	-	P	-
Automobile Repair, Minor (excl. commerical trucks)	81119	-	-	P	-
Automobile Repair, Major or Minor, including commercial trucks	811111	-	-	C	-
Banks, Finance and Insurance Offices	52	P	P	P	-
Broadcasting & Telecommunications (excl. Towers)	513	-	P	P	-
Building, Chimney, Pool Cleaning Services	56179	-	-	P	-
Carpet & Upholstery Cleaning Services	56174	-	-	P	-
Catering Services	72232	P	-	P	-
Clothing Alterations/Repair, Footwear Repair	811419, 81143	P	-	P	-
Collection Agencies	56144	P	P	P	-
Computer System Design & Related Services	5415	P	P	P	-
Credit Bureaus	56145	-	P	P	-
Data Processing and News Services	514	-	P	P	-
Delivery/Courier Service, Local	49221	C	P	P	-
Dry Cleaning and Laundry Services	81231, 81232	P	-	P	-
Electronic and Appliance Repair	8112, 8114	-	-	P	-
Employment/Personnel Services/Agencies	5613	-	P	P	-
Environmental Consultanting Services	54162	-	P	P	-
Fortune Telling/Palm Reading Services	812990	-	-	C	-
Funeral Home & Services	8122	-	P	P	-
Graphic Design Services	54143	P	P	P	-
Hair, Nail & Skin Care Services	81211	P	P	P	-
Indoor Recreational Facilities		-	-	P	-
Industrial Design Services	54142	-	P	P	-
Interior Design Services	54141	P	P	P	-
Investigation & Security Services, Locksmiths	5616	-	-	P	-

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(-) Prohibited Use

ZONING DISTRICTS

USE	NAICS	B-1	Area C		Area C-1 RC
			O-I	C-2	
PROFESSIONAL OFFICE/BUS. SERVICES(cont.)					
Janitorial Services	56172	-	P	P	-
Legal Services	5411	P	P	P	-
Management/Holding Company offices	55	P	P	P	-
Management & Marketing consultants	54161	-	P	P	-
Medical/Health Care Offices	621	P	P	P	-
Motion Picture & Sound Recording (excl. Theaters)	512	-	P	P	-
Office Administrative Services	5611	-	P	P	-
Other Business Support Services	56149	-	P	P	-
Personal and Household Goods Repair	8114	-	-	P	-
Pest Control Services	56171	-	-	P	-
Pet Care Services (excluding Kennels & Veterinary Serv.)	81291	-	-	P	-
Pet Care Services - Kennels only (§ 5.5)	81291	-	-	P/S	-
Photocopy Services (excl. studios)	56143	-	P	P	-
Publishing Industries	511	-	P	P	-
Real Estate & Leasing Offices (excl. mini-warehousing)	531	P	P	P	-
Scientific Research & Development Services	5417	-	P	P	-
Sports and Recreation Instruction/Camps	61162	C	-	P	-
Telemarketing/Telephone Call Centers	56142	-	P	P	-
Travel Services/Agents & Visitors Bureaus	5615	-	P	P	-
Veterinarian Offices/Animal Hospitals (§ 5.5)	54194	P/S	-	P/S	-
Weight Reducing Centers, non-medical	81219	-	-	P	-
RETAIL TRADE					
Amusement Park	713110	-	-	C	-
Amusement Arcade (Indoor only)	713120	-	-	P	-
Art Dealers	45392	P	P	P	-
Art Supply Stores	453998	-	-	P	-
Auction House (General Merchandise)	453998	-	-	P	-
Automotive Parts, Tires, and Accessories	4413	-	-	P	-
Automobile Rental & Leasing (§ 5.6)	5321	-	-	P/S	-
Automobile Sales, New & Used (§ 5.6)	4411	-	-	P/S	-
Baked Goods/Snack Shops (excluding drive-thru)	722213	P	-	P	-
Bed & Breakfast Inns (§ 5.7)	721191	C/S	C/S	C/S	C/S
Book, Periodical & Music Stores	4512	P	-	P	-
Bowling Centers	71395	-	-	P	-
Building Material Supply (with outdoor storage)	4441	-	-	C	-

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(-) Prohibited Use

ZONING DISTRICTS

USE	NAICS	B-1	Area C		Area C-1 RC
			O-I	C-2	
RETAIL TRADE (cont.)					
Building Material Supply (with no outdoor storage)	4441	-	-	P	-
Brewpubs/Brewery - Micro		-	-	P/S	-
Car Wash (as a principal use)	811192	-	-	P	-
Cemetery Monument Dealers	453998	-	-	P	-
Clothing & Clothing Accessories	4481	-	-	P	-
Consignment/Used Merchandise Stores	4533	C	-	P	-
Convenience Store (with or without gas sales) (§ 5.10)	44512, 44711	P/S	-	P/S	-
Equipment Rental & Leasing (with indoor storage)	53321, 5324	-	-	P	-
Equipment Rental & Leasing (with outdoor storage)	53231, 5324	-	-	C	-
Electronics & Appliance Rental	53221	-	-	P	-
Electronics, Camera & Appliance Stores	443	-	-	P	-
Electronic Gaming Establishments		-	-	C/S	-
Farmer's Market, Fruit & Vegetable Stand	44523	-	-	P/S	-
Florist	4531	P	-	P	-
Formal Wear & Costume Rental	53222	C	-	P	-
Furniture& Home Furnishings	442	-	-	P	-
Furniture/Party Supply/Sporting Goods Rental	53229	-	-	P	-
General Merchandise Stores (less than 25,000 sq. ft.)	452	-	-	P	-
Gift, Novelty & Souvenir Stores	45322	P	-	P	-
Grocery/Food Stores (excl. convenience stores)	4451, 4452	C	-	P	-
Health Clubs & Fitness Centers	71394	P	-	P	-
Hobby, Toy & Game Stores	45112	-	-	P	-
Hotel, Motels & Extended Stay Lodging Facilities	72111	-	-	P	-
Jewelry, Luggage and Leather Goods	4483	P	-	P	-
Lawn & Garden Supply (with outdoor storage or display)	4442	-	-	C	-
Lawn & Garden Supply (with no outdoor storage or display)	4442	-	-	P	-
Liquor Sales (ABC stores)	4453	-	-	P	-
LP Gas & Heating Oil Dealers	45431	-	-	P	-
Manufactured Home Sales	45393	-	-	C	-
Minature Golf course	713990	-	-	P	-
Mini-warehousing/Self-storage Leasing (§ 5.15)	53113	-	-	C/S	-

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(-) Prohibited Use

ZONING DISTRICTS

USE	NAICS	B-1	Area C		Area C-1 RC
			O-I	C-2	
RETAIL TRADE (cont.)					
Motion Picture Theaters (excl. drive-in)	512131	-	-	P	-
Motion Picture Theaters, drive-in	512132	-	-	C	-
Motorcycle, Boat & RV Dealers, New & Used	4412	-	-	P	-
Musical Instrument & Supplies	45114	-	-	P	-
Nurseries	44422	C	-	P	-
Office Supplies & Stationery Stores	45321	-	-	P	-
Parking Lots & Structures, Commercial	-	-	-	P	-
Pawnshops (subject to NCGS, Chapter 91A)	522298	-	-	P	-
Pet & Pet Supply Stores	45391	-	-	P	-
Pharmacies, Health & Personal Care Stores	446	-	-	P	-
Photography Studios	54192	P	-	P	-
Private Clubs (§ 5.18)	72241	-	-	C/S	-
Reception Facilities		-	-	C/S	-
Restaurant, Full Service (dine-in only)	7221	P	-	P	-
Restaurant, Limited Service (delivery, carryout, drive-thru)	722211	-	-	P	-
Sewing, Needlework & Piece Goods Stores	45113	P	-	P	-
Sewer/Septic Cleaning Services	56299	-	-	P	-
Shoe Stores	4482	-	-	P	-
Shopping Centers, less than 25,000 gross sq. ft. (§ 11.3)	-	C/S	-	P/S	-
Shopping Ctr./Superstore, 25-80,000 gross sq. ft. (§ 11.3)	-	-	-	P/S	-
Shopping Ctr./Superstore, 80,000-135,000 gross sq. ft. (§ 11.3)	-	-	-	C/S	-
Shooting Ranges/Archery Ranges (indoor only)	713990	-	-	P	-
Sign Lettering & Painting	54189	-	-	C	-
Sporting Goods Stores	45111	-	-	P	-
Swimming Pool, Hot Tub Supply Stores	453998	-	-	P	-
Tanning Salons, Ear Piercing, Permanent Make-up Salons	812199	-	-	P	-
Tattoo Parlors, Body Piercing	812199	-	-	C	-
Tobacco Stores	453991	-	-	C	-
Trophy Shops	453998	P	-	P	-
Truck Stop, Travel Plaza	44719	-	-	C	-
Video Tape & Disk Rental	53223	P	-	P	-
Winery-Cidery - Micro		-	-	P/S	-

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ZONING DISTRICTS

USE	NAICS	B-1	Area C		Area C-1 RC
			O-I	C-2	
WHOLESALE TRADE (no outside storage unless specified)					
Alcoholic Beverage Supply	4228	-	-	P	-
Audio/Video Cassette/Disk (prerecorded) Sales	42199	-	-	P	-
Book, Periodical, & Newspaper Sales	44292	-	-	P	-
Clothing, Piece Goods & Shoe Supply	4223	-	-	P	-
Electronic Equipment and Parts Supply	42162	-	-	P	-
Farm Supply Product Sales (with indoor storage)	42291	-	-	P	-
Farm Supply Product Sales (with outdoor storage)	42291	-	-	C	-
Florist & Nursery Supply (with indoor storage)	42293	-	-	P	-
Florist & Nursery Supply (with outdoor storage)	42293	-	-	C	-
Furniture & Home Furnishing Sales	4212	-	-	P	-
Grocery/Food Sales	4224	-	-	P	-
Hardware, Plumbing & Heating Supply	4217	-	-	P	-
Jewelry Supply	42194	-	-	P	-
Lumber & Construction Materials (w/ indoor storage)	4213	-	-	P	-
Lumber & Construction Materials (with outdoor storage)	4213	-	-	C	-
Metal & Pipe Supply (with indoor storage)	42145	-	-	P	-
Motor Vehicle - Sales (§ 5.8)	42111	-	-	P/S	-
Motor Vehicle - New Parts Supply	42112	-	-	P	-
Motor Vehicle - Used/Salvaged Parts (indoor storage)	42114, 42193	-	-	P	-
Music & Musical Instrument Supply	42199	-	-	P	-
Paint, Varnish & Paint Supplies	42295	-	-	P	-
Paper/Paper Product Supply	4221	-	-	P	-
Petroleum/Petro. Products (excl. Bulk Terminals)	4227	-	-	P	-
Pharmaceutical and Drug Supply	4222	-	-	P	-
Professional & Commercial Equipment Supply	4214	-	-	P	-
Tobacco/Tobacco Product Sales	42294	-	-	P	-

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ZONING DISTRICTS

USE	NAICS	B-1	Area C		Area C-1 RC
			O-I	C-2	
AGRICULTURAL USES (cont.)					
Animal Production & Support (excl. Swine & Feed Lots) (§ 5.4)	112, 1152	-	-	-	P/S
Crop Production	111	P	P	P	P
MANUFACTURING AND INDUSTRIAL USES					
Contractors Office/Shop (with indoor storage)	233-235	P/S	P/S	P	-
Dental Laboratories (5000 sf or less gross floor area)	339116	-	P	P	-

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ZONING DISTRICTS

USE	NAICS	B-1	Area C		Area C-1 RC
			O-I	C-2	
MANUFACTURING AND INDUSTRIAL USES (cont.)					
Landfill - Demolition & Inert Debris (§ 5.14)	-	P/S	P/S	P/S	P/S
Printing and Related Support Activities	323	-	-	C	-
TRANSPORTATION, WAREHOUSING AND UTILITIES USES					
Charter Bus Services	4855	-	-	P	-
Electric Power Transmission and Distribution	22112	P	P	P	P
Limousine Service	48532	-	-	P	-
Natural Gas Distribution Facilities/Equipment	2212	P	P	P	P

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ZONING DISTRICTS

USE	NAICS	B-1	Area C		Area C-1 RC
			O-I	C-2	
TRANSPORTATION, WAREHOUSING AND UTILITIES USES (cont.)					
Pipeline Transportation of Petroleum & Natural Gas	484	C	C	C	C
Public Urban, Interurban and Rural Transit Systems	4851-4582	P	P	P	P
Sewage Treatment Facility, private	22132	C	C	C	C
Taxi Service/Taxi Stand	48531	-	-	P	-
Water Distribution Facilities/Equip. (excl. Water Treatment)	22131	P	P	P	P
Wireless Telecommunications (WTS) Tower** (§ 5.21)	513	C/S	C/S	C/S	C/S
WTS Co-location of equipment on existing tower (§ 5.21)	513	P/S	P/S	P/S	P/S
** WTS towers using approved stealth technology and less than 65 feet in height are permitted by right in all districts.					
SOLAR ENERGY FACILITIES					
Roof Mounted, Parking lot cover, or building integrated (Level 1)		P	P	P	P
Ground Mounted: ≤50% of footprint of primary structure (Level 1)		P	P	P	P
Ground Mounted: ≤1/2 acre (Level 2)		P/S	P/S	P/S	P/S
Ground Mounted: <10 acres (Level 2 or 3)		P/S	P/S	P/S	C/S
Ground Mounted: >10 acres (Level 3)		C/S	C/S	C/S	C/S



July 3, 2019

Neighborhood Meeting Notice

To Whom It May Concern;

Our records indicate that you own property in close proximity to property located at 9880 Rocky River Road (PIN# 55061407290000). This property is located on the north side of Rocky River Road at the Mecklenburg County line. The property owner is requesting a rezoning of this parcel to amend the Site Plan for the existing PUD, Planned Unit Development zoning district.

The Town of Harrisburg will facilitate a Neighborhood Meeting to allow the applicant to present their proposal to neighboring property owners, and to receive feedback from the neighbors, at the date and times below.

The number at Town Hall is 704-455-5614 if you have any questions prior to the meeting.

H2019-02-(R) Farmington PUD Site Plan Amendment (PUD-SPA) Neighborhood Meeting

Date: Thursday, July 18th, 2019

Time: 6:00PM

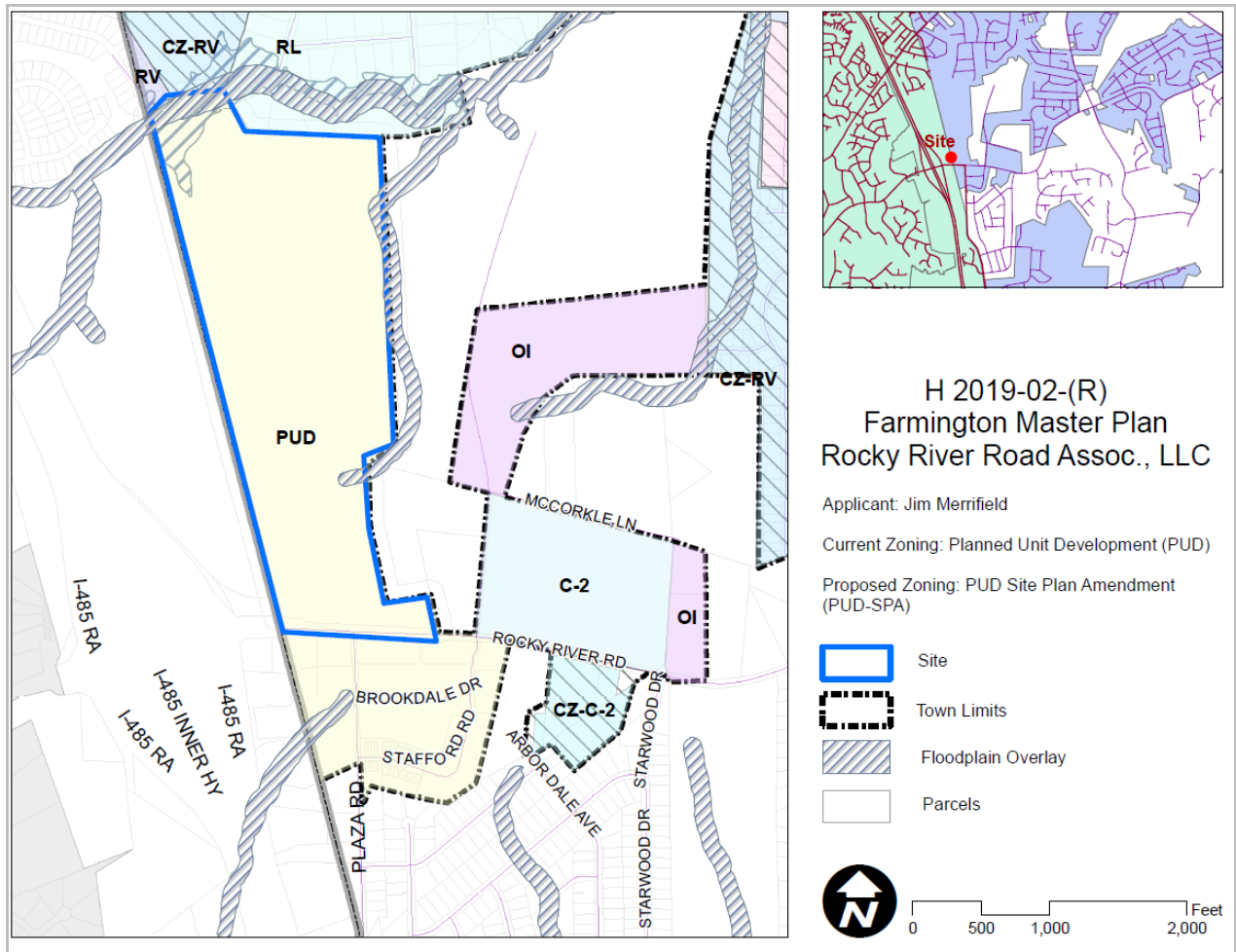
Location: Harrisburg Town Hall
4100 Main Street
Harrisburg, NC 28075

Sincerely,

Sushil Nepal

Sushil Nepal, AICP
Planning and Economic Development Director
Town of Harrisburg

Farmington PUD- Site Plan Amendment - Location Map



MEETING NOTES

DATE: 07-18-2019

PROJECT #: 1016184

PROJECT NAME: FARMINGTON

MEETING LOCATION: TOWN OF HARRISBURG TOWN HALL

PURPOSE: NEIGHBORHOOD MEETING - REZONING AMENDMENT

SUBMITTED BY: HATTIE PAVLECHKO-REITER

ATTENDEES: JIM MERRIFIELD (MPV PROPERTIES), ALAN KERLEY (TAYLOR MORRISON), CISCO GARCIA (TRIPOINTE HOMES), HATTIE PAVLECHKO-REITER (LANDDESIGN), SUSHIL NEPAL (TOWN OF HARRISBURG), MATT WARD (TOWN OF HARRISBURG), NEIGHBORS AS LISTED WITHIN ATTACHED SIGNLINE SHEET

MEETING NOTES:

- Mr. Sushil Nepal called the meeting to order and explained the purpose and format of the neighborhood meeting.
- General overview given by Mr. Jim Merrifield with MPV Properties. MPV Properties has been involved with the site for over a decade. Initial site planning started in 2007 with updates in 2009. Mr. Merrifield touched on removal of YMCA from the site plan that was a condition of the 2017 Rezoning, hence the need for a Rezoning Amendment – (SPA) Site Plan Amendment.
- Farmington Ridge Parkway was discussed in regard to it being an extension of Plaza Road Extension.
- Mr. Merrifield ran through the entire Rezoning package including the current site plan (RZ-5) which includes Taylor Morrison and TriPointe developments, potential greenway layout, and noted connecting to the village center with multi-use pathways.
- A question posed by one of the neighbors: Will trees be saved within the 100 foot buffer at the north side of the site? Mr. Merrifield responded with yes, per the Rezoning package/notes, this is a 100 foot “undisturbed” buffer. That is the intent to maintain trees within this north side buffer.
- A question posed by one of the neighbors: Which side will start construction first? Mr. Merrifield responded with Farmington Ridge Parkway will be constructed first and the hope is that the rest of the development will follow in unison. There was emphasis placed on the Village Center and the importance of bringing it all forward at once in order to be successful.
- A question posed by one of the neighbors: How many vehicular access points are there for the development and where are they located? Mr. Merrifield responded that there are two access points at Rocky River Road (one full movement, one right in right out) and one at the north side of the site. Future potential connection points to the property east of the site are also a part of the site plan.
- Discussion took place regarding Holcombe Woods and roadway work at the I-485 interchange that still needs to be completed.
- Concerns were also brought up regarding traffic signal timing near the site and the need for this to be updated. The completed TIA anticipates Holcombe Woods and other projects in the area.
- A question posed by one of the neighbors: Will there be any traffic lights on Farmington Ridge Parkway besides the one that will be at the Rocky River Road intersection. Mr. Merrifield responded no signals, but pointed out the roundabout at Rock Creek Drive.
- A question posed by one of the neighbors: How many units will be within the development? Mr. Merrifield answered up to 296 units (38 single family + 258 townhomes).
- A question posed by one of the neighbors: Will there be any 55+ units? Mr. Merrifield answered no 55+ development as a part of this site plan.
- Mr. Merrifield introduced Mr. Alan Kerley of Taylor Morrison to give an overview of the homebuilding company and share specifics of their Farmington townhome development.
- Mr. Merrifield introduced Mr. Cisco Garcia of TriPointe Homes to give an overview of the homebuilding company and share specifics of their Farmington single family and townhome development.

These notes reflect the author's interpretation of the events at the referenced meeting. Any changes or additions required should be submitted to the author in writing.

Updated on 8.18.2017

MEETING NOTES

PROJECT NAME: FARMINGTON

PROJECT #: 1016184

- Site plans and architectural elevations were shown from both developers. It was also noted that residential architecture will tie into the farmhouse aesthetic of the development. This will also be consistent throughout the commercial center.
- Discussion regarding proposed BMPs – will follow Town of Harrisburg standards.
- Questions posed by one of the neighbors: What zoning districts will the residential follow (standards/guidelines)? Mr. Sushil Nepal answered RC (Residential Compact).
- Questions posed by one of the neighbors: Will an amenity centers be included within the residential developments? Mr. Alan Kerley and Mr. Cisco Garcia answered no, they see the Town Center as a walkable amenity. The greenways/ multi-use pathways will also serve as amenities.
- Questions posed by one of the neighbors: When will construction begin? Mr. Merrifield answered site work will likely commence in late September of this year with the first buildings completed in 2021.

These notes reflect the author's interpretation of the events at the referenced meeting. Any changes or additions required should be submitted to the author in writing.

Updated on 8.18.2017

Farmington Master Plan Rezoning PUD Amendment

Sign in Sheet

Neighborhood Meeting

7/18/2019

6:00 PM - 8:00 PM

Name

Address

Doug Overmire

8607 Piccadilly Lane

Tom King

10436 Starwood Ave

Jim Merrifield

2400 South Blvd, Charlotte

Rodney Dellinger

3713 Ayrshire CT Harrisburg

Hattie Partridge-Perfer

223 N. Graham St. Charlotte NC 28202

Alan Kerley

11405 N. Community House Rd, Charlotte, NC

Michael J Tullix

9841 Rocky River Rd Charlotte NC.

Cisco Garcia

3436 TONINGDON RD, CHARLOTTE, NC 28277

Aathang Danielly

4113 Abenathyn Place Harrisburg

Keisha Danielly

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