

<u>LOCATION / LOT INFORMATION</u>	
PROPERTY OWNER (CURRENT):	TOWN OF HUNTERSVILLE
SITE ADDRESS:	404 NORTH CHURCH STREET
PARCEL ID NUMBER:	01902201
PARCEL SIZE:	29.58 ACRES
EXISTING ZONING:	NR (NEIGHBORHOOD RESIDENTIAL)
EXISTING USE:	VACANT
EXISTING IMPERVIOUS SURFACE:	0.80 AC (DOES NOT INCLUDE PUBLIC ROADS)
PCCO DISTRICT:	HUNTERSVILLE
WATERSHED:	CLARKE
FLOOD PLAIN:	FEMA PANEL #3710465100J - DATE 03-02-2009 (NOT IN FEMA FLOOD ZONE)

PROPOSED USE:	MIXED USE - COMMERCIAL & RESIDENTIAL
PROPOSED ZONING:	TC (TOWN CENTER)
BUILDING USE:	
COMMERCIAL:	165,000 SF
RESIDENTIAL:	400 UNITS (APT. BLDGS, ATTACHED HOUSING)
PROPOSED IMPERVIOUS COVERAGE:	22.80 AC
REQUIRED PARKING:	
COMMERCIAL / OFFICE:	1 SPACE / 500 SF (330 REQ'D)
RESIDENTIAL:	1.5 SPACES / UNIT (267 REQ'D)
TOTAL (REQ'D / PROPOSED):	597 TOTAL REQUIRED / 863 PROPOSED
URBAN OPEN SPACE:	0.87 ACRES
NATURAL OPEN SPACE:	3.75 ACRES

- Construction of a 100-foot westbound left-turn lane

PROPOSED PARKING DECK (2 LEVELS). TOP DECK ENTRANCE OFF OF CHURCH STREET. BOTTOM LEVEL ENTRANCE OFF OF INTERNAL DRIVE.

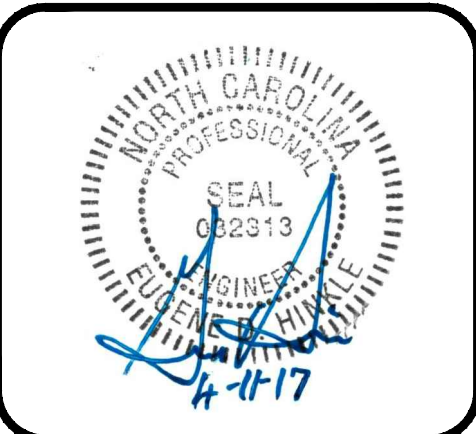
N/E
DUKE POWER
PARCEL ID# 019
DB-1516 PG. 45
422 N. CHURCH
ZONED: NR
0.18 ACRES +/-

3RD STREET
(APPROXIMATE LOCATION)

A location map showing a central polygonal area labeled "SITE". The site is bounded by 4th St to the north, 2nd St to the south, and Hill St to the east. To the west of the site are Sherwood Dr and Maxwell Ave. To the northeast are Northeast Concord Rd and Newstead Rd. Other streets shown include Old Vermillion Dr, Alley Cat, and St Vincent St. Road numbers 2452, 2468, and 2470 are indicated. A north arrow is located in the top right corner.

***Conditions will be added as development planning and coordination with the Town progresses.**

*NOTE: THE USES THAT ARE SHOWN ON THE PLAN ARE SCHEMATIC AND CAN BE ADJUSTED ADMINISTRATIVELY, AS PERMITTED WITHIN THE ZONING DISTRICT..

[illegible]

REZONING PLAN

VERMILLION VILLAGE

404 NORTH CHURCH STREET
HUNTERSVILLE, NC 28078

Date: 4-10-17

Drawn: RM

Checked: _____ GD _____

RP 1.1

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