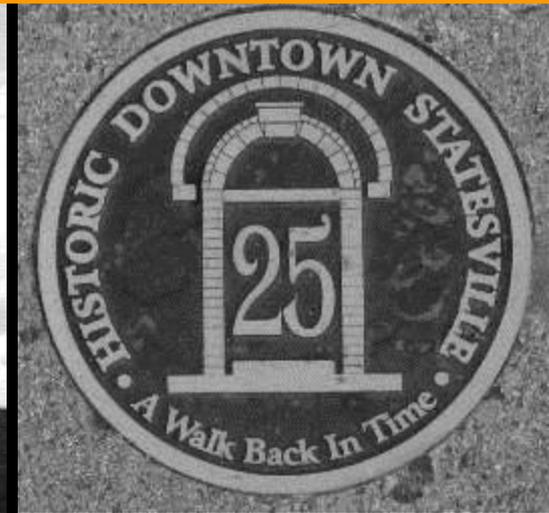
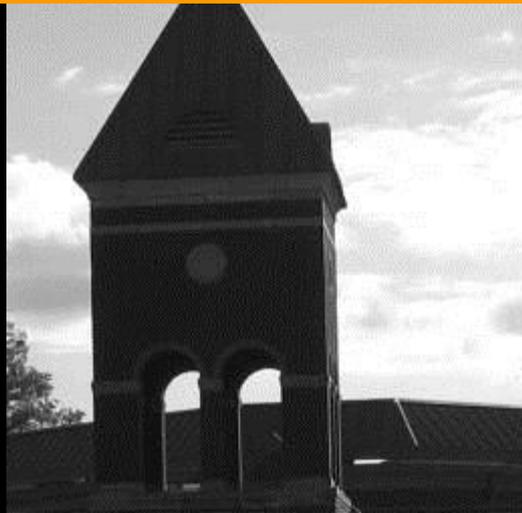
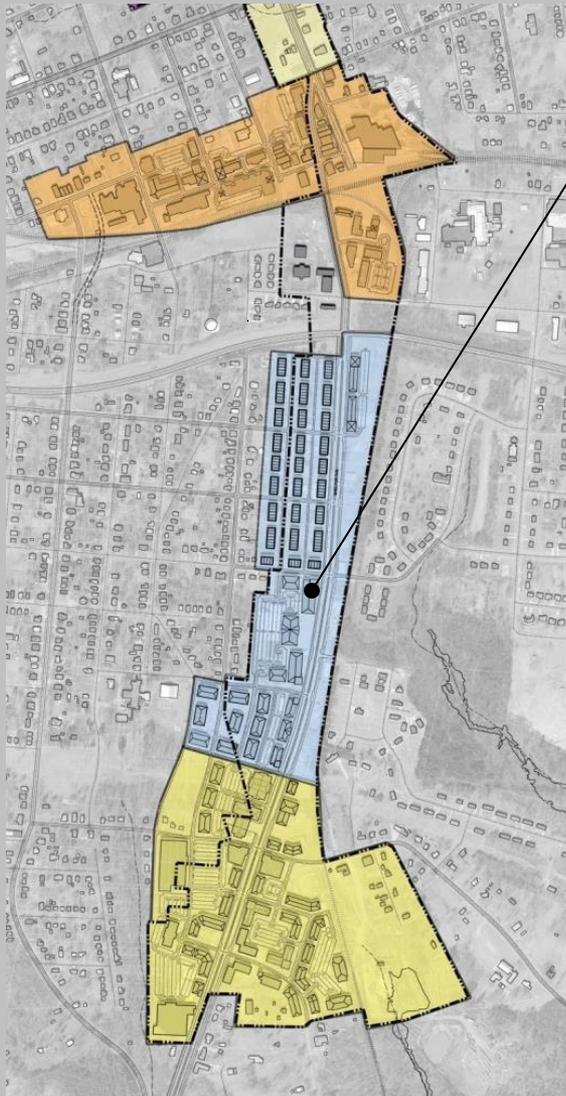


Statesville Downtown Streetscape & Land Use Master Plan



Key Achievements of the Plan: Land Use



South District

- Mixed use node (primarily multi-story office and residential-condos above, limited retail) near the intersection of Hwy 70 (Garner Bagnal Blvd) and NC-115
- Attached residential uses such as townhomes along west side frontage of NC-115, north of Raleigh Ave
- Linear park along east side of NC-115, recognizing the limited depth of properties between right-of-way and existing railroad
- Office uses along west side frontage of NC-115, south of Raleigh Ave
- Transition to attached residential (townhome) uses in proximity to existing residential neighborhoods

Limited Retail at Garner Bagnol and NC-115



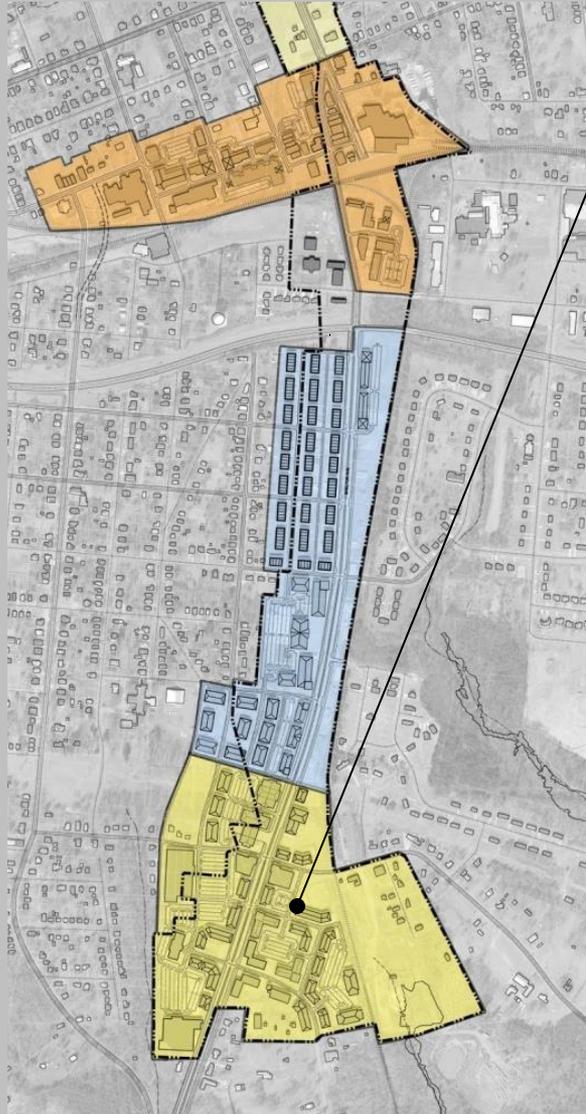
- Proposed Mixed Use near the intersection of Garner Bagnol
- Attached Residential townhomes
- Beginning of Linear Park

Linear Park along East Side of NC-115



- Continuation of Linear Park (also a proposed section of the Carolina Thread Trail)
- Office uses
- Transition attached residential townhomes to existing residential neighborhoods

Key Achievements of the Plan: Land Use



Gateway District

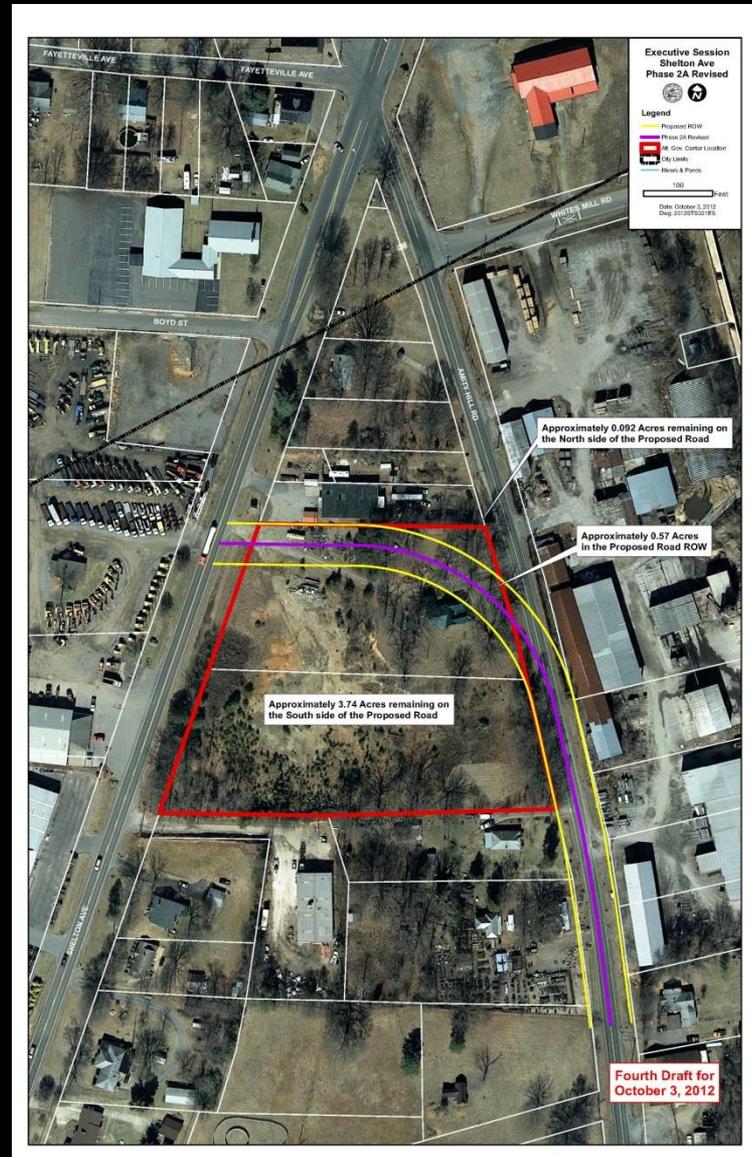
- Southern gateway to the corridor and downtown. Major entryway to areas to the south and east.
- A mixed use area is to be provided as part of the redevelopment of the intersection of Amity Hill Rd. and NC-115. Includes mixed use, attached residential, civic and institutional uses including a new municipal services node. Area is different in composition than the Downtown Retail District. Mixed use areas are more likely to have chain retailers and limited anchor retailers such as a grocery store.
- Office is expected in the mixed use area. West of NC-115, residential uses would likely include condos above ground floor uses. East of NC-115, residential uses would consist of condos transitioning to multi-family uses to the east.

Limited Retail at Garner Bagnal and NC-115



- Continuation of Linear Park (approximately to Fayetteville Avenue)
- Mixed use including new municipal service node
- Multi-story office use
- Realignment of Amity Hill Road and Whites Mil Road
- Major entryway from proposed Larkin Development (10,000 new residents)

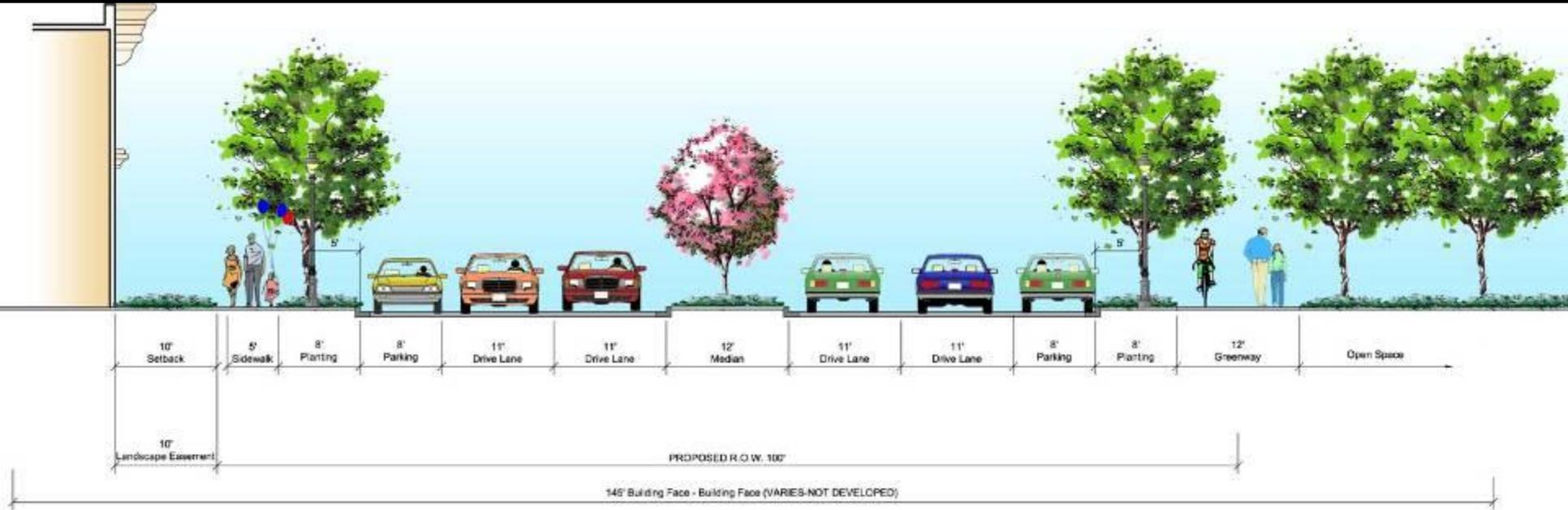
Key Achievements of the Plan: Streetscape



Key Achievements of the Plan: Streetscape



Key Achievements of the Plan: Streetscape



NC-115 Corridor

New Development Standards H-115 District

Land Uses

- Allow retail sales and services, office, restaurants, etc., up to 40 units per acre of residential
- Prohibits new automotive, motor repair and land uses with outdoor storage
- Non-conformities-Existing uses not permitted in the H-115 District may continue “AS IS” unless discontinued for more than 6 months
- Prohibits chain link, barb or concertina fencing

New Development Standards H-115 District

Setbacks and Lot Dimensions

- No minimum lot size
- No minimum lot width
- Front Setback- Maximum 10 feet
- Side Setback- 0 if provided 5 feet
- Rear Setback- 0
- Maximum Height- 80 feet

New Development Standards H-115 District

Setbacks and Lot Dimensions continued

- Minimum Lot size for residential – 1,000 sq. ft.
- Maximum Density- 40 Dwelling units per acre

New Development Standards H-115 District



New Development Standards

H-115 District

Parking Standards

- Limited to side and rear yards
- Number of spaces based on land use (i.e. 5 spaces for every 1,000 sq. ft. of retail)

Landscaping

- Interior and exterior of parking lots, adjacent land uses and street trees

New Development Standards H-115 District

Sign Standards

- 1 ground sign per street front
- Allowed 3 signs not to exceed 12% of façade
- Can be internally illuminated
- Signs types include wall, window, awning, and projecting signs

New Development Standards H-115 District



New Development Standards

H-115 District

Architectural Standards

- Incorporate use of doors/entryways, windows, columns, canopies and awnings to emphasize human scale
- Clearly defined entryways,
- Facades greater than 100 feet incorporate recesses, change in color, texture
- Mechanical equipment must be screened
- Materials- Brick, Stone, Wood, Stucco, E.F.I.S.

New Development Standards H-115 District

Architectural Standards continued

- Materials prohibited- Utilitarian Metal, Vinyl
- High intensity/fluorescent colors prohibited
- Outdoor storage of inventory/materials unless screened

WHY??????



After



Before

WHY??????

