Town of Dallas Planning Board Meeting Agenda Thursday, March 17, 2022 To be held at the Fire Station Community Room at 6:30 pm

- 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
- 5. Announcements/Introductions
- 6. Approval of Agenda with Additions or Deletions
- 7. Approval of Minutes February 17, 2022
- 8. Old Business
 - a. Text Amendment: Access Roads
- 9. New Business
 - a. Conditional Rezoning: Robinson Clemmer Development
- 10. Staff Report: Information on upcoming projects
- 11. Adjournment

Minutes Town of Dallas Planning Board Meeting of February 17, 2022

The meeting was called to order at 6:30pm by Chairman Curtis Wilson

The following members were present: Curtis Wilson — Chairman, Glenn Bratton — Co-Chairman, John O'Daly, Troy Traversie, Gene Brown, Reid Simms, and Thomas Smith.

Also present: Nolan Groce — Development Services Director, Johnny Denton — Town Engineer, and Brian Finnegan — Town Planner

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

Approval of Agenda: One correction was made to the agenda to correct the date of the minutes to be approved from the previous meeting from December 16, 2021 to January 20, 2022. A motion was made to approve the agenda with the correction by Simms, seconded by Smith, and the motion passed unanimously.

Approval of Minutes: Clarification was give on the numbering in the minutes from the previous meeting, but no corrections were made. A motion to approve the minutes was made by O'Daly, seconded by Bratton, and the motion passed unanimously

New Business:

A) Proposed text amendment to regulate required entrances for developments

Staff introduced the proposed text amendment to the Board. The drafted text amendment only regulates entrances for residential development: 1 entrance for 0-100 dwelling units, 2 entrances for 101-250 dwelling units, and 3 entrances for 251 or more dwelling units. The Board discussed the regulations but noted it only addresses residential development and would like to see something proposed to regulate commercial and industrial as well. Discussion was held to either approve this as is and agree to see another proposal for nonresidential or to table this submittal to allow staff time to research and draft another version that would regulate all development.

A motion was made by Bratton to table the proposal and have staff bring back another draft that would regulate all development, seconded by Smith, and the motion passed unanimously.

B) Proposed text amendment to add a section allowing temporary uses

Staff introduced a proposed section to the Zoning Ordinance that specifically allows and regulates temporary uses. Discussion around the topic was geared toward what uses could be allowed, duration, enforcement, and liability. Several concerns were raised with the proposed text: unclear wording around renewal, adding a waiver to the permit application, and possibly adding a schedule of uses or a list of nonpermitted uses. Discussion was also raised about possibly making temporary uses special uses. Ultimately the Board suggested that temporary use applications be added to the Special Events Application and allow the Board of Aldermen to approve/deny these uses.

No motion was made on the proposed text amendment and the submittal died on the table.

Adjournment

Having no further business, a motion to adjourn was made by Bratton, seconded by Simm	s, and	approved
by all. The meeting adjourned at 7:20pm.		

Nolan Groce, Development Services Director

Curtis Wilson, Chairman



TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

STATEMENTS OF CONSISTENCY AND REASONABLENESS FOR TEXT AMENDMENT ADOPTION

The proposed text amendment to add Section 153.013.8 to regular residential and commercial/industrial development is consistent we Use Plan in order to regulate and promote safety as well as better. This text amendment is therefore deemed reasonable and in the puniformly regulate the Town's development.	rith the Town's adopted 2003 Land connectivity throughout the Town.
STATEMENTS OF CONSISTENCY AND REASONABLENESS AGAINST T	EXT AMENDMENT ADOPTION
The proposed text amendment to Section 153.013.8 to regulate accommercial/industrial development is inconsistent with the Town' proposed text amendment potentially limits the possible points of International Fire Code. This text amendment is therefore deemed best interest to regulate the Town's development.	s adopted 2003 Land Use Plan. The connectivity regulated by the
Statement Adented	
Statement Adopted:	-
Curtis Wilson Chairman	Date

153.013.8

- (A) *Multiple Accesses*. For all new development and redevelopment the following guidelines shall apply to regulate appropriate ingress and egress to promote public safety.
 - (1) *Residential Development*. For all proposed residential development, the following guidelines shall apply:
 - (a) Required access for residential development, including single family and multifamily, shall have at a minimum:
 - (i) 0-100 dwelling units require one access road into the development
 - (ii) 101-250 dwelling units require two access roads into the development
 - (iii) 251 or more dwelling units require three access roads into the development
 - (b) All means of ingress and egress for residential developments shall adhere to the development standards in Section 153.013
 - (2) *Nonresidential Development*. For all nonresidential development or mix use development, the following guidelines shall apply:
 - (a) Any structure under 62,000 square feet shall have a minimum of one access road.
 - (b) Any structure 62,000 square feet or more shall have a minimum of two access roads
 - (c) The primary means of ingress and egress for nonresidential and mix use development shall adhere to the development standards in Section 153.013
 - (d) For industrial or commercial only development, any required secondary access road may be emergency access only and built to the following standards:
 - (i) Minimum unobstructed width of 26 feet in the immediate vicinity of the building or portion thereof
 - (ii) Any gate or barrier along the emergency access road must be equipped with an emergency services rapid access system
 - (iii) Must be constructed with approved driving surface a capable of supporting up to 75,000 pounds in any condition.
 - (3) *Remoteness*. For any development where two or more access points are required, the minimum distance between the first two entrances shall be placed a distance apart equal to one-half the maximum diagonal dimension of the property or area served, measured in a straight line. If a third access is required, it shall be placed no less than 400 feet from another entrance measured from the center line of the right of way.

MF/SF

0-100 one entrance

101 – 250 two entrances

251+ three entrances

100 = 1 20 road 103 = sprinkle or attention

Troustrial Res

Alder ridge – approx. 78 homes; 1 entrance.

Summey Knoll - approx. 240; 2 entrances.

Gastonia

SECTION 13.23 - MULTIPLE ACCESSES

Multiple accesses into a subdivision are required to be provided for additional ingress and egress. Any subdivision exceeding one hundred (100) lots shall be provided with at least two (2) entrances on to a public street or interconnect to an adjoining/adjacent existing publicly maintained street, road or highway. Requirement for multiple entrances shall be based on the cumulative number of lots for a contiguous development, whether or not it is developed in phases. Subdivision entrances shall be no closer than two hundred (200) feet, as measured from the street centerlines.

Wake County

8-32-12

Road Connections to Abutting Property. The standards of this subsection are intended to ensure development of a safe and efficient road network that serves the subject property and the surrounding area. The standards generally require that new subdivisions be provided with at least two means of access, except where properties are accessed by a cul-de-sac that complies with paragraph 8-32-17(A).

(A) Minimum Number of Connections.

- (1) All new subdivisions with fewer than 100 dwelling units must provide at least one stub-out street to extend and connect with future streets.
- (2) All new subdivisions with 100 or more dwelling units must include street connections or stubs at a ratio of at least one stub/connection per 100 dwelling units or fraction thereof.

6674#

Wake Forest

G. Subdivision Access Points: Subdivisions shall maintain external access points through street connections to existing roads and/or stubs to future development at the rate of at least one external access point for every 100 single family lots.

H. Street Stubs:

- 1. Connection to Street Stubs Required: New developments shall connect to any existing street stubs from adjacent properties.
- 2. Street Stub Prioritization: New development shall stub to all adjacent properties where practical at the rate of at least one street stub per 800 feet of property boundary when connecting to rural and suburban districts and at least one stub per 400 feet when connecting to urban districts. The location of new required street stubs shall be prioritized as follows: (See illustration below)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

REQUEST FOR BUARD ACT	ION
DESCRIPTION: Conditional Zoning for Townhome Commun	ity off Robinson Clemmer Road
AGENDA ITEM NO. 9.a	MEETING DATE: 03/17/2022
BACKGROUND INFORMATION:	
Attached below is the full staff report for the subject project.	
STAFF RECOMMENDATION: Recommend approval of for	the conditional regarding request
based on Robinson Clemmer site plan and application informa	
BOARD ACTION TAKEN:	

Staff Report

Zoning Map Amendment Request: 2022-01

Property Owners/Applicants: Eric Glenn Clemmer Irrevocable Trust

Authorized Agent: Eddie Moore, McAdams; Logan Creech, DR Horton

Current Zoning: Residential R-8

Proposed Zoning: CD R-5

Property Location: Subject site is located at 606 Robinson Clemmer Road; East of the Chapman Pointe community, West of Lower Dallas Highway, and South of the Town of Dallas Public Works Facility

Gaston County Parcel ID: 171882 & 171885

Request: The applicant is requesting a Conditional Rezoning for the development of a townhome community consisting of 100 attached single family units. There are a total of 16 buildings, with 4-7 units per building.

Staff Analysis: The subject site consists of two parcels. Two of the existing parcels contain single family detached homes. One remains wooded area. Site conditions as follows:

- Existing stream running along the northern boundary of parcel 171882.
- Flood zone just north and on the northeast portion of parcel 171882
- Proposed connection to Robinson Clemmer Road as only access with ROW continuation to the eastern boundary of the site.
- 2 amenities are represented: a tot lot next to lot 35, and a dog park located in the front of the site
- There is a 150' wide Duke Energy easement running east-west across the northern portion of parcel 171882

Town staff have had ongoing meetings and discussion with McAdams and DR Horton regarding the development of the subject site. Based on the limited access, staff recommended the development cap at 100 units since there is only one access point. The request for the rezoning allows lot width reduction to accommodate the proposed 20' wide interior units. The project would offer a unique living style for a variety of ages. Project includes sidewalks throughout the development which increases connectivity, two proposed amenity areas, and a 20' easement containing an 8' walking path for future connection along the floodplain.

Traffic: Trip generation has been provided based on the ITE Land Use – Multifamily Housing Low-Rise (Apartments) as well as Single-Family Attached Housing. Multifamily generated the highest trip generation, with 104 dwelling units expecting to generate a maximum of 745 daily trips, 50 in the AM Peak hour and 60 in the PM Peak hour. Based on the trip generation, a Traffic Impact Analysis will not be required for this project.

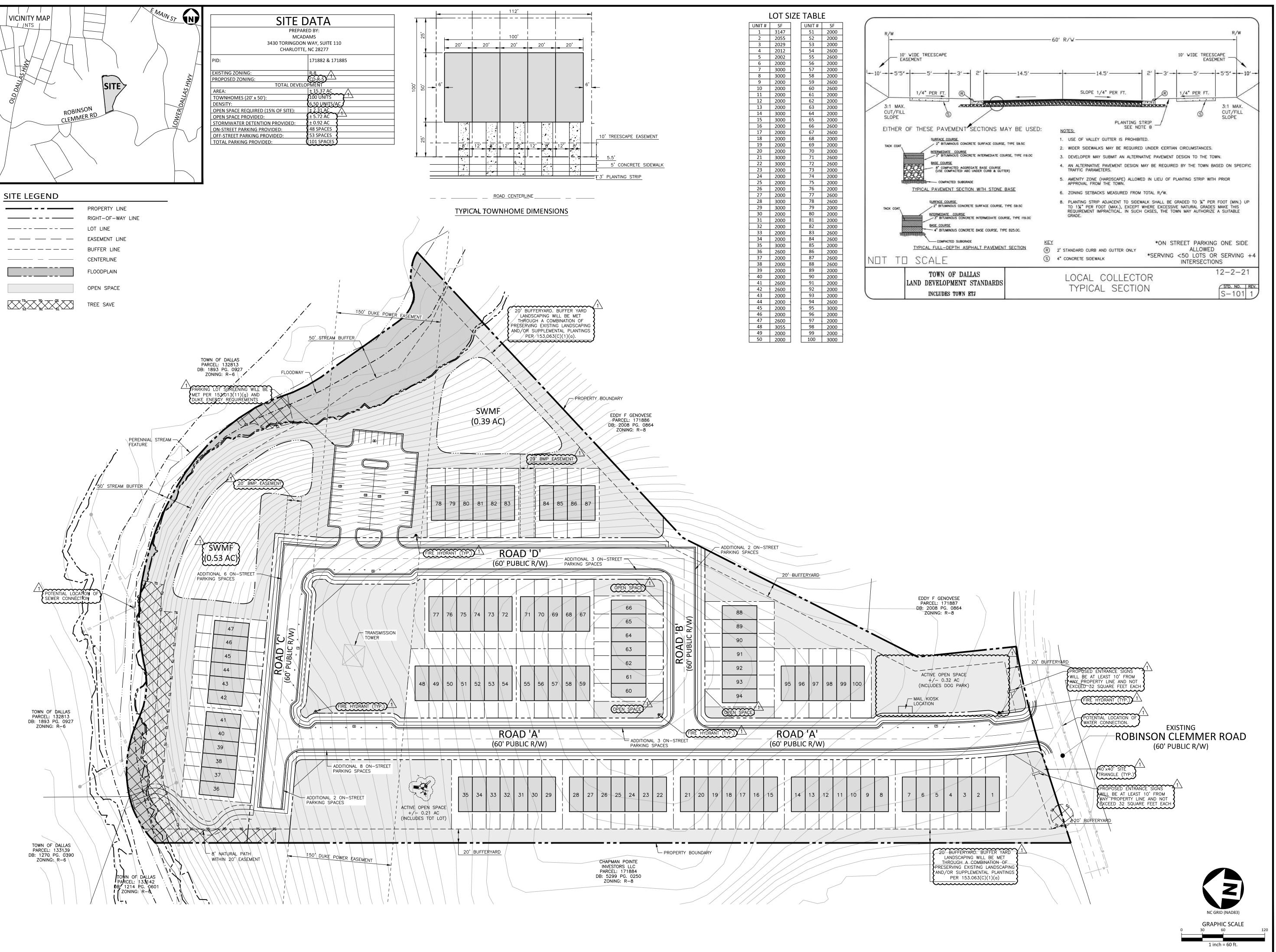
Parking: Site plan provides 2 parking spaces per lot. R-5 zoning requires 4 spaces per lot. A total of 101 additional off street and on street parking spaces are provided to supplement the deficit in R-5 required parking. With the onsite and additional parking the parking space total is 3 per unit. This is a requested allowance in Exhibit A.

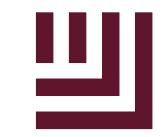
Comprehensive Land Use Plan: The proposed land use is inconsistent with the 2003 Comprehensive Land Use Plan's map designation as Residential agriculture. However, this LUP is dated, and interest in this area is for higher density housing. The property is adjacent to higher density zoning districts to the west and north.

Staff Recommendation: The proposed conditional zoning district is the appropriate classification for a project of this nature and location. The proposal offers additional housing that is not currently available in Dallas. Conditions should be agreed upon so that the proposal is a proper fit for the area. Appendix A has been provided by staff as the proposed conditions. Staff is in favor of the project and recommends the Planning Board recommend approval to the Board of Aldermen.

STATEMENTS OF CONSISTENCY AND REASONABLENESS FOR CD-2022-01

The proposed conditional zoning is inconsistent with the Future Landau However, the 2003 land use plan is dated, and growing interest in landau primarily higher density residential. Given this property is consistent as adjacent to R-8 and R-6 zoning districts to the west and north responding request is reasonable and in the best interest of the communications.	land between Dallas and Gastonia is nt with surrounding interest, as well espectively, the proposed conditional
STATEMENTS OF CONSISTENCY AND REASONABLENESS AGAINST C	:D-2022-01
The proposed conditional zoning is inconsistent with the Future Lar property is designated as Residential Agriculture, which was meant Gastonia. The proposed development does not fit this projected la and not in the best interest of the community.	t to be a buffer between Dallas and
Statement Adopted:	-
Curtis Wilson, Chairman	Date





MCADAMS

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> phone 704. 527. 0800 fax 919. 361. 2269

license number: C-0293, C-187
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CLIENT

D.R. HORTON - CHARLOTTE DIVISION 8025 ARROWRIDGE BOULEVARD CHARLOTTE, NORTH CAROLINA 28273

D·R·HORTON*

America's Builder

MMER 1ES AN WER ROAD

REZONING PLAN
600 ROBINSON CLEMMER ROA

REVISIONS

NO. DATE

1 03. 04. 2022 PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO. DRH-21005
FILENAME DRH21005-RZ1
CHECKED BY EM
DRAWN BY JDS
SCALE 1"=60'
DATE 01. 13. 2022

SHEET

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REZONING PLAN

RZ.01

DEVELOPMENT STANDARDS DR HORTON

Site Development Data:

Acreage: +- 15.37 acres

Parcel Numbers: 171882 and 171885

Existing Zoning: R-8
Proposed Zoning: (CD-R-5)

Existing Uses: Residential and Vacant

roposed Uses: {Up to 100 single-family attached dwellings (6.5 Dwelling units per acre) }

General Provisions

These Development Standards form part of the Conditional Rezoning Plan associated with the Rezoning Petition filed by DR Horton (the "Petitioner") to accommodate the development of a single-family attached residential community on that approximately 15.37-acre site located on north of Robinson Clemmer Road, which is more particularly depicted on the Conditional Rezoning Plan (the "Site"). The Site is comprised of Parcel Numbers 171882 and 171885.

Development of the Site shall be governed by the Rezoning Plan, these Development Standards, and the applicable provisions of the Town of Dallas Code of Ordinances (the "Ordinance"). Unless the Conditional Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-5 Zoning District shall govern all development taking place on the Site.

The development depicted on the Conditional Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal public streets and the internal private streets, alleys or drives depicted on the Conditional Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

Future amendments to the Conditional Rezoning Plan and/or these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of the Ordinance.

2. Permitted Uses and Maximum Development

The Site may be developed with up to 100 single-family attached dwellings, together with any incidental and accessory uses related thereto that are allowed in the R-5 Zoning District.

3. Transportation

- a) Vehicular access will be as generally depicted on the Conditional Rezoning Plan. The placement and configuration of the vehicular access point shown on the Conditional Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by Town of Dallas for approval.
- b) As depicted on the Conditional Rezoning Plan, the Site will be served by public streets.
- c) The Petitioner shall provide a minimum 6 foot wide sidewalk along the northern side of Robinson Clemmer Road. Since Robinson Clemmer Road is a NCDOT maintained street, a fee in lieu option shall be available for the installation of the sidewalk and curb and gutter along the Site frontage.

d) Internal sidewalks shall be provided along all public streets throughout the Site

- e) The Petitioner shall dedicate a 20 foot Greenway easement and construct an 8 foot natural path depicted on the Conditional Rezoning Plan as a potential pedestrian connection to the Town's existing park
- f) Traffic regulations and signs per 153.027(E)(3) will be provided as part of the Construction Drawings.

Architectural Standards

- (a) The building materials used on the principal dwellings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, and/or vinyl.
- The building materials used on the front elevation of the principal dwellings, facing a public street, shall incorporate brick, stone, precast stone, precast concrete, or synthetic stone accents.
- (b) When vinyl siding is used as a building material, on the proposed dwellings, the minimum thickness of the proposed vinyl will be a minimum of .042 inches.

Open Space, Streetscape and Landscaping

- (a) The Petitioner shall provide approximately 5.72 acres or 37.25% of the site area as open space throughout the Site as generally depicted on the Conditional Rezoning Plan. Approximately .32 acres of the Site will include a fenced dog park next to Unit 100 as Active Open space. This area will also include the mail kiosk and accessed by on-street parking spaces. In addition, approximately .21 acres of the site will include a tot lot between Unit 35 and the Duke right-of-way as Active Open Space.
- b) The Petitioner shall provide approximately .53 acres or 3.5% of the site area as tree save as generally depicted on the Conditional Rezoning Plan. The tree save area is also part of a) above.
- (c) All common open space areas will maintained by a Home Owners Association and restrictive covenants will be created for the open space areas and overall development of site.
- d) Proposed single-family attached dwellings will have a 1-car garage and front loaded garage access. No garages will face Robinson Clemmer Road or adjacent parcels.

6. **Environmental Features**

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

7. <u>Lighting</u>

a) All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

Alternate Methods of Compliance

Below are a list of alternate design provisions for this development based on the Conditional Rezoning:

- a) Reduce the minimum number of required parking spaces for each dwelling from 4 to 3 spaces based on the 1-car garages provided for the dwellings.
- b) A minimum of 101 on-street and off-street visitor parking spaces are provided in the general areas outlined on the Conditional Rezoning Plan.

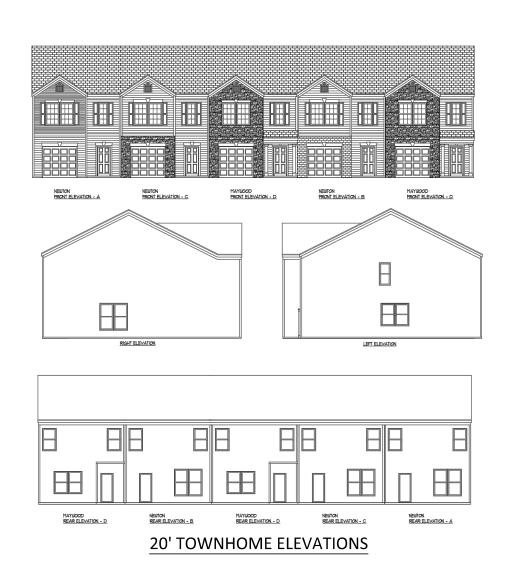
9. <u>Amendments to Rezoning Plan</u>

Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of the Ordinance.

Further alterations or modifications to this Conditional Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of the Ordinance, as applicable.

10. Binding Effect of the Rezoning Documents and Definitions

- a) If this Conditional Rezoning Plan is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- b) Throughout these Development Standards, the terms, "Petitioner" and "Owner" and "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.





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CLIENT

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BINSON CLEMMER
TOWNHOMES
REZONING PLAN

80

00

REVISIONS

NO. DATE

1 03. 04. 2022 PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO. DRH-21005
FILENAME DRH21005-RZ1
CHECKED BY EM
DRAWN BY JDS

SCALE
DATE 01. 13. 2022

SHEET

RZ.02

REZONING NOTES



Written Consent for Zoning Conditions

The petitioner hereby expressly consents to all z attached to this as Exhibit A:	zoning conditions listed in this report and
ATTEST: Ellic Mm	03/03/2022
Authorized agent/property owner	Date
Eddie Moore	
Print Name	

Exhibit A

- 1. The proposed development shall be in compliance with the requirements of the Dallas code of ordinances with the added relief of:
 - a. Off Street Parking Reduction from 4 spaces to 3 spaces with additional 101 off street and on street parking provided
 - b. Interior lots:
 - i. Size reduction from 4,500 square feet to 2,000 square feet
 - ii. Width reduction from 40 feet to 20 feet
 - c. Corner Lots:
 - i. lot size from 5,000 square feet to 2,600 square feet
 - ii. Width reduction from 45 feet to 26 feet
- 2. All principal dwellings street facing facade shall incorporate brick, stone, precast stone, precast concrete, or synthetic stone accents.
- 3. Petitioner shall dedicate a 20' greenway easement and construct an 8' natural path depicted on the rezoning plan as potential pedestrian connection to existing Town Park.
- 4. Street frontage along Robinson Clemmer Road shall be developed to meet Town Standards, including, but not limited to, the addition of sidewalk, curb and gutter. Pending NCDOT objection to sidewalk and/or curb and gutter, the Developer agrees to payment in lieu of, at cost. Payment in lieu shall be due upon construction drawing approval.
- 5. 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 plan, issuance of permits, or commencement of construction.
- 6. Conditional Zoning approval is valid for a period of 24 months from the date of approval.



LETTER OF TRANSMITTAL

To:	Nolan G	Broce – Developi	ment Services Director	_ Date:	January 19, 2022			
	Town o	f Dallas – Town	Administration	_				
	210 N.	Holland Street		_				
	Dallas,	NC 28034-1625		_				
	704-922	2-3176		_				
Re:	Robinso	on Clemmer		Job No.:	DRH21005			
	Condition	onal Rezoning P		_				
am sei	nding you	the following ite	m(s):					
QUA	NTITY	UNIT		DESCRIP	TION			
	1		\$500 Conditional Rezonia	ng Fee + App	lication			
	1		Mailing List within 500' +	Мар				
	1		Conditional Rezoning Pla	an				
These a	are transn	nitted as checked	d below:					
	As requ	uested			ruse			
\boxtimes	For app	oroval						
\boxtimes	For review and comment							
Remar	ks:							
Copy	to:			Signed:	Eddic M Eddie Moore			
	-				704-724-3594			
	<u> </u>				emoore@mcadamsco.com			

Charlotte

3430 Toringdon Way, Suite 110 Charlotte, North Carolina 28277 (980) 729-6079 Direct

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COMMUNITY MEETING REPORT ROBINSON CLEMMER ROAD

PETITIONER: DR HORTON

agent: eddie moore, aicp, mcadams $\mathcal{E}_{\mathcal{M}}$

PARCEL #'s: 171882 + 171885

SITE: NORTH OF ROBINSON CLEMMER ROAD + OPPOSITE BRADLEY RD

DATE: FEBRUARY 8, 2022

This Community Meeting Report is being filed with the Town of Dallas Development Services Department and available for review.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Thursday, February 3, 2022. McAdams mailed a written notice of the date, time, and method to access Zoom, of the Community Meeting to the individuals and organizations set out on **EXHIBIT A** by depositing the Community Meeting Notice in the U.S. First Class Mail on January 20, 2022. A copy of the written notice is attached as **EXHIBIT B**.

TIME AND LOCATION OF MEETING:

The Community Meeting, required by the Ordinance, was held virtually via Zoom, on Thursday, February 3, 2022 at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

A virtual sign in sheet from the required Community Meeting was created and those residents that requested a RSVP to and attended the Community Meeting is attached as **EXHIBIT C**.

Eddie Moore with McAdams conducted the meeting. In addition, Tim Derylak, Logan Foster Creech, and James Matheson with DR Horton attended the meeting.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Applicant's Presentation.

<u>Introduction and Overview of Rezoning + Development Plan:</u>

Eddie Moore, with McAdams opened the meeting and introduced the Petitioner, Tim Derylak, Logan Foster Creech, and James Matheson with DR Horton.

Mr. Creech provided an overview of DR Horton and where DR Horton is developing within the Charlotte market. Mr. Moore provided an overview of the site, proposed number of dwellings, area zoning, and site constraints. He provided information on the proposed CD-R-5 zoning district and described the type of development intended as a single-family attached neighborhood.

The proposed CD-R-5 rezoning plan will be conditional and all voluntary conditions run with property. The site is conditioned for up to 100 single-family attached dwellings and each dwelling will have an attached garage. The plan proposes a maximum residential density of approximately 6.5 dwelling units per acre. The plan proposes approximately 3% of the site as tree save and approximately 34% of the site as designated open space. The development offers an active amenity area proposed at the entrance of the neighborhood and 101 on-street and off-street parking spaces for residents and visitors.

II. <u>Summary of Questions/Comments and Responses:</u>

Attendees made the following statements and asked the following questions and the development team provided responses to those questions:

- 1. The Duke powerline I noticed you will build on the north side. Is this permitted? Yes, we are hand have been coordinating with Duke on the layout of the plan, including the street crossings and parking within the right-of-way.
- 2. Are you relocating Bradley Road? Bradley Road will not be relocated.
- 3. Will this be maintained by the homeowners association? The powerline. *Maintenance for all open spaces will ultimately be the responsibility of the established Homeowners Association.*
- 4. One thing to clarify. The Town does not send mailers for Planning Board Meetings. These meetings are open to the public, but are not public hearings. Mailers will be sent prior to the Public Hearing in front of the Board of Aldermen. *Noted*.
- 5. Is Dallas planning on Annexing the entire 15 acres as only a small portion is in the city? A portion of the site is located within the Town limits. The remaining portion of the site is located within the Town's ETJ and will be voluntarily annexed.
- 6. Will the one entrance be enough for the density? Yes. Discussions have occurred with the Town and any additional dwellings will require a second entrance. A proposed eastern stub street is provided for future connectivity, should that parcel redevelop in the future.
- 7. How many people on the call? There are 10 total and 6 requested the meeting link.
- 8. Are you doing a traffic study to determine the impact of this development as Robinson Clemmer is used now as a cut through for lots of vehicles including Emergency vehicles? Yes, the scoping for a Traffic Impact Analysis is underway with Town staff and NCDOT. Any required traffic/street improvements will be incorporated into the design of the site.
- 9. Is the western portion of Road C also going to be built for future connectivity? That is a great question and the proposed street right-of-way can be extended to the west creating another point of future connectivity.

- 10. My question is based on the fact that Robinson Clemmer is an older road and my property lines fall within the road itself but not 30 feet from the center of the road. It is common for established NCDOT street rights-of-way to have property lines that encroach into these areas.
- 11. Did I miss what the selling prices are planned? Once the rezoning is approved, there will be necessary time to obtain permits, construct infrastructure, and build the dwellings. Based on today's market, the price point is approximately \$275,000 per dwelling. This may fluctuate once the dwellings are in the market for-sale.

Mr. Moore thanked everyone in attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes made to the plan due to meeting input.

OWNERLASTN	OWNERFIRST	MAILADDR1	CITY	STATE	ZIPCODE
TOWN OF DALLAS		210 N HOLLAND ST	DALLAS	NC	28034
LAINEZ	HECTOR L	331 ROSEWOOD LANE EXT	DALLAS	NC	28034
BREEST	ROBERT	309 ROSEWOOD LANE EXT	DALLAS	NC	28034
BELL	ALLISON	325 ROSEWOOD LANE EXT	DALLAS	NC	28034
MORGAN	FRANK	321 ROSEWOOD LANE EXT	DALLAS	NC	28034
BRIGGS	RALPH	527 BUCKLE BEE RD	DALLAS	NC	28034
ERIC GLENN CLEMMER IRREVOC TR		PO BOX 111	CASAR	NC	28020
WOOTEN	ALAN	2018 OLD SPENCER MOUNTAIN RD	DALLAS	NC	28034
SANTOS	OSCAR	702 ROBINSON CLEMMER RD	DALLAS	NC	28034
GENOVESE	EDDY	610 ROBINSON CLEMMER RD	DALLAS	NC	28034
MALKER	LINDA	517 S SPARGO ST	DALLAS	NC	28034
HEIRS OF ARCHIE VENIE		1629 WOODFIELD RD	FAYETTEVILLE	NC	28303
CHAPMAN POINTE INVESTORS LLC		245 W MAIN AVE	GASTONIA	NC	28052
LOWERY	LESLIE	1004 WOODDALE CIR	DALLAS	NC	28034
HEIRS OF JOHN PRESSLEY		1006 WOODDALE CIR	DALLAS	NC	28034
ARMSTRONG	SHIRLEY	414 ROBINSON CLEMMER RD	DALLAS	NC	28034
HOLLAND	MICHAEL A	PO BOX 327	DALLAS	NC	28034
STEWART	JACQUELINE	415 ROBINSON CLEMMER RD	DALLAS	NC	28034
NIX	LYNN	503 ROBINSON CLEMMER RD	DALLAS	NC	28034
CORBIN	SARA	511 ROBINSON CLEMMER RD	DALLAS	NC	28034
DAVIS	AMY	603 ROBINSON CLEMMER RD	DALLAS	NC	28034
NEUNZIG	ROBERT	813 ROBINSON CLEMMER RD	DALLAS	NC	28034
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BEAVER	PEGGY	701 ROBINSON CLEMMER RD	DALLAS	NC	28034
DARBY	NICKY	607 ROBINSON CLEMMER RD	DALLAS	NC	28034
BEAVER	COLAN	701 ROBINSON CLEMMER RD	DALLAS	NC	28034
RAMEY	MARTHA	PO BOX 1071	DALLAS	NC	28034



COMMUNITY MEETING NOTICE

TO: NEIGHBORING PROPERTY OWNERS

FROM: EDDIE MOORE, AICP – MCADAMS (LAND DEVELOPMENT DESIGN FIRM FOR PROJECT)

ZM.

RE: NOTICE OF REZONING - +- 15.37 ACRES

PARCEL ID's: 171882 + 171885

PETITIONER: DR HORTON

SITE: NORTH OF ROBINSON CLEMMER RD + EAST OF CHAPMAN POINTE APARTMENTS (600 + 606

ROBINSON CLEMMER RD)

DATE: JANUARY 20, 2022

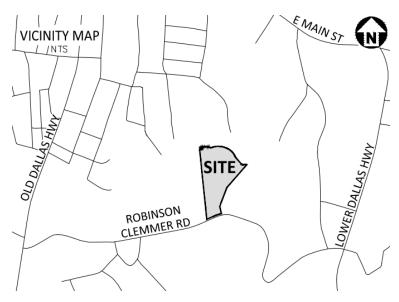
This letter serves as written notice and RSVP of a community meeting that will be held virtually on <u>Thursday, February</u> <u>3, 2022</u>. The meeting will promptly begin at 6:00pm and end at 7:00pm that will include a presentation of the proposed development with ample time for questions and answers.

The Petitioner of the property, DR Horton, is requesting a conditional rezoning of approximately 15 acres for a single-family attached residential development.

If you are interested in attending this virtual meeting, please email me at emoore@mcadamsco.com and I will forward you a link to access the virtual meeting.

WHILE REQUESTING THE MEETING LINK, PLEASE PROVIDE ME YOUR PROPERTY ADDRESS AND/OR WHO YOU ARE REPRESENTING, OTHER THAN YOURSELF. YOUR INFORMATION WILL BECOME PART OF A VIRTUAL SIGN-IN SHEET THAT WILL BE PROVIDED TO TOWN STAFF AS PROOF OF THE MEETING.

Below is the site location outlined in gray. Please feel free to email or call me at 704-724-3594 if you have any questions prior to the meeting. Thank you for your time and look forward to meeting with you on Thursday, February 3rd.





<u>COMMUNITY MEETING – REQUESTED RSVP + ATTENDANCE LIST</u> <u>ROBINSON CLEMMER</u>

Below is a list of individuals and/or organizations that requested a RSVP to and attended the Thursday, February 3, 2022 Virtual Community Meeting.

NAME	ADDRESS	REPRESENTING	EMAIL	ATTENDED (Y/N)
Sarah J. Corbin	511 Robinson Clemmer Rd	Self	sarabelle22@gmail.com	N
Troy Traverise	806 Robinson Clemmer Rd	Self	troysold1@gmail.com	Υ
Mike Holland		Self	mhollandmx@icloud.com	N
Gina Ramsey	610 Robinson Clemmer Rd	Eddy Genovese	ginaramsey1127@gmail.com	Υ
Lauren Greene	503 Robinson Clemmer Rd	Self	laurenbnix@gmail.com	Υ
Dean Darby	607 Robinson Clemmer Rd	Self	nddarby58@msn.com	Υ
Nolan Groce		Town of Dallas	ngroce@dallasnc.net	Υ
Brian Finnegan		Town of Dallas	bfinnegan@dallasnc.net	Υ

COMMUNITY MEETING

REZONING - R-8 TO CD-R-5

SINGLE-FAMILY ATTACHED DWELLINGS ROBINSON CLEMMER ROAD

FEBRUARY 3, 2021





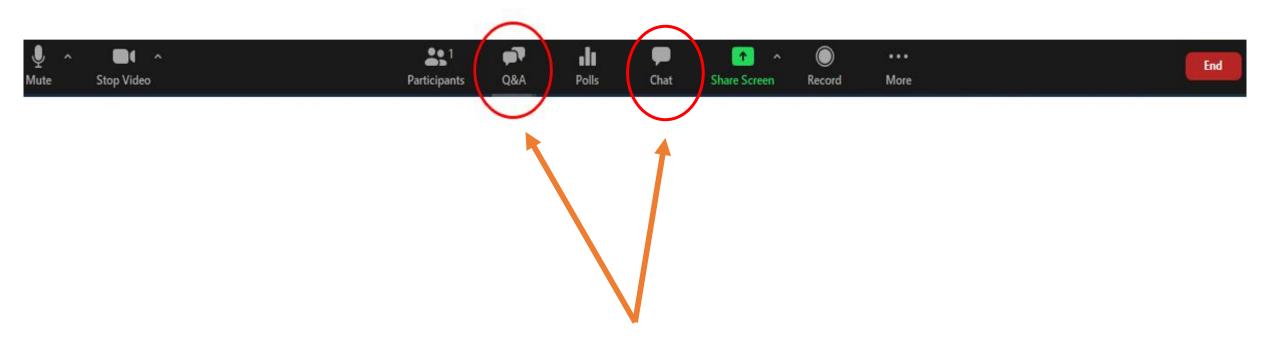
TIM DERYLAK
LOGAN FOSTER CREECH



EDDIE MOORE, AICP DIRECTOR, PLANNING + ENTITLEMENT



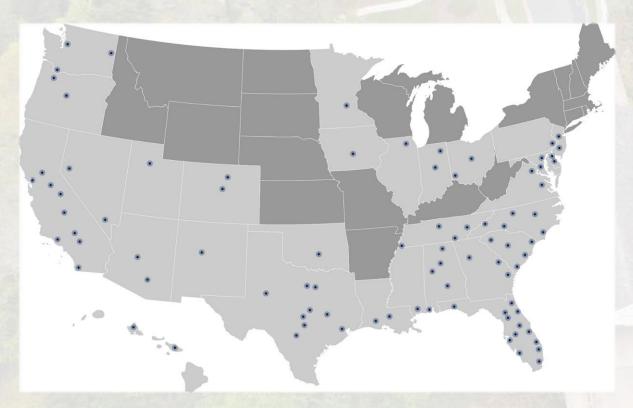
AT THE END: QUESTIONS + DISCUSSION

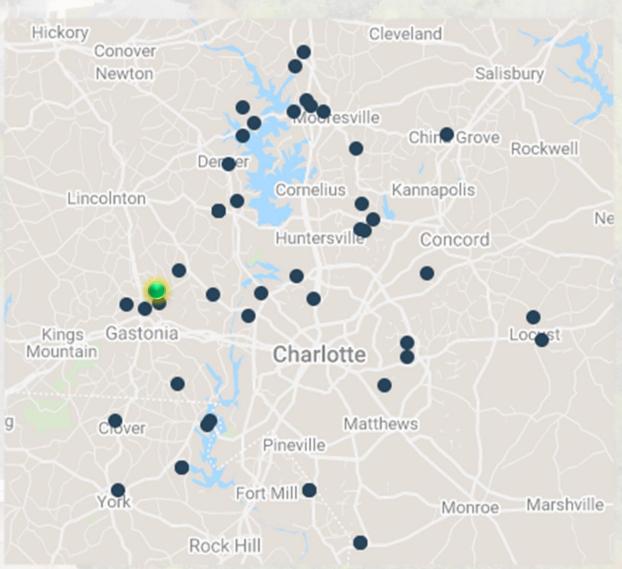


BEST WAY TO ASK QUESTIONS

D·R·HORTON° America's Builder

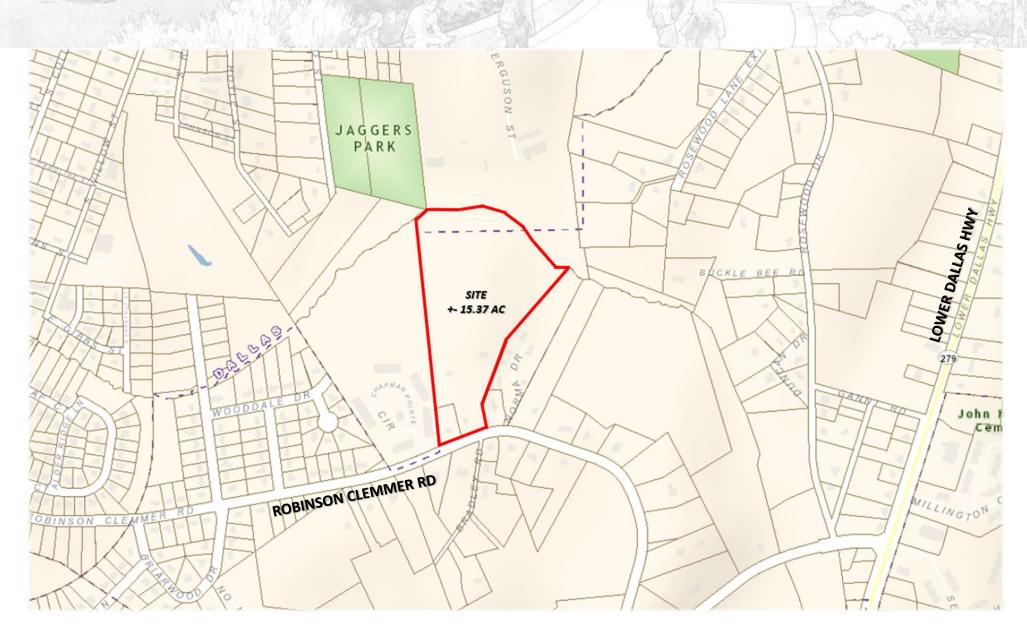
- LARGEST BUILDER IN AMERICA
- LOCATED IN 88 MARKETS ACROSS 29 STATES
- ACTIVELY BUILDING IN 41 COMMUNITIES IN THE CHARLOTTE AREA







PROPERTY LOCATION





PROPERTY LOCATION



MCADAMS AREA ZONING R-6 JAGGERS PARK RS-8 SITE John ROBINSON CLEMMER RD



PERMITTED USES CHART

		Residential							
REQUESTING CD-R-5		R-	R-		R-		R-	RMF	RMF-
		15	12	10	8	6	5		Н
	RESIDENTIAL								
	Single-family dwellings (attached)						\bigotimes		
	Single-family dwellings (detached)	X	Χ	X	X	Χ	Х		
	Manufactured/mobile homes					Х			
	Trailer camps/mobile home parks					Х			
	Multi-family residential				X	Х		Х	Х





CERTAINTY ON DEVELOPMENT

COMMUNITY ENGAGEMENT

HIGHER LEVEL DESIGN STANDARDS

PUBLIC BENEFIT



POTENTIAL OUTCOMES:

- CONNECTIVITY
- HIGHER QUALITY OPEN SPACES
- OFF SITE TRANSPORTATION IMPROVEMENTS
- INPUT ON SITE DESIGN





ILLUSTRATIVE ELEVATION



D·R·HORTON° America's Builder

AMENITY CONCEPTS







REZONING CONDITIONS / COMMITMENTS

- ✓ DEVELOPMENT <u>MUST</u> FOLLOW <u>APPROVED CONDITIONAL REZONING PLAN</u>:
 - SINGLE-FAMILY ATTACHED DEVELOPMENT
 - MAX 100 DWELLINGS, 6.5 HOMES PER ACRE
 - 101 ON-STREET + OFF STREET PARKING SPACES
 - +- 3% TREE SAVE = TREE SAVE PRESERVATION (NONE REQUIRED)
 - +- 34% SITE = OPEN SPACE (15% REQUIRED)
 - FACADES OF DWELLINGS SHALL INCLUDE BRICK, STONE, PRECAST
 CONCRETE, OR SYNTHETIC STONE ACCENTS
 - ALL DWELLINGS WILL HAVE AN ATTACHED GARAGE
 - AVAILABLE ON + OFF-STREET VISITOR PARKING
 - ACTIVE AMENITY AREA AT ENTRANCE





- ✓ THURSDAY, 3/17 PLANNING BOARD
- ✓ TUESDAY, 4/26 BOARD OF ALDERMAN WORK SESSION
- ✓ TUESDAY, 5/10 BOARD OF ALDERMAN DECISION



QUESTIONS + DISCUSSION



COMMUNITY MEETING NOTICE

TO:

NEIGHBORING PROPERTY OWNERS

FROM:

EDDIE MOORE, AICP – MCADAMS (LAND DEVELOPMENT DESIGN FIRM FOR PROJECT)

-W/

RE:

NOTICE OF REZONING - +- 15.37 ACRES

PARCEL ID's:

171882 + 171885

PETITIONER:

DR HORTON

SITE:

NORTH OF ROBINSON CLEMMER RD + EAST OF CHAPMAN POINTE APARTMENTS (600 + 606

ROBINSON CLEMMER RD)

DATE:

JANUARY 20, 2022

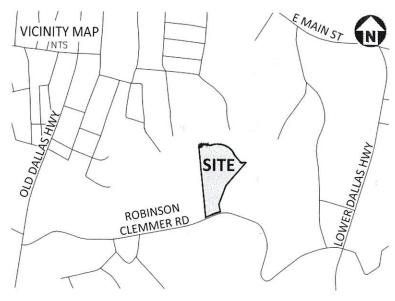
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The Petitioner of the property, DR Horton, is requesting a conditional rezoning of approximately 15 acres for a single-family attached residential development.

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WHILE REQUESTING THE MEETING LINK, PLEASE PROVIDE ME YOUR PROPERTY ADDRESS AND/OR WHO YOU ARE REPRESENTING, OTHER THAN YOURSELF. YOUR INFORMATION WILL BECOME PART OF A VIRTUAL SIGN-IN SHEET THAT WILL BE PROVIDED TO TOWN STAFF AS PROOF OF THE MEETING.

Below is the site location outlined in gray. Please feel free to email or call me at 704-724-3594 if you have any questions prior to the meeting. Thank you for your time and look forward to meeting with you on Thursday, February 3rd.





File Copy - Do Not Mail

TOWN OF DALLAS 210 N HOLLAND ST

Check Number Date

1261799 01/14/22

DRH Inc Controlled Disbr Acct.

PO Numb	Two	13DI ACCI		Stub 1	of 1				01/14/22
	011122	77		dress		Legal Desc	Gross	Deductions	1685803
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TOWN OF DALLAS 210 N HOLLAND ST

Check Number Date

1261799 01/14/22

DRH Inc Controlled Disbr Acct,

PO Numb	Invoice Number			Stub 1	of 1				01/14/22
	011122		Y	ddress		Legal Desc	Gross	Deductions	1685803
	/			į			500.00	**************************************	500.00
		<i></i>							

TOWN OF DALLAS

REZONING APPLICATION

Location of Property: 600 + 606 ROBINSON CLEMI	MER RD, DALLAS, NC 28034
Lot Size: +- 15.37 AC Current Zone/ Use: R-8 / RES	DENTIAL Parcel ID#_171882 + 171885
Name of Owner: ERIC GLENN CLEMMER IRREVO	CABLE TRUST *
Address of Owner: PO BOX 111, CASAR, NC 28020	
Owner Phone #: En	nail:
* OWNER + PETITIONER JOINDER AGREEMEN	NT ATTACHED
The undersigned hereby respectfully requests that the E provisions of the Dallas Zoning Code, Article VII, and in recommend to the Dallas Board of Aldermen, a Zoning	compliance with NCGS 160A-387,
<u>R-8</u> to <u>CZ-R-5</u> On the	following described property:
600 + 606 ROBINSON CLEMMER, FURTHER ID RD, DALLAS, NC 28034	ENTIFIED AS PARCEL ID # <u>171882 +</u> . 171885
I certify that all the information provided in this application	is accurate to the best of my knowledge,
information and belief. AGENT FOR PETITIONER: Ellic Management of the period of the p	
EDDIE MOORE, AICP - McADAMS, 3430 TORIN	IGDON WAY. 110. CHARLOTTE. NC 28277
704-724-3594, emoore@mcadamsco.com	JANUARY 13, 2022
Signature of applicant	Date
nolun Stale	1/24/2022
Development Services Director	Date

Rezoning Application Fee can be found on the Town of Dallas' fee schedule.

Checks to be made payable to the Town of Dallas.

ADJACENT PROPERTY OWNERS TO NOTIFY (This Section is for Staff Use)

Parcel ID#	Owner Name	Mailing Address
<u> </u>		
<u> </u>		
	·	

				·		
OFFICE USE ONLY	,					
	Date of Planning Board Hearing: Approved?					
Date of Board of Aldermen Meeting: Approved?						

REZONING PETITION SIGNATURE SHEET

Rezoning Attachment

Petitioner: DR Horton

The undersigned, as the petitioner for the rezoning of the parcels of land that are designated as Parcel #s 171882 and 171885 in Gaston County, North Carolina, requests the rezoning as more particularly described in the associated Rezoning Application.

Petitioner: DR Horton

Signature: Logan F. Creech	
Name (Printed): Logan F. Creech	
Entitlements Project Manager Title:	
Date: 1/17/2022	

REZONING PETITION JOINDER AGREEMENT

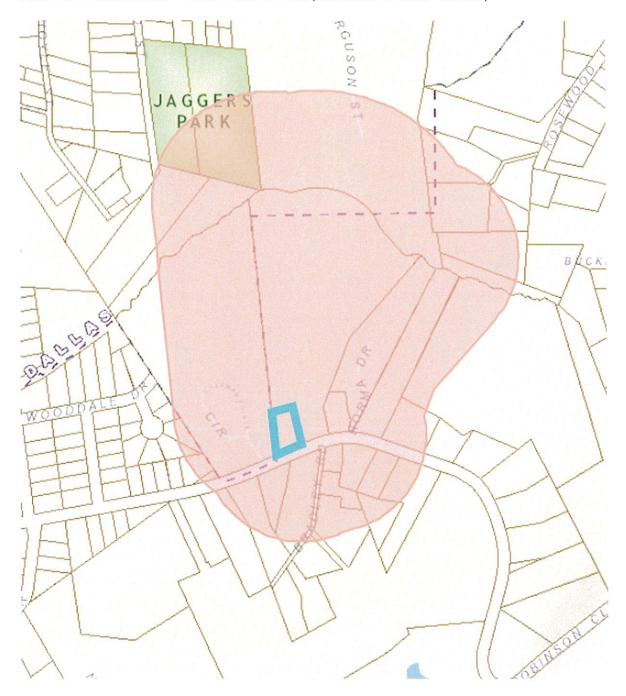
Petitioner: DR Horton

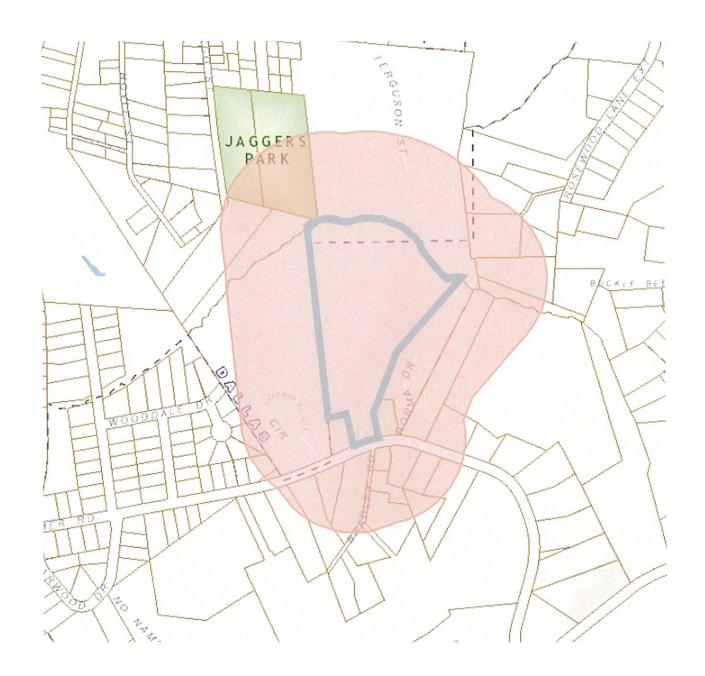
The undersigned, as the petitioner for the rezoning of the parcels of land that are designated as Parcel #s 171882 and 171885 in Gaston County, North Carolina and which is subject of the attached Rezoning Application, hereby joins in this Rezoning Application. If the application is a conditional rezoning, hereby agrees to the rezoning as more particularly depicted on the related Rezoning Site Plan and to subsequent changes to the rezoning site plan as part of this Rezoning Application.

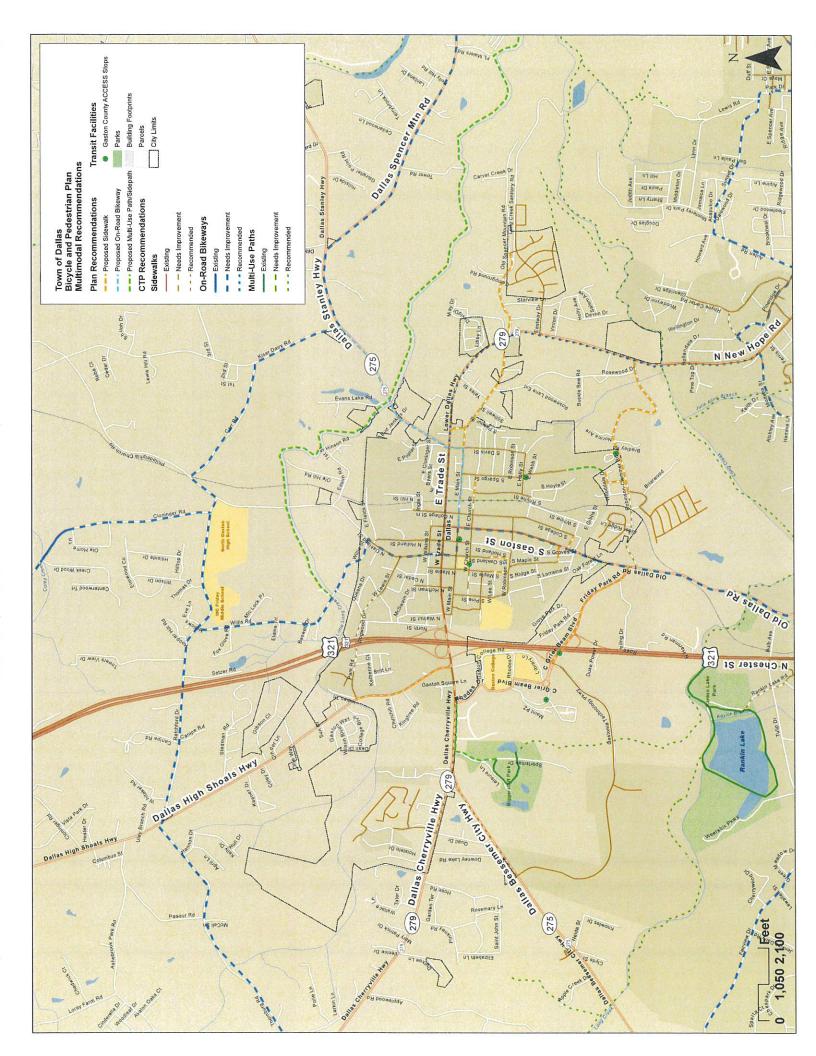
ERIC GLENN CLEMMER IRREVOCABLE TRUST PO BOX 111	
CASAR, NORTH CAROLINA 28020	
Signature Ow Ann	1 Hunter Census
	/ Hunter Clemmer
Title:	Trustec
Date: 1/12/22	

TOWN OF DALLAS LAINEZ BREEST BELL MORGAN MORGAN BRIGGS ERIC GLENN CLEMMER IRREVOC TR WOOTEN SANTOS GENOVESE HEIRS OF ARCHIE VENIE CHAPMAN POINTE INVESTORS LLC		DALLAS DALLAS DALLAS DALLAS		
~		DALLAS DALLAS DALLAS	NC	28034
·		DALLAS DALLAS	NC	28034
~		DALLAS	NC	28034
·	321 ROSEWOOD LANE EXT 527 BUCKLE BEE RD		NC	28034
	527 BUCKLE BEE RD	DALLAS	NC	28034
		DALLAS	SC	28034
	PU BUX III	CASAR	NC	28020
	2018 OLD SPENCER MOUNTAIN RD	RD DALLAS	NC	28034
	702 ROBINSON CLEMMER RD	DALLAS	NC	28034
	610 ROBINSON CLEMMER RD	DALLAS	SC	28034
HEIRS OF ARCHIE VENIE CHAPMAN POINTE INVESTORS LLC	517 S SPARGO ST	DALLAS	NC	28034
CHAPMAN POINTE INVESTORS LLC	1629 WOODFIELD RD	FAYETTEVILLE	NC	28303
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LOWERY	1004 WOODDALE CIR	DALLAS	NC	28034
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STEWART	INE 415 ROBINSON CLEMIMER RD	DALLAS	NC	28034
NIX	503 ROBINSON CLEMIMER RD	DALLAS	NC	28034
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DAVIS	603 ROBINSON CLEMIMER RD	DALLAS	NC	28034
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DARBY	607 ROBINSON CLEMIMER RD	DALLAS	NC	28034
BEAVER COLAN	701 ROBINSON CLEMIMER RD	DALLAS	NC	28034
RAMEY MARTHA	PO BOX 1071	DALLAS	NC	28034

PROPERTY OWNER MAPS – WITHIN 500' OF SITE (PARCEL #S 171882 + 171885)







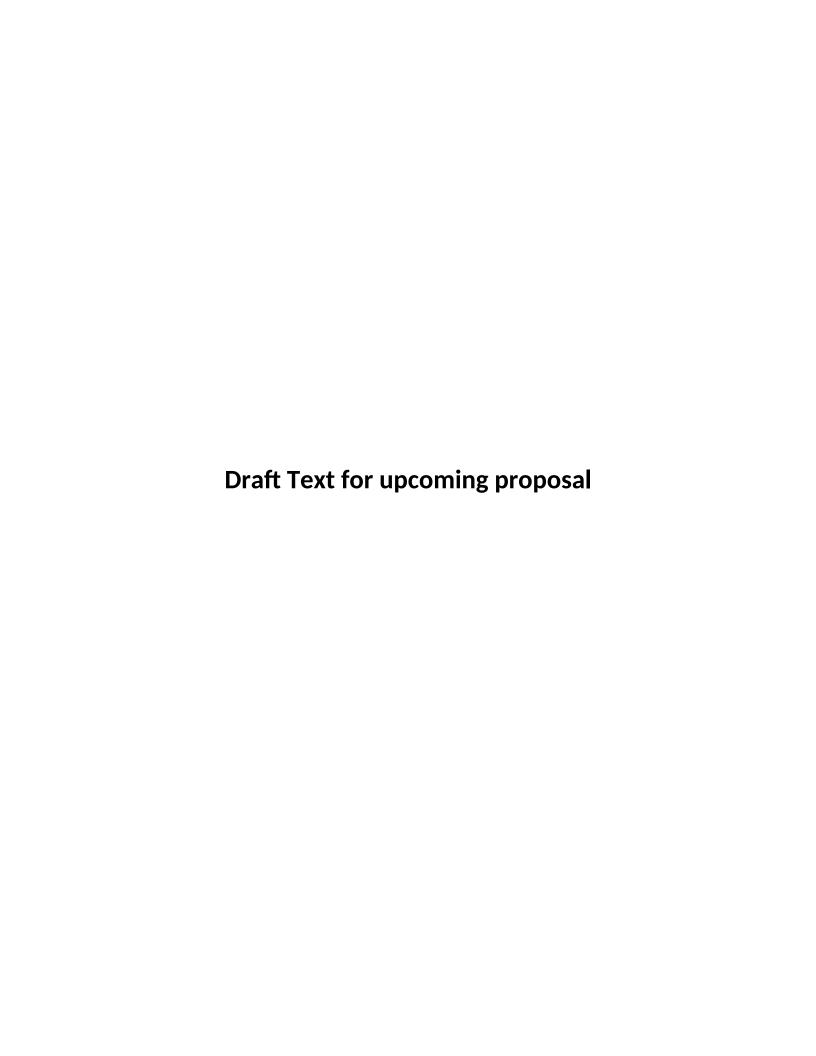
Robinson-Clemmer Trip Generation

Land Has IITE Codel	Weekday Daily	AM Peak Hour			PM Peak Hour			
Land Use [ITE Code]		Enter	Exit	Total	Enter	Exit	Total	
		220						
Multifamily Housing (Low Rise) [220]*	104 DUs	745	12	38	50	38	22	60
		215						
Single-Family Attached Housing (215)**	104 DUs	742	15	33	48	33	25	58
Difference between 2 ^e	15 and 220 Trips	-3	3	-5	-2	-5	3	-2

References:

^{*}Trip Generation, 10th Edition, Institute of Transportation Engineers, Washington, DC. 2017.

^{**}Trip Generation, 11th Edition, Institute of Transportation Engineers, Washington, DC. 2022.



LAYOUT 1

153.71 CONDITIONAL DISTRICT MINIMUM SITE PLAN REQUIREMENTS

(A) A complete application shall consist of the application petition and all accompanying fees, a signed affidavit from the property owner granting the applicant permission to request the rezoning if the applicant is not the property owner, and a site plan consisting of at minimum the information in the following table.

Required Conditional Zoning Site Plan Information	Information format
Development Site	
Conceptual site plan.	Represented on map
Site area	Inset
Proposed use of all land and structures, including the number of residential units and the total square footage of any non-residential development.	Represented on map. Description in notes
The property's total acreage, its zoning classification(s) (both existing and proposed), the general location in relation to major streets, railroads, and/or waterways, the date and a north arrow.	Notation on Site Plan
Proposed location of structures.	Represented on map
Proposed phasing, if any.	Represented on map
Proposed location and number of signs.	Represented on map
Dumpster location (if required) and screening.	Represented on map
Site acreage	Notation on Site Plan
Tax parcels included in rezoning	Notation on Site Plan
Existing zoning and setbacks	Notation on Site Plan
Proposed zoning and setbacks	Notation on Site Plan

Existing and proposed uses	Notation on Site Plan	
Residential Density	Notation on Site Plan	
Development phasing by use, area, and/or square footage and trigger for each phase. If TIA/roadway improvements are required, which phase triggers installation	Numbered phases represented on map. Details and specifics noted on site plan	
Location, type, and size of signage	Represented on map. Details noted on site plan	
Location, type, and size of lighting	Represented on map. Details noted on site plan	
Any proposed conditions or allowances	Represented on accompanying draft of Appendix A	
Any other site features not previously listed	Represented on map/ Notation on Site Plan	
Transportation		
All existing easements, reservations and rights-of-way.	Represented on map. Description in notes	
All existing and proposed points of access to public streets.	Represented on map	
Generalized traffic, parking, and circulation.	Represented on map. Additional typical if off-street parking	
Street right-of-way to be dedicated or reserved.	Represented on map	
Dedication and reservation of street rights-of-way to the Town of Dallas or NCDOT	Notation on Site Plan	
Transportation improvements constructed in conjunction with development	Notation on Site Plan	
Public vs. private streets	Represented on map. Notation on Site Plan	
Right-of-way abandonment requested	Represented on map. Notation on Site Plan	
Number and ratio of parking spaces	Notation on Site Plan	
Location of existing and proposed thoroughfares	Represented on map	

Landscaping All yards, buffers, screening, and landscaping required by 153.013/153.063 or proposed by the petitioner.	Represented on map
Environmental	
Topography at 5 foot intervals or less.	Represented on map
All floodplain areas.	Represented on map
The location of existing and proposed stormwater patterns and facilities intended to serve the proposed development.	Represented on map
Proposed treatment of natural features.	Notation on Site Plan
Open Space	
Location and acreage of open space.	Represented on map
Amount of open space	Notation on Site Plan
Location of proposed bike/pedestrian improvements	Represented on map
Reservation/dedication of open space	Represented on map. Notation on Site Plan
Location and size of open space	Represented on map
Amenities	Represented on map. Details noted on site plan
Streetscape	
All required sidewalk connections.	Represented on map
Street cross-section and other illustrations.	Cross-section and typical

Curb/Gutter Design	
Sidewalk and planting strip standards	Typical/ Notation on Site Plan
Special landscaping, buffer, and/or screening	Represented on map. Specifics in noted on site plan
Architectural Standards	
Building elevations.	Typical
Square Footage of non-residential uses	Notation on Site Plan
Floor area ratio	Notation on Site Plan
Maximum building height	Notation on Site Plan
Building Materials	Notation on Site Plan
Number of residential units and housing type(s)	Notation on Site Plan
Number of buildings	Represented on map. Notation on Site Plan
Fences/walls	Represented on map

⁽B) The Zoning Administrator may require additional information if necessary to ensure public safety or further clarify and demonstrate project impact on the surrounding community.

LAYOUT 2

153.71 CONDITIONAL DISTRICT MINIMUM SITE PLAN REQUIREMENTS

(A) A complete application shall consist of the application petition and all accompanying fees, a signed affidavit from the property owner granting the applicant permission to request the rezoning if the applicant is not the property owner, and a site plan consisting of at minimum the information in the following table.

Required Conditional Zoning Site Plan Information	Information format
Site Plan Map Elements	Standard Site Plan Formatting
Development	
Conceptual site plan.	
All existing easements, reservations and rights-of-way.	
Proposed use of all land and structures, including the number of residential units and the total square footage of any non-residential development.	
Proposed location of structures, numbered.	
Required/proposed yards and setbacks for each lot.	
Topography at 5 foot intervals or less.	
Dumpster location (if required) and screening.	
Numbered phases with boundaries	
Proposed location of signs	
Location of all lighting	
Location of fences/walls	
Transportation	
Generalized traffic, parking, and circulation.	
All existing and proposed points of access to public streets.	
Location of existing and proposed thoroughfares	
Street right-of-way to be dedicated or reserved.	

Clear labels of public vs. private streets		
Existing rights-of-way (label if propose to abandon)		
Landscaping		
Location of all landscaping required by 153.013/153.063		
Required screening		
Environmental		
All floodplain areas.		
The location of existing and proposed stormwater patterns and facilities intended to serve the proposed development.		
Stream buffer, if any.		
Wetland preservation		
Open Space		
Proposed connectivity for Bike/pedestrian trail		
Location and acreage of open space.		
Location of amenities		
Streetscape		
Sidewalks and planting strips		
All required sidewalk connections.		
Sight Plan Notations	Charts and Notations on Site Plan	
General		
Total site acreage		
Proposed treatment of natural features.		
General location in relation to major streets, railroads, and/or waterways, the date and a north arrow.		
Development phasing by use, area, and/or square footage and trigger for each phase. If TIA/roadway improvements are required, which phase triggers		

installation	
Tax parcels included in rezoning	
Existing zoning and setbacks	
Proposed zoning and setbacks	
Existing and proposed uses	
Floor area ratio	
Number of residential units and housing type(s)	
Maximum building height	
Residential Density	
Square Footage of non-residential uses	
Number of buildings and type (commercial/industrial/mix use/types of residential)	
Explanation of any other site features not listed	
Number and ratio of parking spaces	
Transportation	
Specifics of any Right-of-way abandonment requested	
TIA	
Landscaping	
Special landscaping, buffer, and/or screening	
Environmental	
Transportation improvements constructed in conjunction with development	
Open Space	
Total acreage of Open Space. Percentage of open space to overall development	
Reservation/dedication of open space	
Dimensions/description of bike/pedestrian trail	
Description of Amenities	
Streetscape	

Sidewalk and planting strip standards	
Curb/gutter design	
Architecture	
Building Materials	
Number of buildings	
Description of fences/walls	
Required Typical/Charts	
Site area	Inset
Transportation	
Right-of-way construction standards	Represented by street right-of-way cross-section
Parking standards and dimensions for off-street parking	Represented by typical
Architecture	
Building Elevations (including fences and walls)	Represented by typical
Landscaping	
Planting pattern and shrub density for buffers and planting strips	Represented by typical
D 1 1 A D 6	
Required Appendix A Draft Information	
Proposed Draft of Appendix A	.docx File
All initial proposed conditions	
All initial proposed allowances	

⁽B) The Zoning Administrator may require additional information if necessary to ensure public safety or further clarify and demonstrate project impact on the surrounding community.