

Town of Dallas Planning Board Meeting

Agenda

Thursday, July 15, 2021

To be held at the Fire Station Community Room at 6:30 pm

The following agenda is proposed:

1. Call to Order
2. Roll Call of Members Present; Declaring a quorum as present
3. Invocation or Moment of Silence
4. Pledge of Allegiance to the Flag
5. Announcements/Introductions
6. Approval of Agenda with Additions or Deletions
7. Approval of Minutes – June 17, 2021
8. New Business
 - a. Conditional Zoning: 1028 Rosewood Dr.
 - b. Annexation Robinson Clemmer Rd.
 - c. Future Land Use Map Update
9. Other Business
10. Adjournment

Minutes
Town of Dallas
Planning Board
Meeting of June 17, 2021

The meeting was called to order at 6:33 by Chairman Curtis Wilson

The following member were present: Curtis Wilson – Chairman, Glenn Bratton – Co-Chairman, John O’Daly, Gene Brown, Thomas Smith – Alternate, Tiffany Faro – Alternate

Also Present: Nolan Groce – Development Services Director, Johnny Denton – Town Engineer

There was an invocation led by Chairman Wilson followed by the Pledge of Allegiance

Approval of Agenda: A motion was made by Glenn Bratton to approve the agenda as presented. The motion was seconded by John O’Daly and approved by all.

Approval of Minutes: Reid Simms was duplicated under members present. A motion was made by Glenn Bratton to approve the minutes from the May 20, 2021 meeting with one correction. This was seconded by Gene Brown and approved by all.

Old Business:

A) Bike & Pedestrian Plan

The Planning Board began review of the Bike and Pedestrian Plan during the May 20th, 2021 meeting. At that time, it was requested for the consultant to determine feasibility of adding a facility to Summey Knoll. The wrong file was selected for the agenda, which did not show the updated facility. Staff displayed the updated plan on the screen for Planning Board review, and subsequently emailed the file to each of them. After reviewing the draft plan and existing facilities, Town Engineer, Johnny Denton inquired about the feasibility of extending the proposed shared-use path along Little Long Creek past US 321 and Dallas High Shoals HWY, to a terminus in the area of Jersey Blvd. The Planning Board was unanimously in support of this facility and directed staff to reach out to the plan consultant about this item.

B) Sign Ordinance

Staff presented proposed edits to the current sign ordinance to clarify certain signs that are not allowed in any district as well as sections on the applicability and permitting process for signs in Town limits. Sample ordinances were also provided as references for staff to work toward while updating the ordinance, with the goal of content neutrality. Following discussion, the Board and staff were in consensus that providing as much detail as possible would be beneficial to staff, the public, business owners, and developers. Details discussed include: location, type, size, height,

and sample renderings. Staff will continue to work on the ordinance update and bring this back at a future meeting.

New Business:

A) Zoning Text Amendment: Side Yard Setback

At the May 25th Board of Aldermen work session meeting, staff was directed to begin the process of updating minimum side yard standard, found in Appendix A: Yard and Height Requirements in Residential Districts. The update is proposed to increase the minimum side yard in the R-5 and R-6 zones from 6 feet to 8 feet. Along with the proposed update, staff provided sample ordinances that were presented to the Board of Aldermen at the May 25th work session meeting. Staff and the Board discussed the consequences of this potential update to current and future property owners. This update not only would apply to future development, but also existing properties in Town that are governed by the R-5 and R-6 zoning districts. After further discussion on the topic, a motion was made by John O'Daly to recommend denial of the ordinance update to the side-yard setbacks with the following consistency statement:

The proposed zoning text amendment to Appendix A: Yard and Height Requirements for Residential Districts, increasing the minimum side yard depth in the R-5 and R-6 Zoning district from 6' to 8' is inconsistent with the 2003 Land Use Plan as it does not promote clustered development that promotes open space and pedestrian accessibility. This text amendment is therefore deemed unreasonable and not in the public's best interest in order to regulate future growth and development in the Town's residential districts.

This was seconded by Glenn Bratton and approved by all. After the motion was made, John O'Daly made a motion directing staff to send a mailer regarding the public hearing to each affected property owner with an explanation of potential implications of the change. This was seconded by Glenn Bratton and approved by all.

B) Zoning Text Amendment: 160D Update

Staff introduced the agenda item and explained that North Carolina General Statute 160D consolidates current city- and county- enabling statutes for development regulations, currently found in Chapter 153A and 160A, into a single, unified chapter. Updating ordinances is necessary to meet statutory requirements which take effect July 1, 2021. A brief overview of the updates was provided by staff. A motion was made to recommend approval of the ordinance updates by Glenn Bratton with the following consistency statement:

The proposed text amendment updates to Chapter 152 Subdivision Regulations and Chapter 153 Zoning Code are consistent with the 2003 Land Use Plan of the town of Dallas, in order to maintain and enhance the Town's aesthetic qualities and physical character. The updates are therefore deemed reasonable and in the public's best interest as North Carolina

General Statute 160D consolidates current city- and county- enabling statutes for development regulations which must be followed across the state.

This was seconded by Gene Brown, and approved by all.

Other Business:

A) Development Update

Staff gave a brief update on the status of development projects in the Town, commercial and residential.

Adjournment:

A motion to adjourn was made by John O'Daly, seconded by Glenn Bratton, and approved unanimously. The meeting adjourned at 8:55 pm.

Respectfully Submitted,

Nolan Groce, Development Services Director

Curtis Wilson, Chairman

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Conditional Zoning: 1028 Rosewood Dr.

AGENDA ITEM NO. 8A

MEETING DATE: 7/15/2021

BACKGROUND INFORMATION:

An annexation petition requesting a Conditional Zoning district was submitted June 6, 2021 on behalf of Jerry and Lynn Campbell by Moore & Seagle Holdings, LLC for 1028 Rosewood Dr., further identified as Parcel #171850.

The 17.083-acre parcel is currently located in Gaston County and is seeking annexation as a Conditional Zoning District – R-6 for the development of a single-family neighborhood. The minimum lot size is 6,000 square feet, front and rear setbacks of 25 feet and side yard setbacks of 8 feet.

A virtual public involvement meeting was held, per requirement, on July 9, 2021.

The applicant is seeking recommendation from the Planning Board before going before the Board of Aldermen. Planning Board recommendations must be accompanied by a consistency statement. Staff has provided a sample consistency statement for your consideration.

STAFF RECOMMENDATION: Review the site plan and staff proposed conditions. Consider additional conditions or site plan modifications. Make a recommendation for the Board of Aldermen or continue review to the August meeting.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: 2021-03

Contiguous

Non-Contiguous

DATE: 6/10/21

FEE: \$500.00

Current Property Use: Residential Requested Zoning: COND R-6

Planned Property Use: Single Family Subdivision

To the Board of Aldermen of the Town of Dallas:

We, the undersigned owners of real property, respectfully request that the area described as 1028 Rosewood Drive, DALLAS, NC 28034, further identified as parcel ID # 171850, be annexed to the Town of Dallas.

Print owner name(s) and information:

Name Jerry & Lynn Campbell Phone _____

Address 1028 Rosewood Drive

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

Attachments included with Petition:

- 1. Legal description (as noted in property deed)
- 2. Letter outlining reasons for annexation request
- 3. List of Abutting Property Owners
- 4. Survey or Plat suitable for recordation
- 5. \$500 Fee

Owner's Signature: Jerry W. Campbell Date: 6/10/21

Owner's Signature: Lynn Campbell Date: 6/10/21

Owner's Signature: _____ Date: _____

Received By: William Groll Date: 6/10/2021

CLAYTON

ENGINEERING & DESIGN

July 12, 2021

**Re: Project Information Meeting (PIM) Rosewood Development
Dallas, NC (Virtual Zoom) 6:00pm**

Attendees: William Clayton, PE – Clayton Engineering
Mike Moore – Developer
Nolan Grace – Town of Dallas
Maria Stroupe – Town of Dallas
Paul Lowrance – Attendee
Catherine Valentin-Andaluz – Attendee

Meeting was opened at 6:00 pm

1. Will Clayton welcomed all attendees and opened the meeting. A description of the project was given.
2. Nolan informed attendees that this was the first of three public meetings to be held for the zoning/annexation process.
3. The meeting was opened for questions.
4. Paul Lowrance stated that he was please that the development would be a single family development. He also asked about the possibility of neighbors being able to tie-in to public sanitary sewer. Will Clayton informed the attendees that the developer hoped to utilize public water and sewer, but the design had not progressed that far enough to know locations etc.
5. Catherine Valentin-Andaluz joined the meeting and voice her concerns on increased traffic flow, the number of parcels, and the close proximity of the project to her property. She is concerned with her animals that range free on her property. Will Clayton informed her that all necessary buffers and setbacks would be met.

The meeting was closed at approximately 6:30pm.

If you have any questions or need additional information, please feel free to call me at (828) 455-3456 or email wclayton@clayton-engineering.net.

Sincerely,

Clayton Engineering & Design, PLLC

William S. Clayton

William S. Clayton, PE
President

Date 6-28-21

RE: Public Involvement Meeting - 1028 Rosewood Drive, Dallas, NC

Dear Resident,

A Public Involvement Meeting is planned to be held via 'Zoom Meeting' on Friday, July 9th at 6:00pm.

The purpose of this meeting is to inform you about a proposed Conditional Rezoning at the aforementioned address for a single family development. This meeting will allow you to ask questions or get information pertaining to the proposed project.

If you are interested in attending, please send an email to the address below or call to get specific directions for attending:

Will Clayton

Clayton Engineering - 1-828-455-3456

wclayton@clayton-engineering.net

Thank you in advance for your cooperation in this matter.



June 10, 2021

Town of Dallas
Board of Aldermen
210 N Holland Street
Dallas, NC 28034

RE: *Annexation Outline Letter*

Dear Board of Aldermen,

We like to annex parcel # 171850 (see zoning map attached for reference) into the Town of Dallas to achieve the town's Conditional R-6 Zoning and also tie into the town's public utilities to supply the proposed development (see development map attached for reference also).

We greatly appreciate your consideration in this matter and look forward to your response.

Sincerely,

William M Moore
Moore & Seagle Holdings, LLC

BK 2708 PG 809

GASTON COUNTY NC 09/30/97
\$195.00
NORTH CAROLINA
Real Estate
Excise Tax

TIME 2:02
BOOK 2708
PAGE 89
FILED 9-30-97

FIELD 14.00
REVENUE 195.00
TOTAL 209.00
CHECK 235.00
CHANGE 26.00

Excise Tax 195.00 Recording Time, Book and Page
Tax Lot No. Parcel Identifier No. 09/30/97 15
Verified by County on the day of 14:02:0001 0137
by

Mail after recording to Grantee

This instrument was prepared by Richard D. Laws

Brief description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of September, 1997, by and between

GRANTOR

GRANTEE

Mary Sue S. Cooke and husband,
Steve Cooke; and Mary S. Cooke,
Executrix of the estate of Edna
Lineberry

Jerry W. Campbell and
wife, Lynn Y. Campbell

1020 Rosewood Drive
Dallas, NC 28034

Enter in appropriate block for each party; name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the city of Dallas, Township,

Gaston County, North Carolina and more particularly described as follows:

TRACT 1:

BEGINNING at an iron in the western margin of Rosewood Drive (SR 2271), northeast corner of the property of Beverly W. Farrar as described in Book 1010 at Page 259, said point of Beginning being approximately 180 feet in a northerly direction from the intersection of the center lines of SR 2271 and 2272, and running thence with Farrar's line, South 61-35-19 West 324.72 feet to an iron; thence North 41-41-32 West 660.71 feet to a new iron in the southern line of the property of Jack C. Etter; thence with Etter's line South 88-17-55 East 538.40 feet to an iron, corner with Ronnie D. Smith (Book 1987 at Page 361); thence with Smith's western line South 19-50-00 East 134.24 feet to an iron; thence with Smith's southern line, North 76-01-24 East 94.91 feet to an iron in the western margin of Rosewood Drive (SR 2271); thence with the western margin of Rosewood Drive, South 12-38-51 East 225.00 feet to the point and place of Beginning, and containing 4.50 acres, more or less. The foregoing description is shown as Tract 1 on plat of survey made by Larry R. Ritter, Inc., dated May 25, 1990, revised September 3, 1997.

RECORDING FEE 14.00
REVENUE 195.00

The foregoing property is subject to an easement and access right of way, 20' in width, running along the southern line of said property, the southern line of which is described as follows: BEGINNING at an iron in the western margin of Rosewood Drive, northeast corner of the property of Beverly W. Farrar as described in Book 1010 at Page 259, and running thence with Farrar's line South 61-35-19 West 324.72 feet to an iron.

TRACT 2:

BEGINNING at an iron, common corner of the Grantor, Jack C. Etter (Book 1760 at Pages 702 and 704), Douglas Lepke (Book 2397 at Page 694), and Grover E. Lays (Book 1334 at Page 150), said point of Beginning being situated North 88-17-55 West 741.04 feet from an iron at the northwestern corner of the property of Ronnie D. Smith (Book 1987 at Page 361), and running thence with Etters' Southern line, South 88-17-55 East 202.64 feet to a new iron; thence South 41-41-32 East 660.71 feet to an iron, corner with Beverly W. Farrar (Book 1010 at Page 259); thence with Farrar's line, South 29-35-19 West 308.00 feet to an iron; thence with the center line of a branch, the following fourteen courses and distances: (1) South 69-51-58 West 46.76 feet; (2) South 11-26-10 West 13.81 feet; (3) South 62-05-06 West 39.21 feet; (4) South 26-03-05 West 48.16 feet; (5) South 51-55-08 West 50.73 feet; (6) South 38-55-23 West 66.50 feet; (7) South 35-46-50 West 61.97 feet; (8) South 41-04-58 West 84.62 feet; (9) South 66-02-28 West 44.60 feet; (10) South 51-47-38 West 93.11 feet; (11) South 85-23-32 West 31.91 feet; (12) South 59-37-03 West 79.29 feet; (13) North 62-17-47 West 33.44 feet; (14) South 81-32-00 West 90.00 feet; thence with the center line of another branch the following five courses and distances: (1) North 07-03-05 East 45.98 feet; (2) North 11-44-09 East 73.29 feet; (3) North 00-32-06 East 55.42 feet; (4) North 10-56-52 East 132.71 feet; (5) North 10-27-04 East 135.03 feet; thence North 74-16-40 West 11.10 feet to an iron; thence North 84-35-34 West 48.00 feet to an iron; thence North 08-19-27 East 736.23 feet to the point and place of Beginning, and containing 12.543 acres. The foregoing property is shown as Tract 2 on plat of survey made by Larry R. Ritter, Inc., dated May 25, 1990, revised September 3, 1997.

Together with an easement, 20' in width, for ingress, egress and regress to Rosewood Drive (SR 2271), the southern line of said easement being described as follows: BEGINNING at an iron in the western margin of Rosewood Drive, northeast corner of the property of Beverly W. Farrar as described in Book 1010 at Page 259, and running thence with Farrar's line, South 61-35-19 West 324.72 feet to an iron.

Being a portion of the property conveyed to the Grantor by deeds recorded in Book 542 at Page 146 and Book 1878 at Page 27, Gaston County Registry. Mary Sue Cooke is also the executor and sole devisee of the estate of Edna Smith Lineberry (see Estate File No. 97 E 996 in the Office of the Clerk of Superior Court of Gaston County). Mary Sue Cooke and Sue S. Cooke and Sue Smith Cooke and Sue S. Cooke (SIC Dead Book 542, Page 146) are one and the same person.

BK2708P6810

UNRECORDED

BK2708PG811

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

UNOFFICIAL

IN WITNESS WHEREOF, the Grantee has hereunto set its hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)

By:
..... President

ATTEST:
.....
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

Mary S. Cooke
Mary S. Cooke (SEAL)

Steve Cooke
Steve Cooke (SEAL)

Mary S. Cooke
Mary S. Cooke, EXECUTOR OF THE
Estate of Edna Linberry (SEAL)

.....
(Corporate Name)

By:
..... President

ATTEST:
.....
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

..... (SEAL)

..... (SEAL)

..... (SEAL)

..... (SEAL)

BK2708PG812



NORTH CAROLINA, Canton County.

I, a Notary Public of the County and State aforesaid, certify that Mary Sue S. Cooke and Beverly Stava Cooke and Nancy S. Cooke, Executrix of the Estate of Edna Imbensky Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25th day of September 1987.

My commission expires 2/2/98 Wedy Cody Notary Public

SEAL - STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of 19.....

My commission expires Notary Public

SEAL - STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of 19.....

My commission expires Notary Public

SEAL - STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of 19.....

My commission expires Notary Public

SEAL - STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Secretary of

personally came before me this day and acknowledged that he is

..... a North Carolina corporation, and that by authority duly

given and as the act of the corporation, the foregoing instrument was signed in its name by its

President, sealed with its corporate seal and attested by as its

Secretary.

Witness my hand and official stamp or seal, this day of 19.....

My commission expires Notary Public

SEAL - STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Secretary of

personally came before me this day and acknowledged that he is

..... a North Carolina corporation, and that by authority duly

given and as the act of the corporation, the foregoing instrument was signed in its name by its

President, sealed with its corporate seal and attested by as its

Secretary.

Witness my hand and official stamp or seal, this day of 19.....

My commission expires Notary Public

The foregoing Certificate of Wedy Cody

is hereby certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Bill & Susan Office & Home REGISTER OF DEEDS FOR Sevier COUNTY

Deputy/..... Register of Deeds.

Abutting Property Owners List**Parcel ID#**

1	Jaime A & Norma M Aristizabal	171852
2	Cloninger Family Properties LLC	171872
3	Robert O & Gail S Breest	171874
4	Town of Dallas	132813
5	Catherine Valentin-Andaluz & Edwin Andaluz	300098
6	Amanda P Spargo	171843
7	Jack C Etter	203226
8	Lowrance McKenny Prop LLC	203227
9	Robert C Smith	171851

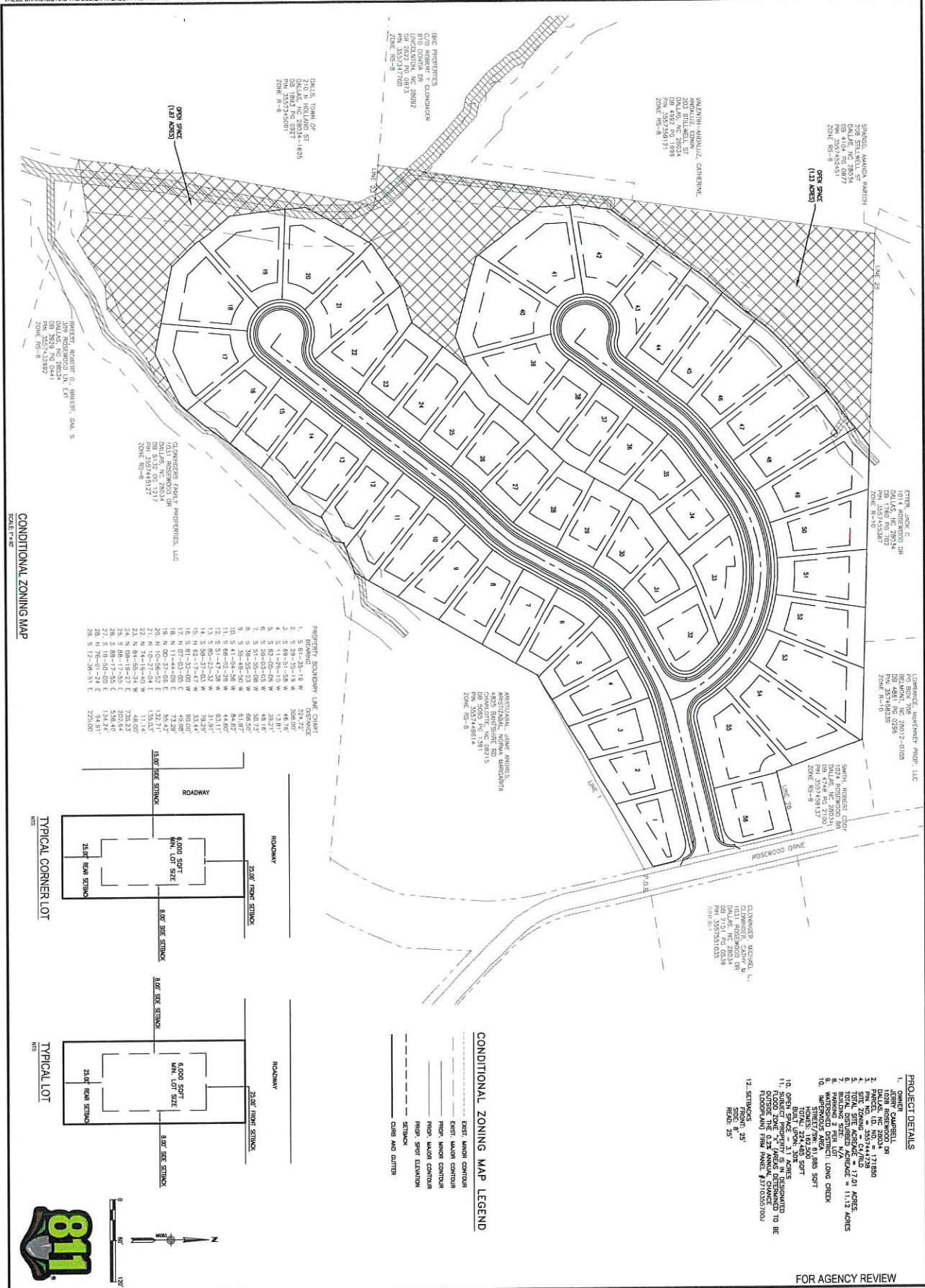
Authorized Agent

Let this letter serve as formal notice that we, Jerry W. & Lynn Y. Campbell, owner of parcel #171850, further known as 1028 Rosewood Drive, give consent for Moore & Seagle Holdings, LLC to act as the authorized agent(s) on our behalf for the Conditional Zoning request in the Town of Dallas


Jerry W. Campbell


Lynn Y. Campbell

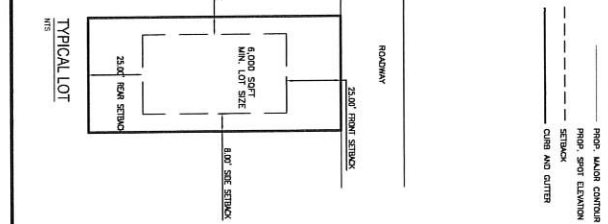
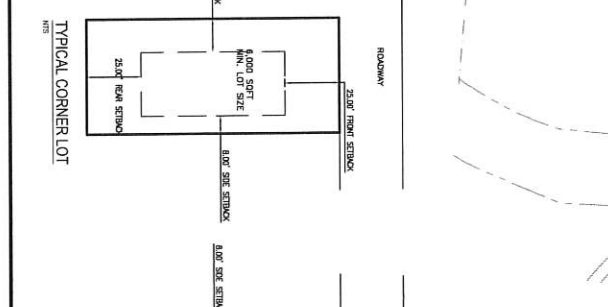
Date Signed: JUNE / 10th /2021



CONDITIONAL ZONING MAP
 SCALE: 1" = 40'

PROPERTY BOUNDARY LINE CHART

LOT #	BEARING	DISTANCE	OFFSET
1	S 81°-52'-19" W	1308.00'	308.00'
2	S 81°-52'-19" W	1308.00'	308.00'
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48	S 81°-52'-19" W	1308.00'	308.00'



JERRY CAMPBELL
 DALLAS TOWNSHIP, GASTON CO., NORTH CAROLINA
ROSEWOOD VILLAGE

CLAYTON ENGINEERING & DESIGN
 1209 9TH AVE NE, PO BOX 2351 HICKORY, NC 28601

JERRY CAMPBELL
 No. P-443
 NORTH CAROLINA
 PROFESSIONAL ENGINEER

JERRY CAMPBELL
 No. S-443
 NORTH CAROLINA
 PROFESSIONAL SURVEYOR

CONDITIONAL ZONING MAP

DATE: 06/11/2021

PROJECT: 2104

DRAWN BY: RAY

CHECKED BY: RAY

REVISIONS:

NO.	DATE	REVISION
1	06/11/2021	ISSUED FOR PERMITTING

CSN102

Proposed Conditions of Development

Streets and Traffic

1. Street frontage along Rosewood Dr. shall be designed to meet the Town Standards, including, but not limited to the addition of sidewalk and street trees. Pending NCDOT objection to sidewalk along Rosewood Dr., the Developer agrees to payment in Lieu of sidewalk at cost. Payment in Lieu shall be due upon construction drawing approval.
2. Interior Street A (need to be identified on plan) shall be designed to Town Collector typical standard until turn on to street B (need to be identified on plan). Remainder of interior streets, A & B, shall be designed to Local Residential Standard.
3. Streets built to Local Residential Standard shall not allow street parking and must be identified as such with signage.
4. Sidewalks shall be included on both sides of the street as required by Town Development Standards.
5. Developer to secure driveway permit for entrance from NCDOT.

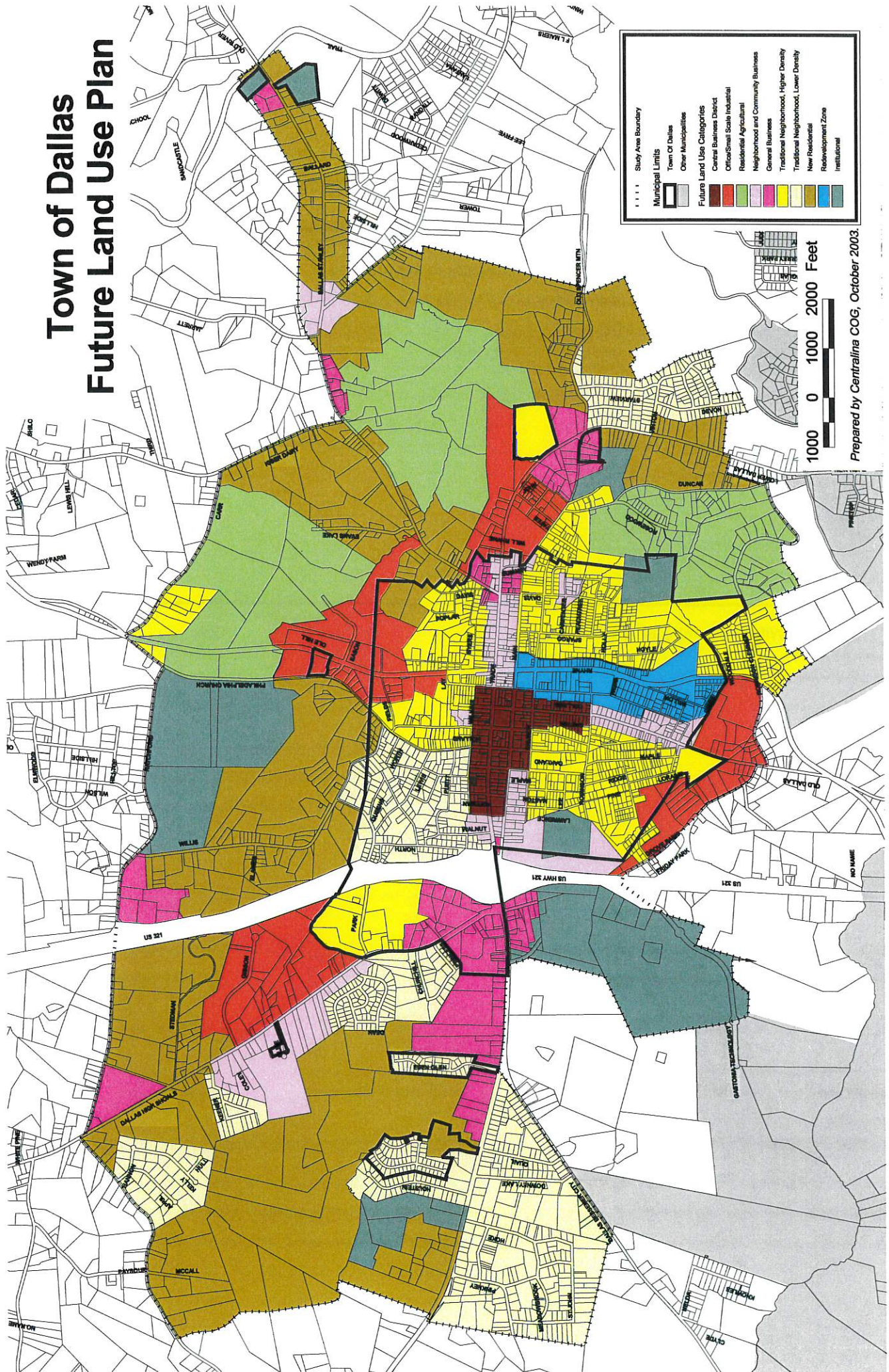
Community Design

6. Setbacks and minimum lot sizes shall be: 25' minimum front and rear setbacks, 8' minimum side yard setback, 18 minimum side yard setback on corner lots, and 6,000 SF minimum lot size.
7. Developer to provide at least 2 off-street parking spaces on each residential lot.
8. Electrical lines to serve the development shall be buried under-ground. Developer agrees to coordinate with the Dallas Electrical Department as required.

Other

9. Conditional approval of this development shall be good for 24 months from the date of approval.
10. Developer Shall separately secure demolition permits from Town and Gaston County.
11. All off-site utility easements, if necessary to provide utilities to the site, must be obtained by the Developer, at their expense, prior to approval of construction plans, issuance of permits, or commencement of construction.

Town of Dallas Future Land Use Plan



CONSISTENCY STATEMENT

The proposed Zoning Map Amendment of 1028 Rosewood Dr., further known as parcel #171850, to CD-R-6, although inconsistent with the 2003 Land Use Plan's map designation as Residential Agricultural, abuts property designated as Traditional Neighborhood, Higher Density and supports an increased demand for housing in light of Dallas' current and anticipated growth and is therefore deemed reasonable and in the public's best interest as the zoning aligns with the 2003 Land Use Plan's recommendation for new residential to be clustered so as to preserve open space and heighten pedestrian accessibility.

Curtis Wilson, Planning Board Chairman

Date

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Annexation Zoning Recommendation: Robinson Clemmer Rd.

AGENDA ITEM NO. 8B

MEETING DATE: 7/15/2021

BACKGROUND INFORMATION:

Annexation petition #2021-02 was submitted on behalf YFKO LLC by Michael Dickson, for property located on Robinson Clemmer Rd., further identified as Parcel #304617.

0.25 acres of the 2.75-acre parcel is currently located in Gaston County. In order to develop the property under Dallas zoning authority, the owner is seeking annexation of the reaming 0.25 acres as R-6 multi-family for the development of a single-family homes. The minimum lot size for the R-6 district is 6,000 square feet, front and rear setbacks of 25 feet and side yard setbacks of 6 feet.

The applicant is seeking recommendation on the zoning classification from the Planning Board before going before the Board of Aldermen. Planning Board recommendations must be accompanied by a consistency statement. Staff has provided a sample consistency statement for your consideration.

STAFF RECOMMENDATION: Recommend the property be assigned zoning of R-6, Multi-Family Residential.

BOARD ACTION TAKEN:

2021-02

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: _____ Contiguous Non-Contiguous
DATE: _____ FEE: \$500.00

Current Property Use: R-6 Requested Zoning: R-6

Planned Property Use: SINGLE Family RESIDENTIAL

To the Board of Aldermen of the Town of Dallas:

We, the undersigned owners of real property, respectfully request that the area described as Robinson Clemmer Rd, DALLAS, NC 28034, further identified as parcel ID # 304617, be annexed to the Town of Dallas.

Print owner name(s) and information: YFKO L.L.C.

Name William Gillespie Jr Phone 704-868-9703

Address PO BOX 550442 GASTONIA, NC 28055-0442

Name _____ Phone _____

Address _____

CONTACT:
Name MICHAEL DICKSON Phone 704-678-5658

Address 548 DEERWOOD DR. GASTONIA, N.C. 28054

Attachments included with Petition:

1. Legal description (as noted in property deed)
2. Letter outlining reasons for annexation request
3. List of Abutting Property Owners
4. Survey or Plat suitable for recordation
5. \$500 Fee

Owner's Signature: [Signature] Manager Date: 3-30-2021

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Received By: [Signature] Nolan Grace Date: 5-6-2021

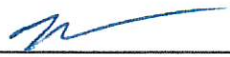
Reasons for Request of Annexation of PID# 304617

To whom it may concern:

The subject parcel has been recombined and currently has approximately .25 (point two five) acres outside and approximately 2.5 (two point five) acres inside the town limits of Dallas. Our desire is to have the portion currently located outside of the towns jurisdiction to be annexed in so that zoning will run concurrent to the larger portion of the subject parcel. Our intention is to be able to work exclusively with Town of Dallas for future development of this parcel. Our overall goal at this time is to have the subject parcel annexed and zoned for single family detached dwellings.

Best Regards,

YFKO LLC

By:  _____

Title: Manager _____

Date: 3-30-2021 _____

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 140.00

Parcel Identifier No. 225234 & 225231 Verified by _____ County on the _____ day of _____ 20____

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Hance & Hance, 317 South Street Gastonia, NC 28052 (280-571)

Brief description for the Index: NO TITLE SEARCH REQUESTED OR PERFORMED.

THIS DEED made this 29th day of December, 2020, by and between

GRANTOR

GRANTEE

Alders Ridge, LLC
a NC limited liability company
936 Dr. Martin Luther King Jr Way STE 1D
Gastonia, NC 28054

YPKO, LLC
a NC limited liability company
936 Dr. Martin Luther King Jr Way STE 1D
Gastonia, NC 28054

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Dallas Township, Gaston County, North Carolina and more particularly described as follows:

See Exhibit "A" attached and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____

All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 85 page 41.

EXHIBIT "A"

BEGINNING at an iron set in the southern margin of Robinson Clemmer Road, the same being the northwestern corner of Lot 1, Block D, of Briarwood Subdivision as the same is shown in Plat Book 25 at Page 45 in the Gaston County Public Registry; thence with the western lines of Lots 1-4 of said subdivision, the following eight (8) courses and distances: 1) S 30-38-18 W 33.84 feet; 2) S 34-20-10 W 43.51 feet; 3) S 36-37-36 W 53.72 feet; 4) S 40-29-29 W 52.94 feet; 5) S 43-26-59 W 53.52 feet; 6) S 46-29-59 W 53.52 feet; 7) S 49-51-30 W 52.68 feet; 8) S 53-26-56 W 56.68 feet to a point, a common corner with Sowell (Deed Book 4747 at Page 2104); thence with the line of Sowell, N 56-44-03 W 42.30 feet to a ½" rebar found; thence, N 56-44-03 W 96.76 feet to an iron set; thence N 71-04-57 W 267.34 feet to an iron set; thence N 13-21-55 W 96.48 feet to an iron set; thence N 29-45-36 E 74.56 feet to an iron set in the southern margin of Robinson Clemmer Road; thence with the margin of the road, with the arc of a curve to the left having a radius of 984.67 feet, an arc distance of 250.79 feet, a chord bearing of S 79-57-51 E 216.22 feet to a point in the margin of the road; thence N 89-18-25 E 193.18 feet to a point in the margin of the road; thence N 88-34-17 E 218.36 feet to the point and place of beginning and containing 2.75 acres, more or less, according to a survey for Alders Ridge, LLC by Ledford & West dated July 6, 2016, the same being recorded in Plat Book 85 at Page 41 in the Gaston County Public Registry.

The foregoing is a combination of that parcel conveyed to Alders Ridge, LLC by deed recorded in Book 4913 at Page 215 and the remainder of that tract conveyed to Alders Ridge, LLC by deed recorded in Book 4731 at Page 1706, all in the Gaston County Public Registry.

UNOFFICIAL

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, Restrictions and Right of Way of Record. Ad Valorem Taxes for Current Year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above-written.

By: Alders Ridge, LLC (Entity Name) (SEAL)
Print/Type Name: _____

Print/Type Name & Title: William W. Gillespie, Jr. (SEAL)
Manager
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

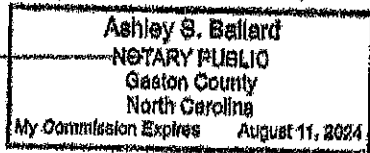
My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name _____

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name _____

State of North Carolina - County or City of Gaston
I, the undersigned Notary Public of the County or City of Gaston and State aforesaid, certify that William W. Gillespie, Jr. personally came before me this day and acknowledged that he is the Manager of Alders Ridge, LLC, a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 29 day of December, 2020.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name _____



Ashley S. Ballard
Ashley S. Ballard Notary Public
Notary's Printed or Typed Name _____

The first legal description is of the new parcel PID 304617 which has been recombined as a single parcel.

I believe that the second description is of only the old, smaller parcel that was and is still located outside of the city limits even though it is now a portion of a parcel inside the city limits.

BEGINNING at an iron set in the southern margin of Robinson Clemmer Road, the same being the northwestern corner of Lot 1, Block D, of Briarwood Subdivision as the same is shown in Plat Book 25 at Page 45 in the Gaston County Public Registry; thence with the western lines of Lots 1-4 of said subdivision, the following eight (8) courses and distances: 1) S 30-38-18 W 33.84 feet; 2) S 34-20-10 W 43.51 feet; 3) S 36-57-36 W 53.72 feet; 4) S 40-29-29 W 52.94 feet; 5) S 43-26-59 W 53.52 feet; 6) S 46-29-59 W 53.52 feet; 7) S 49-51-30 W 52.68 feet; 8) S 53-26-56 W 56.68 feet to a point, a common corner with Sowell (Deed Book 4747 at Page 2104); thence with the line of Sowell, N 56-44-03 W 42.30 feet to a ½" rebar found; thence, N 56-44-03 W 96.76 feet to an iron set; thence N 71-04-57 W 267.34 feet to an iron set; thence N 13-21-55 W 96.48 feet to an iron set; thence N 29-45-36 E 74.56 feet to an iron set in the southern margin of Robinson Clemmer Road; thence with the margin of the road, with the arc of a curve to the left having a radius of 984.67 feet, an arc distance of 250.79 feet, a chord bearing of S 79-57-51 E 216.22 feet to a point in the margin of the road; thence N 89-18-25 E 193.18 feet to a point in the margin of the road; thence N 88-34-17 E 218.36 feet to the point and place of beginning and containing 2.75 acres, more or less, according to a survey for Alders Ridge, LLC by Ledford & West dated July 6, 2016, the same being recorded in Plat Book 85 at Page 41 in the Gaston County Public Registry.

Old Parcel:

Beginning at an iron pin set, located in the southern margin of the right of way of Robinson-Clemmer Road, said iron being located directly south +/- and across Robinson-Clemmer Road from the center line of Alder Ridge Way in Alder Ridge Subdivision, as it intersects with Robinson-Clemmer Road, as shown on PB 75 page 65 in the Gaston County Register of Deeds and thence from said iron S29-45-36W 74.56' to a new iron pin set, said iron pin being the beginning point of this description; thence S56-44-03E 329.15 to an iron pin set; thence N71-04-57W267.34 to an iron pin set; thence N13-21-55W 96.48' to the place of beginning, containing 0.25 acres.

Abutting Parcels

PID# 225233 & 225232

James R. Sowell & Theresa V. Howell
209 Robinson Clemmer Rd
Dallas, NC 28034

PID# 172404

Rhonda R. Hughes
303 Briarwood Circle
Dallas, NC 28034

PID# 172405

Jaclyn P. Zapf
1107 Larkspur Lane
Dallas, NC 28034

PID# 172406

Katie H. Peeler
1109 Larkspur Lane
Dallas, NC 28034

PID# 172407

Karen Van Pelt & Others
2818 Tryon Courthouse Rd.
Bessemer City, NC 28016

PID# 206754

Sean Simpkins & Simone Hutton
1115 Larkspur Lane
Dallas, NC 28034

PARCELS ACROSS ROBINSON CLEMMER

PID# 216068
Donna Baldwin
5000 Broadleaf Ct.
Dallas, NC 28034

PID# 216069
Progress Residential Borrower 11 llc
PO Box 4090
Scottsdale, AZ 85261

PID# 216070
Progress Residential Borrower 6 llc
PO Box 4090
Scottsdale, AZ 85261

PID# 216071
Progress Residential Borrower 6 llc
PO Box 4090
Scottsdale, AZ 85261

PID# 216072
2018-4 IH Borrower LP
C/O Invitation Homes
1717 Main St. STE 2000
Dallas, TX 75201

PID# 216073
David Scott Hannah II
5020 Broadleaf Ct.
Dallas, NC 28034

PID# 220505
James Hill
5044 Broadleaf Ct
Dallas, NC 28034

NOTES:
 1. NOT RECORDED ON ANY PREVIOUS EMBLEM
 AND BEING LOCATED OTHER THAN AS SHOWN
 PROPERTY MAY BE SUBJECT TO RECORD OR
 AND THE SEASONS, TERMS AND OBSERVED
 FLOOD ZONE, UNLESS SPECIFIED ON SURVEY,
 UNLESS INDICATED:
 ● IRON SET
 ● IRON NAIL SET
 ● UNMARKED POINT

Course	Bearing	Distance
L1	S 20° 58' 10" W	53.64
L2	S 34° 20' 10" W	49.51
L3	S 39° 57' 30" W	53.72
L4	S 45° 28' 30" W	52.82
L5	S 49° 29' 50" W	53.42
L6	S 49° 51' 50" W	52.88
L7	S 49° 51' 50" W	52.88
L8	S 49° 51' 50" W	52.88
L9	N 13° 02' 20" E	50.51
L10	N 50° 23' 40" E	50.41
L11	S 58° 00' 50" E	15.57

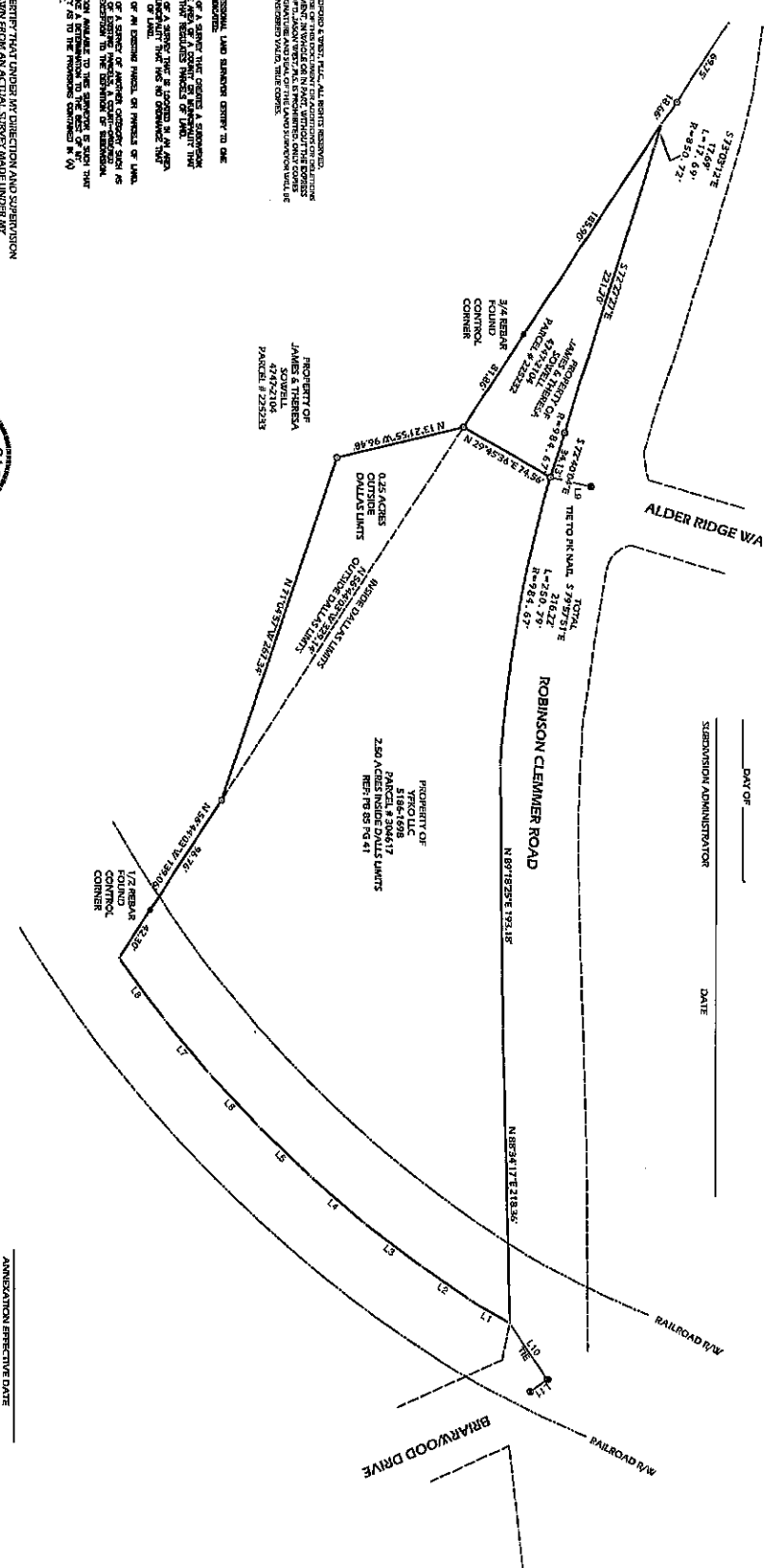
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF DALLAS, GASTON COUNTY, NC AND THAT I HEREBY APPROVE THE ANNEXATION PLAN SHOWN AND THAT I HEREBY MINIMUM BUILDING SETBACK LINES, AND DESIGNATE ALL STREETS, WALLS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER _____ DATE _____

NORTH CAROLINA GASTON COUNTY
 I, LEDFORD & WEST, REVIEW OFFICER OF GASTON COUNTY ZONING DEPARTMENT, HEREBY CERTIFY THAT THE ANNEXATION PLAN SHOWN MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER _____ DATE _____

I HEREBY CERTIFY THE ANNEXATION PLAN SHOWN WAS APPROVED BY THE TOWN OF DALLAS BOARD OF ALDERMEN ON THE _____ DAY OF _____, 2021.

SUBDIVISION ADMINISTRATOR _____ DATE _____

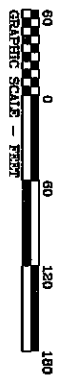


CONVEYANCE TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF NORTH CAROLINA. THIS INSTRUMENT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DEED INSTRUMENT DATED AND RECORDED IN THE PUBLIC RECORDS OF THE STATE OF NORTH CAROLINA, COUNTY OF GASTON, DEED NUMBER DB 4731, PAGE 1706.

- 1. THAT THE PART OF A SURVEY THAT GOES TO A SUBDIVISION...
- 2. THAT THE PART OF A SURVEY THAT IS LOCATED IN AN AREA...
- 3. THAT THE PART OF A SURVEY THAT IS LOCATED IN AN AREA...
- 4. THAT THE PART OF A SURVEY THAT IS LOCATED IN AN AREA...
- 5. THAT THE PART OF A SURVEY THAT IS LOCATED IN AN AREA...
- 6. THAT THE PART OF A SURVEY THAT IS LOCATED IN AN AREA...
- 7. THAT THE PART OF A SURVEY THAT IS LOCATED IN AN AREA...
- 8. THAT THE PART OF A SURVEY THAT IS LOCATED IN AN AREA...
- 9. THAT THE PART OF A SURVEY THAT IS LOCATED IN AN AREA...
- 10. THAT THE PART OF A SURVEY THAT IS LOCATED IN AN AREA...

1. D. JASON WEST, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION THAT THE DIMENSIONS NOT SURVEYED ARE SHOWN AS BROKEN LINES AND THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SEAL, SIGNATURE AND REGISTRATION NUMBER THIS _____ DAY OF _____, 2021.

PRELIMINARY _____ NO. 15-14992



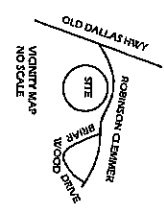
RETURN TO:
 546 DEERWOOD DR
 GASTON, NC 28054

ANNEXATION EFFECTIVE DATE _____

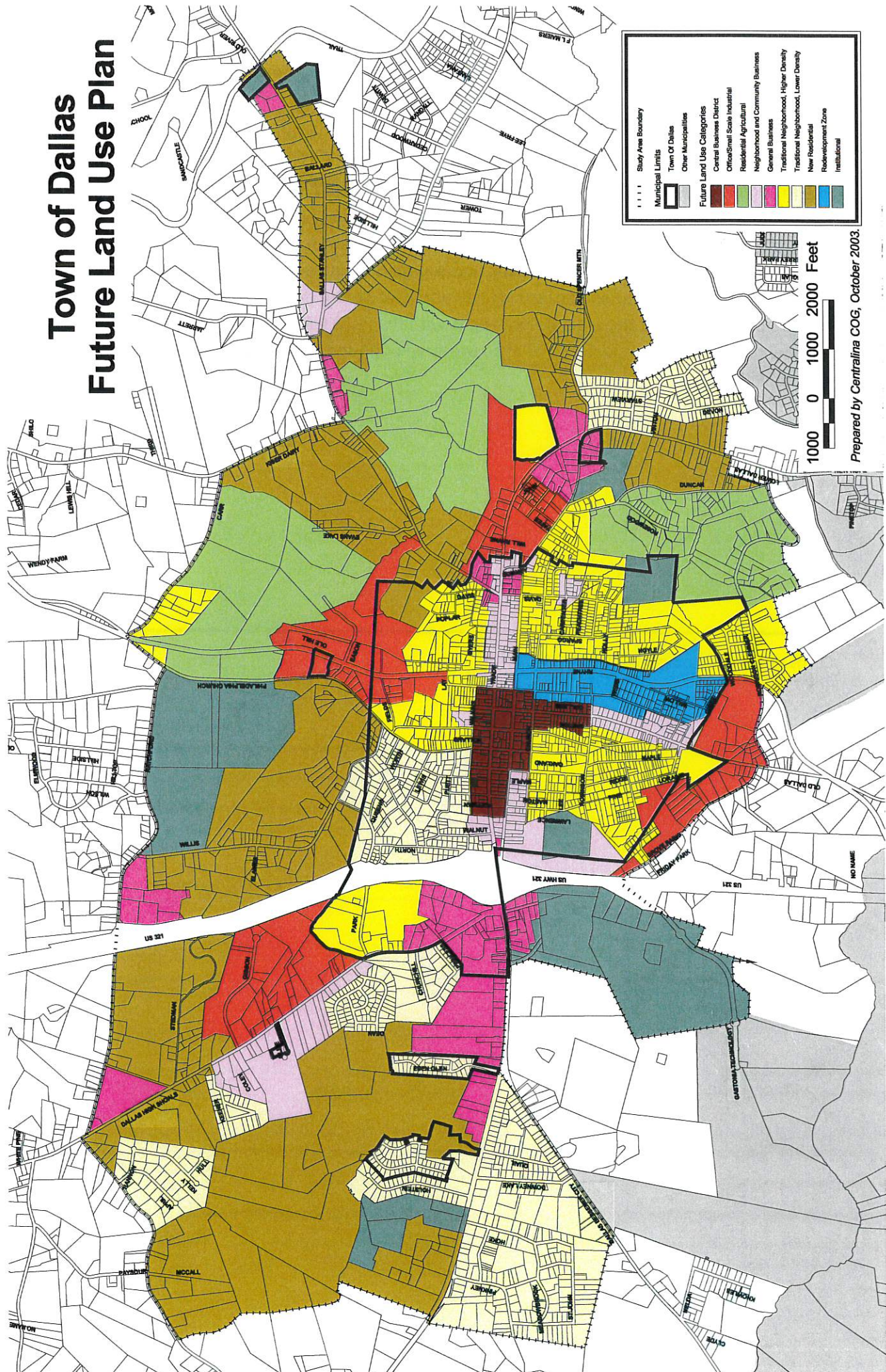
PREPARED BY: MICHAEL DICKSON
 DALLAS TOWNSHIP, GASTON COUNTY, NC

DATE: APRIL 26, 2021
 SCALE: 1" = 80'
 DRAWN BY: LEDFORD & WEST

LEDFORD & WEST
 238 E. SOUTH ST. SUITE 200
 LENOIR, NC 28645
 (813) 285-1234



Town of Dallas Future Land Use Plan



Prepared by Centralina COG, October 2003.

CONSISTENCY STATEMENT

The proposed zoning map amendment assigning parcel #304617, to R-6 Multi-Family Residential, is neither consistent nor inconsistent with the 2003 Land Use Plan's map designation, because this parcel was not in the study area, but it abuts property designated as Traditional neighborhood, Higher Density, and supports an increased demand for housing in light of Dallas' current and anticipated growth and is therefore deemed reasonable and in the public's best interest as the amendment aligns with the 2003 Land Use Plan's recommendation for new residential to be clustered so as to preserve open space and heighten pedestrian accessibility.

Curtis Wilson, Planning Board Chairman

Date

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Future Land Use Map Update

AGENDA ITEM NO. 8C

MEETING DATE: 7/15/2021

BACKGROUND INFORMATION:

The Town began conversations with Centralina Regional Council in late 2019 and work early 2020 to begin the process of updating the Future Land Use Map. Several community surveys were posted to solicit input regarding land use, community needs, and goals for the Town.

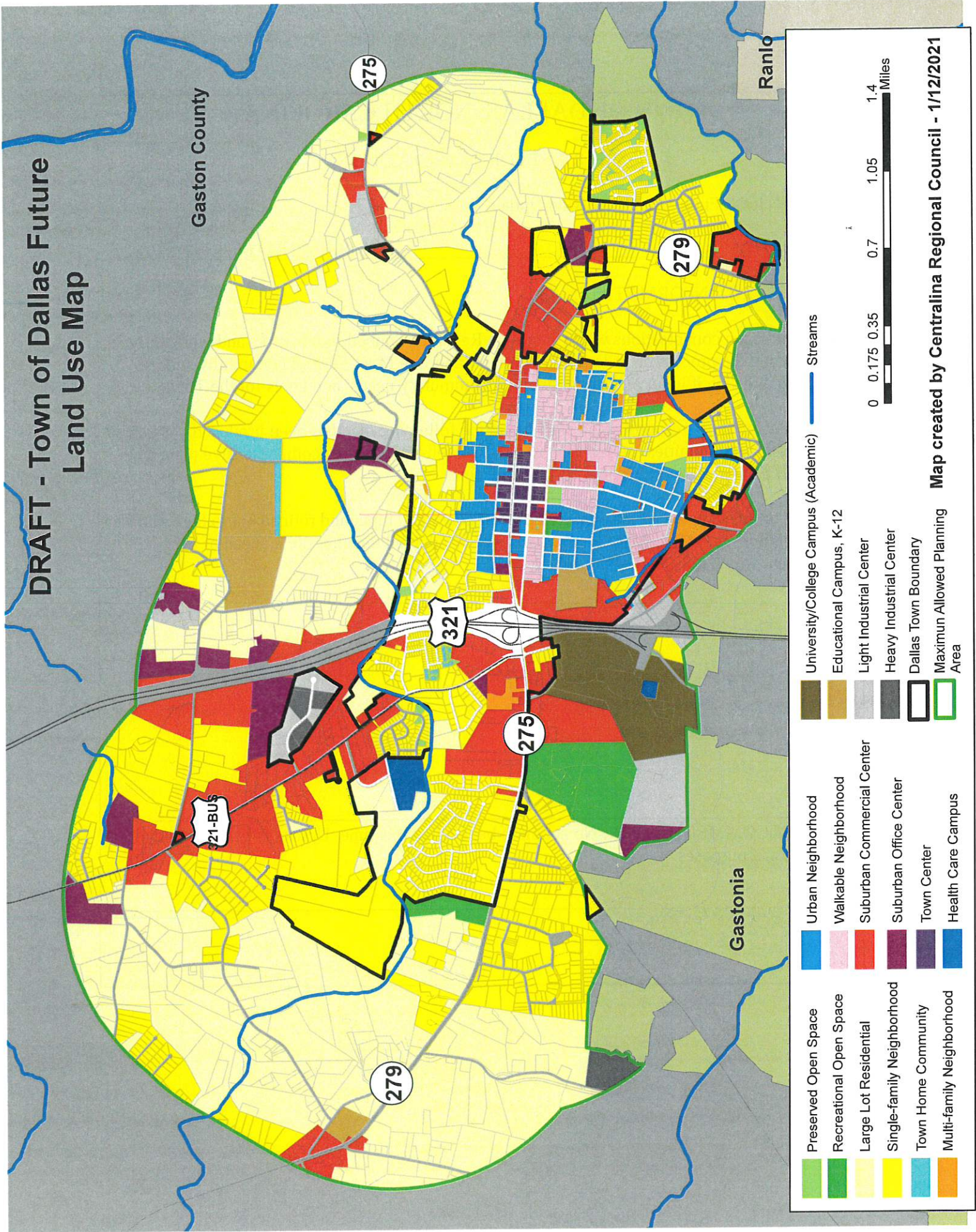
Based on community responses and staff input, the following map has been produced. As part of NCGS 160D, communities are required to have a "well-maintained" comprehensive plan. The Town will be working with Centralina on this effort.

Updating of this plan will offer opportunities for continued input and refinement to the Land Use Plan and Future Land Use Map. These items will be adopted together 2022 ahead of the requirement which goes into effect July 1, 2022.

STAFF RECOMMENDATION: No action to be taken at this time. Update is being provided for informational purposes.

BOARD ACTION TAKEN:

DRAFT - Town of Dallas Future Land Use Map



	Preserved Open Space		Urban Neighborhood		University/College Campus (Academic)		Streams
	Recreational Open Space		Walkable Neighborhood		Educational Campus, K-12		
	Large Lot Residential		Suburban Commercial Center		Light Industrial Center		
	Single-family Neighborhood		Suburban Office Center		Heavy Industrial Center		
	Town Home Community		Town Center		Dallas Town Boundary		
	Multi-family Neighborhood		Health Care Campus		Maximum Allowed Planning Area		

0	0.175	0.35	0.7	1.05	1.4
Miles					

Map created by Centralina Regional Council - 1/12/2021



Preserved Open Space:

Preserved Open Space comprises land dedicated for permanent conservation by legal means. These areas may be preserved due to their outstanding natural beauty, but they may also serve environmental and wildlife management purposes. These areas are typically undisturbed or undeveloped and have been protected from development by federal, state or local agencies, or by public, private or non-profit organizations. In the region, these areas include state parks, permanent conservation areas, cemeteries, and (at a smaller scale) dedicated open space within residential neighborhoods.



Land Use Considerations

Primary Land Uses

- State Park
- Wildlife Refuge
- Natural Area
- Greenway
- Stormwater Retention/Detention Area
- Cemetery

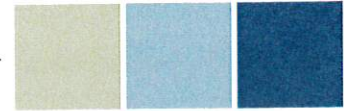


FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	N/A
Residential Density	N/A
Non-Residential Intensity	N/A
Prevailing Building Height	N/A
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	N/A
Typical Block Length	N/A
Transportation Choices	Auto/Bicycle/Walking
Typical Block Length	N/A
Open Space Elements	Natural Areas/Greenways
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Rural/Suburban

PROJECT DATA

COMMUNITY TYPE



Recreational Open Space:

Recreational Open Space comprises land dedicated for active and passive recreational uses. These areas are designated to provide public access. In the region, these areas include municipal and community parks, open air sports complexes, and athletic fields.

Land Use Considerations

Primary Land Uses

- Community Park
- Athletic Fields
- Water Dependent Recreation Activities
- Natural Area
- Greenway
- Stormwater Retention/ Detention Area

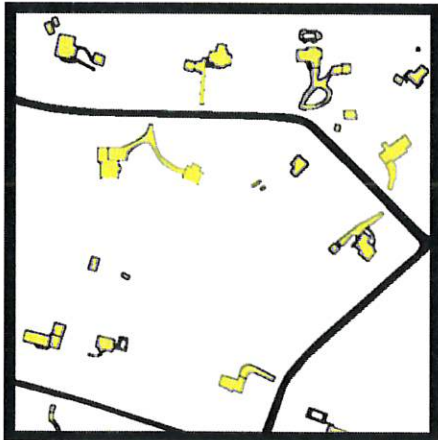
Secondary Land Uses

- Cemetery



FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	N/A
Residential Density	N/A
Non-Residential Intensity	N/A
Prevailing Building Height	N/A
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	N/A
Typical Block Length	N/A
Transportation Choices	Auto/Bicycle/Walking
Typical Block Length	N/A
Open Space Elements	Natural Areas/Greenways
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Rural/Suburban/Urban



Large Lot Residential:

Large-Lot residential neighborhoods are generally formed as subdivisions and consist almost entirely of single-family detached homes. Buildings are oriented interior to the site and are typically buffered from surrounding development by transitional uses, topography or vegetative areas. Many neighborhoods ‘borrow’ open space from adjacent rural or natural settings. Blocks are typically large and streets rural or suburban in character. In some cases, the neighborhood is served by only one long cul-de-sac.

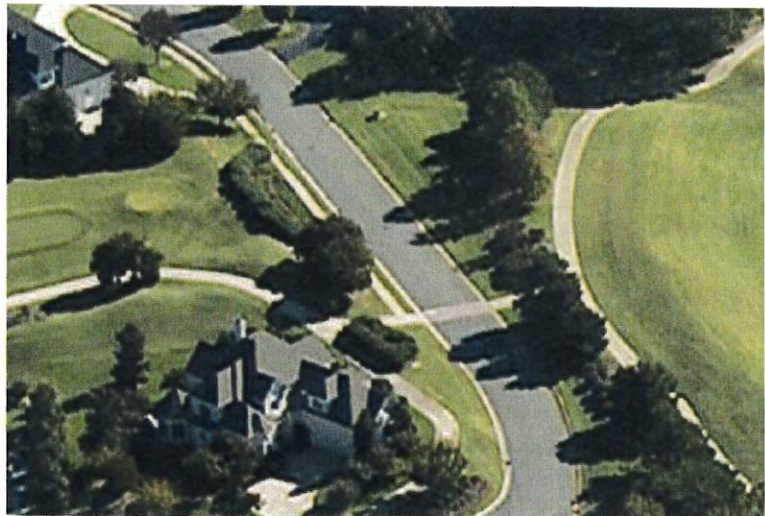
Land Use Considerations

Primary Land Uses

- Single-family detached homes

Secondary Land Uses

- church
- community center
- pool and amenities
- natural areas
- horse stable

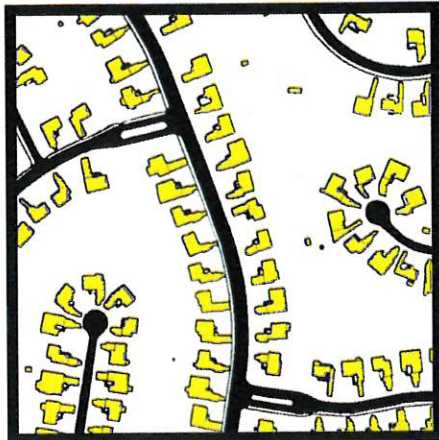


FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	30 - 65%
Residential Density	1.0 – 3.0 DU/ac
Non-Residential Intensity	N/A
Prevailing Building Height	1-3 Stories
Average Dwelling Unit Size	2,500 – 7,000 SF
Avg. Non-Resid. Building Size	N/A
Transportation Choices	Auto
Typical Block Length	800 – 1,500 LF
Open Space Elements	Natural Areas, Greenways
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Private Driveway
Typical Street Cross Section	Rural/Suburban

PROJECT DATA

COMMUNITY TYPE



Single-Family Neighborhood:

Single-family residential neighborhoods are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large-lot, low-density single-family homes to denser formats of smaller single-family detached homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers.

Land Use Considerations

Primary Land Uses

- Single-Family Detached Home

Secondary Land Uses

- Church
- School
- Community Park
- Community Center / Pool and Recreational Facilities
- Natural Areas



FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	50 – 75%
Residential Density	1.0 – 6.0 DU/ac
Non-Residential Intensity	N/A
Prevailing Building Height	1 - 2 Stories
Average Dwelling Unit Size	1,500 – 5,000 SF
Avg. Non-Resid. Building Size	varies
Transportation Choices	Auto
Typical Block Length	800 – 1,500 LF
Open Space Elements	Greenway/Natural Areas
Street Pattern	Curvilinear
Street Connectivity	Low/Medium
Parking Provisions	Private Driveway
Typical Street Cross Section	Rural/Suburban/Urban



Town Home Community:

Town home developments provide pockets of greater residential density, often in locations that create transitions from commercial or mixed-use areas to small-lot or larger-lot single family subdivisions. These denser developments help provide “rooftops” to support the mixed-use or commercial areas.

Land Use Considerations

Primary Land Uses

- Townhome
- Duplex

Secondary Land Uses

- Church
- Community center
- Pool and Amenities
- Natural areas

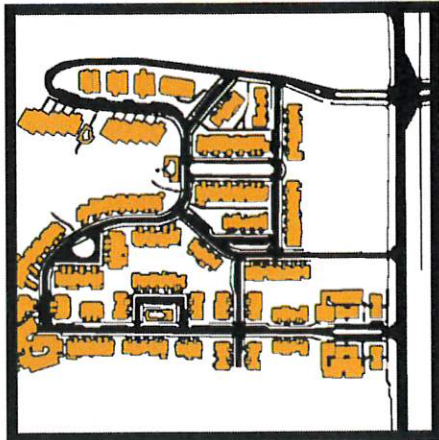
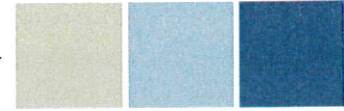


FORM & PARAMETERS

General Development Pattern	Separate Uses
Site Efficiency Factor	80 - 90%
Typical Lot Coverage	25 - 65%
Residential Density	4 – 20 DU/ac
Non-Residential Intensity	N/A
Prevailing Building Height	1 - 2 Stories
Average Dwelling Unit Size	1,000 – 2,500 SF
Avg. Non-Resid. Building Size	N/A
Transportation Choices	Auto
Typical Block Length	400 – 800 LF
Setback or Build-To Line	Setback Requirements
Open Space Elements	Natural Areas/ Greenways
Street Pattern	Modified Grid
Street Connectivity	Medium
Parking Provisions	On-Street Parking
Typical Street Cross Section	Suburban/Urban

PROJECT DATA

COMMUNITY TYPE



Multifamily Neighborhood:

Multifamily residential neighborhoods are generally formed as complexes or communities, with a relatively uniform housing type and density throughout. They support the highest residential density in the suburban landscape, and may support condominiums or apartments. The neighborhoods are found in close proximity to suburban commercial, office and industrial centers, and help provide the consumers needed to support these centers. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses or landscaped areas. Large parking lots and low street connectivity are common in suburban multifamily neighborhoods.

Land Use Considerations

Primary Land Uses

- Apartment
- Condominium
- Senior Housing

Secondary Land Uses

- Church
- Community Center
- Pool and Amenities
- Natural Areas



FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	30 – 60%
Residential Density	6.0 – 16.0 DU/ac
Prevailing Building Height	1 - 4 Stories
Average Dwelling Unit Size	800 – 1,500 SF
Avg. Non-Resid. Building Size	N/A
Transportation Choices	Auto/Bus/Bicycle
Typical Block Length	600 – 1,200 LF
Open Space Elements	Greenway/Neighborhood Park
Street Pattern	Modified Grid
Street Connectivity	Medium
Parking Provisions	Surface Lot/On-Street Pkg.
Typical Street Cross Section	Suburban/Urban



Urban Neighborhood:

Urban neighborhoods support a mix of moderate- to high-density housing options. These neighborhoods are relatively compact, and may contain one or more of the following housing types: small lot, single family detached, townhomes, condominiums, or apartments. Buildings are generally oriented toward the street. The design and scale of development in an urban neighborhood encourages active living with a complete and comprehensive network of walkable streets. Cul-de-sacs are restricted to areas where topography, environment, or existing development makes other street connections prohibitive.

Land Use Considerations

Primary Land Uses

- Single-family Detached Home
- Townhome
- Duplex
- Apartment
- Condominium

Secondary Land Uses

- Church

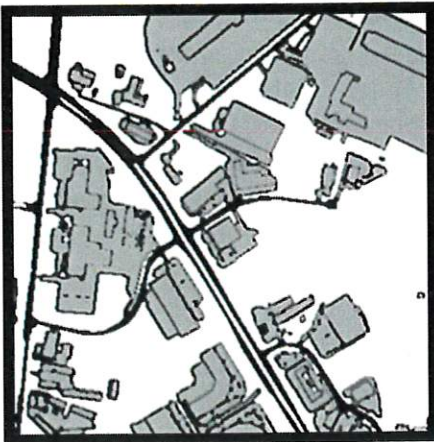
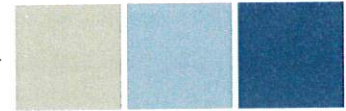


FORM & PARAMETERS

General Development Pattern	Mix of Uses
Typical Lot Coverage	30 - 65%
Residential Density	6 – 10 DU/ac
Non-Residential Intensity	N/A
Prevailing Building Height	1 - 3 Stories
Average Dwelling Unit Size	1,000 – 3,000 SF
Avg. Non-Resid. Building Size	N/A
Transportation Choices	Auto/Bicycle/Walking/ Transit
Typical Block Length	300 – 600 LF
Open Space Elements	Pocket Parks/Greenways Neighborhood Park
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Private Driveway
Typical Street Cross Section	Urban

PROJECT DATA

COMMUNITY TYPE



Light Industrial Center:

Light Industrial centers provide opportunities to concentrate employment in the region on normal workdays. Each center generally supports manufacturing and production uses, including warehousing, light manufacturing, medical research, and assembly operations. These areas are found in close proximity to major transportation corridors (i.e., highway or rail) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties. Clusters of uses that support or serve one another are often encouraged to locate in the same light industrial center.

Land Use Considerations

Primary Land Uses

- Light Manufacturing and Assembly
- Warehouse/Distribution
- Laboratory
- Data Handling
- Storage



FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	20 – 40%
Residential Density	N/A
Non-Residential Intensity	0.10-0.20 FAR
Prevailing Building Height	1-2 Stories
Avg. Non-Resid. Building Size	5,000 – 100,000 SF
Transportation Choices	Auto/Trucks/Rail
Typical Block Length	N/A
Open Space Elements	Natural Areas
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban



Heavy Industrial Center:

Heavy industrial centers support large-scale manufacturing and production uses; including assembly and processing, regional warehousing and distribution, bulk storage and utilities. These areas are found near major transportation corridors (i.e., highway or rail) and are generally buffered from surrounding development by transitional uses or landscape areas that increase in size as development intensity increases. Heavy industrial centers may require larger sites because activities are not confined entirely to buildings. Conveyer belts, holding tanks, smokestacks or outdoor storage all may be present. Clusters of uses that support or serve heavy industrial centers generally locate in close proximity.

Land Use Considerations

Primary Land Uses

- Factory
- Heavy Assembly Plant
- Landfill/Quarry
- Water/Sewer treatment and other utilities
- Regional Warehouse/Trucking distribution
- Agricultural Storage and Processing



FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	30 – 60%
Residential Density	N/A
Non-Residential Intensity	0.10-0.20 FAR
Prevailing Building Height	1-2 Stories
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	5,000 – 200,000 SF
Transportation Choices	Auto/Trucks/Rail
Typical Block Length	N/A
Open Space Elements	Natural Areas
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban



Suburban Commercial Center:

Suburban shopping centers serve the daily needs of surrounding residential neighborhoods. They typically locate near high-volume roads and key intersections, and are designed to be accessible primarily by automobile. Buildings are set back from the road behind large surface parking lots, with little connectivity between adjacent businesses. Common types of suburban centers in the region include multi-tenant strip centers, big box stores, small outparcels with a drive-through, and large shopping malls.

Land Use Considerations

Primary Land Uses

- General Commercial Services
- Sit down or Fast Food Restaurant
- Multi-tenant Commercial
- Big Box Commercial
- Bank
- Hotel
- Professional Office

Secondary Land Uses

- Church
- Fire Station
- Police Station
- Stormwater Retention/
Detention Area



FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	20 - 40%
Residential Density	N/A
Non-Residential Intensity	0.15 - 0.25 FAR
Prevailing Building Height	1 - 2 Stories
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	10,000 - 300,000 SF
Transportation Choices	Auto
Typical Block Length	N/A
Open Space Elements	Natural Areas (Storm Water Retention/Detention Areas)
Street Pattern	N/A
Street Connectivity	N/A
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban



Suburban Office Center:

Suburban office centers provide opportunities to concentrate employment in the region. They include both large-scale isolated buildings with numerous employees as well as areas containing multiple office uses that support and serve one another. They are typically buffered from surrounding development by transitional uses or landscaped areas and are often located near major highways or thoroughfares.

Land Use Considerations

Primary Land Uses

- Multi-Tenant Professional Office
- Corporate Office
- Medical Office
- Call Center
- Research and Development

Secondary Land Uses

- Bank
- Copy and Printing Services
- Restaurants
- Government Services
- Flex Space
- Natural Areas
- Stormwater Retention/ Detention Areas



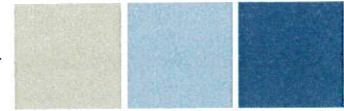
FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	20 – 40%
Residential Density	N/A
Non-Residential Intensity	0.20 - 1.0 FAR
Prevailing Building Height	1 - 3 Stories
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	10,000 – 300,000 SF
Transportation Choices	Auto
Typical Block Length	800 – 1,200 LF
Open Space Elements	Pocket Parks/Landscape Buffers
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban



PROJECT DATA

COMMUNITY TYPE



Walkable Neighborhood:

A walkable neighborhood offers residents the ability to live, shop, work, and play in one community. These neighborhoods include a mixture of housing types and residential densities integrated with goods and services in a walkable community that residents visit on a daily basis. The design and scale of the development encourages active living through a comprehensive and interconnected network of walkable streets. Walkable neighborhoods support multiple modes of transportation.

Land Use Considerations

Primary Land Uses

- Smaller Lot Detached Homes
- Townhome
- Condominium
- Apartment
- Retail/Office
- Public Plaza

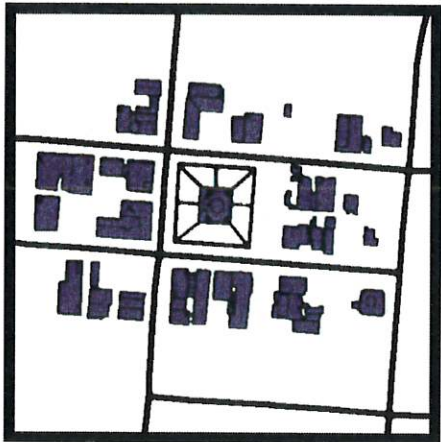
Secondary Land Uses

- Churches
- Farmers Market



FORM & PARAMETERS

General Development Pattern	Mix of Uses/Primarily Residential
Typical Lot Coverage	50 - 75%
Residential Density	6 - 30 DU/ac
Non-Residential Intensity	0.50 - 2.00 FAR
Prevailing Building Height	1 - 5 Stories
Average Dwelling Unit Size	800 - 1,500 SF
Avg. Non-Resid. Building Size	10,000 - 50,000 SF
Transportation Choices	Walking/Bicycle/Transit (Bus, Light Rail)
Typical Block Length	250 - 500 LF
Open Space Elements	Neighborhood Parks/Plazas/Pocket Parks
Street Pattern	Modified Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Parking Deck
Typical Street Cross Section	Urban



Town Center:

A town center satisfies daily economic, entertainment and community needs for surrounding neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activity. Buildings in a town center typically stand two or more stories in height with non-residential uses on the ground floor and residential units above storefronts. Surrounding urban neighborhoods are relatively compact and support moderate- to high-density housing options, including small, lot single-family homes, townhomes, condominiums, or apartments.

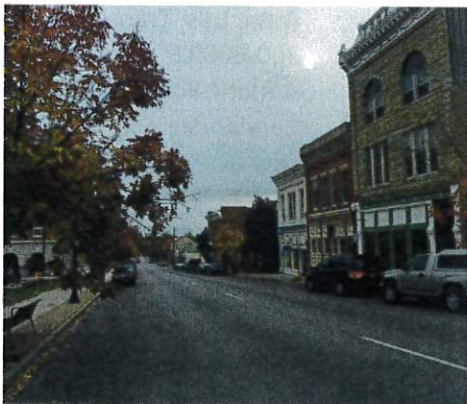
Land Use Considerations

Primary Land Uses

- Municipal Government Buildings
- Community Facilities
- Post Office
- Townhome
- Apartment
- Sit Down Restaurant
- Community-Serving Commercial
- Professional Office
- Live/Work/Shop Units

Secondary Land Uses

- Bank
- Farmers market
- Pocket Park

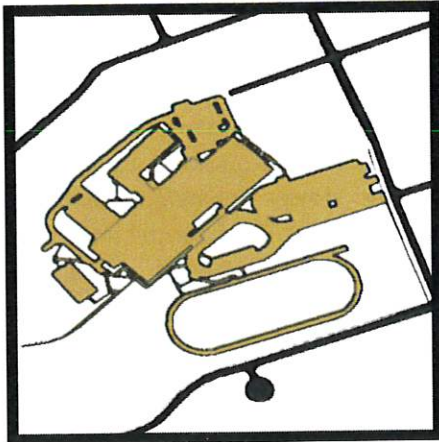
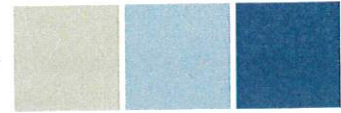


FORM & PARAMETERS

General Development Pattern	Mix of Uses
Typical Lot Coverage	90 - 100%
Residential Density	6 – 10 DU/ac
Non-Residential Intensity	0.50 - 1.50 FAR
Prevailing Building Height	1 - 4 Stories
Average Dwelling Unit Size	800 – 1,500 SF
Avg. Non-Resid. Building Size	5,000 - 25,000 SF
Transportation Choices	Auto, Walking, Bicycle, Transit (Bus)
Typical Block Length	300 – 600 LF
Open Space Elements	Plazas/Pocket Parks, Greenways
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Formal On-Street Parking/Shared Parking Agreement
Typical Street Cross Section	Urban

PROJECT DATA

COMMUNITY TYPE



Educational Campus, K-12:

This category includes public, private and charter schools, from kindergarten through twelfth grade, including elementary, middle, and high schools. Day care centers and nurseries are not counted as schools.

Land Use Considerations



Primary Land Uses

- School Buildings
- Athletic Grounds
- Surface Parking
- Administrative Buildings
- Maintenance Facilities

FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	10-15%
Residential Density	N/A
Non-Residential Intensity	0.05-0.10 FAR
Prevailing Building Height	1-2 Stories
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	100,000-400,000 SF
Transportation Choices	Auto, Bus, Transit
Typical Block Length	300-600 LF
Open Space Elements	Athletic Fields, buffers
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	N/A





University/College Campus - Academic:

The university/college campus academic category includes all of the academic buildings and other ancillary employment uses needed to support an institution for higher education. Buildings are often oriented around highly walkable networks of internal streets and pedestrian pathways, which support several modes of transportation. Structured parking or large surface lots, dedicated areas for public gathering, and distinctive architecture also represent a typical university campus. Building uses and intensities on campus vary widely based on the school’s mission and available space, topography, etc.

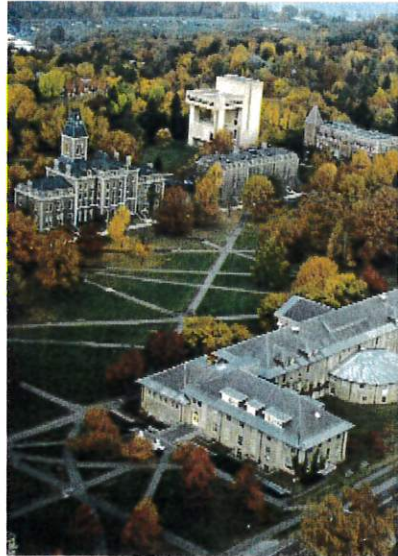
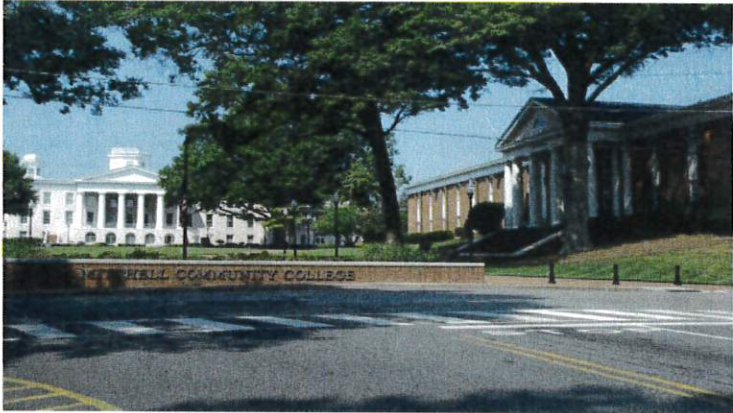
Land Use Considerations

Primary Land Uses

- Academic Buildings
- Athletic Buildings
- Research Buildings
- Open Space/Public Plazas

Secondary Land Uses

- Supporting maintenance Facilities
- Parking Deck
- Surface Parking Lot



FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	40 - 70%
Residential Density	N/A
Non-Residential Intensity	0.50 - 3.00 FAR
Prevailing Building Height	1-5 Stories
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	10,000 - 100,000 SF
Transportation Choices	Auto/Walking/Transit
Open Space Elements	Natural Areas/Plazas/ Recreation Fields/ Greenways/ Stream Corridors
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot
Typical Street Cross Section	varies