

REZ-23-01-06-00138

Conditional Rezoning Request

Riverbend Preserve Development

Applicant: Riverbend Preserve LLC

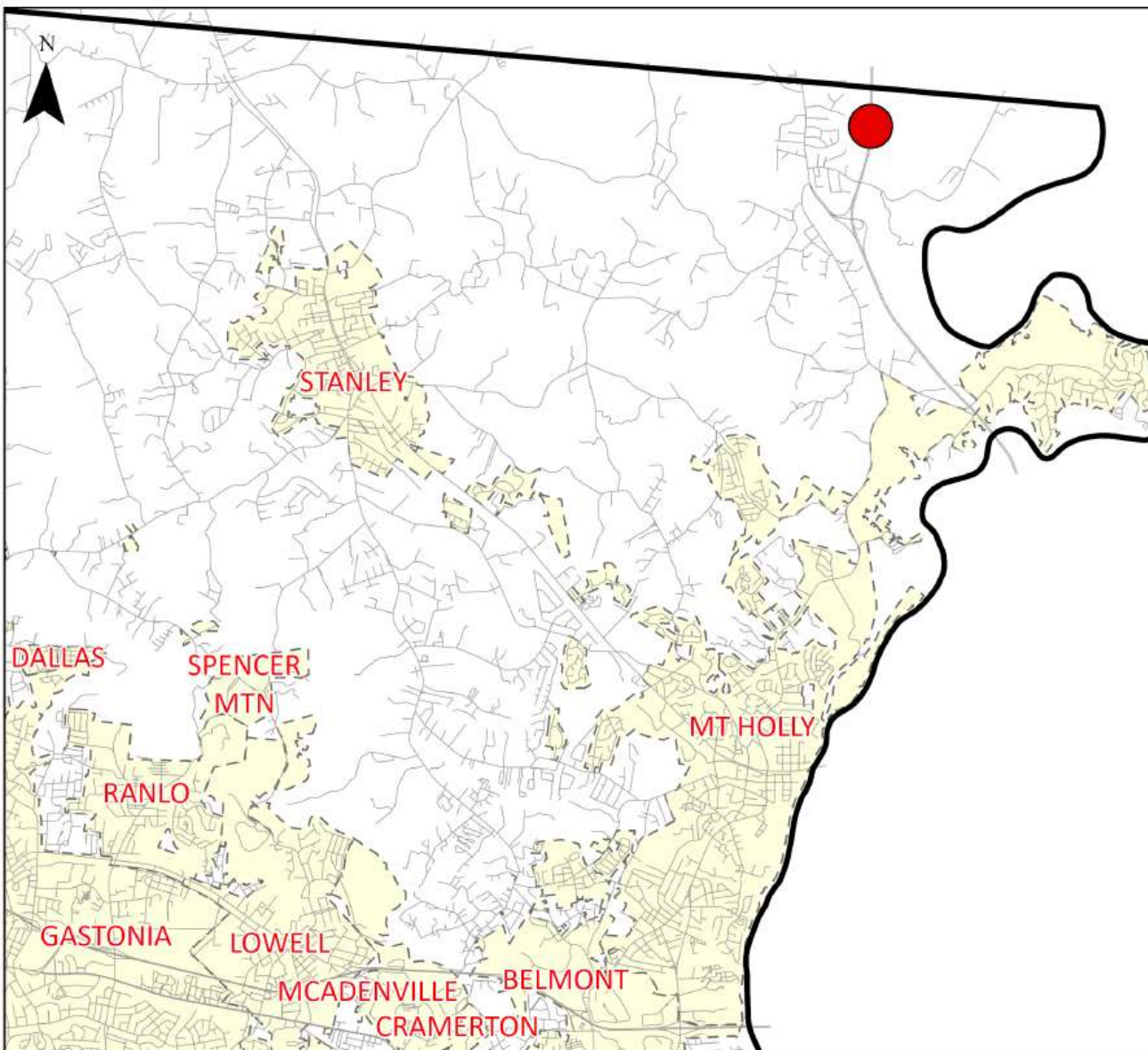
Owner(s): Riverbend Preserve LLC

Parcel: a portion of 202649, 226548, and 304413

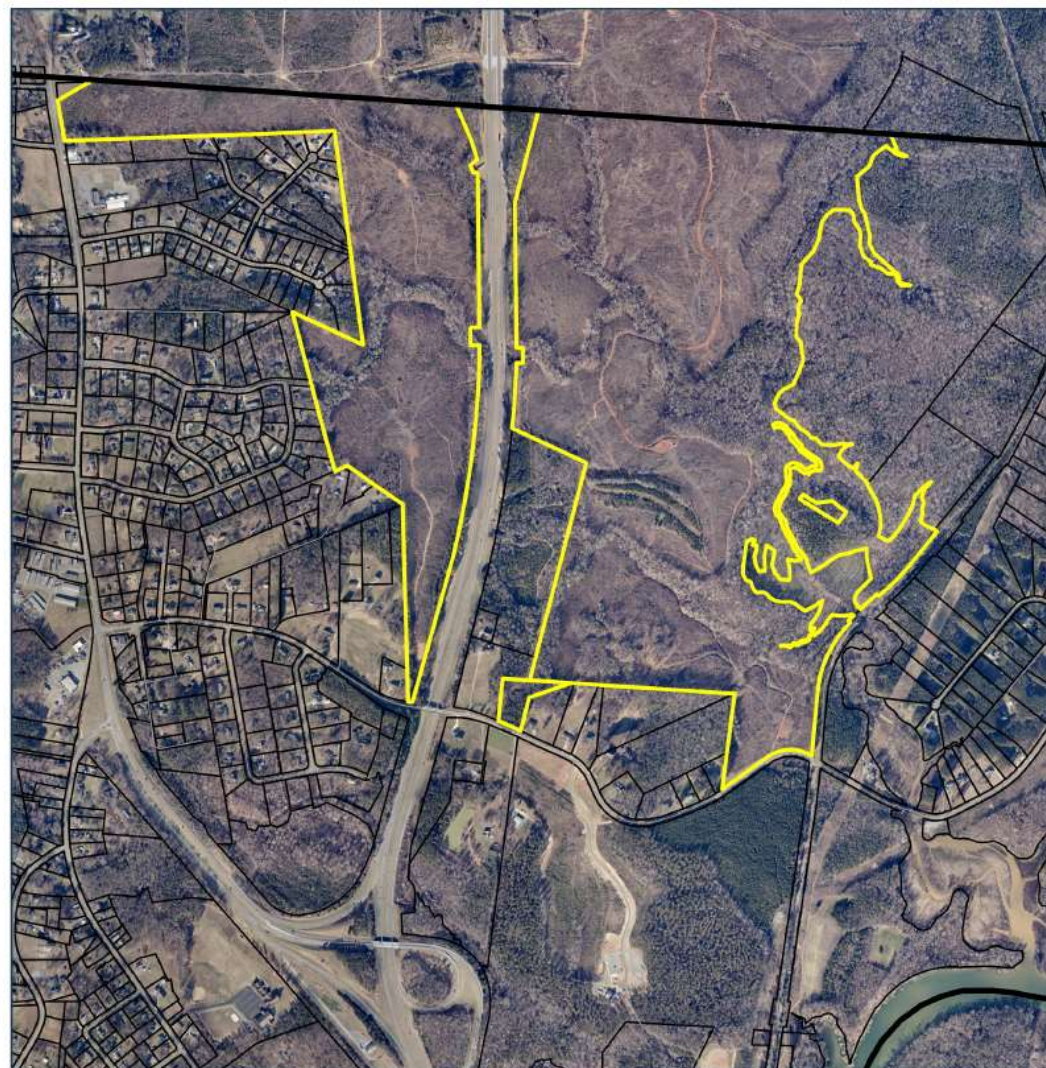
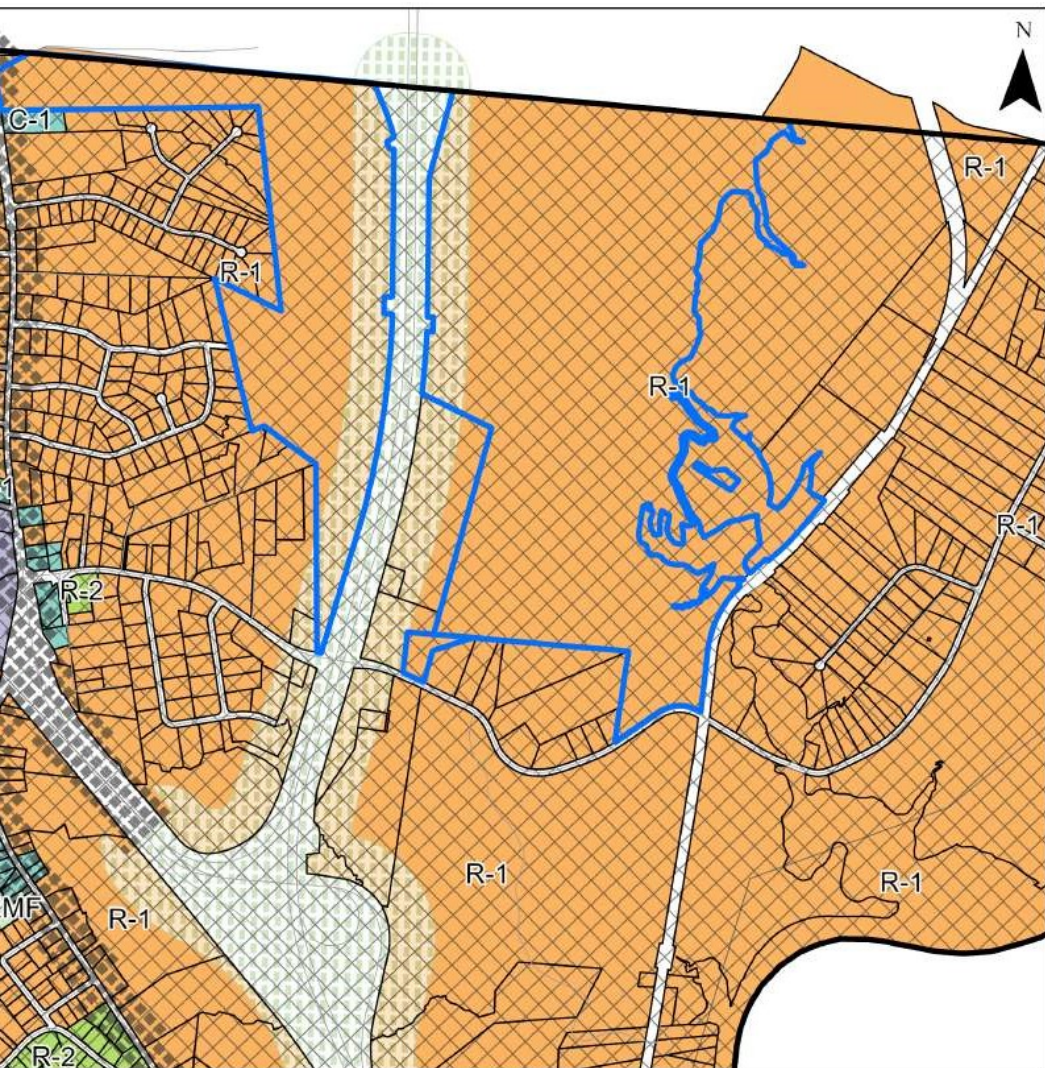
Location: Killian Rd. in Stanley

Request: Conditionally rezone the subject parcels to the (CD/RS-8) Conditional Single Family 8,000 sqft., and (CD/C-1) Conditional Light Commercial with Special Highway (SH) and Urban Standards (US) overlays





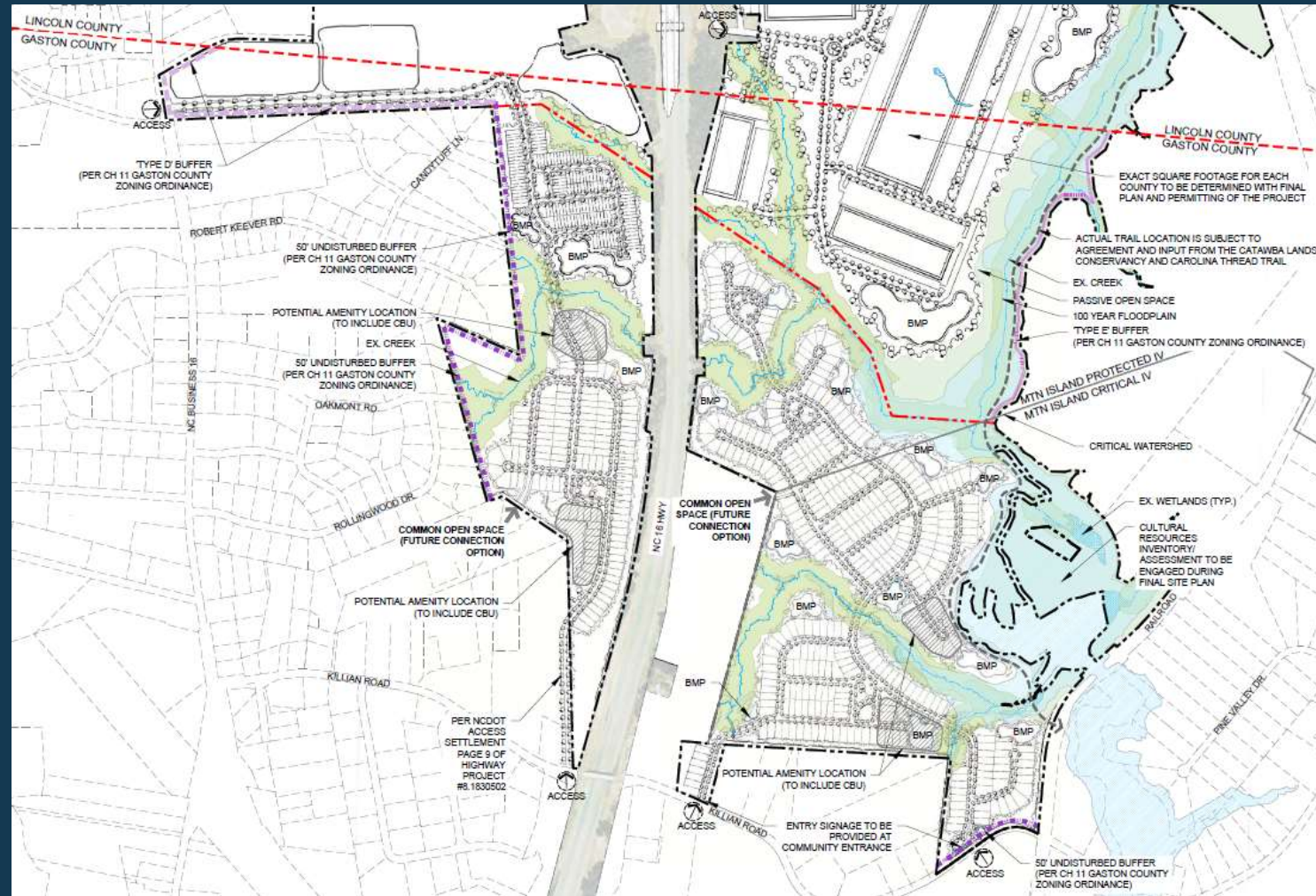
- Northeast portion of the County
- Crosses over the Gaston and Lincoln County Line
- North of Mount Holly City Limits
- Total acreage for rezoning is 324.75 acres



BACKGROUND

2019 Submission

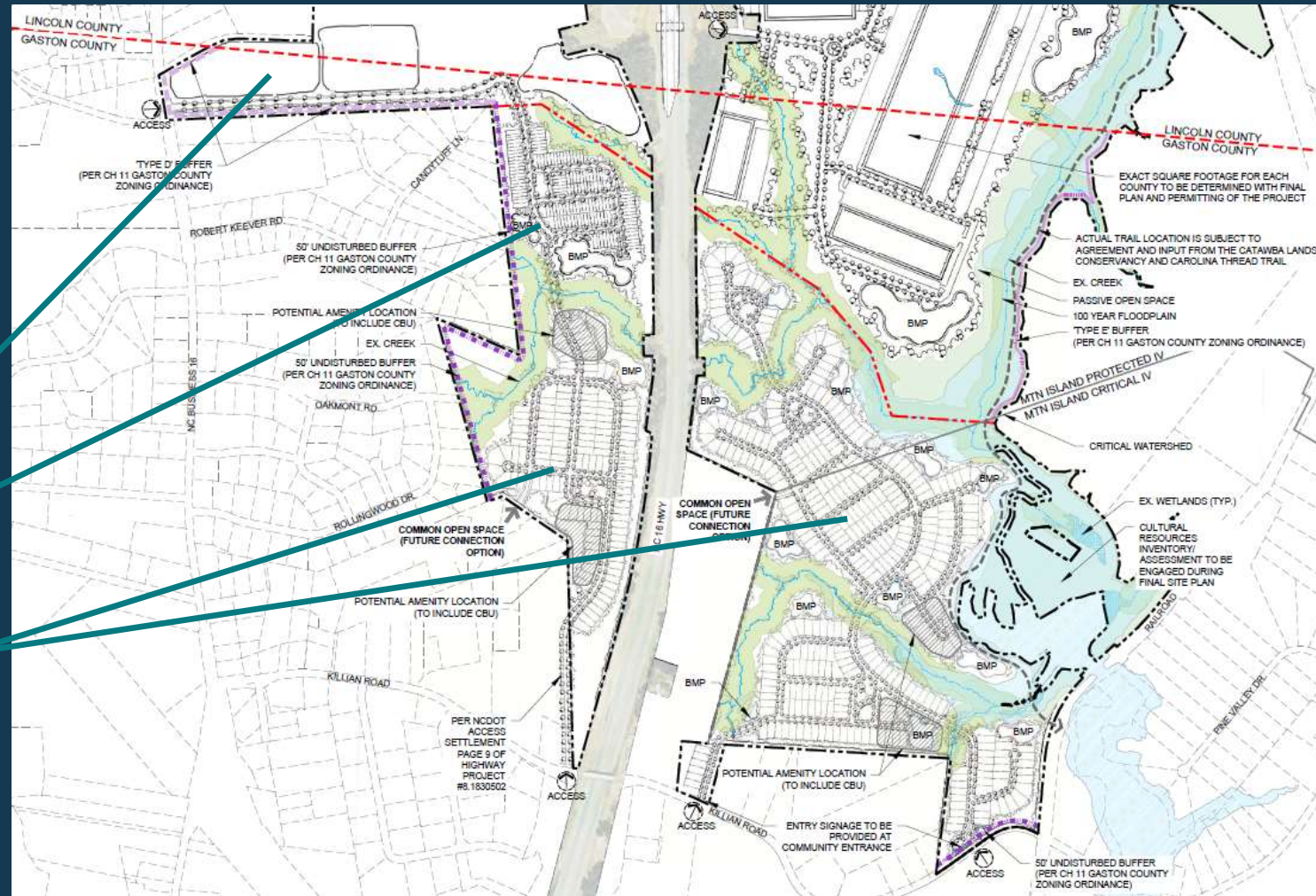
- Multi-family housing
- 1,100 residential units
- Connection between industrial and residential



PROPOSED USES

Development Areas B, C, D, and E

- Light Commercial Uses
- Attached Single Family Housing
- Detached Single Family Housing



Planned Residential Development Standards

All Standards for PRDs Are Being Met

- Density
- *Open Space
- *Landscape and Buffer Requirements
- Sidewalk/Greenstrip/Curb and Gutter Requirements
- Lighting/Noise/Odor Requirements
- Street Requirements
- Street Tree Requirements
- *Residential Building Standards

**Proposal exceeds requirement*

Areas of Relief

Proposed Zoning District is (RS-8)

Regulation	Required	Proposed
Lot Area	8,000 sqft.	6,000 sqft.
Lot Width	60'	50'
Front Yard Setback	30'	20'
Side Yard Setback	7'	5' and 10' on corner lots
Rear Yard Setback	20'	25'

UTILITIES AND ROADS

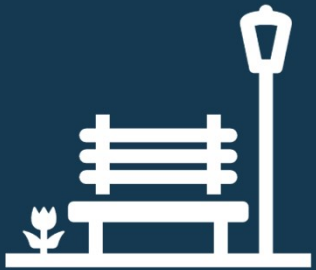


- Water and Sewer lines would be extended from Lincoln County to serve this development



- All proposed streets shall be built to NCDOT standards and petitioned to be turned over to NCDOT

OPEN SPACE – Planned Residential Development



- Development Areas B, C, and D: total acreage = 291.57 acres
- Required Open Space per UDO (20%) = 58.314 acres
- Proposed Open Space = 59 acres
- Required Improved Open Space (30% of required Open Space) = 17.7 acres
- Proposed Improved Open Space = 17.7 acres

RESIDENTIAL DENSITY

DUA = Dwelling Units per Acre



- Area B: 193.24 acres - 400 units = 2.07 dua
- Area C: 65.02 acres - 175 units = 2.69 dua
- Area D: 33.18 acres - 150 units = 4.52 dua

The overall residential density for Areas B, C, and D is 2.49

TRAFFIC



- A TIA was completed in 2019/2020
- Mitigation efforts accounted for the original site plan
- Lincoln County and NCDOT both accepted the study
- Staff did not require a new study to be completed as the original study recommended improvements that were for a higher density

SCHOOLS



Developer has agreed to provide
\$1,000 per single-family home in the
development to go toward
Gaston County Schools

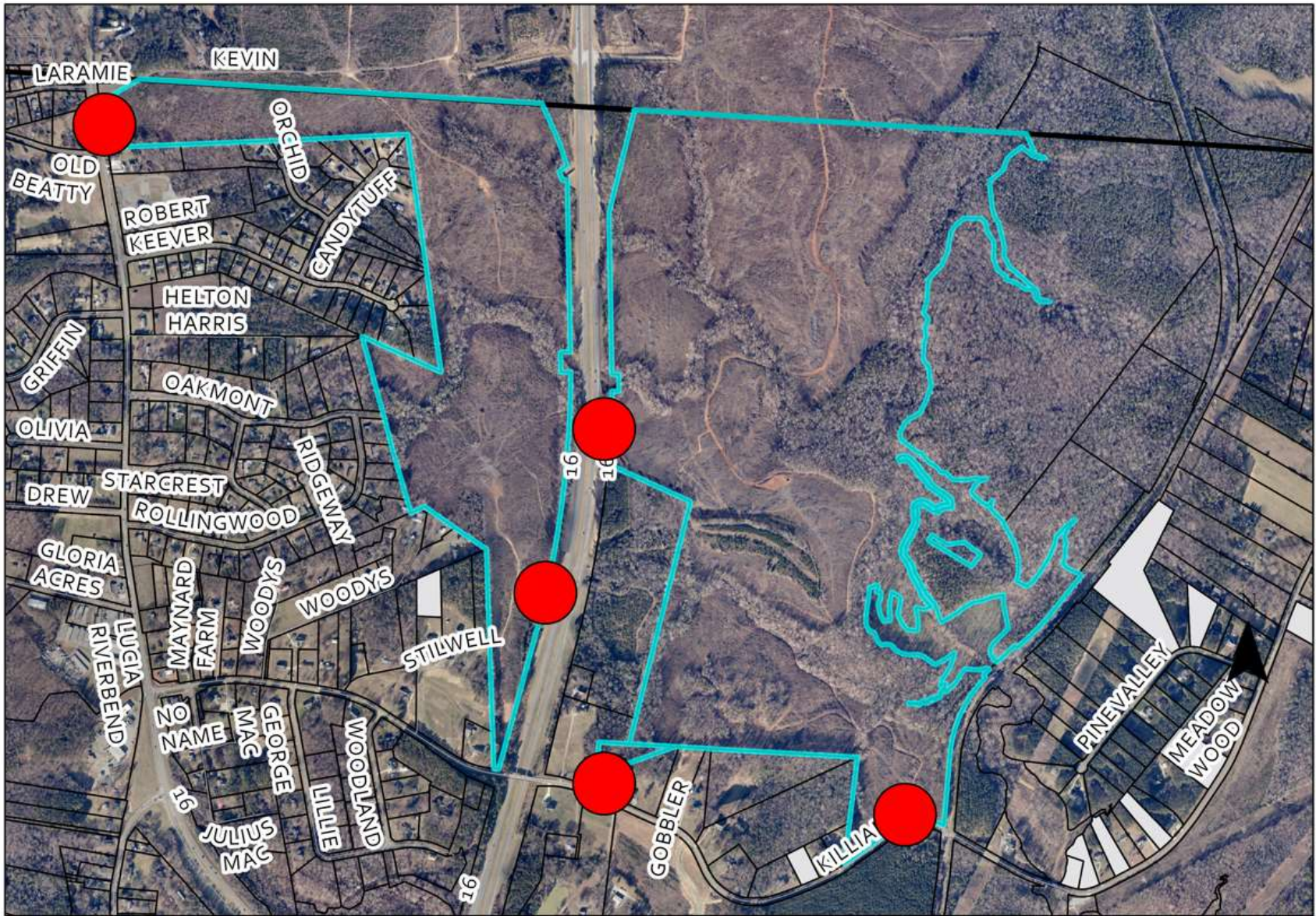
EMERGENCY SERVICES

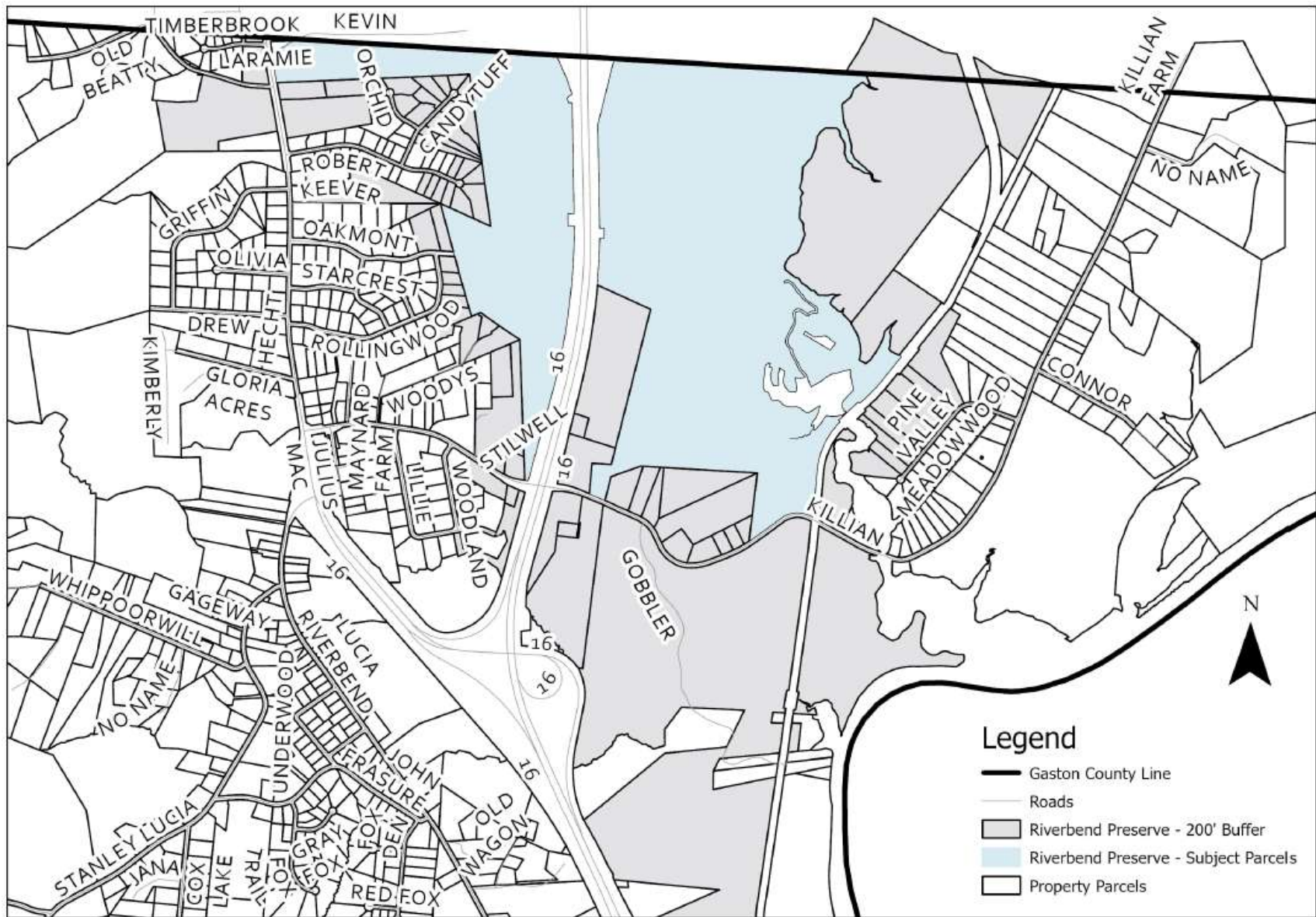


Developer has agreed to provide one acre of land to the County to be used for a police and/or EMS station

CONDITIONAL REZONING REQUIREMENTS

- Site Plan Review and Approval
- Public Information Meetings
- Technical Review Committee
- Planning Board Recommendation
- Board of Commissioners Hearing





Recommended Conditions

1. The development shall meet all federal, state, and local codes and the requirements and conditions outlined in the attached site plan.
2. A reduced setback from Hwy NC 16 may be granted administratively for all residential and commercial uses but shall never be less than 75'. This setback area shall be heavily landscaped or left as wooded area.

Recommended Conditions

3. Sidewalks shall be a minimum of 5' in width and built to NCDOT standards. The location of sidewalks may be reviewed by staff during the final site plan phase. Staff may waive the sidewalk requirement in specific areas of the development if the proposed sidewalk location is not feasible or will not serve a logical purpose for the development's residents.
4. Engineered and approved by NCDOT plans for all TIA mitigation infrastructure will be required during the final site plan review phase.

Recommended Conditions

5. Block lengths within the PRD shall be reviewed by Building and Development Planning staff during the final site plan and final plat review phase. The block length requirement in Section 8.1.11 Section 12.e may be waived administratively.

Recommended Conditions

6. Architectural requirements for single-family homes and attached residences shall meet the standards in Section 8.1.11. The applicant/development team shall provide an architectural package to the Building and Development Planning and Zoning staff once a builder has been selected for the residential development areas. The architectural package shall be reviewed and approved administratively prior to the issuance of any zoning permits.

Recommended Conditions

7. A cultural resources inventory/assessment shall be conducted during final site plan review phase. If evidence of a cemetery is produced, the developer shall provide a maintenance and protection plan to be reviewed and approved by Building and Development Services Planning and Zoning staff.
8. Slab on grade will not be allowed for any residential products.

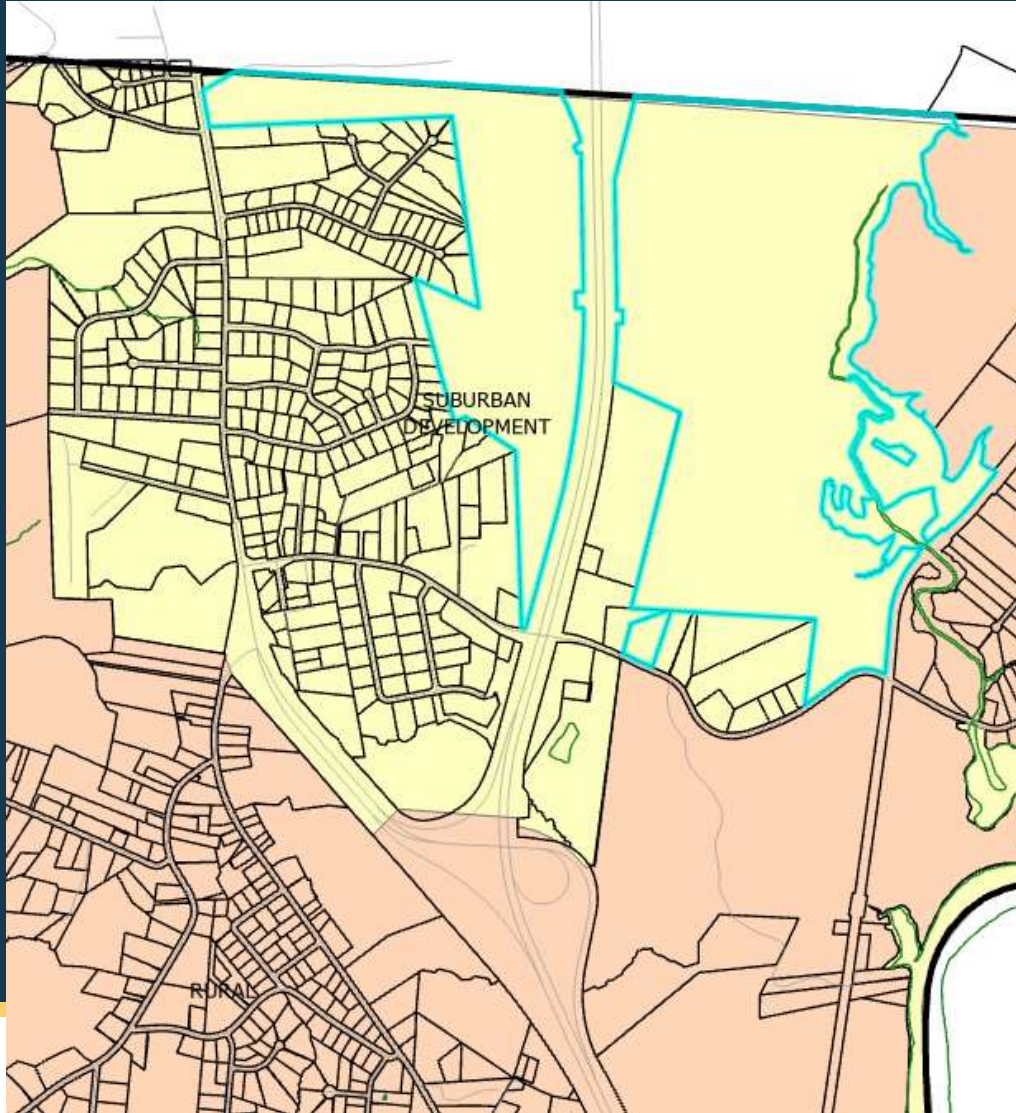
Recommended Conditions

9. A copy of the proposed and actual timbering plan shall be provided to Building and Development Services prior to final site plan review to allow staff the opportunity to review the limits of disturbance. If disturbance exceeded the 100' buffer from top of stream bank on each side, the developer shall restore the riparian area using native species as approved by Gaston County Natural Resources Department.

Recommended Conditions

10. If the environmental site survey returns any evidence of species of special concern, then the developer shall follow all recommendations of the environmental impact study and shall obtain Wildlife Friendly Development Certification through North Carolina Wildlife Resources Commission.

11. Reword condition 11 under the Overall Notes Section on page RZ-5 to ensure that 2 and 10-year post-construction stormwater detention requirements as outlined in the NCDEQ stormwater design manual.



Comprehensive Land Use Plan Highlights

- Area 3: Riverfront Gaston / Northeast Gaston
- Designated Future Land Use: Suburban Development

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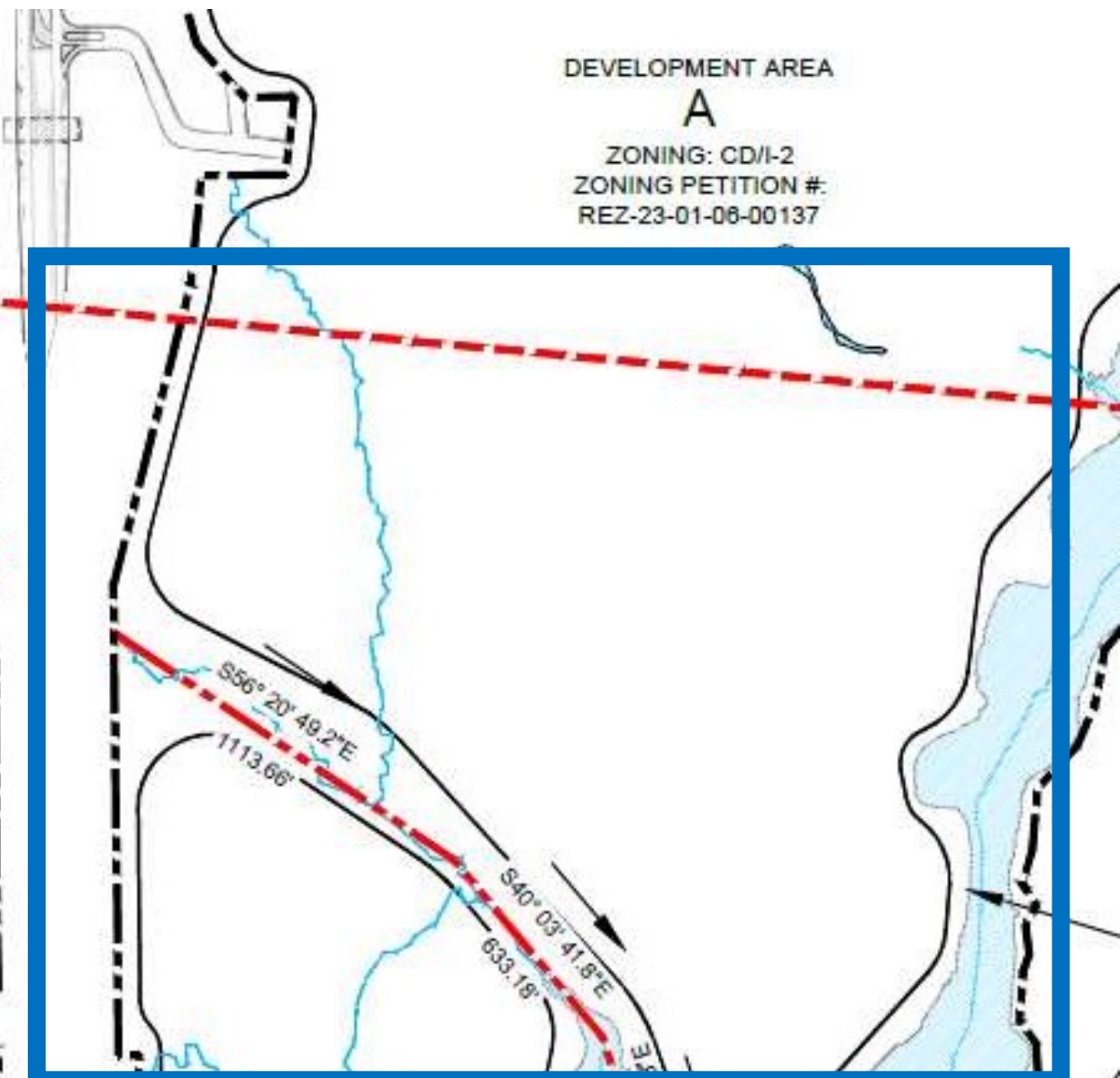
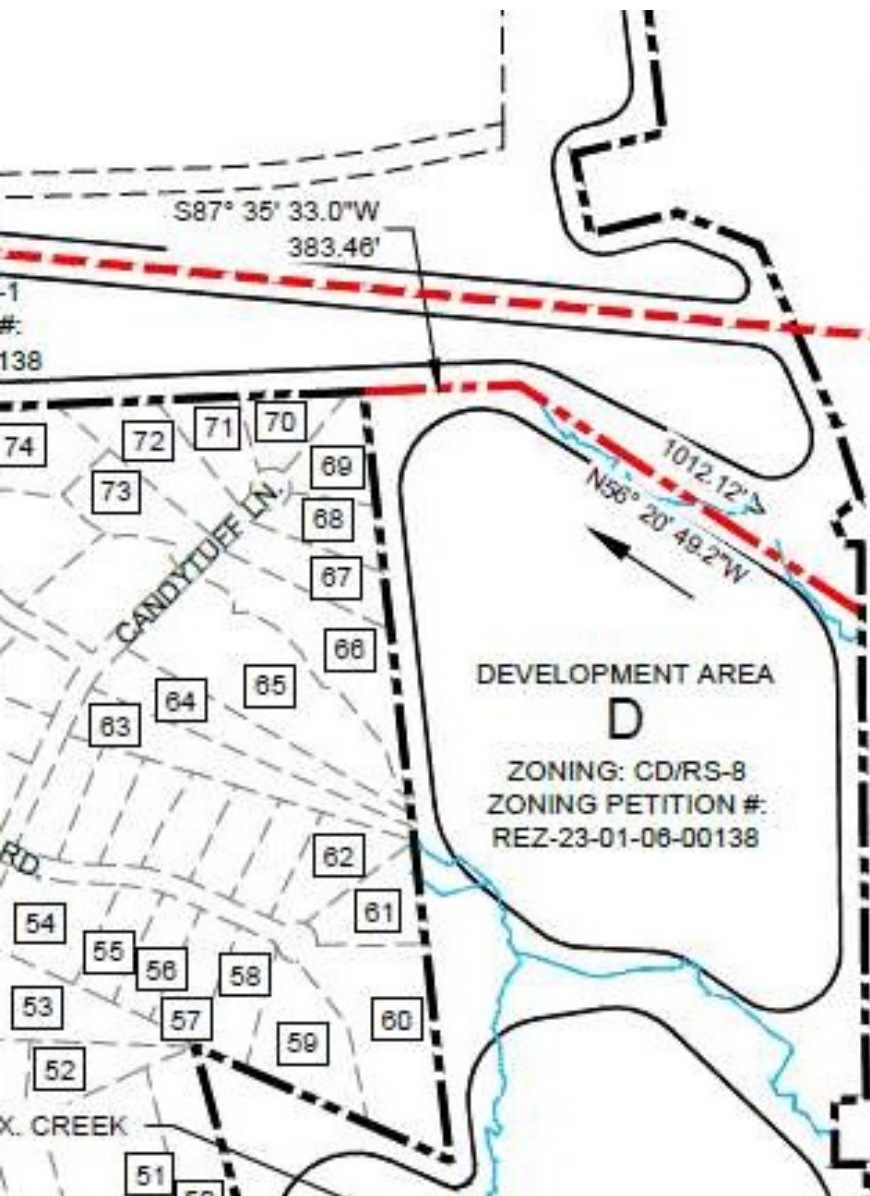
Owner(s): Riverbend Preserve LLC

Parcel: a portion of 202649

Location: NC-16

Request: Conditionally rezone a portion of the subject parcel to the (CD/I-2) Conditional Zoning District with (US) and (SH) overlays

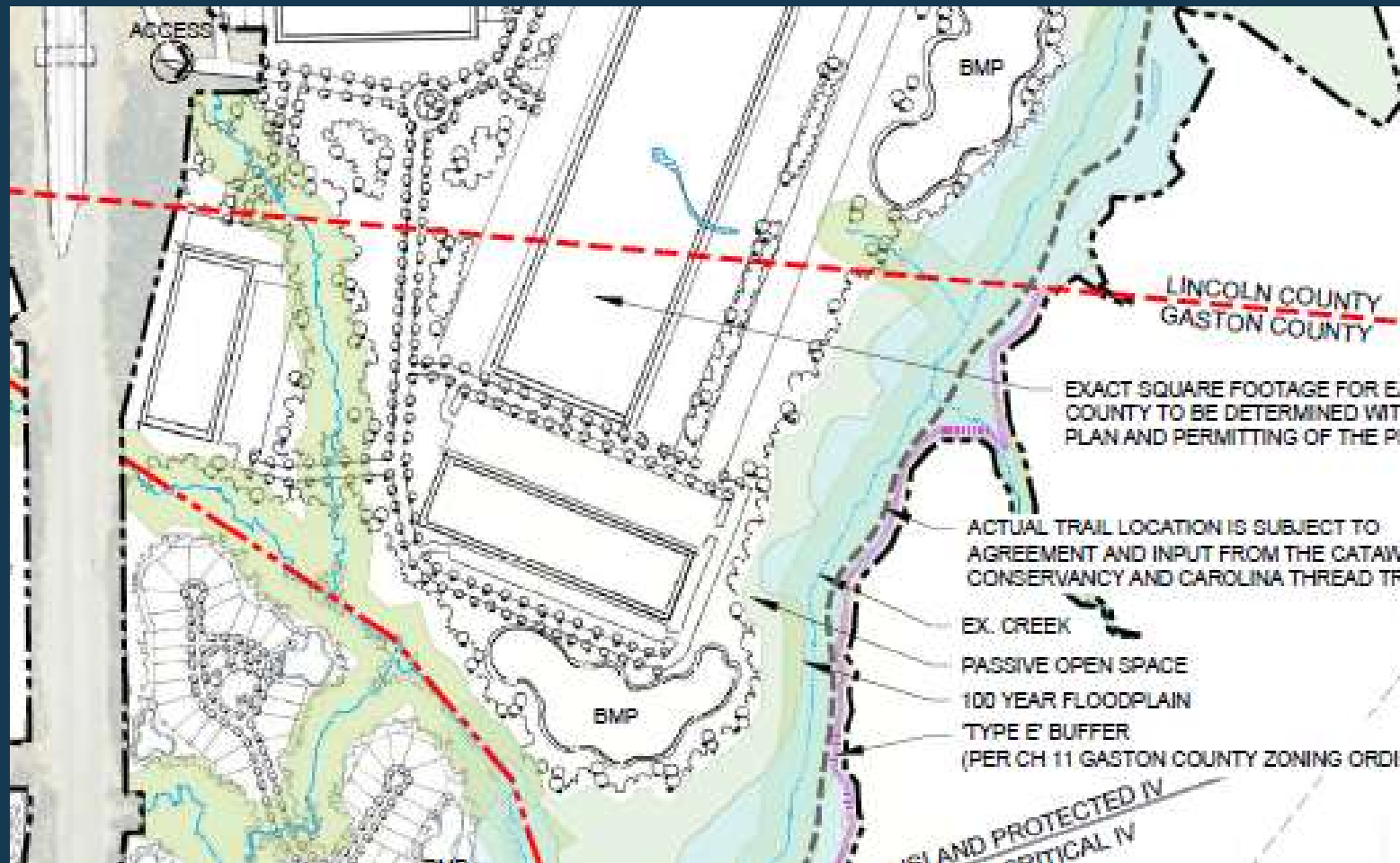


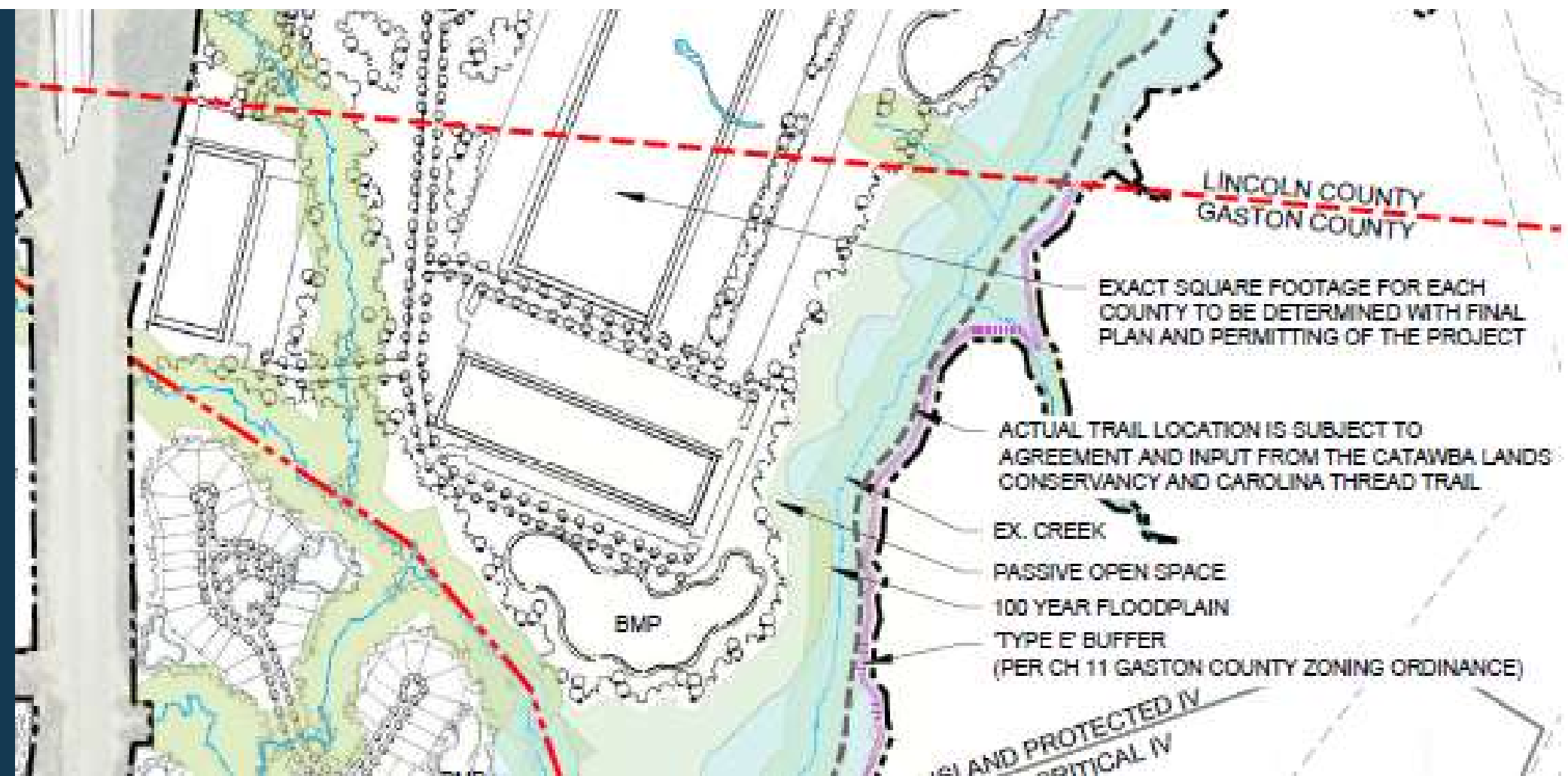


PROPOSED USES

Development Areas A

- Industrial Uses





Area of Relief

A reduced setback from Hwy NC 16 may be granted administratively for all industrial uses but shall never be less than 75'. This setback area shall be heavily landscaped or left as wooded area.

