



**HILL HAVEN REZONING  
COMMUNITY MEETING  
HILL HAVEN LAND HOLDINGS, LLC  
URBAN DESIGN PARTNERS**









# WHAT IS ZONING?

Zoning is the city's method of classifying land by usage.

<b>RA</b>	<b>R-8</b>	<b>O-1</b>	<b>CB</b>
<b>R-20</b>	<b>R-8M</b>	<b>O&amp;I-2</b>	<b>CBP</b>
<b>R-15</b>	<b>R-8MF</b>	<b>B-1</b>	<b>LI</b>
<b>R-15M</b>	<b>R-5</b>	<b>B-2</b>	<b>HI</b>
<b>R-10</b>	<b>R-5M</b>	<b>B-3</b>	<b>HD</b>
<b>R-10M</b>	<b>R-5MF</b>	<b>B-4</b>	<b>PUD</b>
		<b>B-5</b>	<b>H-115</b>

- Conventional vs Conditional
- “CD” Conditional Ex: RMF (CD)
- Types of Zoning Districts:
  - Residential
  - Office
  - Business
  - Industrial
  - Planned Unit Development

# **STATESVILLE 2045 LAND DEVELOPMENT PLAN**

The LDP is the long-range policy document that guide's Statesville's City Council, Planning Board, and Staff in making decisions related to land development, capital investment, and community programs.

## **STATESVILLE UNIFIED DEVELOPMENT CODE (UDC)**

The UDC outlines permitting, processes, and regulations for development in one place, making it easier for developers, the public, and entities to understand regulations. It promotes order and quality growth.

## **FUTURE LAND USE MAP**

Designates 14 land use and character areas that are envisioned for the future of Statesville's planning area, providing policy guidance for decision-makers as they evaluate the appropriateness of development proposals.

## ZONING MAP AND DISTRICTS:

### Site (Existing Iredell Co)

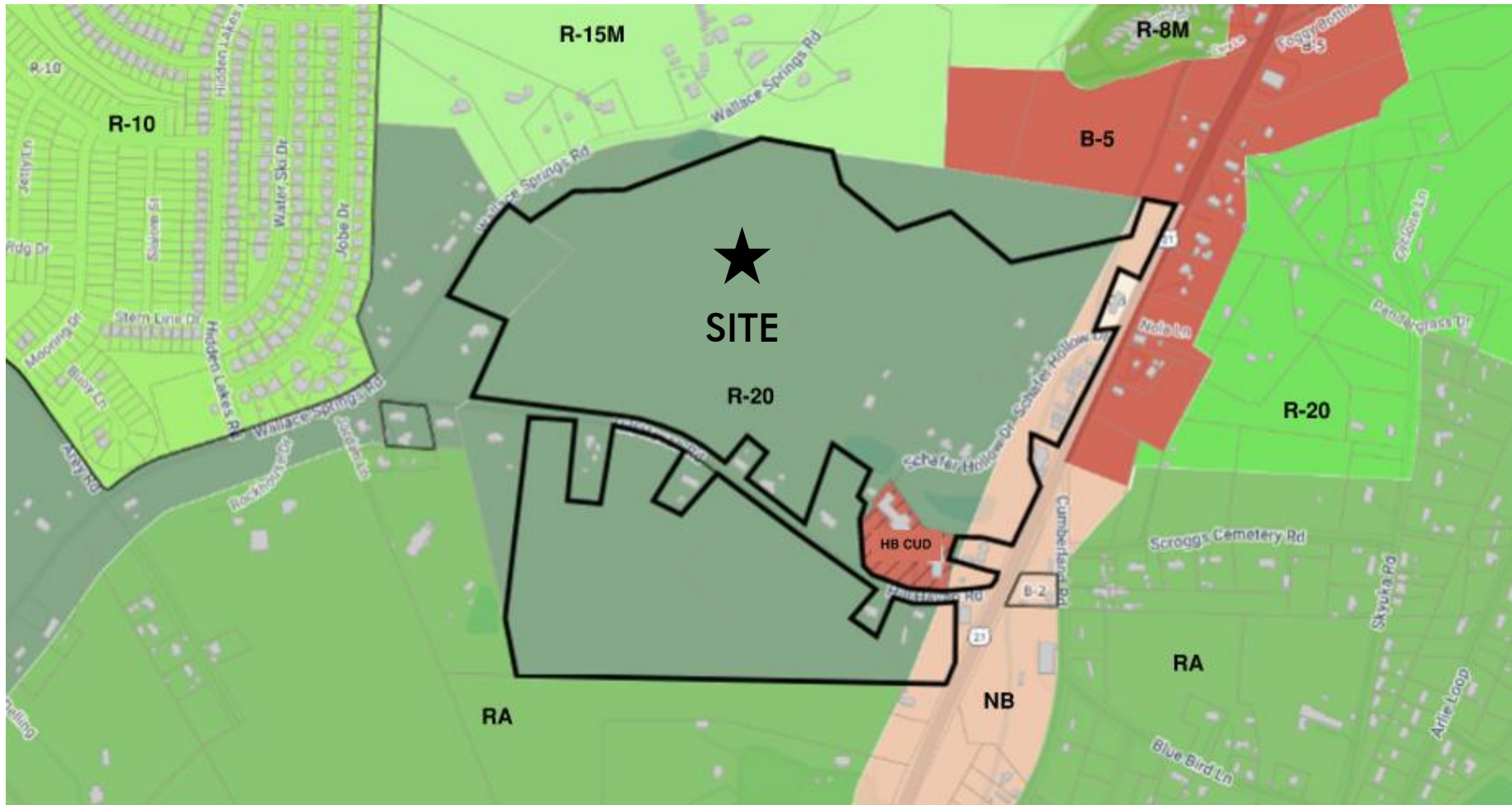
- R-20, NB, HB CUD

### City of Statesville

- R-8M
- R-10
- R-15M
- R-20
- B-2
- B-5

### Iredell County

- R-20
- RA
- NB



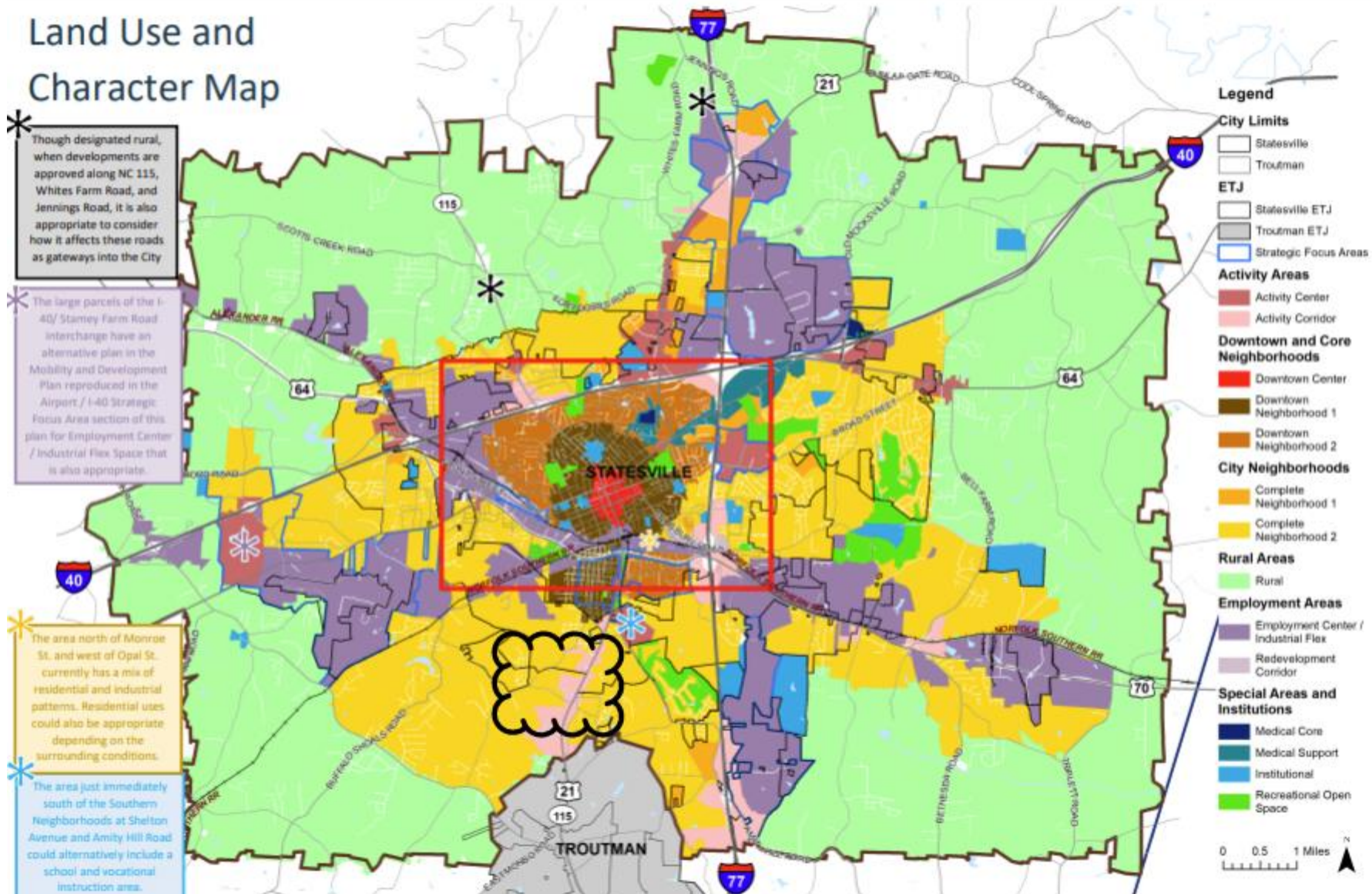
# Land Use and Character Map

\* Though designated rural, when developments are approved along NC 115, Whites Farm Road, and Jennings Road, it is also appropriate to consider how it affects these roads as gateways into the City

\* The large parcels of the I-40/ Stamey Farm Road interchange have an alternative plan in the Mobility and Development Plan reproduced in the Airport / I-40 Strategic Focus Area section of this plan for Employment Center / Industrial Flex Space that is also appropriate.

\* The area north of Monroe St. and west of Opal St. currently has a mix of residential and industrial patterns. Residential uses could also be appropriate depending on the surrounding conditions.

\* The area just immediately south of the Southern Neighborhoods at Shelton Avenue and Amity Hill Road could alternatively include a school and vocational instruction area.





## Activity Corridor

### Character Intent

Activity Corridors provide opportunities for a mix of retail commercial and office uses along several of the city's main commercial corridors. Activity Corridors are opportunities to develop new commercial spaces within strategic focus areas or redevelop existing strip commercial centers that serve as gateways into Statesville. The unifying characteristic of future uses within this area is an attractive frontage toward the primary street and connectivity between adjacent uses through sidewalks or internal walkways. Joint planning of adjacent sites along corridors is recommended to achieve design cohesion, connectivity, and to maximize use of land. Developments should face the primary gateway street and present an attractive facade or landscaping with parking located to the side or rear. Driveways and parking lots should be consolidated with adjacent uses and maximize shared parking opportunities. Residential uses are not preferred for this character area.

### Pattern & Form

Mid-length blocks of commercial uses separated by parking or side streets.

### Opportunities

Redevelopment of strip commercial centers, new office and commercial space; improved visual quality of city gateway streets, transit supportive designs.

### Primary Uses

Retail, restaurants and bars, breweries and distilleries, hotels, entertainment, personal services, and office.

#### Form Characteristics

<b>Building Height</b>	One to three stories
<b>Building Orientation</b>	Front of buildings oriented to the gateway street, setbacks allow for sidewalks and necessary driveways, 5-30 ft setbacks
<b>Building Types</b>	Large and small footprint office or commercial
<b>Street Character</b>	Arterial and access streets, with pedestrian facilities along the main frontage
<b>Parking Character</b>	Parking to the side or rear of buildings, street parking on side streets as appropriate



## Complete Neighborhood 2

### Character Intent

Complete Neighborhoods 2 are opportunities for new neighborhoods built using traditional neighborhood designs that provide a mix of residential uses. These neighborhoods are best designed as master planned neighborhoods that use a traditional grid or modified grid network, shorter block lengths, and pedestrian pathways connecting residences to internal and external destinations. Typically, a larger portion of neighborhoods will be dedicated to single-family detached homes. Predominantly single family neighborhoods may be supplemented with a variety of housing type choices (see page 36) and multifamily development, provided that sites are adjacent to commercial centers or nodes that can adequately provide basic retail goods and services, and/or along central thoroughfares that can accommodate the significant traffic impacts associated with the higher density residential development. Supplemental housing type choices and multifamily development may also be appropriate when part of a live-work or mixed-use cluster within a larger planned neighborhood or community, or as a part of a planned effort to build the demand that can bring basic retail goods and services to an area or neighborhood that lacks them where increased services and some multifamily is the goal. Sidewalks, multi-use paths, on-street parking, and narrow street designs prioritize walking and biking through neighborhoods and accommodate connections to adjacent uses. These neighborhoods should also include parks and community open spaces accessible to neighborhood residents and preferably to the public. Pockets of community-serving institutional uses like schools, community centers and churches are also appropriate. Limited use of neighborhood-scale, multistory commercial and office centers is appropriate in this character area when clustered along major thoroughfares and street corners.

### Pattern & Form

Grid or modified grid network with short and medium block lengths.

### Opportunities

New master planned developments organized around community gathering spaces (commercial or open space).

### Primary Uses

Residential

### Secondary Uses

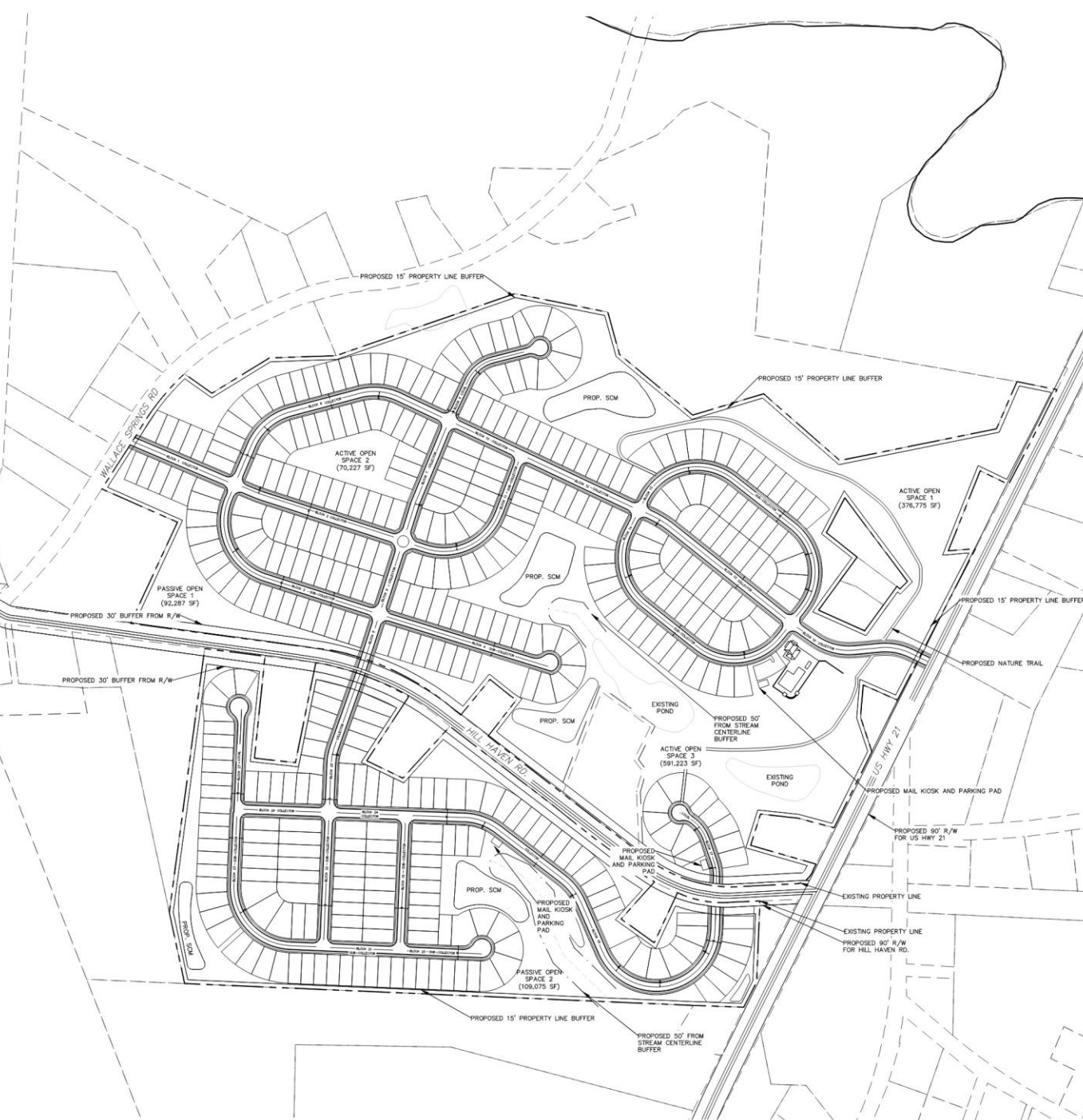
Clubhouses and recreation centers, neighborhood scale corner commercial/offices, institutional, park and open space, daycare.

#### Form Characteristics

<b>Building Height</b>	One to three stories
<b>Building Orientation</b>	Residences oriented towards the primary street, 0-30 ft setbacks
<b>Building Types</b>	Single family detached homes, limited use of a variety of housing type choices (see page 37), and multifamily in centralized locations, limited use of neighborhood-scale and multistory commercial or office centers in centralized locations, and institutional buildings.
<b>Street Character</b>	Local streets with sidewalks on both sides and street trees, off-street pedestrian and bike circulation connections (trails and paths)
<b>Parking Character</b>	Alley parking preferred for residential, some on-street parking, neighborhood nonresidential uses share small surface lots







**SETBACK SUMMARY**

TAX PARCEL ID #: 473-352-0766, 473-352-8140, 473-361-2340, 473-361-5608, 473-371-0390, 473-371-4134, 473-371-4950, 473-371-6807, 473-372-0499, 473-370-1799

TOTAL SITE AREA: 147.28 AC (6,415,624.18 SF)

EXISTING ZONING (REDELL COUNTY): R-20 SUBURBAN RESIDENTIAL

PROPOSED ZONING: ANNEXED (STATESVILLE): R-8 CLUSTER SUBDIVISION

UNIT COUNT: 410-440 LOTS

# OF LOTS PROPOSED: 421

PROPOSED DENSITY: TOTAL # OF LOTS/ACREAGE = 3 LOTS PER ACRE

SETBACKS: 25' FRONT, 5' SIDE, 25' REAR

MAX. BUILDING HEIGHT: 35'

PROPOSED USE: SINGLE-FAMILY

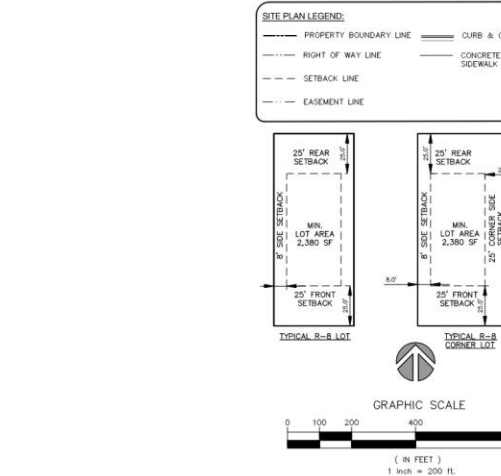
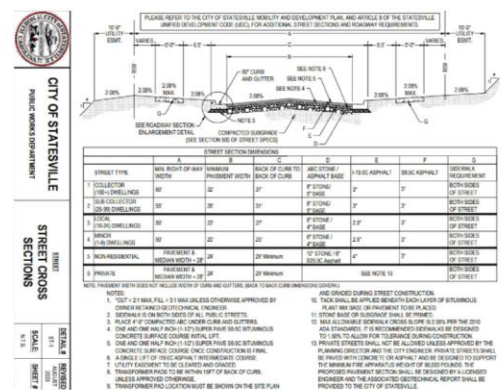
VEHICULAR PARKING: REQUIRED: 2.0 SPACES PER DWELLING UNIT

OPEN SPACE: REQUIRED: 20.75 AC (1,165,094,418 SF), 10% OF SITE AREA: 641,562,418 SF, CLUSTER DEVELOPMENT: 523,532 SF

ACTIVE: 1,038,225 SF, PASSIVE: 201,362 SF, TOTAL: 1,239,587 SF

NOTES:

1. ALL STREETS ARE PER THE CITY OF STATESVILLE STREET CROSS SECTION DETAIL ST-1.
2. OPEN SPACE CLUSTER DEVELOPMENT CALCULATION IS THE TOTAL NUMBER OF LOTS X THE LOT AREA OF THE UNDERLYING DISTRICT - THE TOTAL LOT AREA PROVIDED.
3. ALL STREETScape TREES TO BE PROVIDED PER ORDINANCE



**Site**  
10 Parcels  
+/- 147.28 Acres

**Proposed Zoning**  
R-8 CZ, Cluster  
Subdivision

**Typical Lot:**  
50' x 120'

**Streets**  
Public  
50', 55', 60' ROW

**45' Dedication From**  
CL – Hill Haven &  
US-21

**Hill Haven**

**Site Plan**  
Hill Haven Rd.

NO. DATE. BY: REVISIONS:

Project No: 24-CLT-078  
Date: 03.26.2025  
Sheet No:

**C-3.0**





## Community Overview

410-440 Lots  
6,000 SF Min. Lots  
2.86 DUA

## Open Space

28.46 Acres  
19% of site

## Buffer

15' External  
30' Hill Haven Road



# ZONING PETITION TIMELINE

Petitioner Community Meeting:      March 26, 2025

Planning Board:      May 27, 2025

City Council First Reading:      June 17, 2025

City Council Second Reading:      July 14<sup>th</sup>, 2025



# Questions?

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