



Text Amendment Application

Incomplete submissions will not be accepted.

Applicant Data

Date of Application SEPTEMBER 30, 2016
Name LSTAR MANAGEMENT, LLC
Address 516 N. WEST STREET, RALEIGH, NC 27603
Phone Number (home) (work) (919) 256-1981
Email RYAN @ LSTARLAND.COM

Fee

Text Amendment to the Zoning/Subdivision Ordinance Fee \$400.00

Type of Change

New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other
[X] Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

Description of Change (if possible, please provide a Word document of the proposed text change)

Proposed text amendment will affect the following:
Ordinance: ZONING ORDINANCE Article: 3: ZONING DISTRICTS Section: 2.2(d)
Current Text: SEE ATTACHED

Proposed Text: SEE ATTACHED

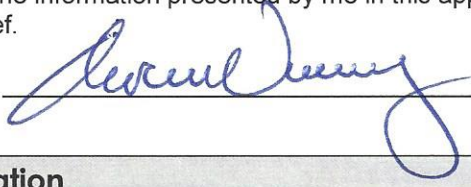
Reason for requested change (attach additional sheets if necessary): THE REVOLVED LOT MINIMUMS WILL ALLOW FOR GREATER FLEXIBILITY FOR DEVELOPMENT PROJECTS WITHIN THE HUNTERSVILLE TRANSITIONAL RESIDENTIAL DISTRICT (TR). THE REVOLVED LOT MINIMUMS WILL ALLOW GREATER PRODUCT SEGMENTATION AND BETTER MASTER/COMMUNITY PLANNING WHICH PROMOTES ECONOMIC VITALITY THROUGH INCREASED SALES ABSORPTION WHICH IN TURN ENHANCES RE-SALE APPRECIATION, SOCIAL VITALITY BY ACCOMODATING DIVERSE LIFE STAGES AND THE ABILITY TO CREATE A SENSE OF COMMUNITY.

NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.

Signatures

I hereby certify that the information presented by me in this application is accurate to the best of my knowledge, information and belief.

Applicant Signature: _____



Date: 9-30-2016

Contact Information

Town of Huntersville
Planning Department
PO Box 664
Huntersville, NC 28070

Phone:	704-875-7000
Fax:	704-875-6546
Physical Address:	105 Gilead Road, Third Floor
Website:	http://www.huntersville.org/Departments/Planning.aspx

3.2.2 TRANSITIONAL RESIDENTIAL DISTRICT (TR)

Intent: The Transitional Residential District serves as a bridge between rural zones and more urbanized development. It is provided to encourage the development of neighborhoods and rural compounds that set aside natural vistas and landscape features for permanent conservation. Density of development is regulated on a sliding scale; permitted densities rise with increased open space preservation. Development typologies associated with the Transitional District are farms, the single house, the conservation subdivision, the farmhouse cluster, and the residential neighborhood. The section number in parenthesis following listed use indicates the ordinance section of development conditions.

d) General Requirements

1. Frontage on a public street is required for all lots in the Transitional Residential District except those comprising a Farmhouse Cluster (see Special Requirements, paragraph e), this section), those comprising a Conservation Subdivision (see Special Requirements, paragraph f), or those specifically exempted in [Article 8.1](#).

2. Development in the Transitional Residential District shall meet the following standards:

a. Non-residential lots outside of planned developments and lots in exempt subdivisions not approved as Farmhouse Clusters or Conservation Subdivisions require a minimum lot size of 20,000 square feet and a minimum lot width of 90'; no open space requirement. Further, individual lots of less than 20,000 square feet and/or 90' width, existing prior to the effective date of this ordinance, are construed to be conforming.

b. Except as provided in a. above, Farmhouse Cluster and Conservation Subdivision Standards, density in the Transitional zoning district shall be as follows:

Percent Open Space	20%	40% or more
Units per Gross Acre	0.5	1.5

For every 1% additional open space over 20%, density can be increased by 0.05 units per gross acre to a maximum of 1.5 units per gross acre.

c. Open space which is improved, dedicated and accepted by a public agency for public use shall be counted at 1.5 times the actual acreage as an incentive to provide improved public open space. Written proof of willingness to accept the open space by a public agency shall be presented at all stages of the approval process. Access shall at least consist of trails built to public standards meandering through the open space with public access points readily available and public access signs posted at those locations and where the trail intersects with roads shown on the Thoroughfare Plan. Other improvements, such as parks, shall be in accordance with applicable governmental standards.

d. In determining density permissible on a tract of land, fractions shall be dropped.

In mixed use developments, areas used for nonresidential purposes shall be subtracted from the tract acreage to determine density permitted.

e. Lot sizes shall average at least ~~42,000~~ **7,500** sq. ft., but in no case shall any lot be less than ~~40,000~~ **6,000** sq.ft. The side yard setback shall be ~~8'~~ **5'** and the rear yard setback shall be a minimum of 25'.

f. Lot widths shall average at least ~~75~~ 60 feet (excluding cul-de-sac lots), but in no case shall any lot be less than ~~60~~ 50' wide. On cul-de-sac or turn-arounds, lots shall have at least 80% of the minimum lot width required when measured to a point 50' back from the street right-of-way. Further, these lots shall have a minimum ~~35~~ 25' of frontage along the street right-of-way.

g. In residential subdivisions, lots should not have a depth greater than 4 times the width at the build-to or setback line except where physical dimensions of the tract provide no other alternative layout or where the open space is for a required buffer. Emphasis shall be on quality of design as opposed to reduction of development costs.

h. In order to preserve the low intensity development character found in the Transitional zoning district, along existing state maintained roads and future thoroughfares a visually opaque landscaped buffer of native vegetation at least 80 feet in width shall be required for major subdivisions unless a more restrictive buffer is established elsewhere in these regulations. The Board of Commissioners may allow modification to the buffer width when special site conditions exist such as topography or the site has multiple road frontages. The buffer shall be in common area and shall be counted towards meeting open space requirements.

i. In major residential subdivisions, a landscaped median at least 20' in width shall be required at all entrances into the subdivision. Modification to this standard may be allowed by the Board of Commissioners in the interest of traffic safety.

j. Open space shall not be located in private residential lots, unless specifically allowed by this ordinance.