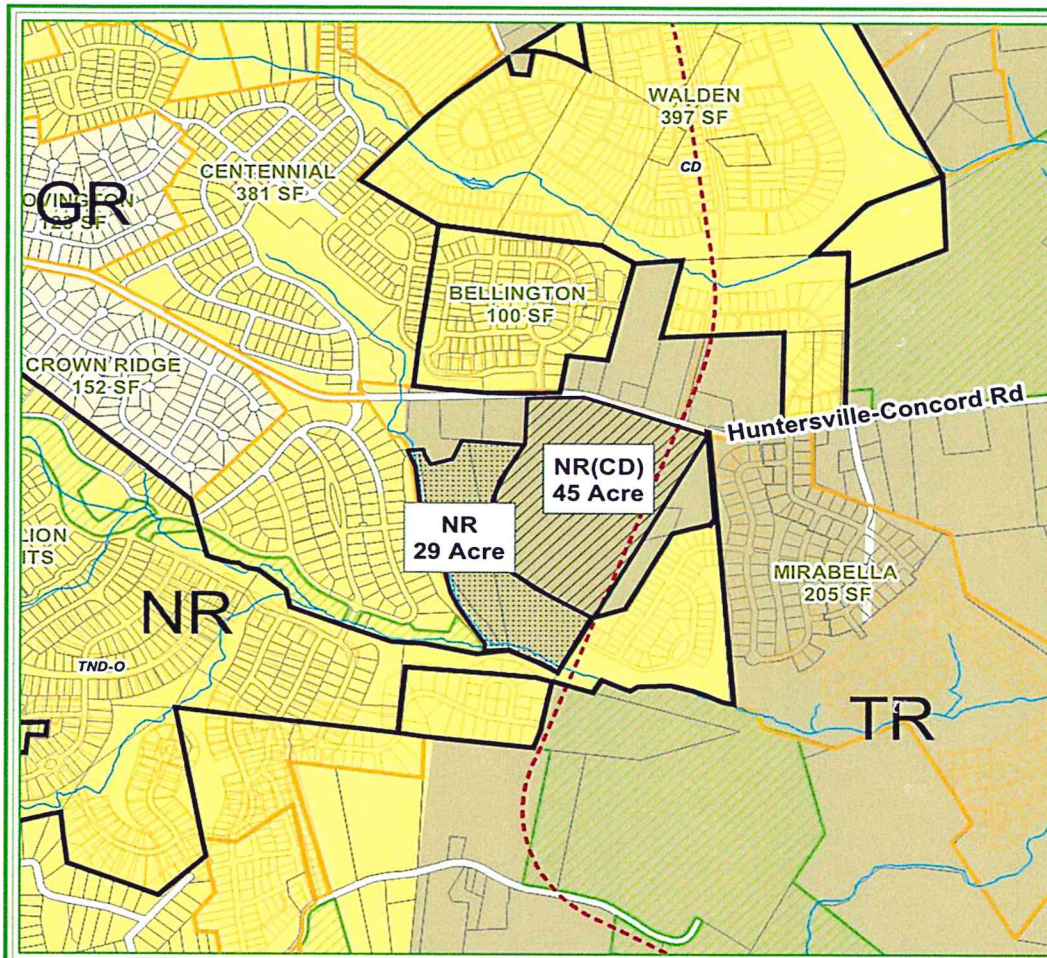


Petition R16-02 Cato Property Conditional District Rezoning

PART 1: PROJECT SUMMARY



Applicant: CalAtlantic Homes

Property Owner: William E. Cato (see Attachment A).

Property Address: N/A

Project Size: (+/-) 74-acres

Parcel Numbers:
01922108, 01939101 & 01939194

Current Zoning:
Transitional Residential (TR)

Current Land Use: farm, tree farm & vacant.

Proposed Zoning:
45 acres - Neighborhood Residential—Conditional District (NR-CD).
29 acres – Neighborhood Residential (NR).

Proposed Land Use:
45 acres - single-family res.
29 acres – tree farm.

- Purpose: Rezone 74 acres south of Huntersville-Concord Road (east Mirabella Subdivision) from Transitional Residential to Neighborhood Residential – Conditional District (NR-CD) and Neighborhood Residential (NR). Forty-five (45) acres are proposed for rezoning to create a 98-lot subdivision and 29 acres are being rezoned for continuity-only, there is no redevelopment proposed for that acreage. A Subdivision Sketch Plan for this project has also been submitted concurrent with this Rezoning Plan and will go to the Planning Board on June 28, 2016.
- Adjoining Zoning and Land Uses.
North: Transitional Residential (TR) – single-family (Bellington & Walden Subdivisions) & vacant.
South: Neighborhood Residential (NR) - single-family (Valencia Subdivision) & vacant.
East: Transitional Residential (TR) & Neighborhood Residential (NR) – single-family (Mirabella Subdivision) & vacant.
West: Neighborhood Residential (NR) – single-family (Vermillion Subdivision).

3. A neighborhood meeting was held on March 3, 2016. The complete meeting summary is provided in Attachment C. Questions/concerns centered mainly on traffic and transportation improvements along Huntersville-Concord Road.
4. Notice for this rezoning petition was given via letters sent to adjoining property owners, a legal ad placed in the Charlotte Observer and posting rezoning signs on the property in two (2) locations.

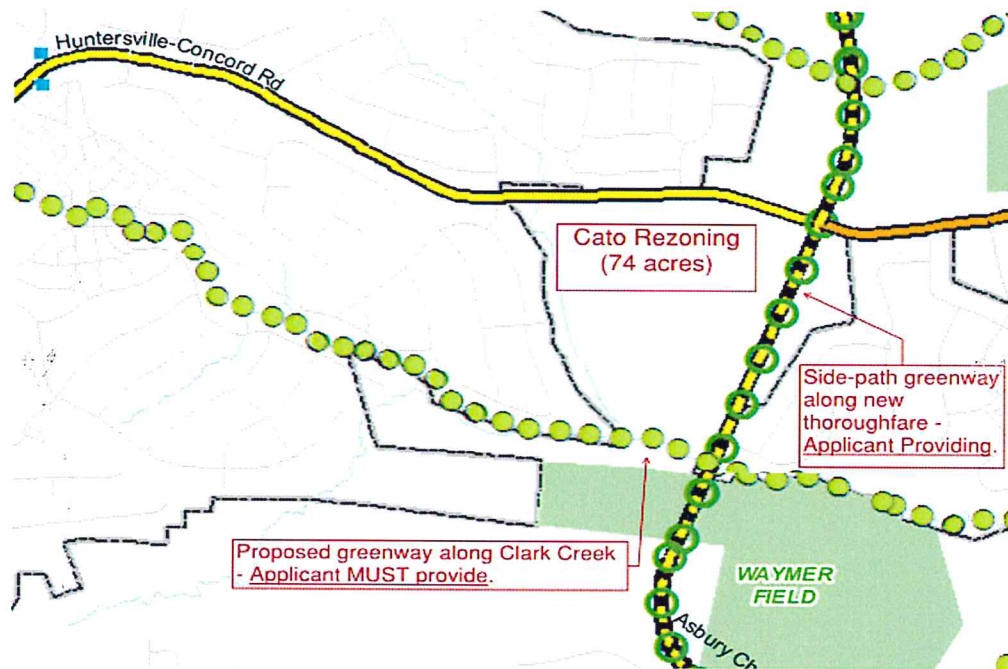
PART 2: REZONING/SITE PLAN ISSUES

The proposed Conditional District Plan is generally compliant with the Zoning Ordinance and Subdivision Regulations, significant elements include:

- 100% of the right-of-way required for the creation of a new Asbury Chapel Road thoroughfare is being dedicated to NCDOT and approx. 1,260 feet of the thoroughfare will be constructed to serve the project.
- A two (2) acre park is proposed for the center of the subdivision to serve as required Urban Open Space.
- Minimum Tree Preservation for the NR zone is 10%. The proposed NR-CD Rezoning Plan saves 32% of existing tree canopy.
- The subdivision will be developed as one (1) phase.
- The 45-acre NR-CD subdivision will be offered for voluntary annexation into the Town of Huntersville.

The rezoning plan has been reviewed and several issues must be addressed:

- The proposed buffers along both Huntersville-Concord Road and new Asbury Chapel Road are inconsistent with the development pattern that has been established for this section of Town through other rezonings. Aside from a few County-approved subdivisions that were approved prior to 1996, this area has developed under the Neighborhood Residential Zoning Regulations and have not oriented the rear of homes to Huntersville-Concord Road. Most all developments have been set back from the road and provide open spaces along the road (approx. 80' – 100', on average) and have either been left as natural areas / tree save or have created parks or other open space to emulate the historical farm-to-market nature of Huntersville-Concord Road. This subdivision proposes only 30 feet of open space and orients the rear of the homes along a major thoroughfare. If larger open space, with homes addressing the thoroughfares is not intended, than an Ordinance-compliant berm may be requested, subject to Planning Board review. UPDATE – the applicant is actively working with staff to resolve this issue.
- The Town of Huntersville Greenway Master Plan (2014) identifies a proposed greenway running along the South Prong of Clark Creek, which is the southern boundary of this proposed rezoning (see below). Article 11.3.7(h) stipulates that “in approving a petition to reclassify property to conditional zoning district... Conditions and site-specific standards imposed in a conditional district shall be limited to those that address the conformance of the development and use of the site to town ordinances, the officially adopted Huntersville Community Plan, other applicable adopted long range plans and those that address the impacts reasonable expected to be generated by the development or use of the site.” Therefore, adequate accommodation, such as an easement, should be provided for future greenway development.



- Staff RECOMMENDS that the “typical lot layout” diagrams utilize a recess for the garage from the front of the homes to provide adequate space for the 20’-deep driveway requirement and to create a more pedestrian-friendly streetscape. The applicant has expressed a willingness to provide this, but it has not been shown on the plans.

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

Based on the land use and intensity proposed, a Traffic Impact Analysis (TIA) was required. A final TIA was submitted by the developer’s consultant and accepted by Town staff on May 3rd. Based on the TIA, the following roadway improvements are recommended at full build-out of the site:

Huntersville Concord Road at Future Asbury Chapel Road

- Construct an exclusive westbound left-turn lane on Huntersville Concord Road with 100 feet of full width storage and appropriate taper.
- Construct an exclusive eastbound right-turn lane on Huntersville Concord Road with 100 feet of full width storage and appropriate taper.
- Construct the northbound Future Asbury Chapel Road approach to include an exclusive left-turn lane and a shared through/right-turn lane.

Future Asbury Chapel Road at Site Access #1 (northernmost access)

- Construct an exclusive southbound right-turn lane on Future Asbury Chapel Road with 100 feet of full width storage and appropriate taper.
- Construct an exclusive northbound left-turn lane on Future Asbury Chapel Road to include 100 feet of full width storage.

- Construct the Site Access to include an exclusive eastbound right-turn lane with 50 feet of storage and appropriate taper.

Future Asbury Chapel Road at Site Access #2 (southernmost access)

- Construct an exclusive northbound left-turn lane on Future Asbury Chapel Road to include 100 feet of full width storage.

Future Asbury Chapel Road

- Due to the proximity of northbound and southbound left-turn lanes along Asbury Chapel Road along the site frontage, a full width three lane section is recommended to include one northbound through lane, one southbound through lane, and left-turn lanes (northbound or southbound) as indicated above.

Improvement listed in the TIA to meet NCDOT requirements:

Huntersville Concord Road at Hiwassee Road

- Construct an exclusive eastbound right-turn lane on Huntersville Concord Road with 150 feet of full width storage and appropriate taper.

NCDOT has provided comments on the TIA and agrees with the recommendations listed above.

Site Plan Comments

There are several comments outstanding on the site plans as listed below.

- 1) It is unclear if the property for the future Asbury Chapel Road south of the southern development entrance will be dedicated or reserved.
- 2) A minimum of 20 feet needs to be specified as the minimum distance between the face of the garage and the back of the sidewalk.
- 3) The typical section for Huntersville Concord Road was not provided. The typical section for Asbury Chapel Road does not include enough width to accommodate large maturing street trees.
- 4) Minor revisions to the sidewalk layout and ramp alignments.
- 5) Minor text revisions.

PART 4: ADEQUATE PUBLIC FACILITIES (APF)

Under the provisions of the APF Ordinance, all residential development greater than twenty (20) lots are required to receive a "Determination of Adequacy (DOA)" for the following public facilities: fire station, fire vehicles, police station, police vehicles, indoor park and recreation facilities, and parks acreage. The proposed CD Rezoning met the required threshold for submission of an APF application, and the proposed subdivision is subject to the requirements of the APFO.

A Determination of Adequacy (DOA) has been issued for the following public facilities: Fire Vehicles, Fire Stations, Police Vehicles, Stations, Indoor Park & Recreation Facilities and Park Acreage.

PART 5: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that "in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents".

STAFF COMMENT – The 2030 Huntersville Community Plan supports this project through the following sections:

- **Policy H-1 & H-9: Development Pattern.** Continue to follow existing residential development pattern as reflected in “Map of Zoning Districts,” focusing higher intensity development generally within two miles of the I-77/NC 115 corridor.
- **Comment:** The proposed CD Rezoning is located within the overlap of High and Low Intensity Areas of the 2030 Community Plan. The Cato subdivision has a density of 2.18 units per acre. The surrounding developments average 2.196, as follows:

<u>North</u>	<u>South</u>	<u>East</u>	<u>West</u>
Bellington = 2.42 (NR) & Walden = 1.86 (NR)	Valencia = 2.68 (NR)	Mirabella = 1.47 (TR)	Vermillion = 2.55 (NR)

- **Policy T-5: Context-sensitive Design of Streets:** Continue to support “context-sensitive” design of streets and the selection of appropriate street section designs for residential, commercial and industrial developments.
Comment: The internal streets are appropriately sized and create short blocks to encourage pedestrian activity. Also, the proposed cross-section for the portion of Asbury Chapel Road to be built through the development follows context sensitive design by providing adequate lane widths, bike lanes and sidewalks (including a 10’ wide multi-use path along the west side of the thoroughfare).
- **Policy T-7: Traffic Impact Analysis Ordinance:** Continue to apply requirements of “Traffic Impact Analysis” Ordinance, including Level of Service and mitigation of impacts generated by new development.
Comment: A TIA was required and the required transportation enhancements are outlined in Part 3 of this staff analysis.
- **Policy T-8: Street Connectivity:** Promote and require street connectivity in the Town of Huntersville among residential, employment, recreational and institutional uses.
Comment: The proposed development provides two (2) connections to a new section of thoroughfare (Asbury Chapel Road) and one (1) stub to the western boundary. In addition, there is one (1) emergency access being provided to the north (Huntersville-Concord Road).
- **Policy CD-5: Street Infrastructure:** Continue to require that adequate public infrastructure (roads, utilities, etc.) either exist or will be made available to support all new development.
Comment: The proposed development will develop a portion of the Asbury Chapel Road thoroughfare, as well as all other TIA-required improvements, extend public water and sewer from the south, provide two (2) connections to a proposed new road, provide one (1) stub and should provide an adequate greenway easement.
- **Policy PF-2: Adequate Public Facilities:** Continue use of “Adequate Public Facilities Ordinance” to ensure that demand generated by existing and future growth and development for police, fire and parks & recreation capital facilities can be met by available supply of facilities.
Comment: see Part 4 of this report.

STAFF COMMENT – The 2030 Huntersville Community Plan would not support this project through the following sections:

- **Policy E-1, E-2 & E-3: Preservation and Enhancement.** Support the preservation and enhancement of the natural environment, along with its scenic and cultural assets.

Comment: The proposed development does not provide adequate open space buffers along both Huntersville-Concord Road and Asbury Chapel Road. The pattern along Huntersville-Concord Road has been to set homes back, approximately 80 – 100 feet and not turn the back-end of homes to the thoroughfare. The Cato Subdivision places the back-end closely along both roads.

- **Policy T-6: Pedestrian Connections:** Support the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses.

Comment: The proposed cross-sections for Asbury Chapel Road and the interior Town streets all provide sidewalks on both sides. Huntersville-Concord Road will provide a sidewalk on the south side along the project frontage. In addition, the west sidewalk along Asbury Chapel Road will be 10' wide and serve as a multi-use path that will link the greenway running through Walden, with the future greenway south of the Cato Subdivision. Bike lanes will be provided along Asbury Chapel Road and should be provided along the south side of Huntersville-Concord Road A greenway easement should be provided along the South Prong of Clark Creek to accommodate future development of the greenway.

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: “in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

- 1. Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**

STAFF COMMENT:

The proposed Conditional District Rezoning for the Cato Subdivision is supported by the 2030 Comprehensive Plan, as the property is located within the area eligible for intensification and fills a gap between existing properties zoned Neighborhood Residential. The proposal is also appropriate for the area by providing adequate infrastructure (which includes appropriate new roads, existing road upgrades and other transportation enhancements as well as providing adequate open space). In addition, Cato’s proposed density is 2.18 units per acre, which is lower than adjoining developments Bellington (2.42), Valencia (2.68) and Vermillion (2.55) and higher than Mirabella (1.47) and Walden (1.86).

- 2. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**

STAFF COMMENT:

- A Transportation Impact Analysis was required – see Part 3 of this report.
- The APF Ordinance Determination of Adequacy was required – see Part 4 of this report.
- Storm water drainage, water supplies and wastewater and refuse disposal and a Willingness-to-serve letter have been provided from CMUD, as well as a PCO-1 storm water approval from Mecklenburg County.

- 3. Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource.”**

STAFF COMMENT:

Planning staff has no indication that the request will adversely affect known archeological, environmental, historical or cultural resources.

PART 6: STAFF RECOMMENDATION

The Cato Property Conditional District Rezoning Plan can be supported by staff subject to the following:

- All required TIA/Town/NCDOT required improvements are provided (see Part 3);
- All outstanding Transportation comments are addressed;
- Provide bike lane along south side of Huntersville-Concord Road;
- Provide necessary greenway easement along creek at the southern end of the property;
- Appropriate, Ordinance-compliant buffers / open spaces are provided along both Thoroughfares;
- A 10' recess for garages has been recommended and applicant indicates willingness to provide. Add to plans;
- Home elevations must be submitted and reviewed;
- All outstanding redline comments are addressed.

PART 7: PUBLIC HEARING COMMENTS

Public Hearing scheduled to be held on June 06, 2016.

PART 8: PLANNING BOARD RECOMMENDATION

Planning Board scheduled to review on June 28, 2016.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

A – Rezoning Application

B – Proposed Rezoning Plan

C - Neighborhood Meeting Report from March 3, 2016.

D – APF Letter of Determination

PART 10: CONSISTENCY STATEMENT - R 16-02 Cato Subdivision

Planning Department	Planning Board	Board of Commissioners
<p>APPROVAL: In considering the proposed rezoning application R16-02; Cato Subdivision Conditional District Rezoning, the Planning staff recommends conditional approval as it is consistent with Implementation Goals H-1, H-9, T-5, T-7, T-8, CD-5 and PF-2 of the 2030 Community Plan. The property is also located within the transitional area between high and low intensity development and the proposed density is consistent with surrounding developments (see Part 5). Recommendation of approval is also based on <u>all provisions outlined in Part 6 being addressed.</u></p> <p><u>With those provision, it is reasonable and in the public interest to approve the Conditional District Rezoning Plan.</u></p>	<p>APPROVAL: In considering the proposed rezoning application R16-02; Cato Subdivision Conditional District, the Planning Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference).</u></p> <p><u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>	<p>APPROVAL: In considering the proposed rezoning application R16-02; Cato Subdivision Conditional District, the Town Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference).</u></p> <p><u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>
<p>DENIAL:</p>	<p>DENIAL: In considering the proposed rezoning application R16-02; Cato Subdivision Conditional District, the Planning Board recommends denial based on <u>(consistent OR inconsistent) with (insert applicable plan reference).</u></p> <p><u>It is not reasonable and not in the public interest to amend the approved Rezoning Plan because... (Explain)</u></p>	<p>DENIAL: In considering the proposed rezoning application R16-02; Cato Subdivision Conditional District, the Town Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference).</u></p> <p><u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>

A

Town of **Huntersville** NORTH CAROLINA

General Application

Incomplete submissions will not be accepted. Please check all items carefully.

1. Application Type

Please indicate the type of application you are submitting. If you are applying for two (2) actions, provide a separate application for each action. In addition to the application, the submission process for each application type can be found at

<http://www.huntersville.org/Departments/Planning/PermitsProcess.aspx>

- ☐ CHANGE OF USE
- ☐ COMMERCIAL SITE PLAN
- ☒ CONDITIONAL REZONING
- ☒ GENERAL REZONING
- ☐ MASTER SIGNAGE PROGRAM
- ☐ REVISION to _____
- ☐ SPECIAL USE PERMIT

SUBDIVISION CATEGORIES: *Per the Huntersville Subdivision Ordinance*

- ☐ SKETCH PLAN
- ☐ PRELIMINARY PLAN
- ☐ FINAL PLAT (includes minor and exempt plats)
- ☐ FINAL PLAT REVISION
- ☐ FARMHOUSE CLUSTER

2. Project Data

Date of Application 01/05/2016

Name of Project CATO RESIDENTIAL

Phase # (if subdivision) 1

Location 12920 HUNTERSVILLE-CONCORD RD, HUNTERSVILLE, NC 28078

Parcel Identification Number(s) (PIN) 01922108, 01939101, 01939194

Current Zoning District TRANSITIONAL RESIDENTIAL (TR)

Proposed District (for rezonings only) NR & NR-CD

Property Size (acres) 01922108 (11 AC +/- to NR, 44.90 AC +/- to NR-CD)
01939101 (12 AC +/- to NR, 0.10 AC +/- to NR-CD)
01939194 (6 AC +/- to NR)

Street Frontage (feet) APPROX. 3016 INCLUDING ASBURY CHAPEL ROAD ALIGNMENT

Current Land Use VACANT

74 AC +/- Total

Proposed Land Use(s) SINGLE FAMILY SUBDIVISION

Is the project within Huntersville's corporate limits?

Yes ☒ No ☐ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Briefly explain the nature of this request. If a separate sheet is necessary, please attach to this application.

Sketch plan review for a 98 lot subdivision.

4. Site Plan Submittals

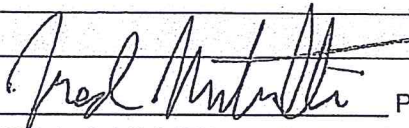
Consult the particular type of *Review Process* for the application type selected above. These can be found at <http://www.huntersville.org/Departments/Planning/PermitsProcess.aspx>.

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies.


For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Signatures

*Applicant's Signature  Printed Name FREDERICK MATRULLI (ON BEHALF OF STANDARD PACIFIC HOMES)

Address of Applicant 6701 CARMEL ROAD, SUITE 425 CHARLOTTE, NC 28226

Email Fred.Matrulli@CalAtl.com

Property Owner's Signature (if different than applicant) 

Printed Name William E. CATO

Property Owner's Address 13110 HUNTER COUNTRY RD Email W.E. CATO@SGCATO.COM

* Applicant hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

CALATLANTIC HOMES FREDERICK MATRULLI (704) 326-6570 Fred.Matrulli@CalAtl.com

Development Firm	Name of contact	Phone	Email
COLEJENEST & STONE	MARK MCAULEY	(704) 971-4533	MMCAULEY@COLEJENESTSTONE.COM

Design Firm	Name of contact	Phone	Email
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If Applying for a General Rezoning:

Please provide the name and Address of owner(s) of fee simple title of each parcel that is included in this rezoning petition. If additional space is needed for signatures, attach an addendum to this application.

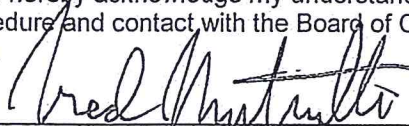
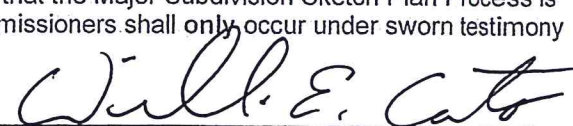
If Applying for a Conditional Rezoning:

Every owner of each parcel included in this rezoning petition, or the owner (s) duly authorized agent, must sign this petition. If signed by an agent, this petition MUST be accompanied by a statement signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in filing this petition. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID PETITION. If additional space is needed for signatures, attach an addendum to this application.

Signature, name, firm, address, phone number and email of Duly Authorized Agent by owner needed below:

If Applying for a Subdivision:

By signature below, I hereby acknowledge my understanding that the Major Subdivision Sketch Plan Process is a quasi-judicial procedure and contact with the Board of Commissioners shall only occur under sworn testimony at the public hearing.

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	http://www.huntersville.org/Departments/Planning.aspx

CATO

Neighborhood Meeting Minutes

March 3, 2016

The neighborhood meeting for the Cato project was held on March 3rd. The sign up sheet and notice letter are attached. The following is a summary of the questions and comments made at the meeting:

1. Question about fire access – Fire access to be discussed and confirmed with Fire Marshal
2. Question about water quality – Sand filters are planned to be constructed
3. Question about lot widths – Approximately 60' lots as shown
4. Question about sewer location – Along existing creek
5. Question about where water main is located – Along Huntersville-Concord Road
6. Questions about how big the homes are and price points. – The homes are between 2200-3000 square feet and are priced at over \$400,000
7. What amenities are being offered? – This is in planning stage
8. Will the homes be crawl space or slabs? – Slabs
9. Does Town Staff support this plan? – David Peete: It is consistent with Bellington and Walden – as long as consistent with ordinance, staff will support
10. Where does Asbury Chapel Road go? – This thoroughfare would extend into proposed Walden subdivision to north, and extend to south in future with an exact route to be determined
11. Questions about what DOT's plans are for Huntersville-Concord Road in the future, and if turn lanes would be required. – David Peete said DOT decisions are out of Town's control. However, a TIA will be required with Town and DOT review, and the applicant must comply with the requirements of the TIA.

COMMUNITY MEETING
SIGN IN SHEET
MARCH 3, 2016

CATO RESIDENTIAL
12920 HUNTERSVILLE-CONCORD ROAD

Name	Address	Phone Number	Email Address
Donald Weaver	14903 Old Vermillion		
LARRY & Linda Dwyer	14408 Old Vermillion	704 942-1601	LARRY LDWYER@Yahoo.com
Patty Garrett	13000 Hillside Concord Rd		
Janice Lewis	10203 Halston Circle	704 807-2950	janicelewis4@gmail.com
BILL WAIST	2607 55 BATES LN		
DAN BOODE	317 Southland Rd.		
DALE NEELEY	13522 HUNTERSVILLE CONCORD	704-654-8523	DSNCELEY@YAHOO.COM
Doug Kernerly	13520 Huntersville	704-361-7880	

CATO RESIDENTIAL
12920 HUNTERSVILLE-CONCORD ROAD
Phone #

[illegible]

February, 2016

RE: Property Owner: William Cato
Applicant: Fred Matrulli CalAtlantic Homes
Zoning Petition No.: R16-02
A portion of Parcel No. 01922108; approximately 43.070 acres proposed for rezoning
from TR to NR; 12920 Huntersville-Concord Road, Huntersville, North Carolina

Dear Property Owner:

CalAtlantic Homes would like to invite you to attend a neighborhood meeting scheduled for Thursday, March 3rd, 2016 from 6:30 p.m. to 7:30 p.m. to review our proposed Conditional District Rezoning Plan in connection with the above referenced property. The meeting will be at the Huntersville Town Hall located at 101 Huntersville-Concord Road in Huntersville.

We look forward to seeing you there.

Sincerely,

A handwritten signature in black ink that reads "Fred Matrulli". The signature is written in a cursive, flowing style with a horizontal line extending from the end of the name.

Fred Matrulli



January 8, 2016

Frederick Matrulli (on behalf of Standard Pacific Homes)
6701 Carmel Road, Suite 425
Charlotte, NC 28226

RE: Adequate Public Facilities (APF) Application – Cato Subdivision (File#2016-02)

Dear Mr. Matrulli:

The Town has completed its review of the above referenced APF Application and deemed it to be complete, per Article 13.6.3 of the Zoning Ordinance. Based upon your request for an allocation of capital facilities for the above-referenced development proposal, consisting of a Single family Home Subdivision (108 units), I am issuing a “Determination of Adequacy (DOA)” for the following public facilities:

- Fire vehicles and station space
- Police vehicles and station space
- Parks & Recreation gym and parks

Please be advised that this DOA is valid for one (1) year, or until January 8, 2017, by which date this development proposal must have achieved vesting, per Section 2.2 of the Zoning Ordinance. Once vesting has been achieved, this DOA is valid for 3 years, at which time it will expire unless a certificate of occupancy or final plat approval has been granted.

Please feel free to contact me with any questions brichards@huntersville.org or by phone: (704) 766-2218.

Sincerely,

Brian Richards
GIS Administrator
APFO Administrator

CC: Jack Simoneau
David Peete

Planning

Post Office Box 664 • 105 Gilead Road, Third Floor • Huntersville, NC 28070
phone 704.875.7000 • fax 704.992.5528 • www.huntersville.org