



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

**October 15, 2019
6:00 PM**

AGENDA

1. CALL TO ORDER

- A. AGENDA ADOPTION
- B. SPECIAL PRESENTATIONS
- 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 20, 2019 Planning and Zoning Board meeting.

3. OLD BUSINESS

4. NEW BUSINESS

- A. To consider revising the previously adopted land use density (gross) in the Harrisburg Area Land Use Plan (HALUP).
- B. H2019-01-(S) Terraces at Farmington Preliminary Plat.

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 20, 2019 Planning and Zoning Board meeting.

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the meeting minutes of September 17, 2019 Planning and Zoning Board meeting.

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

1. PZ Meeting Minutes Sept 17, 2019

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING
TUESDAY, SEPTEMBER 17, 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, Rodney Garner, Kevin Schaffner

A.

AGENDA ADOPTION

MOTION:

Andy Rathke made a motion to adopt the agenda as presented. Second was made by Jacob Carpenter. **The motion passed 7-0.**

B.

SPECIAL PRESENTATIONS

C.

PUBLIC COMMENT

None.

2.

CONSENT AGENDA

A. Planning Board meeting minutes from August 20, 2019 Planning and Zoning Board meeting.

MOTION:

Thelma Thorne-Chapman made a motion to approve the Consent Agenda. Second was made by Jacob Carpenter. **The motion passed 7-0.**

3.

OLD BUSINESS

4.

NEW BUSINESS

H2019-02-(S) Stallings Road Subdivision (Harmony Acres) Preliminary Plat. Robert W. Nixon has submitted a Preliminary Plat application for 182 homes, located on the north side of Stallings Road at the intersection of Raging Ridge Road. The site address is 3550 Stallings Road (Pin #5517347132) and consists a total area of 82.05 acres. The subject property was rezoned (Case #H-2018-06-(R)) in August of 2018 to CZ-RM-1 Residential Medium Density Conditional District and CZ-RV, Residential Village Conditional District, in order to develop a single family residential community consisting of 182 lots. Approximately 87 single family homes will be age restricted and the remaining 95 single family homes will be non-age restricted. 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 the Harrisburg Area Land Use Plan (HALUP) and Unified Development Ordinance (UDO). Staff has reviewed the submitted preliminary plat, and has found it to be consistent with the approved conditional zoning site plan (H-2018-06-R), the Harrisburg Area Land Use Plan (HALUP) and the standards of the UDO for CZ-RV and CZ-RM-1 districts. Staff recommends that the Planning and Zoning Board recommend approval of the proposed preliminary plat to the Town Council, with the inclusion of the conditions of the approved conditional rezoning plan.

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 restrict cladding materials for all buildings to masonry products; vinyl siding will not be used.
3. Applicant will impose age restrictions (55+) on the proposed lots that are designated as RV and meet the requirements of the district.
4. Applicant will pay a fee in lieu of the dedication of active open space in the amount of \$164,394.00.
5. Applicant agrees to install all roadway improvements as identified in the Traffic Impact Analysis.
6. Applicant agrees to complete a LOMR-F prior to any fill activity taking place within the floodplain.
7. The rental of homes in the subdivision will be limited to 10% of the total number of homes.
8. Side-loaded or decorative garages will be provided for the lots in the RM-1 district, and optional “third-car” garages will be set behind the rear building line.
9. The lots designated as RV will have landscaping services provided by the HOA.
10. The site plan will be revised to add a stub street to the northern adjacent property from the northernmost cul-de-sac street to meet the requirements of Section C.4.2.3 of the UDO.
11. Wet detention storm water BMPs will be surrounded by black vinyl coated chain-link fencing and include fountains, and all storm water BMPs will be surrounded by landscaping.

Public Comment:

- Bob Nixon, 19 Franklin Ave, Concord, NC

After some discussion about the project and noted that the neighborhood did have a name change and will now be called only Harmony instead of Harmony Acres, they then took the following action:

MOTION:

John Overcash made a motion to recommend approval of H2019-02-(S) with the following conditions and send it on to Town Council for their consideration with a second from Thelma Thorne-Chapman. **The motion passed 6-1 (Jacob Carpenter voting against).**

5.

STAFF UPDATES/INFORMATION

- Farmington Site Plan Amendment (SPA) was approved at the last Council meeting by Town Council.
- Staff is seeing some movement on projects that have been before Planning Board but never made it to final approval, we will be bringing those to the Planning Board in coming days.
- Novant, Firestone, and the new Dental Office have all taken off on their construction, so we are seeing a positive growth in building projects that have recently been approved.
- We have a few new residential applications that may be coming in front of you in the next few months.

6.

ADJOURNMENT

MOTION:

There being no further business, Andy Rathke made a motion to adjourn, with a second from Thelma Thorne-Chapman. **The motion passed 7-0.**

Andy Rathke, Chairman

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

To consider revising the previously adopted land use density (gross) in the Harrisburg Area Land Use Plan (HALUP).

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

Review and recommend appropriate changes to the previously adopted land use density (gross) in the Harrisburg Area Land Use Plan (HALUP).

Description/Background:

Town Council adopted the Harrisburg Area Land Use Plan (HALUP) on June 11, 2018. The HALUP contains future land use map with various categories of land use and densities for residential land uses, namely Very Low Density Residential, Low Density residential, Medium Density Residential and High Density Residential. The commercial, industrial and mixed use land use categories do not have densities associated with them.

Town Council scheduled a Public Hearing on this matter on October 14 for a November 12, 2019 Public Hearing. Planning Board is requested to review the existing land use densities (gross) and make recommendations to the Town Council. In light of the upcoming Unified Development Ordinance (UDO) update, any changes (or not) will be helpful to reflect on the updated UDO and associated zoning categories.

There is no staff report on this matter, staff recommends the following changes be considered to the existing land use densities (gross) in the HALUP.

- Very Low Density: remains unchanged to less than 1 unit per acre.
- Low Density: change from "up to 3 units per acre" to "1-2 units per acre"
- Medium Density: change from "3-4 units per acre" to "2-3 units per acre"
- High Density: change from "4-15 units per acre" to "3-10 units per acre"

Recommendation:

Staff recommends Planning and Zoning Board consider revising the previously adopted land use density in the Harrisburg Area Land Use Plan (HALUP) and make recommendations to the Town Council.

Fiscal Impact:

None.

Attachments:

1. HALUP Land Use Map

This map displays a conceptual future road network and will serve as input into the future Comprehensive Transportation Plan (CTP), maintained by Cabarrus-Rowan Metropolitan Planning Organization (MPO). The future road alignment will generally follow the concept, exact road alignments and designs are subject to future engineering studies, and final designs. Alternate alignments for Caldwell Road Extension, identified as "Alt. 1" and "Alt. 2" on the Future Transportation Network Concept map (see Appendix H), represents two options and are subject to future engineering studies to determine which option is the most feasible.

Future Land Use

- Park
- Private Recreation
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Mixed Use Center
- Office
- Institutional
- Commercial
- Light Industrial

Parks and Recreation

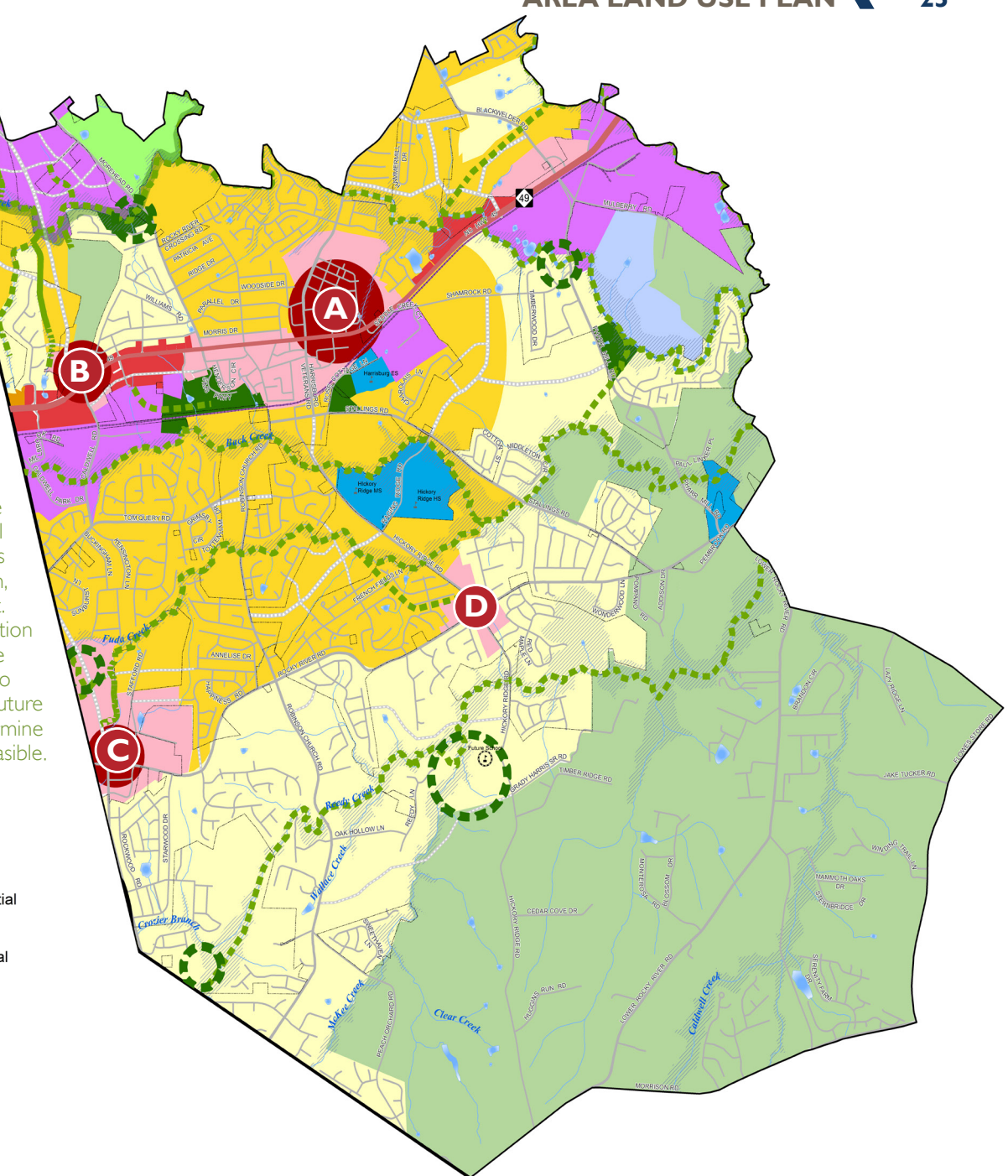
- Planned Greenways
- Potential Thread Trail
- Proposed Parks

Roadways

- Existing Thoroughfare
- Proposed Arterial
- Proposed Collector/Local

Context

- City Limits
- County Boundary
- Existing Schools
- Future School Site
- Floodplain (100yr)



- A** This area will be the center of activity in Harrisburg. The core will have multi-story buildings with a mix of uses and active street fronts. This node will have the largest footprint of commercial and office of all the mixed-use nodes. It will also include a mix of housing including condominiums and townhomes.
- B** As described in the Morehead West Area Plan, this area will include 2-3 story buildings and commercial (local-serving retail and office) center. Land use will transition to mixed residential development away from NC-49 but "within easy walking distance."
- C** This node will include a small neighborhood- and employment-serving commercial center (retail and offices uses) with 2-3 story buildings, complementing a range of institutional uses.
- D** This node will have a smaller non-residential component comprised primarily of neighborhood-serving uses (convenience retail, small restaurants, and service uses). Adjoining townhome and small-lot single family home developments will be designed with pedestrian connections to the center.

Figure 4. Future Land Use Map

FUTURE LAND USE

The following descriptions are descriptive, not prescriptive, and indicate the general types of land uses desired in each category on the future land use map.



PARKS

Various types of passive and active parks and other recreation facilities may be accommodated in all land use categories. Where depicted on the Future Land Use Map, Park areas may be developed as community-serving facilities, such as public greenways, neighborhood or community parks.



PRIVATE RECREATION

This area is intended to include indoor and outdoor recreation facilities that are suited to sites with adequate road infrastructure. Indoor sports arenas, family-oriented entertainment, and special-use outdoor venues are examples of the types of uses that may comprise these areas.



VERY LOW DENSITY RESIDENTIAL

This area is intended to remain predominantly rural while allowing residential uses at very low densities. Conservation design is a common subdivision approach if utilities are available, allowing smaller lots in exchange for more open space. Architecture is sensitively integrated, avoiding valuable natural features. Gross densities are less than one unit per acre for conventional subdivisions, and up to two if conservation design standards are met. Some business uses typically located in rural areas, such as small engine repair, may be appropriate provided such uses adhere to performance standards to minimize potential impacts to surrounding uses.



LOW DENSITY RESIDENTIAL

This area is characterized by low- to moderate-density residential development (up to 3 dwelling units per acre). Single-family detached homes are complemented by natural areas as well as formal and informal open space amenities. Conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be recommended in locations with sensitive natural resources.



MEDIUM DENSITY RESIDENTIAL

This area is comprised of predominantly single-family detached homes but may include attached single family units, such as townhomes and duplexes. The mix of housing types are intended to create neighborhoods with a density range of 3 to 4 dwelling units per acre. Improved open spaces are interspersed and the streetscape is more formal.



HIGH DENSITY RESIDENTIAL

This area is intended to accommodate a variety of age groups and lifestyle preferences. Attached single family and multi-family units are intended for areas where access to the transportation network is high. Density ranges from 4 to 15 dwelling units per acre.



MIXED USE

This area encourages the blending of complementary commercial, office and a mix of residential housing types. These areas typically offer a horizontal mix of uses where changes in use occur between adjacent buildings. Buildings are typically one and two stories. Designed to facilitate access via walking and biking, mixed-use areas should be located near potential commercial and mixed use nodes where access via the road network, sidewalks, greenways, and/or future transit is feasible.



MIXED USE NODE

These areas are intended to be centers of activity that include a mix of retail, restaurant, service, and office uses in addition to a variety of residential housing types. The mix of uses can be horizontal as well as vertical where a change in use can occur between floors of the same building. Buildings of two stories and above are common, and connected streets include short block lengths and pedestrian facilities. Open space is integrated in the form of plazas and greens.



OFFICE

These areas include a mix of professional offices, flex space and supporting commercial uses.



INSTITUTIONAL

These areas include schools, churches, hospitals, campus style development and government uses.



COMMERCIAL

These areas are comprised of local-serving retailers, restaurants, professional offices, and service uses. Such uses may be vertically mixed in multi-story buildings. All such uses should be located along major corridors and concentrated at key intersections.



LIGHT INDUSTRIAL

These areas are intended to be light industrial, office, and multi-tenant flex space. This area promotes the concentration of employment-generating uses in an area with desirable access to highways (I-485 via NC-49). Limitations on use should serve to mitigate negative impacts on residential development, such as traffic congestion, noise, and light pollution.



TOWN OF HARRISBURG

Agenda Item Details

Title:

H2019-01-(S) Terraces at Farmington Preliminary Plat.

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

If approved, the following motion is suggested:

To approve the Preliminary Plat application as requested by the applicant for the related property in application H-2019-01 (S).

If denied, the following motion is suggested:

To deny the Preliminary Plat application as requested by the applicant for the related property in application H-2019- 01 (S).

Description/Background:

Eddie Moore with McAdams, on behalf of Farmington Owner and Developer, has submitted a Preliminary Plat application for 144 town homes, located on the north side of Rocky River Road adjacent to the Mecklenburg County line and west of Stafford Road approximately 900' north of Rocky River Road. The site Address is 9880 Rocky River Road and the Town Homes POD consists a total area of 22.40 acres. The subject property is part of the Farmington PUD and that the site plan was recently updated (Case #H-2019-02-(R)) in September 2019 to allow for removal of condition to build YMCA and add additional residential units.

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 the Harrisburg Area Land Use Plan (HALUP) and Unified Development Ordinance (UDO).

Recommendation:

Staff has reviewed the submitted preliminary plat, and has found it to be consistent with the approved conditional zoning site plan (H-2019-02-R), the Harrisburg Area Land Use Plan (HALUP) and the standards of the UDO for CZ-RV and CZ-RM-1 districts.

Staff recommends that the Planning and Zoning Board recommend approval of the proposed preliminary plat to the Town Council, with the inclusion of the conditions of the approved conditional rezoning plan.

Fiscal Impact:

Attachments:

1. H2019-01-(S) Staff Report_Terraces at Farmington
2. Terraces at Farmington_Site Location Map
3. Terraces at Farmington_ Preliminary Plat Application
4. Terraces at Farmington - Preliminary Plat.

5. TerracesAtFarmington_Street Names Appoval



Town of Harrisburg
Planning and Economic Development Department

DATE: October 07, 2019

SUBJECT: H2019-01-(S) **Terraces at Farmington, POD 1** Preliminary Plat

Owner/ Developer: Jim Merrifield with MPV Properties

Location: The subject property is located on the north side of Rocky River Road adjacent to the Mecklenburg County line and west of Stafford Road approximately 900' north of Rocky River Road. Site Address is 9880 Rocky River Road.

BACKGROUND:

Area: Approximately 22.40 acres

Zoning: PUD-SPA: Planned Unit Development-Site Plan Amendment

Staff Report prepared by: Matt Ward, Senior Planner

GENERAL DISCUSSION:

- The entire 109.05 acres was recently rezoned in 2019 to PUD-SPA, Planned Unit Development – Site Plan Amendment, in order to remove the condition to build a YMCA and replace with residential development.
- The applicant is seeking preliminary plat approval of Terraces at Farmington a townhouse community of 144 units which is consistent with the underlying PUD-SPA zoning, including the approved conditional rezoning site plan.
- Staff has reviewed the plan and has recommended approval with overall conditions for the Farmington PUD, outlined in this staff report.

APPROVAL CRITERIA:

1. **The proposed land uses are in accord with the adopted *Comprehensive Plan* and the Official Zoning Map, or that the means for reconciling any differences have been addressed. A Preliminary Plat may be processed concurrently with a rezoning request.**

Per the Harrisburg Area Plan, the subject property is 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. This area consists of a village center connected with multi-use paths, tree save and unique farmhouse style residential architecture. The rezoning which was approved to accommodate this development and was found to be consistent with the Harrisburg Area Plan and the Unified Development

Ordinance. Therefore, the request conforms to the goals and policies of the Harrisburg Area Plan and the Unified Development Ordinance.

- 2. The proposed subdivision conforms to all relevant requirements of this ordinance and to any variances that have been granted to permit any nonconformance. The plat shall meet all requirements of this Ordinance with respect to lot size and area, and in no way create a violation of any applicable current ordinances, statutes or regulations.**

At the present time, no variances have been approved for the subject property.

- 3. The proposed development, including its lot sizes, density, access and circulation, are compatible with the existing and/or permissible future use of adjacent property.**

The zoning districts of the surrounding properties to the north, east, and west, are residential in nature, while the properties to the south are commercial. The Rocky River Road separates the subject property and the commercial properties to the south. The lot sizes are significantly smaller than the lots in the surrounding community due to the area being largely undeveloped farm land. Regardless of the area being largely undeveloped, the nature of the subdivision is compatible with the surrounding properties.

- 4. That the proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties.**

The proposed project is a mixed use as well as attached and detached residential subdivision. No uses or designs proposed in this development would detrimentally impact the ability of the surrounding property to be used in a safe or viable manner.

- 5. That the soils and topography have been adequately studied to ensure that all lots are developable for their designated purposes.**

The subject property will be served by public utilities (water and sewer) therefore; soil suitability is not a primary concern. Regarding the topography, the applicant will be required to submit a Soil and Erosion Control Plan to NCDEQ for review and approval. In addition, the applicant will also be required to submit construction drawings to the Town of Harrisburg for review and approval regarding utility placement and lot design standards.

- 6. That any land located within Zone A as shown on the currently adopted Flood Boundary and Floodway Maps of the Flood Insurance Study, is determined to be suitable for its intended use and that the proposed subdivision adequately mitigates the risks of flooding, inadequate drainage, soil and rock formations with severe limitations for development, severe erosion potential, or any other floodplain-related risks to the health, safety or welfare of the future residents of the proposed subdivision in a manner consistent with this ordinance, as described in § 4.14 of this Ordinance.**

The proposed development will be subject to the regulations set forth in the Unified Development Ordinance as well as any State or Federal regulations related to floodplain development and/or wetlands regulations. In addition, the development will be subject to NCDEQ sedimentation and erosion control standards. As it stands, the current layout has been designed so that the floodplain is largely untouched with the exception of a constructed greenway. The applicant will have to apply for the applicable permits through the NCDEQ in order to ensure the construction of the greenway will not affect the floodplain.

- 7. The proposed name of a subdivision shall be approved by the Cabarrus County E-911 Coordinator(s) and shall not use a word, or phrase, which is the same as, similar to, or pronounced the same as a word or phrase in the name of any other subdivision in Cabarrus County or any municipality or jurisdiction in the County. Proposed subdivisions**

may only use a duplicate subdivision name in the event that the Administrator requires the use of the same name for purposes of clear identification.

The proposed name of the subdivision is Terraces at Farmington. This name has been approved for use by the Cabarrus County E-911 Coordinator. All street names have been reviewed and approved by Cabarrus County E-911 Coordinator.

APFO REVIEW:

SCHOOLS

This part of the Unified Development Ordinance is no longer enforceable as determined by the NC Supreme Court. However, the schools have provided the following data on school capacity:

The numbers provided are for the overall Farmington project to include all residential on the Cabarrus County side and is not for individual phased developments.

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.

TRANSPORTATION

A Traffic Impact Assessment (TIA) was completed as part of rezoning process and that the traffic mitigation measures proposed will be completed as part of the overall Farmington PUD.

FIRE, POLICE SANITATION

Adequate fire, police and sanitation services are available through the Town of Harrisburg.

PARKS AND RECREATION

A condition of approval of the rezoning for this project is to build greenway and multi-use path as outlined in Condition #2 and 9.

UTILITIES

Utilities are available through the Town of Harrisburg. Applicant will be required to extend the water line and sewer line to their site.

CONDITIONS OF APPROVAL:

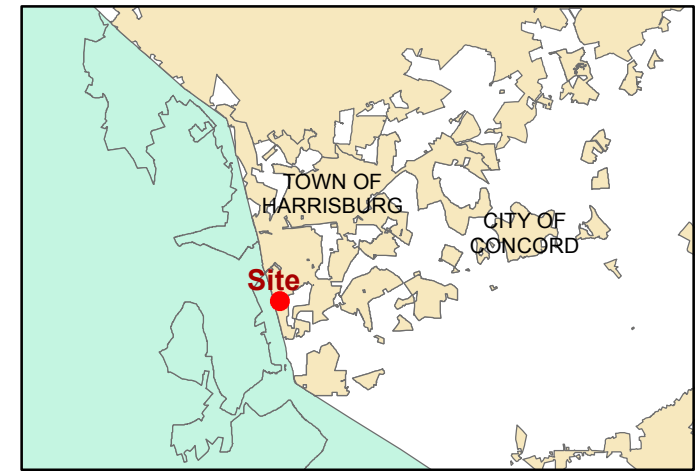
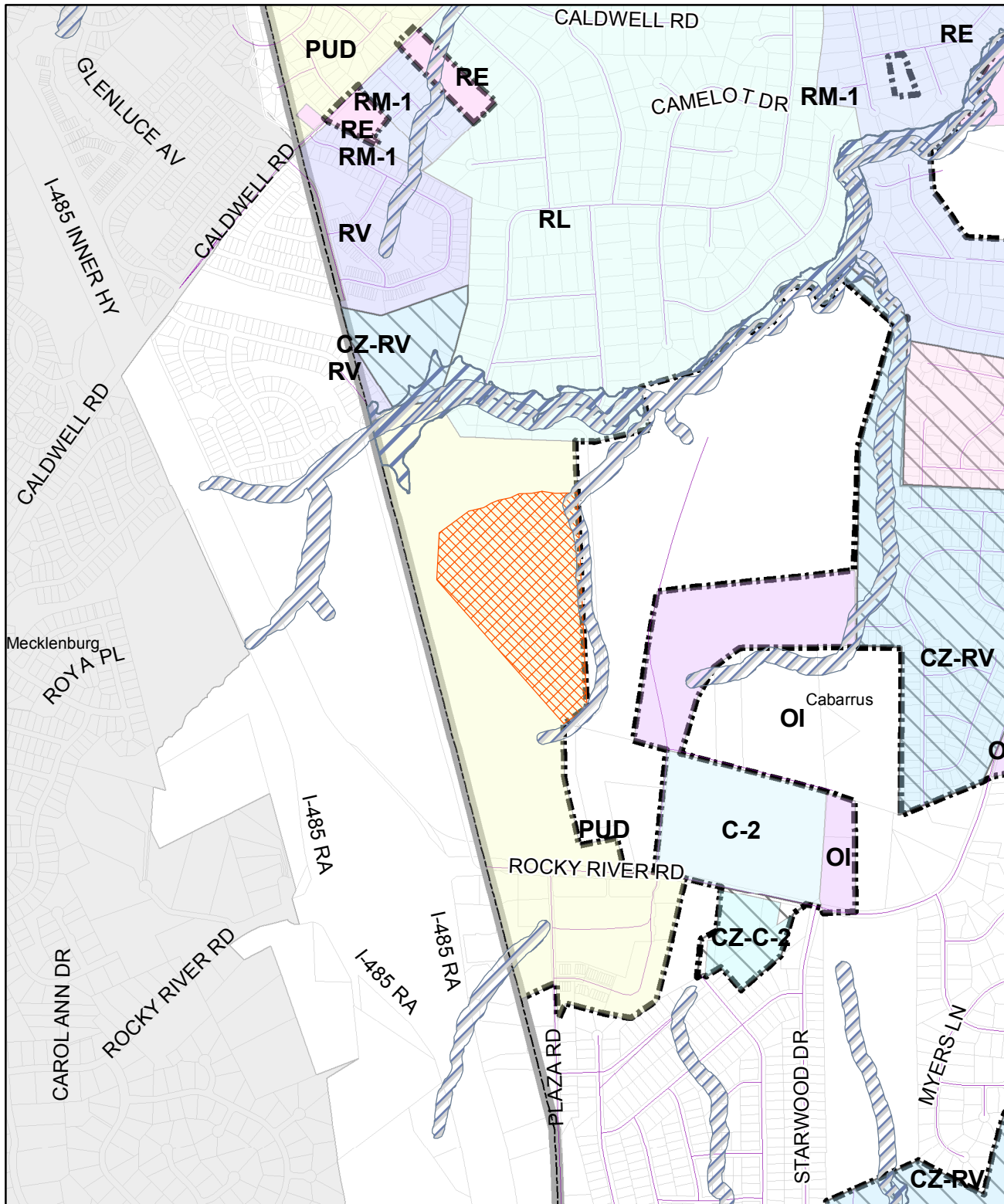
In considering an application for a subdivision plat, the decision-making agency shall consider and may impose modifications or conditions to the extent that such modifications or conditions are necessary to ensure compliance with the criteria of Section 6.2 of the UDO.

Should the Board consider recommending approval of the preliminary plat for the Terraces at Farmington subdivision, staff requests that the following conditions become part of the 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 25ft greenway easement (except for portions of greenway along streets), and construct a 10ft asphalt greenway as shown on plan, to meet the requirements of Article 6.5.5 of the UDO. The greenway shall be constructed prior to the 50 % completion of each residential POD (Areas 2 and 3)
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 improvements as required by the final approved Traffic Impact 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. 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.

RECOMMENDATIONS:

The preliminary plat is consistent with the Harrisburg Area Land Use Plan and the existing PUD-SPA zoning designation including the multi-family residential design guidelines. Therefore, the Planning and Economic Development Department recommends approval of this preliminary plat request.



H 2019-01-(S) Terraces at Farmington, POD 1 Rocky River Road Assoc., LLC

Applicant: Jim Merrifield

Zoning: Planned Unit Development (PUD)
Site Plan Amendment (PUD-SPA)

Terraces at Farmington Preliminary Plat Request
Subject Site (Terraces at Farmington)
POD 1



Farmington

Town Limits

Floodplain Overlay

Parcels

0 12,500 25,000 50,000 Feet



Application for Preliminary Plat Review and Approval

For an application to be considered complete, you must submit the following information to the Town of Harrisburg Planning Department:

1. One (1) copy of the signed Pre-submittal Meeting Checklist completed at the required pre-submittal meeting. Two (2) pre-submittal meetings were held with former staff and a signed Pre-submittal Meeting Checklist was not provided to owner and/or developer as part of each meeting.
2. One (1) complete Town of Harrisburg Preliminary Plat Application
3. Fifteen (15) FOLDED copies of the final plat (blue/black lines), and One (1) digital version (PDF)
4. Plat review fee (\$1000.00 + \$5 per lot)
5. One (1) completed Street Name Review and Confirmation Form
6. Required number of copies of the Transportation Impact Analysis (Number of copies to be submitted to be determined at pre-submittal meeting)

NOTE: Incomplete Applications will not be processed by the Planning and Zoning Department, and will be returned to the Applicant.

Project Information	
1. Name of Subdivision:	
2. Location of Subdivision: Farmington, Pod 1 - North of Rocky River Rd and west of Stafford Rd	
3. Cabarrus County PIN Numbers: Part of 5506140729	
4. Current Zoning: PUD	
5. Project Classification (Residential, Commercial, etc.): Townhomes	
6. Is this a CU or CZ Project? ☒ YES: Case Number: H2017-04-(R) ☐ NO	
7. Date of Preliminary Plat Approval: Subdivision Case #:	
Owner/Developer Information	
1. Property Owner Name: Jim Merrifield - MPV Properties Property Owner Phone: 704-561-5241	
Property Owner Email: JMerrifield@mpvre.com	
2. Developer Name: Alan Kerley - Taylor Morrison Developer Phone: 704-400-5308	
Developer Email: AKerley@taylormorrison.com	
3. Contact for Comments Name: Eddie Moore - McAdams Contact for Comments Phone: 704-527-0800	
Contact for Comments Email: emoore@mcadamsco.com	
Utilities	
Water 1, Who will provide water and sewer services for this site? ☐ Private ☒ Public Provider: Harrisburg Sewer ☐ Private ☒ Public Provider: Harrisburg	
Overlay District (Article 4)	
Is the subject property located in an Overlay Zone? ☐ YES: ☒ NO	
If YES, which one(s): _____	

Flood Panel and RSOD Information (Article 4)

Is the subject property located in an area regulated by the Floodplain Overlay District? ☐ YES: ☒ NO

Flood Panel Number(s) _____ Map Date _____

Is the subject property in the RSOD? ☒ YES: ☐ NO

If YES, has the RSOD been shown on the plan and have the calculations been submitted with the plan?

☒ YES: RSOD illustrated on plan and calculations part of overall PUD development ☐ NO

Verification of Process

I, Eddie Moore, submit that all of the information contained in this application is true and correct and also understand that incomplete applications will not be processed by the Town of Harrisburg Planning Department.

Date: March 13, 2019

Signed:



Title: Agent for Developer

(Owner, Agent, Developer, LLC Member, etc.)

Do not write below this point

For Staff Use Only:

Subdivision application fee paid: _____ Check Number: _____

**TOWN OF HARRISBURG
PRELIMINARY SUBDIVISION
APPROVAL APPLICATION**

STREET NAME REVIEW AND CONFIRMATION

Cabarrus County Code

Section 66-69. Name of subdivision and its roads.

The name of a subdivision or its roads shall not duplicate nor closely approximate, either phonetically or by spelling, the name of an existing subdivision or roads within the County, within any municipality within the County, or in an adjacent county or municipality (if the development is in close proximity to another jurisdiction). All names must be approved by the County planning division.

(Ord. Of 7-22-91, 4.4)

Cross reference – Road names and address display, 62-36 et seq.

RESPONSE WILL BE BY FAX Please respond by email at emoore@mcadamsco.com or call 704-527-0800 x324.
PLEASE FAX TO: 704-455-1206 We do not have a fax machine. Thank you.

AREA:

Date:	Parcel Identification Number (PIN): Part of 5506140729			
Existing Road Providing Access to Area:	Rocky River Rd			
Zoning District*:	☒ Residential	☐ Commercial	☐ Industrial	☐ Manufactured

Home (*Circle One)

Contact for County comments - Eddie Moore - McAdams, 704-527-0800, emoore@mcadamsco.com

APPLICANT:

Developer/Owner:	Taylor Morrison Homes
Contact Name:	Alan Kerley
Telephone Number:	704-400-5308 AKerley@taylormorrison.com
Fax Number:	

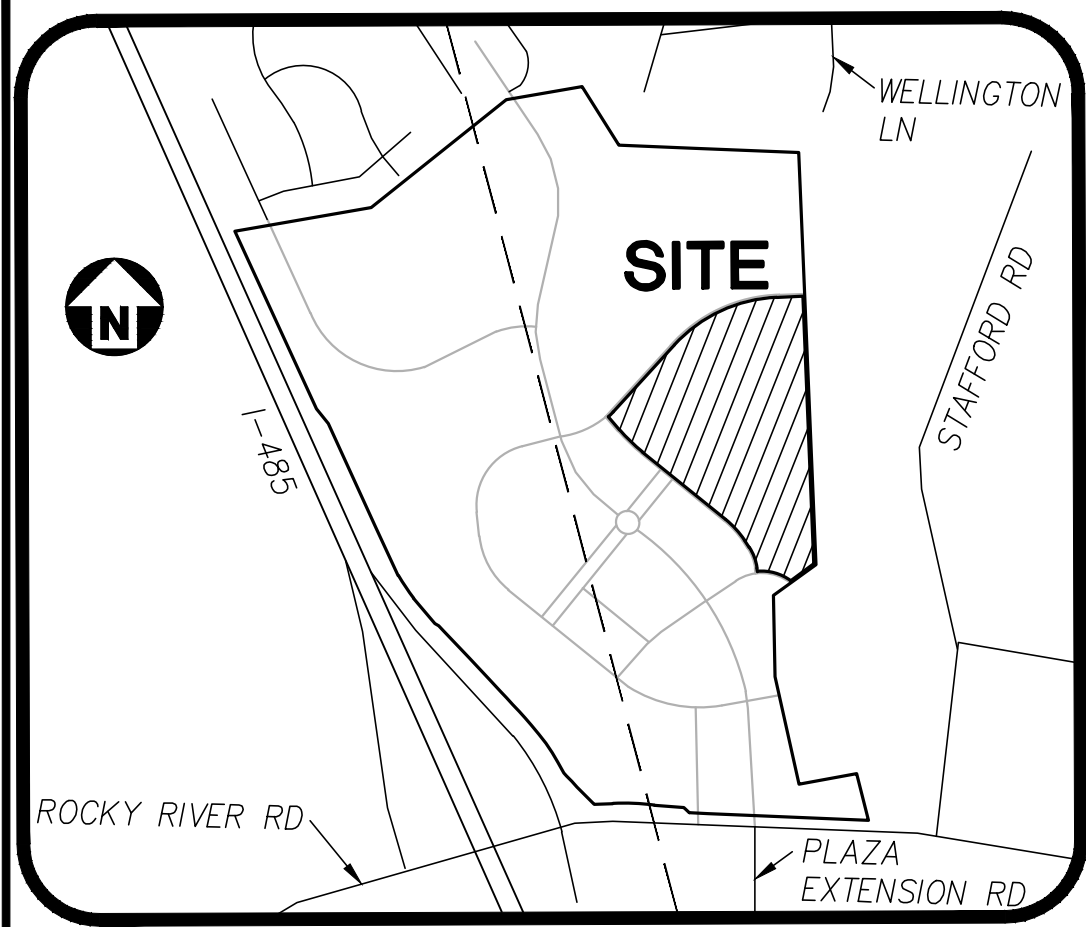
PROPOSED PROJECT:

Project Name:	Farmington Terraces	Approved / Denied
Alternate Project Name:	Terraces at Farmington	Approved / Denied

PROPOSED STREET(S): Only need 3 street names

Street Name:	Cochrane Bend	Approved / Denied
Street Name:	Fuda Creek	Approved / Denied
Street Name:	Embayment	Approved / Denied
Street Name:	Runnel	Approved / Denied
Street Name:	Harrow	Approved / Denied
Street Name:	Harwen	Approved / Denied
Street Name:	Coulee	Approved / Denied
Street Name:		Approved / Denied

EMS 911 COUNTY CORRINATOR: _____ **DATE:** _____



VICINITY MAP

N.T.S.

SITE DATA

CURRENT OWNER: ROCKY RIVER ROAD ASSOCIATES LLC.				
PARCEL: A	PID: 5506141031	DB: 08789	PG: 0255	ACREAGE: 22.40
ZONING: PUD (SPA)	TOWNHOMES			
CURRENT USE:	VACANT LAND			
PROPOSED USE:	TOWNHOMES			
TREE SAVE REQUIREMENT:	PER PETITION #: H2019-02 (R)			
MINIMUM REQUIRED PARKING RATIO:	PER PETITION #: H2019-02 (R)			
MINIMUM REQUIRED PARKING SPACES:	PER PETITION #: H2019-02 (R)			
REQUIRED PARKING SPACES:	216			
PROPOSED PARKING SPACES:	333 (45 ON-STREET SPACES)			
EXISTING LOTS	1			
PROPOSED LOTS	144			
NET ACREAGE OF PROPOSED LOTS	8.14 AC			
NUMBER OF LOTS PER PHASE	PH1:76	PH2:48	PH3:20	
OPEN SPACE:	5.80 AC (EXCLUDING SW FACILITIES)			
TOTAL ACREAGE IN PROPOSED STREET R/W	3.00 AC			
TOTAL LINEAR FOOTAGE PROPOSED STREETS	HARWEN LANE: 1,281.3 LF COULEE LANE: 782.6 LF RUNNEL WAY: 332.2 LF			
EXISTING PERVIOUS AREA	22.40 AC (100%)			
PROPOSED PERVIOUS AREA	13.70 AC (61.1%)			
EXISTING IMPERVIOUS AREA	0 AC (0%)			
PROPOSED IMPERVIOUS AREA	8.70 AC (38.9%)			
FLOOD ZONE	ZONE "X", MINIMAL FLOOD HAZARD			
BASE FLOOD ELEVATION	NA			
WATERSHED PROTECTION OVERALL DISTRICT	NA			
FLOODPLAIN PROTECTION OVERALL DISTRICT	NA			
ANTICIPATED DATE OF FINAL PLATTING	FALL 2020			
FIRE PROTECTION GENERAL INFORMATION:				
TYPE OF CONSTRUCTION	TOWNHOMES			
FIRE ALARM PROVIDED	NO			
SPRINKLER SYSTEM PROVIDED	NO			
NUMBER OF FLOORS OF LARGEST BLDG	3-STORIES			

SETBACK DATA

SUBLOT FRONT SETBACK	0'
SUBLOT INTERIOR SIDE SETBACK	0'
SUBLOT INTERIOR REAR SETBACK	0'
MINIMUM BUILDING SEPARATION	10' (PER PUD)
MAXIMUM BUILDING HEIGHT	45' (PER PUD)
MAXIMUM BUILDING LENGTH	150'

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

LINE TABLE		
LINE	LENGTH (FT)	BEARING
L1	46.36	S33° 53' 29"E
L2	42.77	S41° 00' 41"E

CURVE TABLE				
CURVE	LENGTH (FT)	RADIUS (FT)	BEARING	CHORD
C1	183.26	283.50	S68° 25' 16"E	180.08
C2	38.86	30.00	S49° 50' 01"E	36.20
C3	102.50	277.50	S23° 18' 35"E	101.92
C4	156.63	527.50	S42° 23' 52"E	156.05
C5	167.91	972.50	S45° 57' 28"E	167.70
C6	43.68	30.00	N00° 42' 11"E	39.93
C7	604.67	766.50	N65° 01' 02"E	589.11

TWIN CREEK LANE (67' PUBLIC R/W)

PER ROADWAY, STORM DRAINAGE AND WATER QUALITY PLANS FARMINGTON PHASE 1

NOW OR FORMERLY EUGENE W. COCHRANE JR. WARY T. COCHRANE JR. DB: 019480133

PARCEL "O" AREA C 2.92 AC

10' SIDEWALK PER YARBROUGH-WILLIAMS SITE PLAN

WATER MAIN PER YARBROUGH-WILLIAMS GRAVITY SANITARY SEWER AND WATER DISTRIBUTION PLANS

SS MAIN PER YARBROUGH-WILLIAMS GRAVITY SANITARY SEWER AND WATER DISTRIBUTION PLANS

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

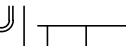
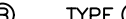
30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

SIGHT TRIANGLE LEGEND

△	10' X 10'
△	30' X 25'
△	30' X 30'
△	30' X 35'

SITE LEGEND

	ON-STREET PARKING SPACE COUNT
  	ACCESSIBLE RAMPS
TYPE A TYPE B TYPE C	
  	ACCESSIBLE ROUTE
  	PHASE LINE
  	PROPERTY LINE
  	RIGHT-OF-WAY LINE
  	LOT LINE
  	EASEMENT LINE
  	CENTERLINE
  	PROPOSED WATER LINE
  	PROPOSED SANITARY SEWER LINE
  	PROPOSED STORM DRAINAGE LINE

GENERAL NOTES

1. DEVELOPMENT SHALL BE SERVED BY A PUBLIC WATER SYSTEM AND A PUBLIC SEWER SYSTEM.
2. GARAGE AND DRIVEWAY WILL ACCOMMODATE THE REQUIRED 2 PARKING SPACES PER LOT.
3. SIDEWALK WILL BE INSTALLED ON BOTH SIDES OF THE PROPOSED RESIDENTIAL STREETS.
4. IN THE EVENT ON-SITE WASTEWATER SYSTEM ASSOCIATED WITH ABANDONED HOMESTEADS ARE LOCATED, THEY WILL BE DE-COMMISSIONED ACCORDING TO PROCEDURES RECOMMENDED BY CABARRUS-HEALTH ALLIANCE.
5. IF ILLEGAL SOLID WASTE IS FOUND ON SITE, IT WILL BE RECYCLED OR DISPOSED OF IN AN APPROVED LANDFILL.
6. ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.

NOTES

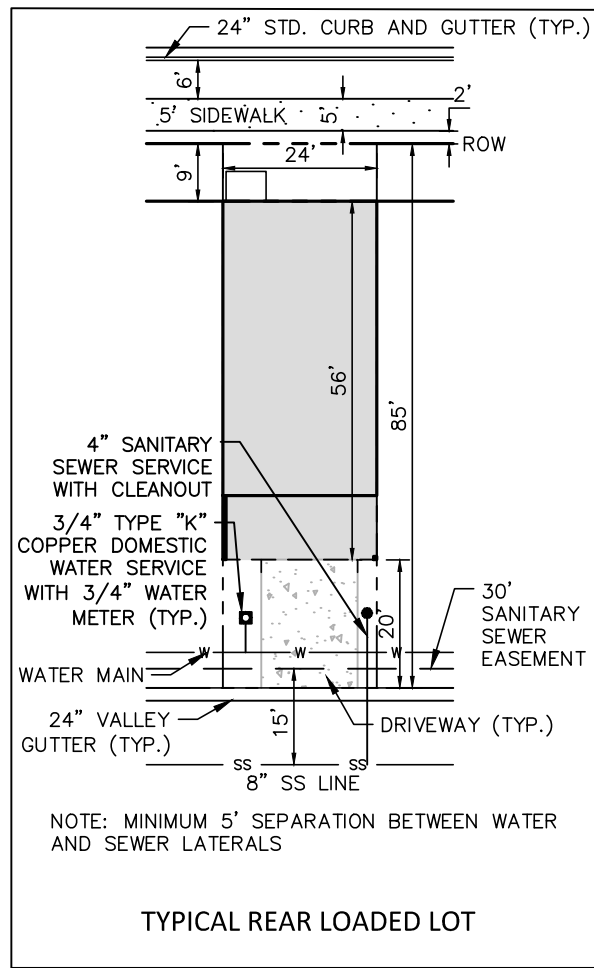
AS A PRELIMINARY PLAT, THIS PROJECT IS SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

1. APPLICANT AGREES TO OBTAIN ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR DEVELOPMENT BEFORE ANY DEVELOPMENT ACTIVITY CAN TAKE PLACE. (PLANNING)
2. ALL RESIDENTIAL STRUCTURES IN THIS DEVELOPMENT WILL BE REQUIRED TO MEET THE REQUIREMENTS OF APPENDIX F OF THE UNIFIED DEVELOPMENT ORDINANCE. (PLANNING)
3. APPLICANT AGREES TO CONSTRUCT THE 10FT ASPHALT GREENWAY ALONG THE EAST OF THE SITE (WITHIN THE RSOD BUFFER).

FEMA MAP
CABARRUS COUNTY, NORTH CAROLINA
AND INCORPORATED AREAS
MAP NUMBER: 3710550600K
EFFECTIVE DATE: NOVEMBER 16, 2018

STREET CONNECTIVITY
REQUIRED: 1.40
LINKS / NODES = 7 / 4 = 1.75 PROPOSED

LINKS
NODES



SCALE: 1"=30'

MISTY HILL LANE (55' PUBLIC R/W)

PER ROADWAY, STORM DRAINAGE AND WATER QUALITY PLANS FARMINGTON PHASE 1

STORM DRAINAGE SYSTEM PER YARBROUGH-WILLIAMS DRAINAGE PLANS

SS MAIN PER YARBROUGH-WILLIAMS GRAVITY SANITARY SEWER AND WATER DISTRIBUTION PLANS

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

MORNINGDALE LANE (VARIABLE WIDTH PUBLIC R/W)

PER ROADWAY, STORM DRAINAGE AND WATER QUALITY PLANS FARMINGTON PHASE 1

STORM DRAINAGE SYSTEM PER YARBROUGH-WILLIAMS DRAINAGE PLANS

SS MAIN PER YARBROUGH-WILLIAMS GRAVITY SANITARY SEWER AND WATER DISTRIBUTION PLANS

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

COULEE LANE (VARIABLE WIDTH PUBLIC R/W)

PER ROADWAY, STORM DRAINAGE AND WATER QUALITY PLANS FARMINGTON PHASE 1

STORM DRAINAGE SYSTEM PER YARBROUGH-WILLIAMS DRAINAGE PLANS

SS MAIN PER YARBROUGH-WILLIAMS GRAVITY SANITARY SEWER AND WATER DISTRIBUTION PLANS

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

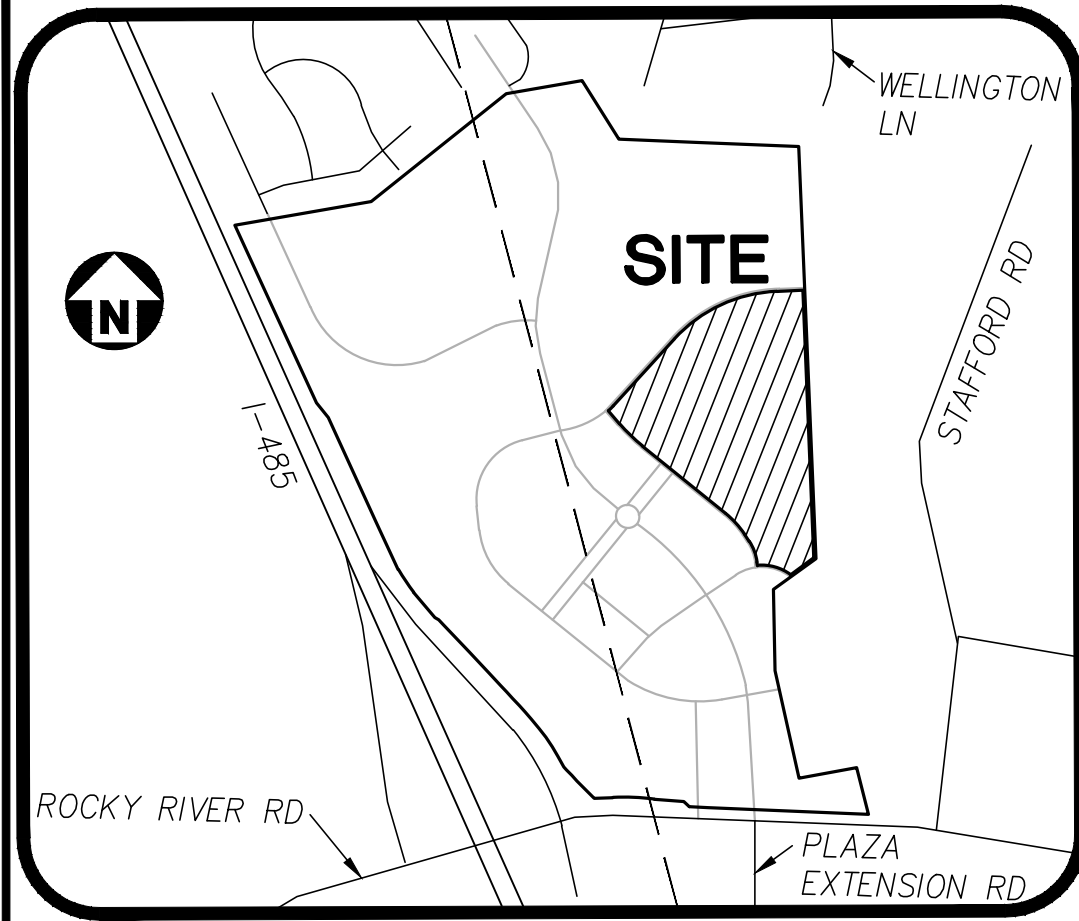
30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

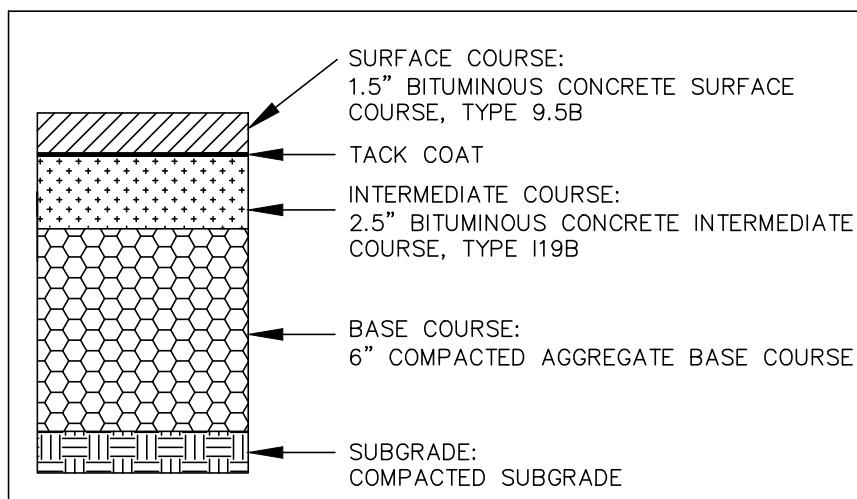
30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT



VICINITY MAP

N.T.S.

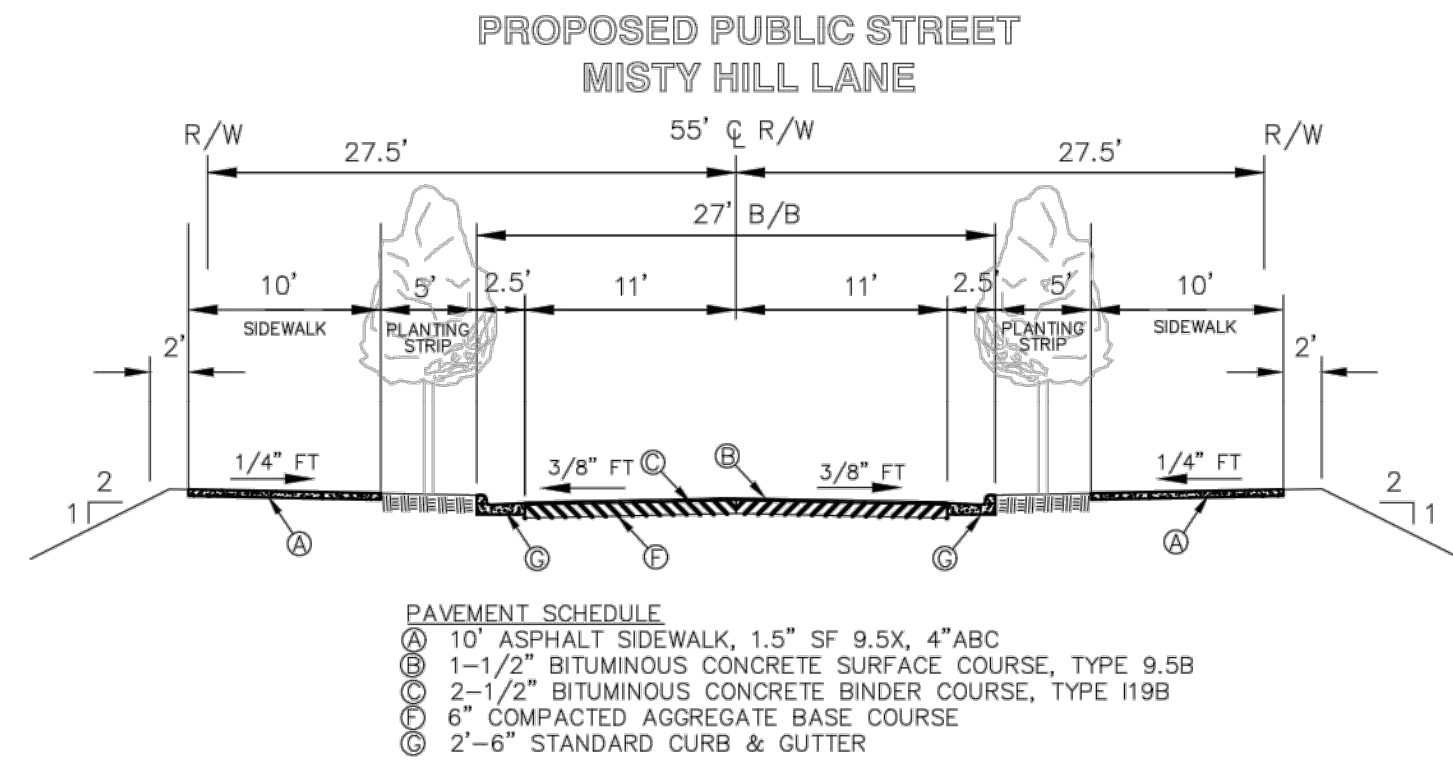
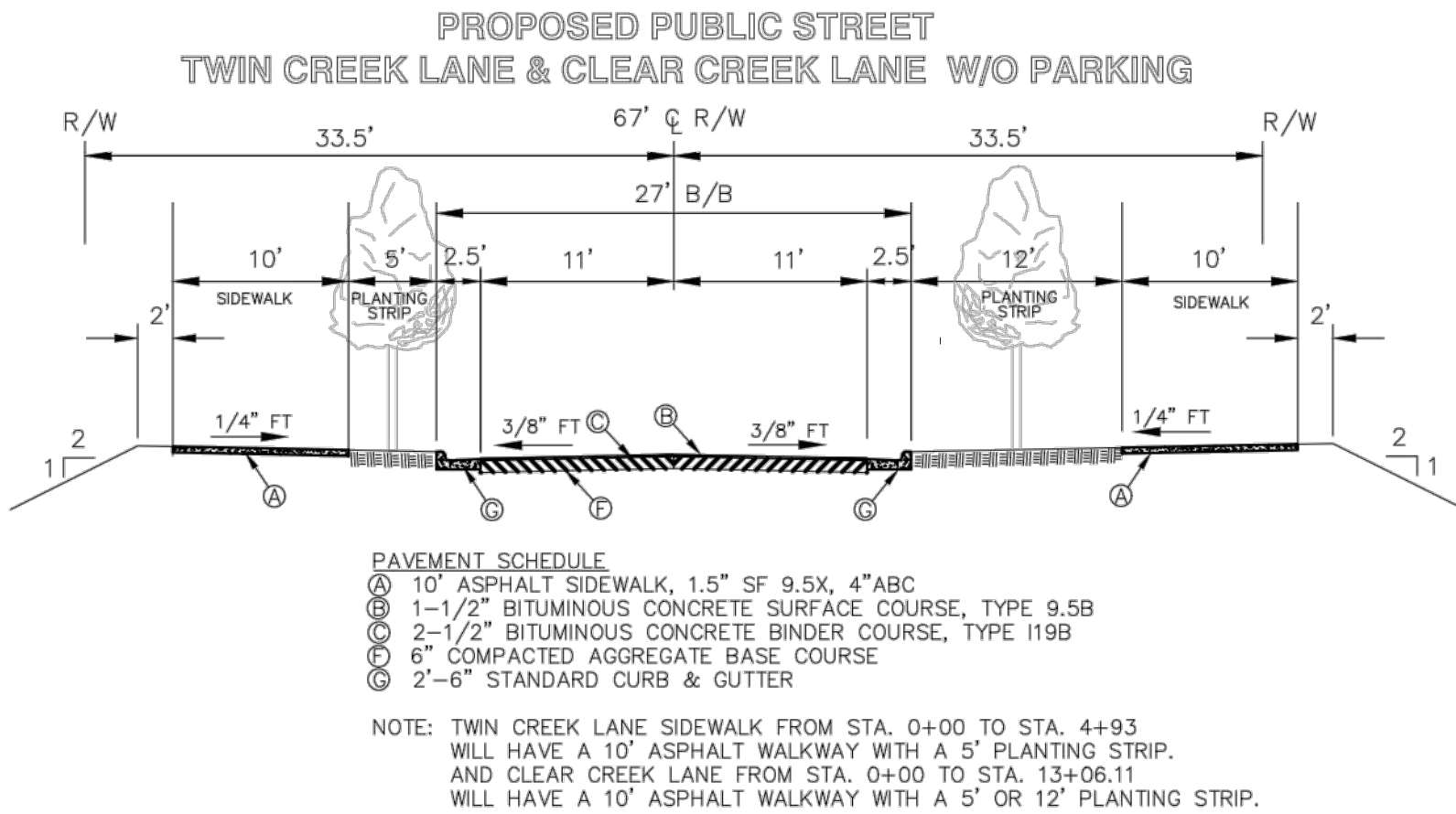
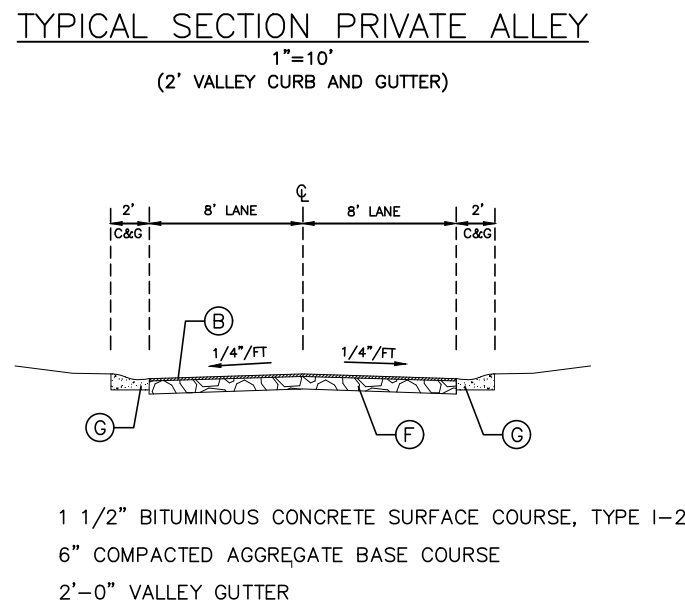
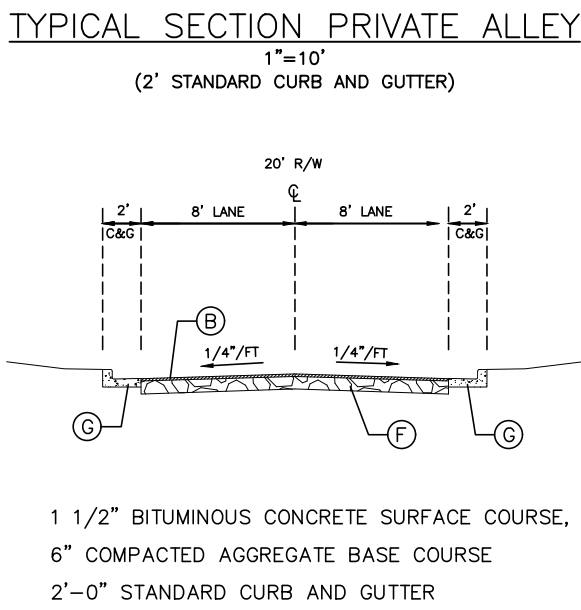
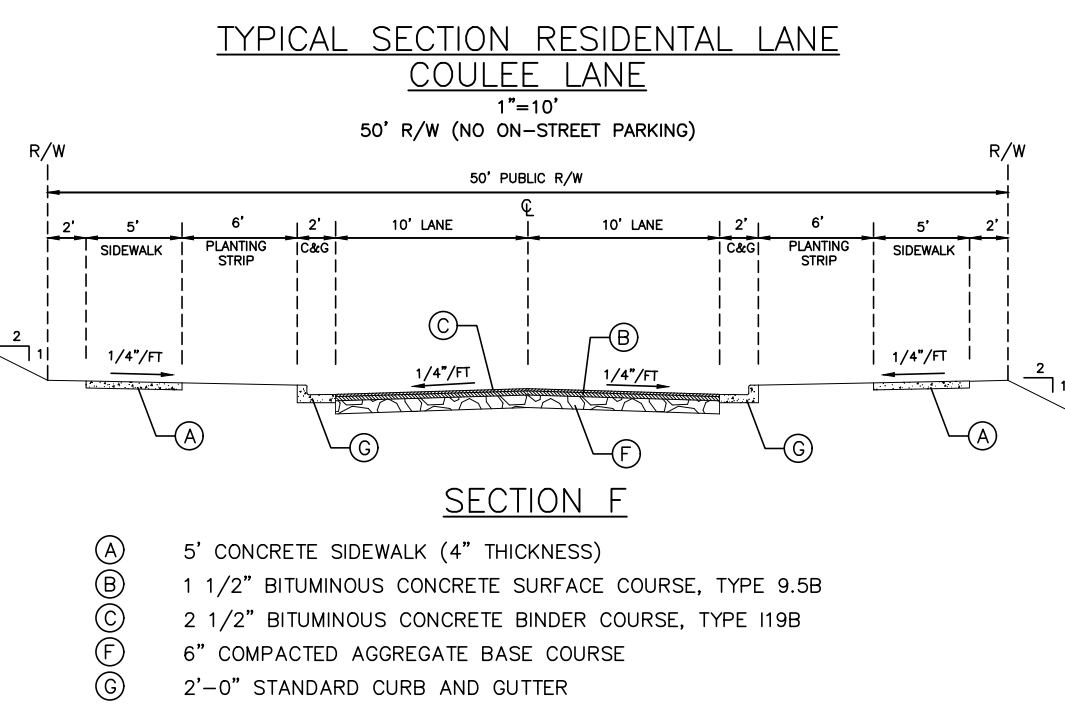
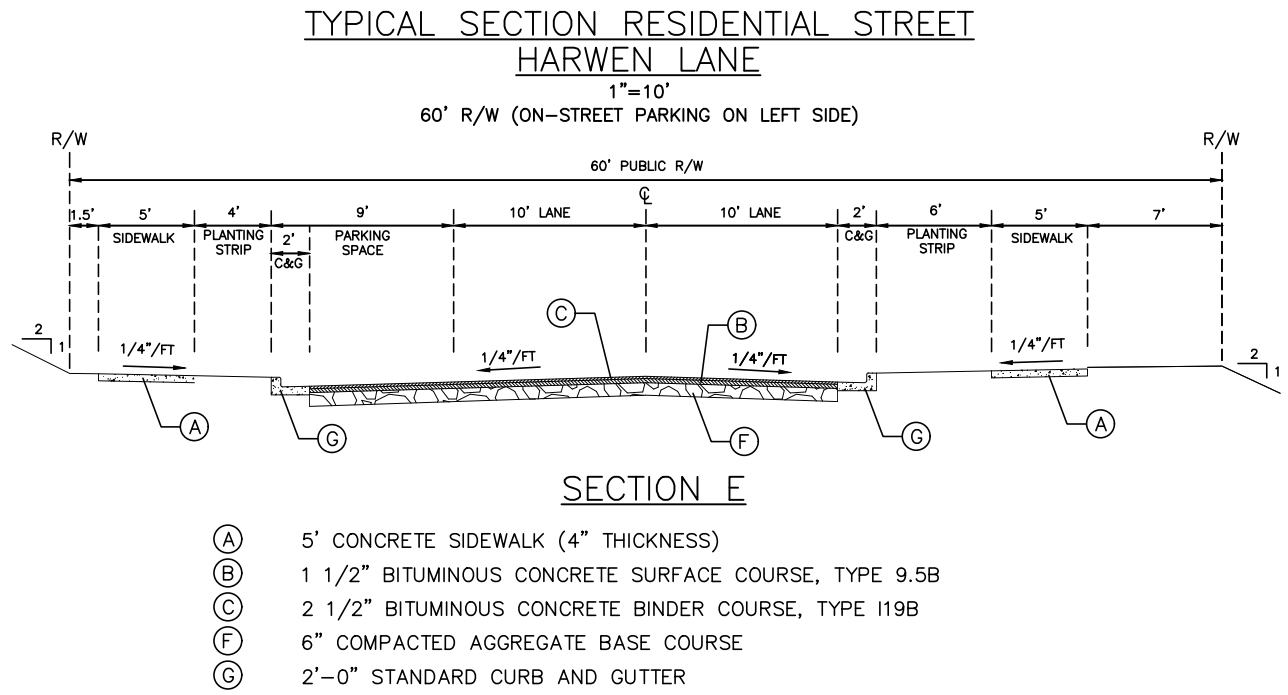
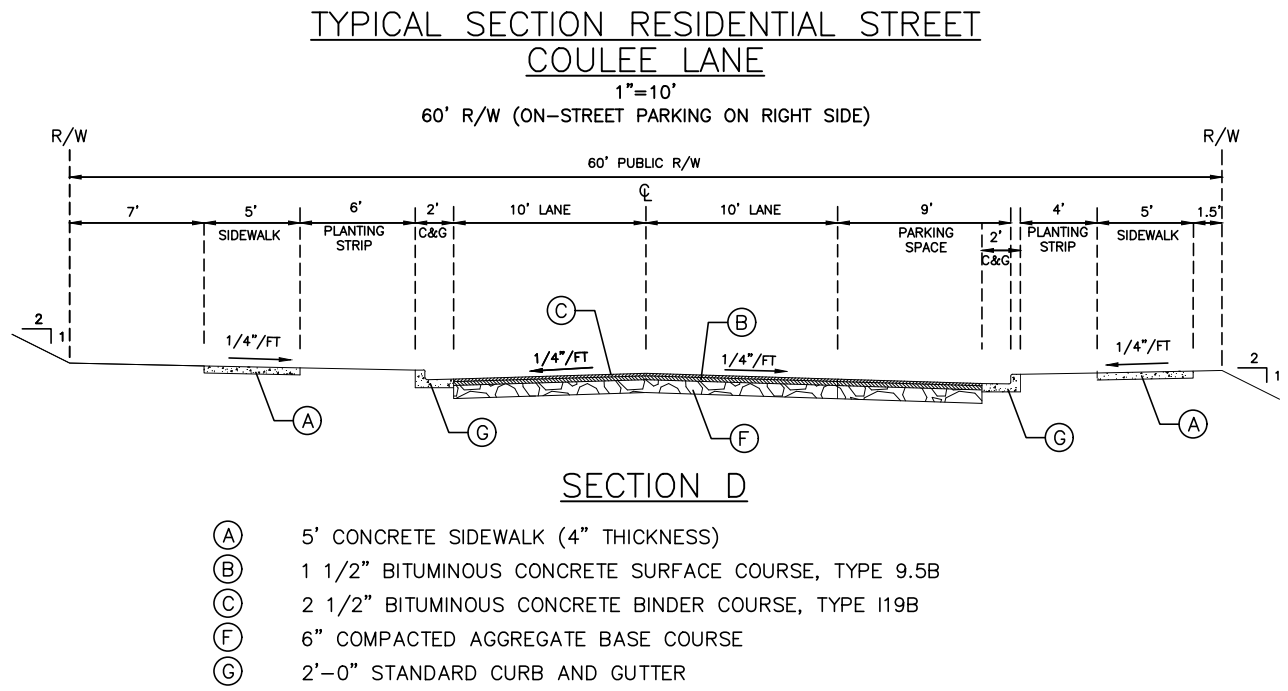
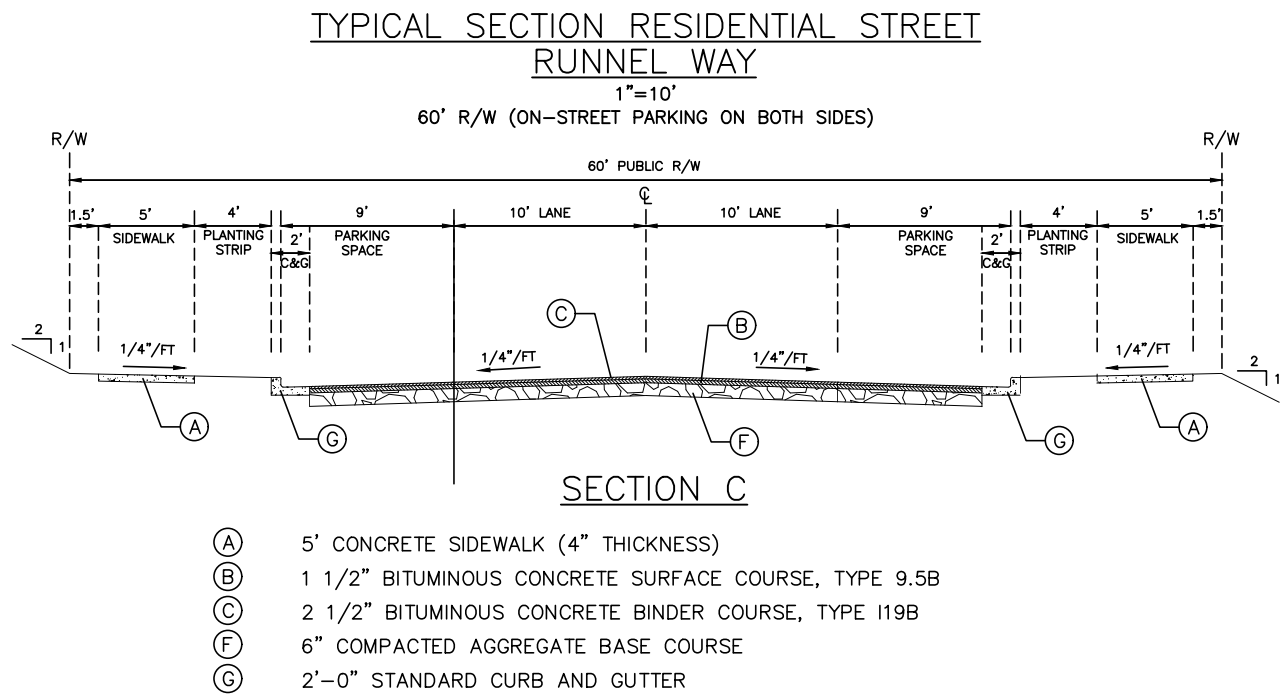
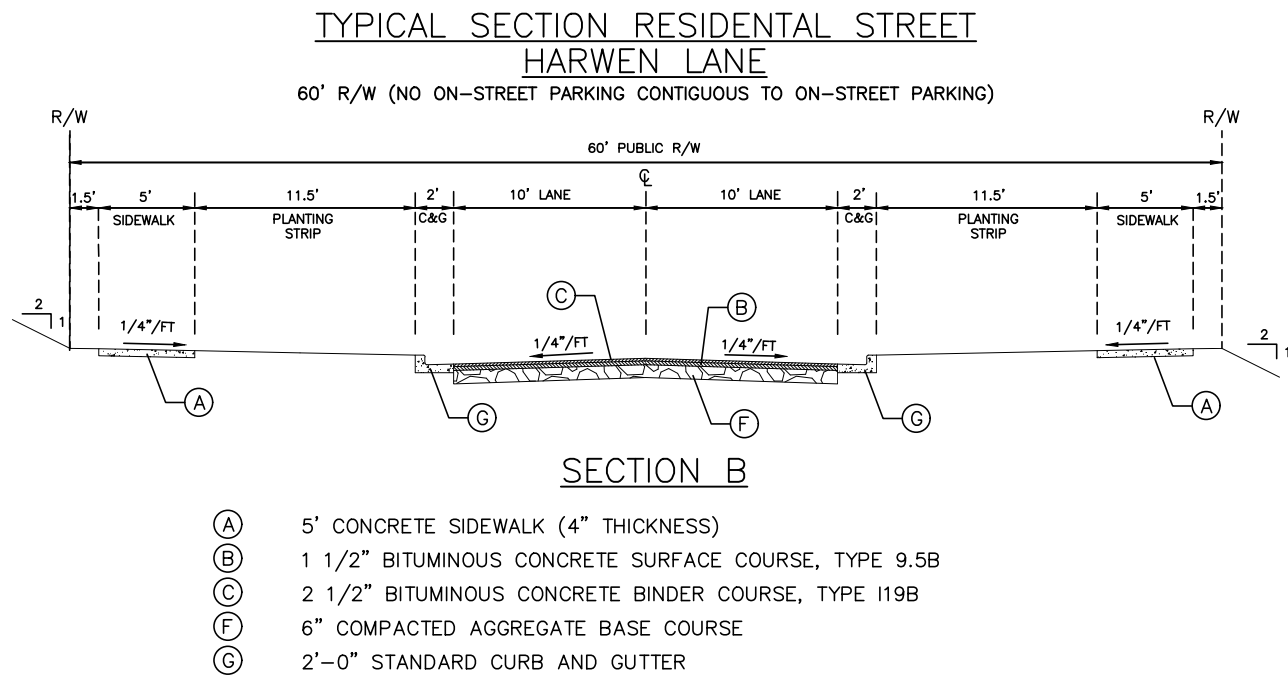
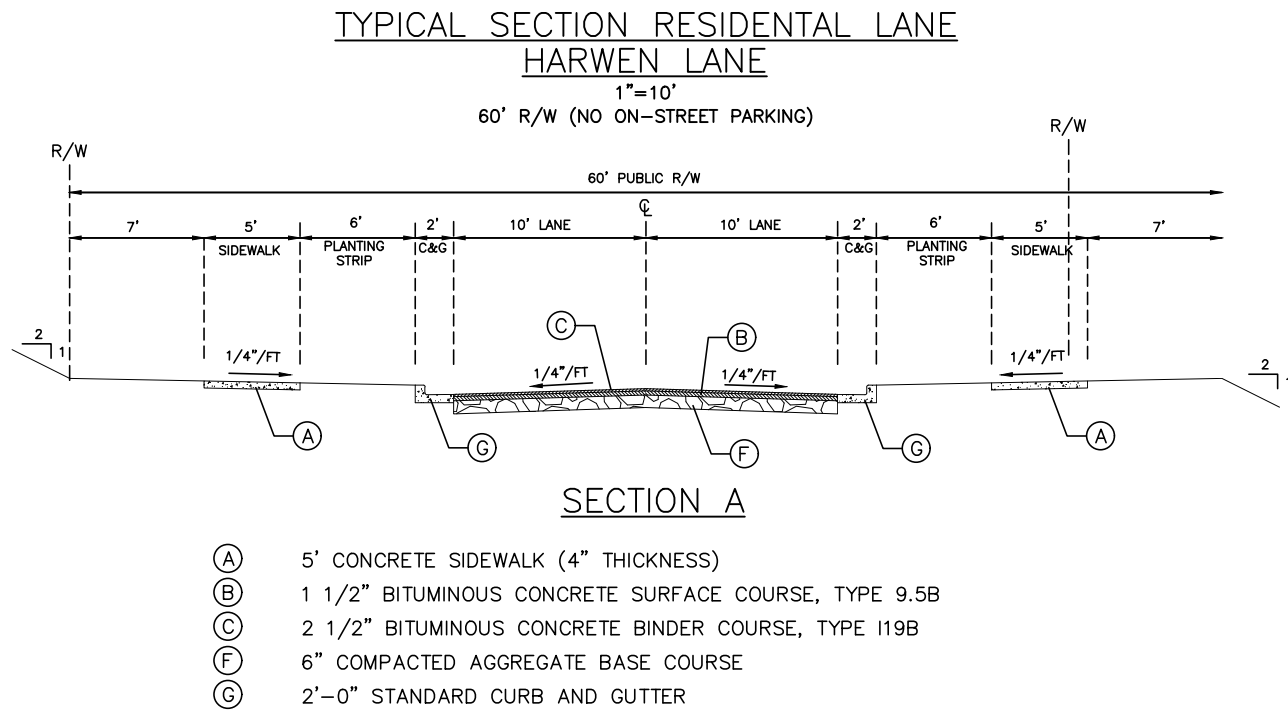


STANDARD-DUTY ASPHALT PAVEMENT SECTION
(TO BE USED ON ALL PROPOSED PUBLIC AND PRIVATE STREETS)



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



CLIENT

ALAN KERLEY
TAYLOR MORRISON
1410 WEST MOOREHEAD STREET, SUITE 100
CHARLOTTE, NORTH CAROLINA 28208
PHONE: 704.357.6632



TERRACES AT FARMINGTON

PRELIMINARY PLAT
NORTHEAST INTERSECTION OF I-485 OUTER AND ROCKY RIVER ROAD
HARRISBURG, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	06.27.2019	CITY COMMENTS
2	07.19.2019	CITY COMMENTS
3	09.05.2019	CITY COMMENTS
4	10.02.2019	CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	TMH-17030
FILENAME	TMH17030-F1
CHECKED BY	RMR
DRAWN BY	CEG
SCALE	NTS
DATE	03.12.2019

SHEET

PRELIMINARY PLAT

PL-2

Y:\Projects\TMH\TMH-17030\Land\Construction Drawings\TMH17030-F1.dwg, 10/2/2019, 12:53:37 PM, Guerrero Duran, Carlos

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., MAX. 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', 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

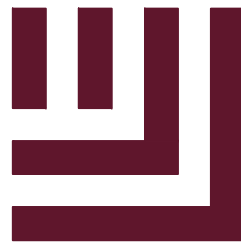
1. SEWER WILL BE SERVED FROM FUDA CREEK TRUNKLINE.
2. WATER WILL BE EXTENDED OFF OF ROCKY RIVER ROAD CONNECTION.
3. WATER AND SEWER UTILITY SERVICE WILL BE PROVIDED TO THE FARMINGTON DEVELOPMENT BY APPROPRIATE CONNECTION TO AND EXTENSION OF THE HARRISBURG UTILITY SYSTEM IN ACCORDANCE WITH THE HARRISBURG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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McAdams

The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293

www.mcadamsco.com

CLIENT

ALAN KERLEY
TAYLOR MORRISON
1410 WEST MOOREHEAD STREET, SUITE 100
CHARLOTTE, NORTH CAROLINA 28208
PHONE: 704.357.6632



TERRACES AT FARMINGTON

PRELIMINARY PLAT

NORTHEAST INTERSECTION OF I-485 OUTER AND ROCKY RIVER ROAD
HARRISBURG, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	06.27.2019	CITY COMMENTS
2	07.19.2019	CITY COMMENTS
3	09.05.2019	CITY COMMENTS
4	10.02.2019	CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	TMH-17030
FILENAME	TMH17030-F1
CHECKED BY	RMR
DRAWN BY	CEG
SCALE	NTS
DATE	03.12.2019

SHEET

SITE REZONING
AMENDMENT

PL-3

**TOWN OF HARRISBURG
PRELIMINARY SUBDIVISION
APPROVAL APPLICATION**

STREET NAME REVIEW AND CONFIRMATION

Cabarrus County Code

Section 66-69. Name of subdivision and its roads.

The name of a subdivision or its roads shall not duplicate nor closely approximate, either phonetically or by spelling, the name of an existing subdivision or roads within the County, within any municipality within the County, or in an adjacent county or municipality (if the development is in close proximity to another jurisdiction). All names must be approved by the County planning division.

(Ord. Of 7-22-91, 4.4)

Cross reference – Road names and address display, 62-36 et seq.

RESPONSE WILL BE BY FAX Please respond by email at emoore@mcadamsco.com or call 704-527-0800 x324.
PLEASE FAX TO: 704-455-1206 We do not have a fax machine. Thank you.

AREA:

Date:	Parcel Identification Number (PIN): Part of 5506140729			
Existing Road Providing Access to Area:	Rocky River Rd			
Zoning District*:	☒ Residential	☐ Commercial	☐ Industrial	☐ Manufactured

Home (*Circle One)

Contact for County comments - Eddie Moore - McAdams, 704-527-0800, emoore@mcadamsco.com

APPLICANT:

Developer/Owner:	Taylor Morrison Homes
Contact Name:	Alan Kerley
Telephone Number:	704-400-5308 AKerley@taylormorrison.com
Fax Number:	

PROPOSED PROJECT:

Project Name:	Farmington Terraces	☒ Approved / ☒ Denied
Alternate Project Name:	Terraces at Farmington	☒ Approved / ☐ Denied

PROPOSED STREET(S): Only need 3 street names

Street Name:	Cochrane Bend	☒ Approved / ☒ Denied
Street Name:	Fuda Creek	☒ Approved / ☒ Denied
Street Name:	Embayment	☒ Approved / ☐ Denied
Street Name:	Runnel LN, WAY, CT	☒ Approved / ☐ Denied
Street Name:	Harrow	☒ Approved / ☒ Denied
Street Name:	Harwen	☒ Approved / ☐ Denied
Street Name:	Coulee	☒ Approved / ☐ Denied
Street Name:		☐ Approved / ☐ Denied

EMS 911 COUNTY CORRINATOR:

Bullhater

DATE:

3-21-19