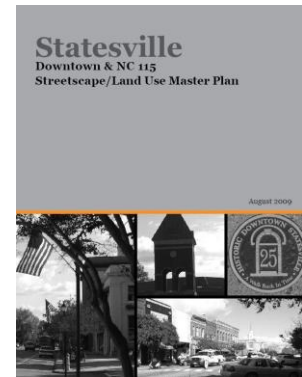
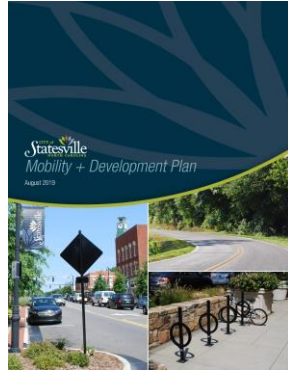
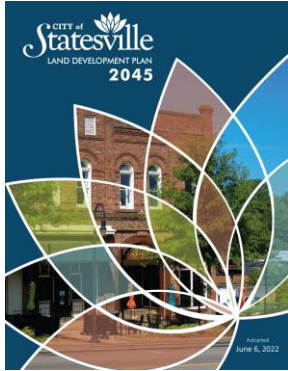




STATESVILLE SOARS

Land Use Policy Summary Report November, 2024

The Statesville Soars project is an effort to update the City’s Unified Development Code (or “UDC”) to implement the 2045 Land Development Plan as well as to restructure and modernize the current UDC, clarify development review procedures, add modern uses, and incorporate more graphics and illustrations. The project also seeks to support the City’s objectives for greater provision of affordable and attainable housing. This document summarizes the land use policy guidance from the following four documents:



The table below identifies the applicable policies and actions from each of the above policy guidance documents, provides a brief summary, and includes a column summarizing the applicable direction for the updated UDC being prepared as part of Statesville Soars. Current policies that are not related to the UDC project are not included in the table.

STATESVILLE SOARS POLICY SUMMARY TABLE

City of Statesville 2045 Land Development Plan

#	Policy Description	Potential Disposition in New UDC
Chapter 2: Prioritize Growth and Reinvestment (pp.76-78)		
2-1	Use the characteristics of the Future Land Use and Character Areas and their application on the Future Land Use and Character Map as a guide toward future land use planning, including rezonings and changes to the Unified Development Code.	Compare the FLUM uses and densities to the range of zoning districts. Clarify which FLUM categories align with which zoning district densities. Discuss if and how character areas can be translated to zoning districts.
2-2	Accommodate projected residential and nonresidential development in areas that have or can readily be provided with adequate services and are compatible with the Land Use and Character Map.	Explore the political will to limit development outside of existing utility service areas, or couple development to a logical utility extension plan (this means developments beyond established utility limits would not get utility service, or would have capped densities).
2-3	Prior to amending the Character and Land Use Map, the City should consider the stated criteria and address these within required Comprehensive Plan consistency statements.	Supplement the rezoning procedures with the stated criteria.
2-5	Allow a variety of residential dwelling types (see page 37) in appropriate areas defined by the Land Use and Character Map...	Broaden the range of allowable use types and apply design and compatibility controls in cases when increased density development is proposed adjacent to lower density development.





STATESVILLE SOARS

Land Use Policy Summary Report November, 2024

STATESVILLE SOARS POLICY SUMMARY TABLE

City of Statesville 2045 Land Development Plan

#	Policy Description	Potential Disposition in New UDC
2-6	Protect neighborhoods from encroachment of incompatible land uses by ensuring that zoning is consistent with the Land Use and Character Map, by developing and implementing area plans, and by enforcing compatibility standards that address noise, traffic, and aesthetics.	Explore the political will and the City's capacity to enforce noise, traffic, and compatibility standards.
2-7	Allow density above and beyond the recommendation for the Land Use and Character Map through the use of planned developments.	Suggest the new UDC include an unlimited conditional zoning district scheme that requires submittal of a concept plan and requirements for developments that deviate from standards like suggested maximum densities. Incorporate single-family residential design guidelines and allow density bonuses for residential developments that voluntarily follow them.
2-8	Permit the development of limited compatible neighborhood service and retail uses when well-integrated into a planned development.	Permit small-scale, neighborhood serving, nonresidential development in the highest density residential districts; apply basic landscaping, screening, and site configuration standards to promote compatibility.
2-9	Establish standards to ensure that non-residential development (and home occupations uses) occurs at appropriate scales and locations.	Establish non-residential design standards to ensure compatible building design and architectural features; permit live/work units by-right in non-residential structures in all districts (except industrial); allow limited home occupations in all residential districts subject to codified standards.
2-10	Maintain context-sensitive architectural design standards currently in the Unified Development Ordinance. Develop new multifamily design standards...	Establish new multi-family design standards as well as voluntary design guidelines for single-family attached and duplex, triplex, quadplex residential forms. Apply design standards to alternative or non-standard residential developments like pocket neighborhoods and bungalow courts that exceed minimum residential densities in the districts where located.
2-11	Ensure that redevelopment or expansion projects increase the compatibility of commercial developments with adjacent neighborhoods through architectural, land use, or natural buffering techniques.	Prepare redevelopment criteria that ties increased design compliance or increased buffering provisions for redevelopment or infill of non-residential or mixed-use development adjacent to existing single-family development.
2-13	Improve the visual quality of community gateway corridors (see Gateway Corridors Map on page 34) through landscaping, streetscaping, and design of signage.	Establish a Gateway Corridor Overlay framework that consists of a basic set of standards applied throughout all corridors along with additional requirements for City-completion of a gateway corridor plan for each corridor that includes additional unique standards (and may also include optional flexibility or relief from certain code standards to incentivize redevelopment).
2-14	Support the provision of public art in conjunction with public and private development along entry corridors and in the downtown area.	Allow public art features to be credited towards open space requirements in urban areas like downtown.





STATESVILLE SOARS

Land Use Policy Summary Report November, 2024

STATESVILLE SOARS POLICY SUMMARY TABLE

City of Statesville 2045 Land Development Plan

#	Policy Description	Potential Disposition in New UDC
2-15	Maintain appropriate landscaping, setback, and design standards for development along entry corridors and gateways.	Establish a Gateway Corridor Overlay framework as described in the response to Policy 2-13.
2-16	Maintain current requirements in the UDC that ensure landscaping and screening of large parking lots, outdoor storage areas and outdoor operations areas visible from arterial streets.	Upgrade landscaping and outdoor storage screening requirements generally.
2-17	Require the provision of attractive public spaces within major retail center development and redevelopment	Establish new open space set-aside standards for all uses including non-residential and require non-residential development to provide gathering space or provide a payment of fee-in-lieu.
2-18	Encourage the updating of existing, auto-dominated strip commercial areas located along major corridors into more modern commercial forms, or mixed-use places that maintain significant commercial footprints.	Explore use of conditional rezoning to provide flexibility for redevelopment of aging auto-oriented strip commercial sites
2-19	Protect stable single-family neighborhoods from the impact of incompatible or blighting uses, such as higher intensity commercial uses and incompatible developments as defined by multifamily design standards to be developed in the future.	Use allowable use by district standards to limit the range of potentially incompatible uses in established neighborhoods. For uses that might be incompatible (bed and breakfast, short term rental, micro-commercial activity) add development standards that require separation and adequate screening from single-family homes.
2-21	Include flexibility to facilitate conversion of nonresidential uses within existing vacant and blighted downtown and historic districts to other nonresidential uses, while safeguarding future residents and visitors from incompatible development.	Explore increased use flexibility in historic districts. Broaden the range of allowable use types in downtown and encourage conversion of incompatible residential use types to uses more consistent with downtown activity.
Chapter 3: Support the Expansion of the Local Economy (pp. 92-96)		
3-1	Develop and maintain a coordinated intergovernmental planning and development review process with Iredell County and Troutman to foster efficient city growth patterns.	Establish a standing Technical Review Committee to review and decide subdivision and site plan applications (and review of concept plans) that is comprised of City and County planners as well as utility, emergency, and community service providers. Maintain a regular meeting schedule and ensure these meetings are open to the public.
3-2	Coordinate with Iredell County and Troutman to ensure that governmental decisions about the type and intensity of future development are consistent with the Land Use and Character Map.	Allow these local governments to provide comments on rezoning applications outside the Statesville corporate limits.
3-3	Coordinate with Iredell County and Troutman to ensure that residential development reliance on wells and or on-site wastewater systems will be discouraged and limited where centralized water and wastewater systems are in place.	Explore the political will to adopt longer utility service connection distances versus policies that limit development in areas not consistent with the City's tiered growth system and desire to maintain compact development forms.
3-4	Seek common standards for public facilities and services with Iredell County to ensure that services can be provided relatively seamlessly across jurisdictional boundaries.	While outside the scope of the UDC project, explore adoption of a set of uniform infrastructure configuration standards across the different jurisdictions.





STATESVILLE SOARS POLICY SUMMARY TABLE

City of Statesville 2045 Land Development Plan

#	Policy Description	Potential Disposition in New UDC
3-6	Establish and maintain an annexation program that is fiscally responsible, that serves the needs of Statesville's existing and future residents. Evaluate and consider the fiscal impacts of proposed annexations.	Incorporate a new annexation procedure into the UDC that relies on State standard and criteria.
3-9	Work with Iredell County to implement rural conservation/low intensity development strategies in targeted areas.	Establish a conservation subdivision procedure option. Explore the political will to keep residential densities low and avoid upzoning of targeted areas (unless City-initiated).
3-14	Maintain or enhance the condition of the existing housing stock, particularly focusing on older neighborhoods where economically disadvantaged residents live.	Consider adding minimum housing standards to the UDC (and applying these in the ETJ as well).
3-17	Continue to monitor housing conditions and require repair of substandard housing. Review and maintain minimum housing codes that retain flexibility to avoid removing fundamentally safe and habitable housing from the market.	
3-19	Produce or provide incentives to produce high quality affordable housing as long-term assets to the city and neighborhood in which it is located. Specific incentives should be determined through development of the Statesville Housing Strategy....Housing affordability should not be achieved at the expense of neighborhood amenities such as parkland, sidewalks and other features that contribute to the integrity, desirability, and stability of a neighborhood.	Establish a set of development incentives for provision of affordable and workforce housing, and ensure that open space and sidewalk requirements are not aspects that are waived as part of the incentive package.
3-20	Consider encouraging the development of mixed-density projects that provide the opportunity for varied housing choices in a range of housing prices in parts of the City Neighborhood Character and Land Use Areas while respecting existing neighborhoods.	Broaden the array of allowable housing types and explore the use of incentives or mandates for developments over a certain size to provide a minimum level of variety in housing types and lot sizes.
3-21	Ensure that adequate opportunities are provided for development of housing for seniors and other populations with special needs.	Ensure congregate care, CCRCs, and assisted living facilities are permitted in most zoning districts, subject to compatibility standards.
3-25	As noted in the Shelton Avenue and Southern Neighborhoods Redevelopment Strategic Focus Area (page 51), monitor displacement of existing neighborhood residents and work with the neighborhood to identify solutions to protect residents from being displaced as the areas redevelops.	Explore the political will to apply anti-displacement provisions such as timing or ownership limitations on development applications seeking to increase existing densities by a threshold percentage (e.g., 50% beyond existing units per acre).
3-26	Integrate multimodal transportation planning with land use planning through the goals, policy, and direction of the Statesville Mobility and Development Plan.	Ensure the UDC include sections on streets (public and private), sidewalks, sidepaths, greenways, and bicycle parking (Street ROW width and bicycle lane standards need to be based on City policy, not standards in the UDC).
3-27	Evaluate traffic impacts of major development projects to identify improvements required to maintain safe and efficient traffic patterns.	Ensure all new development exceeding certain traffic generating thresholds are subject to TIA requirements and provisions for construction and dedication of public street infrastructure.





STATESVILLE SOARS POLICY SUMMARY TABLE

City of Statesville 2045 Land Development Plan

#	Policy Description	Potential Disposition in New UDC
3-28	Establish a continuous network of safe and convenient pedestrian ways, greenways, bicycle trails, and bike lanes throughout the city.	Incorporate new sidewalk extension and connectivity requirements. Include greenway construction and dedication standards where the City has adopted policy indicating greenway alignments.
3-29	Enhance pedestrian circulation that connects neighborhoods and commercial areas to the existing streetscape improvements in the downtown area, to greenways throughout the city, and to nearby commercial and shopping destinations. Enhance the pedestrian network in employment and industrial areas as well with a focus on employee commuting and through-connections for other users.	
3-30	Maintain regulations that ensure new streets provide adequate connectivity to support the efficient provision of public and emergency services and minimize average vehicle miles traveled by residents.	Add a street connectivity index, street continuation requirements, minimum number of entry points, and maximum cul-de-sac length provisions.
3-31	To the greatest practical extent, secure rights-of-way required to serve planned development before development occurs.	Ensure the City has a Comprehensive Transportation Plan that identifies street alignments (including for local streets).
3-32	Encourage alternatives to private streets and cul-de-sacs that reduce neighborhood connectivity or the city's ability to provide safe and efficient public services	Include a street connectivity index, max block length standards, and limits on the number of homes that may be on a cul-de-sac street. Ensure pedestrian connections to the sidewalks system from cul-de-sac bulbs.
3-33	Ensuring that streets are designed and constructed for projected traffic loads.	Require private streets to meet public street standards.
3-34	Require new development to fund its proportional share of the costs of transportation systems.	Adopt a TIA system for the determination of on- and off-site transportation improvements.
3-35	Establish specific adequate public facility standards as part of the city's land development regulations and in conjunction with the development of a capital improvements program for affected facilities.	Discuss. The City can adopt specific level of service standards for streets, potable water, wastewater service, and open space (however, determination of these LOS levels is beyond the scope of the UDC effort). The City may not adopt an APF for schools. Additional discussion is necessary regarding an APF for stormwater – will the City seek delegation from the State (the concept of an LOS is one that contemplates multiple areas, not individual lots, thus requiring delegated authority and a stormwater utility).
3-38	Require new development to comply with minimum levels of service standards for the water, wastewater, and stormwater systems within its service area.	
3-41	Provide high quality, cost-effective water, wastewater, and stormwater utility services throughout the city's planned service area (see Tiered Growth Map on page 85).	Explore adoption of new mandatory utility connection standards. Discuss the political will to forgo development that is inconsistent with utility extension plans or timing.
3-44	Require facilities to be extended through new developments to provide for future growth. Facilities may be required to be over-sized to serve future development with provisions for reimbursement for facilities that benefit other properties.	Ensure the infrastructure provisions include provisions for oversizing.
3-46	Ensure that extraterritorial water sales are subservient to municipal service and tied to the Tiered Growth Map.	Discuss the City's desire and ability to control water service extension in the ETJ.





STATESVILLE SOARS POLICY SUMMARY TABLE

City of Statesville 2045 Land Development Plan

#	Policy Description	Potential Disposition in New UDC
3-49	Limit wastewater service to areas within or planned to be located within the City of Statesville and as identified in Tiers 1 and 2 of the Tiered Growth Map, except in isolated conditions.	Explore the political will to limit new higher density development that is beyond the designated Tiers. If it is consistent, then bar sewer extension except for emergencies. Suggest not including criteria about justification of economic benefits from extension since this will always be the argument that is made and it will be hard to quantify.
3-51	Require connection of new development within the City limits to municipal or regional utility infrastructure system providers.	Require all new development and certain forms of substantial redevelopment to connect to public water and sewer within the City limits.
Chapter 4: Enhance Quality of Life (pp. 109-111)		
4-1	Enhance standards and enforcement for maintenance of vacant properties to prevent negative impacts on neighbors, such as requirements for keeping the property in good repair and modifying the time to comply, as necessary.	Discuss the City's desire to adopt and enforce property maintenance standards (whether inside or inside and outside the corporate limits).
4-2	Allow for development of housing choices and a compatible mix of unit types and neighborhood scale services that are set out in the Land Use and Character map and categories. Maintain compatible transitions between different land uses and housing types through effective land use and site design regulations, such as architectural, land use, and natural transitions and buffering.	Broaden the range of allowable use types permitted in residential districts. Consider compatibility standards for non-residential uses that abut residential zoning districts.
4-3	Encourage walkability through well-designed and safe connections between residential and nonresidential areas or through the encouragement of mixed use districts that allow residents to access more services without their car.	Include comprehensive sidewalk, greenway, and sidepath standards, including on-site pedestrian circulation provisions.
4-4	Develop a plan to maintain and improve areas used for public pathways, including sidewalks, rights-of-way, and street trees to enhance safety and preserve neighborhood conditions, especially along, across, and adjacent to gateway corridors.	Incorporate new street tree requirements in certain zoning districts and streetscape buffers in other districts.
4-6	Encourage, and where appropriate, support the preservation and enhancement of historic resources, including supporting the protection of historic sites and protecting the physical character within historic districts through design regulations.	Discuss the ways in which the current historic zoning district standards are inadequate.
4-13	Implement the "Route 2 Recreation" Parks and Trails Master Plan. Design parks and recreation facilities to meet standards established in the plan.	Incorporate new open space set-aside, public park dedication, and greenway standards citywide.
4-15	Require new developments of a certain size to include development of neighborhood and community park facilities and to identify a long-term maintenance program for maintaining these facilities.	Suggest the City explore a combination of private common open space set-aside and public park dedication provisions, along with a fee-in-lieu option for parkland dedication (to create revenue streams for parkland, sidewalk, and greenway network retrofits)





STATESVILLE SOARS

Land Use Policy Summary Report November, 2024

STATESVILLE SOARS POLICY SUMMARY TABLE

City of Statesville 2045 Land Development Plan

#	Policy Description	Potential Disposition in New UDC
4-16	Ensure that neighborhood and community parks have safe and efficient linkages to surrounding neighborhoods for pedestrians and bicyclists.	Adopt sidewalk standards that mandate sidewalk connections in areas proximate (within 1,200 linear feet) of existing and planned parks.
4-18	Credit dedications of critical environmentally sensitive lands, such as riparian buffers, and greenways or parks that occupy potential flood zones towards park dedication requirements.	Discuss the possibility of crediting these areas towards open space requirements rather than parkland requirements.
4-19	Prohibit future development of buildings in floodplains, on wetlands and other natural and manmade hazards that are known to be vulnerable to repetitive flooding.	Explore the political will to limit all development and deposition of fill within the 100-year floodplain, along with incentives for development to identify and avoid the 200-year floodplain.
Chapter 5: Implement the Plan (pp. 116-133)		
Action 1	Support Implementation of the 2018 Airport Layout Plan	Ensure there is an airport overlay district that properly limits heights and use types for public safety and noise attenuation.
Action 2	Implement the Mobility and Development Plan	See Summary Table starting on Page 9 of this document.
Action 3	Implement the Comprehensive Recreation and Parks Master Plan	See Summary Table starting on Page 10 of this document.
Action 4	Implement the Downtown & NC-115 Streetscape/Land Use Master Plan	See Summary Table starting on Page 11 of this document.
Action 7	Develop plans for gateway corridors	Establish a gateway corridor overlay district framework that allows for the establishment of unique sets of gateway provisions (along with a common set of standards applicable in all gateway corridors).
Action 8	Develop a unified identity for gateway corridors	
Action 13	Coordinate development with neighboring utilities	Ensure mandatory utility connection provisions recognize different utility providers.
Action 16	Evaluate enhanced subdivision and development requirements related to the provision of park and recreation services, development of sidewalks and greenways, expansion of water/wastewater utilities, and road improvements. Consider the use of new development or subdivision exactions, impact fees, facility benefit assessments, and other techniques that are linked to the CIP and ensure that development provides its proportional share of public facilities.	Review and update subdivision configuration requirements. Impact fees are not currently legal in North Carolina without special authorization from the General Assembly.
Action 19	Maintain and grow the improved streetscape	Suggest establishing standards for required gathering space and allowing public art to qualify in urban districts. Include design standards for non-residential, mixed-use, and multi-family developments. Suggest avoiding application of standards to very specific geographies that differ from zoning districts as this adds complexity.
Action 22	Update the Unified Development Code (UDC) consistent with this plan	
	Update the zoning districts of the UDC to achieve the intended character of the Land Use and Character section of this plan.	Review and amend zoning districts (provided there is additional discussion regarding allowable densities from the FLUM).





STATESVILLE SOARS POLICY SUMMARY TABLE

City of Statesville 2045 Land Development Plan

#	Policy Description	Potential Disposition in New UDC
	develop user-friendly flow charts that depict each step required for each of the various development review processes.	Supplement each main development application review procedure with a flow chart
	Include Policy 2-3 as guidelines for staff's assessment of rezoning cases within the text of the UDC.	Carry forward as rezoning criteria
	Codify design standards for apartment buildings or complexes, mixed use buildings, and accessory dwellings.	Add new design standards for multi-family, mixed-use and non-residential development
	Improve multifamily design standards, including elevating design standards for Low Income Housing Tax Credit (LIHTC)-eligible developments to make them a more attractive and successful product.	
	Add guidelines and standards for quality infill development.	Add compatibility provisions to multi-family, mixed-use, and non-residential development when abutting single-family detached dwellings
	Create incentives for redevelopment within Strategic Redevelopment Focus Areas, such as a reduction or waiver of development fees, reduction in development review procedural requirements, preferred placement in the order of reviewed applications, or reducing development standards (e.g., landscaping or parking requirements)	Include within the incentives portion of the Ordinance. Suggest limiting incentives to waiver of application fees or certain standards.
	Consider creating form-based overlay districts for the gateway corridors listed in Action-7.	Suggest integration of form-like controls pertaining to design. Need to discuss other form provisions like build-to, public realm, and parking placement limitations.
	Add guidelines or standards for transitions between different development intensities or use categories such as buffers, transitions in height, land use transitions illustrated in the Transect model, and shared architectural features	Suggest avoiding application of development standards based on a contrived notion of transition – apply to particular uses, particular districts, or a combination, but leave it at that.
Action 23	Provide incentives for development of compatible redevelopment projects, including on brownfields; and investigate programs to encourage development in gateways.	Incorporate into incentives provisions but apply solely to designated uses or in certain areas like gateway corridors.





STATESVILLE SOARS POLICY SUMMARY TABLE

2019 MOBILITY + DEVELOPMENT PLAN

#	Policy Statement	Potential Disposition in New UDC
Collector Streets Implementation Policies and Procedures (pg. 8-3)	Seek to incorporate the Collector Street Plan and associated roadway design standards and policy requirements within development ordinances of the City and County.	Include references to the Collector Street Plan portion of the MDP in the new Ordinance. New collector streets should be established in a grid pattern every 3,000 linear feet in suburban and rural locations and every 750 linear feet in urban contexts. New subdivisions and site plans should continue existing collector streets and plat new ones in accordance with the MDP.
	Use the plan as a tool to communicate desired roadway connectivity as development projects are proposed... and emphasize street connections (intersections) rather than alignments.	
	Require new developments to reserve or dedicate right-of-way for and construct future collector streets.	Clarify that new subdivisions and site plans are required to construct and dedicate collector streets in accordance with the MDP (this include extensions of existing streets and new streets in accordance with MDP spacing requirements).
	Integrate future bikeway, greenway, trail networks, and sidewalks with the collector streets plan to improve access and enhance connectivity between systems.	Clarify that collector streets are required to provide sidewalks on at least one side of the street unless there is a sidepath that can serve the same function. Sidewalks are required to be constructed and dedicated to the City. Greenways are to be established in accordance with the City's greenway map (which should identify greenway alignments with respect to lot lines).
Bike Facilities Implementation Recommendations (pg. 8-11)	Include bike lanes on identified segments of NC-115, US 21, and designated segment of Garner Bagnal Boulevard	Require development along these designated segments to establish bike lanes or provide a fee in lieu.
	Include paved shoulders where identified in the Bicycle Improvements	In cases where new roadways are proposed or roadway configuration is changing in order to accommodate new development, ensure the roadway includes the designated bike feature.
Sidewalks Implementation (pg. 8-15)	Ensure public sidewalks are at least five feet wide	Require new development abutting public streets to construct and dedicate sidewalks. Need to clarify general sidewalk placement rules (both sides, one side, which side, where not required, etc.)
	On streets with curbing, sidewalks should be setback at least 5 feet from back of curb. Where there is no curbing, sidewalks should be behind the drainage swale.	Include these location provisions in the UDC. Discuss if 5-foot setback is sufficient when street trees are required.
	Address missing sidewalk network links in sidewalk/greenway table	Discuss if there are greenway alignments show on any City-adopted plans. Require sidewalk construction and dedication or fee in lieu as a part of new development abutting missing sidewalk sections.
		Establish new standards for when sidewalks are required, when a fee-in-lieu is acceptable, and when sidewalk is not required.





STATESVILLE SOARS

Land Use Policy Summary Report November, 2024

STATESVILLE SOARS POLICY SUMMARY TABLE

2019 MOBILITY + DEVELOPMENT PLAN

#	Policy Statement	Potential Disposition in New UDC
Multi-Use Trail/Greenways Implementation (pg. 8-17)	Multi-use path widths are 10 feet	Clarify if there are adopted plans that indicate greenway and sidepath alignments. In these instances, require construction and dedication as a part of new development, as well as a fee-in-lieu option at the City's discretion.
	Plan identifies four missing segments	Clarify if these missing segments are to be provided by public funds or if they will be provided by private development. Require construction and dedication or fee-in-lieu for development abutting the designated missing corridors.

STATESVILLE SOARS POLICY SUMMARY TABLE

ROUTE 2 RECREATION - RECREATION & PARKS MASTER PLAN

#	Policy Statement	Potential Disposition in New UDC
No recommendations to note	This is a programmatic and capital outlay-based plan	There are no development ordinance-specific recommendations. However, other documents recommend the establishment of private common open space requirements for all forms of development (with a fee in lieu alternative) along with a parkland dedication requirement for new residential development (also with a fee-in-lieu alternative) that could provide land or revenue stream for capital expenditures related to park acquisition and installation.

STATESVILLE SOARS POLICY SUMMARY TABLE

2023-2028 STATESVILLE STRATEGIC PLAN

#	Strategy	Potential Disposition in New UDC
Connecting Our City		
Strategy 1	Proactively maintain existing infrastructure assets and systems to ensure current quality and long-term viability.	Explore the political will to control utility expansion outside of Tier 1 and Tier 2-designated areas.
Strategy 2	Invest in critical public infrastructure to align with land use plan goals and accommodate future growth citywide.	
Strategy 3	Promote the development of a range of housing types throughout our community and housing stability for residents.	Widen the array of allowable housing types that may be established without a rezoning or special use permit.
Connecting Our Communities		





STATESVILLE SOARS

Land Use Policy Summary Report November, 2024

STATESVILLE SOARS POLICY SUMMARY TABLE

2023-2028 STATESVILLE STRATEGIC PLAN

#	Strategy	Potential Disposition in New UDC
Strategy 2	Expand access to enriching cultural, recreational, and open space amenities.	Add new private common open space set-aside requirements for all new development that recognize passive, active, and gathering area forms of amenities. Establish public parkland dedication requirements (and fee-in-lieu provisions) for all new residential development.
Strategy 3	Promote the development of a range of housing types throughout our community and housing stability for residents.	Widen the array of allowable housing types that may be established without a rezoning or special use permit.

STATESVILLE SOARS POLICY SUMMARY TABLE

DOWNTOWN & NC-115 STREETScape AND LAND USE PLAN

#	Recommendation/Strategy	Potential Disposition in New UDC
3.2.1 Existing Land Use		
Recommendation 3: ... In order to preserve the residential character of the area, restrict the use of existing residential buildings along Green Street and the north side of E Broad Street to residential uses only. Additional intrusion of office or commercial uses is not desired for these properties.		
Strategy 1	Modify the adopted zoning map to rezone areas presently zoned O-1 to a residential zoning district consistent with the Proposed Land Use Plan	Discuss if this still needs to be done. If so, incorporate into draft Zoning Map.
Strategy 2	...Recommend denial of rezoning proposals that would allow new office or commercial uses for these properties.	Ensure table of allowed uses limits incompatible office and commercial uses in the relevant zoning district(s).
Recommendation 4: Existing historic buildings within downtown should be retained and rehabilitation and adaptive reuse encouraged. Barriers to rehabilitation and adaptively reusing historic buildings should be removed so this may be a more viable option.		
Strategy 1	Evaluate the current development review process through construction to determine if the process can be improved.	Consider treating adaptive re-use as its own use type that does not require a rezoning.
3.2.2 New Land Uses and Proposed Districts		
Recommendation 1: Modify the Statesville Land Development Plan (SLDP) to reflect land uses shown on the Proposed Land Use Plan		
Strategy 2	Increase the allowable maximum intensity of the Central Business District, Mixed Use and High Density Residential Future Land Use Plan categories in the SLDP to 40 units per acre. This level of intensity is encouraged for attached residential neighborhoods in proposed Residential and Mixed Use land use categories (MU-A, MU-B, MU-C), which may range from 8-40 units per acre.	Match these FLUM designations up to their zoning district counterparts and discuss suggested densities.
Recommendation 2: Modify zoning districts (including CB, CBP, H115 district, other districts in study area) to be consistent with land uses shown on the Proposed Land Use Plan		





STATESVILLE SOARS POLICY SUMMARY TABLE

DOWNTOWN & NC-115 STREETScape AND LAND USE PLAN

#	Recommendation/Strategy	Potential Disposition in New UDC
Strategy 1	Require minimum 10' landscape easement in H115 zoning district for the exclusive purposes of landscaping or pedestrian improvements. Outdoor dining may be permitted within this easement subject to zoning requirements.	Discuss the degree to which this is a unique zoning district or whether it can be consolidated with other districts.
<p>Recommendation 3: Create a set of eight districts for the study area and formalize by adopting districts and related standards set forth in the plan in ordinances and guidelines.</p>		
Strategy 1	Modify the adopted zoning ordinance and/or amend adopted design guidelines to achieve the following related to districts: Offer incentives for uses encouraged within each district.	Strongly advise against creating more unique zoning districts. Suggest uniform districts where possible.
<p>Recommendation 5: In the MU-B land use designation, support requests for rezonings and/or change of use from commercial/industrial use to office and/or residential. For example, areas along E Front Street have been developed with a pattern of strip commercial uses in a manner that undermines the vitality of the Downtown Retail District. Areas along W Front Street have existing commercial and industrial uses that are also out of character with the Downtown Retail District. These areas should transition to office and/or residential with only limited retail or service areas permitted in nodes typically found at key intersections, with a storefront character.</p>		
Strategy 1	Support rezonings and development requests to construct new attached residential buildings. Buildings are envisioned to be 2-3 stories in height.	Integrate these recommendations in the appropriate zoning district.
Strategy 2	New building typology contemplated for the MU-B land use designation predominantly consists of mixed office and residential and attached residential buildings of various types. Consider standards that address form, placement and proportion of new infill and redevelopment to ensure development is complementary with established historic neighborhoods.	Discuss the need for "building typology" standards. Is there the political will to deny new development/redevelopment that does not meet building typology requirements? Suggest some basic site configuration and design standards.
<p>Recommendation 7: Automobile-oriented businesses are not considered appropriate uses within downtown (CB, CBP) given its context. The zoning ordinance already prohibits most automobile-oriented businesses (motor vehicle repair, gas stations). Consider prohibiting other automobile-oriented businesses in proposed Mixed Use land use categories (MU-A, MU-B, MU-C) such as automotive parts retailers currently allowed in CB, CBP, H115.</p>		
		Bar these uses in the appropriate zoning districts.
<p>Recommendation 8: Drive through uses in downtown and NC-115 (CB, CBP, H115) are to be discouraged, particularly along Broad and Center Streets. They are not consistent with the character of downtown and pedestrian-oriented design of sites/buildings. The City of Statesville should consider adopting more stringent standards for reviewing any future requests for the design of drive through uses, which could include revising the zoning ordinance to incorporate these standards. Some considerations include: exits onto a side street, adequate stacking, filters through a parking deck/lot, cannot offer service exclusive to drive through (e.g., bank tellers separated for walkup and drive through).</p>		
		Establish drive through standards in the accessory use provisions and consider only permitting them through conditional zoning.





STATESVILLE SOARS POLICY SUMMARY TABLE

DOWNTOWN & NC-115 STREETScape AND LAND USE PLAN

#	Recommendation/Strategy	Potential Disposition in New UDC
	<p>Recommendation 9: In order to promote a visible and unique dining experience in downtown, new businesses within Restaurant Row are encouraged to provide public outdoor seating areas, as well as all Mixed Use land use categories (MU-A, MU-B, MU-C).</p>	
		<p>Establish requirements for required gathering space (open space set-aside) in downtown and credit outdoor seating and dining towards these requirements. Simplify process for locating these features within public rights-of-way.</p>
	<p>Recommendation 12: The Housing Authority has several different programs ongoing to revitalize the area along NC-115 comprised by the South District. One of the goals is increasing the availability of owner occupied housing in the immediate area and rehabilitation of existing housing stock. The City of Statesville should work with the Housing Authority as they seek to provide affordable, quality housing for low to moderate income persons and improve their quality of life. Further define "quality" for how proposed housing will be developed (lot sizes, site design and building product) so that new or rehab housing has a standard similar to quality market rate housing. For example, small lots with new detached (or attached) single family residential product can be properly designed to use land more efficiently and have elements of timeless architecture (i.e., vertical proportion, porch/first floor elevation above ground level, front porches min 8' in depth, exterior walls with wood clapboard/brick over masonry, shallow front yard setback, windows, roof design, garage at rear of lot with alley access). When combined, this quality should encourage pride in ownership.</p>	
		<p>Note that the majority of these design features are now prohibited by law for single-family residential development. They may be applied as conditions or if the City is the owner of these developments.</p>
	<p>Recommendation 15: Consider adopting standards that address design and building materials, including new attached residential buildings, in the NC-115 corridor. This might be addressed as part of a future effort to prepare residential design guidelines that are intended to protect the character of established traditional neighborhoods of the City of Statesville and provide general appearance review standards. Standards may be applied to renovation/additions and new residential construction, for example through a zoning overlay district.</p>	
		<p>Design provisions may not be applied to single-family residential (attached or detached) development except as conditions associated with a rezoning.</p>
<p>3.3 Circulation and Parking</p>		
	<p>Recommendation 1, Illustrations of street cross-sections for downtown streets have been developed and are included in the body of the report. These new cross sections use techniques such as road diets and lane narrowing (11' lanes will suffice in most instances) to create space for trees, additional sidewalk width and bike lanes.</p>	
		<p>Explore if the street provisions in this document are contained within the MDP. If so, maintain references in the UDC to the MDP, if not, clarify the area where these provisions apply and reference this document separately in the UDC.</p>





STATESVILLE SOARS POLICY SUMMARY TABLE

DOWNTOWN & NC-115 STREETScape AND LAND USE PLAN

#	Recommendation/Strategy	Potential Disposition in New UDC
Strategy 2	In addition to the bicycle lanes that are shown on the proposed street cross sections, the City of Statesville should pursue the implementation of bicycle infrastructure to and from community nodes, including: multi-use trails and off-street bicycle paths, bicycle lanes, and safe routes that share traffic with cars.	Establish requirements for sidewalks, sidepaths, and greenways that include construction and dedication, along with a fee-in-lieu option.
Strategy 3	The City should consider requiring that new developments in activity centers provide appropriate bicycle amenities. This may include revising current zoning standards to include more specific bicycle parking requirements.	Add new requirements for installation of bike facilities in accordance with the MDP and bicycle parking standards for multi-family, mixed-use, and non-residential development.

Recommendation 3: ... It is important, though, if someone cannot quickly find an on street space, to have a reliable, well signed, convenient off-street location for parking the user can go to as a backup. There are currently some surface parking lots that could partially serve this function, but consideration of a parking deck to serve this role is recommended.

		Establish development standards for parking structures. Explore the abolition of off-street parking minimums altogether.
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3.4.1 General Streetscape Recommendations

Recommendation 1: Encourage efforts to place all public and private utility services underground or behind buildings.

Strategy 1	Require all new public and private utilities be placed underground or relocated away from the street frontage when they are changed or when new construction occurs.	This is allowable for new utilities. The ability to require undergrounding for existing lines is less clear, and certainly may not be required when off-site or in the public ROW.
Strategy 2	Strategy 2: Establish a "utility zone" for the underground location of utilities.	Confirm that this is the "five-foot-zone" referenced in the MDP.
Strategy 3	Install extra ductwork for future utility infrastructure improvements.	Carry over oversized utility requirements for anticipated future development; consider whether language should be strengthened in UDC.

Recommendation 3: Adopt an official street tree for each primary and secondary retail street and NC-115 that supports the adjacent land use and provides needed shade for a comfortable experience. The placing and spacing of the street trees should recognize the horticultural requirements of the species with the goal of a tree canopy that last at least 30 years, if not the expected life cycle for the urban tree

Strategy 2	Place trees per the street cross-section recommendations. Limit use of tree planters and grates to enhance the life span of urban trees.	Strongly suggest more uniform street tree provisions unless the City will instead require payment of a fee-in-lieu to ensure the designated species and other attributes are followed. Do not include hyper-detailed street tree standards in the UDC unless they will be made uniform for all streets.
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STATESVILLE SOARS POLICY SUMMARY TABLE

DOWNTOWN & NC-115 STREETScape AND LAND USE PLAN

#	Recommendation/Strategy	Potential Disposition in New UDC
Strategy 6	<p>Street Tree Siting Directs street trees to be:</p> <ul style="list-style-type: none"> - 35' to 40' on center unless obstacles exist, - Kept out of clear vision zones at intersections and driveways, - Irrigation should be provided by the developer where applicable, and - 5' from business signs and 6' from sewer lines and fire hydrants when possible. 	Carryover requirement to provide street trees in new subdivisions and review standards for applicability in downtown, scenarios; review and add language as necessary to provide alignment with this spacing, and flexibility for vision zones, signs, and sewer lines; discuss with staff whether street tree irrigation should be provided by developer. Maintain uniform standards or add a fee-in-lieu option if the City seeks unique trees, species, placement, or other location-specific standard.

Recommendation 4: Streetscape Amenities- Statesville downtown streets have seen efforts to create a more pedestrian friendly environment over the years. To continue with this effort streetscape standards should be adopted to provide a unified continuity throughout Statesville's streetscape.

		Discuss if and how these provisions should be addressed by the private sector.
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Recommendation 5: Promote effective business storefront signage, graphics and window displays.

Strategy 2	Investigate any regulations that would prohibit appropriate outdoor displays and temporary signs.	Review and update the signage provisions for the entire City.
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Recommendation 6: Promote a diverse and active street life anchored on Broad and Center Streets

Strategy 1	Investigate any regulations that would prohibit vendor carts placed in appropriate destinations on these streets.	Establish new food truck and push cart standards as accessory uses and permit within the public ROW.
Strategy 3	Allow for outdoor entertainment with limits to locations and hours	Add standards for outdoor seating and performance areas.
Strategy 4	Provide a variety of standardized public street furniture along Broad and Center Street.	Discuss if the private sector will be expected to provide this material.
Strategy 5	Encourage and incentivize business owners to provide and maintain planter displays and seating in the store front zone.	Add these to the proposed Incentives portion of the Ordinance.

Recommendation 8: Zoning Compliance

Strategy 1	Require property owners bring their properties into code to clean up the visual clutter. This mainly refers to vehicle storage, screening of parking, utilities, dumpsters, and inappropriate outdoor displays (i.e., storage items such as wheels and tires on NC-115).	Add new screening standards. Discuss if the City wishes to amortize existing noncompliant outdoor storage.
Strategy 2	Require property owners to repair broken windows, and maintain vacant buildings, etc.	Incorporate property maintenance standards within the corporate limits.

3.4.2 Key Landmarks and Gateways

Recommendation 3: Create a more pedestrian oriented streetscape along the NC-115 between Garner Bagnal and Bell Street.

Strategy 1	Provide wide sidewalks (6-8') with a planting strip and shade trees on both sides of South Center Street.	Discuss how these requirements relate to the sidewalk standards in the MDP and the degree to which the City desires a different standard. It is possible to write sidewalk standards to conform to existing sidewalks wider than 5 feet provided they are in place.
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STATESVILLE SOARS POLICY SUMMARY TABLE

DOWNTOWN & NC-115 STREETScape AND LAND USE PLAN

#	Recommendation/Strategy	Potential Disposition in New UDC
Strategy 4	Per land use recommendations promote pedestrian-oriented interest through building orientation and architecturally embrace the sidewalk.	Add design standards for non-residential, mixed-use, and multi-family uses.
3.4.3 Statesville’s Key Streetscape Improvements		
Recommendation 3: NC-115 Corridor- Eliminate visual clutter along the NC115 corridor by accommodating parking, utilities, dumpsters, and other required amenities in a manner less visible to the public.		
Strategy 1	Do not allow new surface parking to be built at the corner of lots.	Discuss the degree to which 115 is to be designated as a Gateway Corridor. If so, these standards may take the form of overlay district-specific standards. If not, then the City needs to consider if these standards should just be uniformly applied everywhere.
Strategy 2	Require screening or landscape buffering for parking.	This is a basic requirement for all new development.
Strategy 3	Allow architecturally compatible brick screen walls to be built within the setback.	Discuss the purpose of this, and the degree to which this is permitted to interfere with sight lines and public safety considerations.
Strategy 4	Require screening with solid gates for dumpsters and utility enclosures. When possible these should be congruous to the building side.	This is a basic requirement for all new development.
Strategy 5	Follow the proposed street cross-section developed in the transportation recommendations: <ul style="list-style-type: none"> - 5'-8' planting strip - 5'-6' sidewalk - Building up the ROW, 10-20 landscaped setback in other areas. - Parking in back or side - Limitation on driveway widths and number of driveways per property 	Discuss the degree to which these standards match up with the City’s desired uniform standards to be applied throughout the City.
3.6 Natural Features, Open Space, Parks and Recreation		
Recommendation 1: Create a large loop trail per the schematic plans shown to provide a continuous biking and walking trail around the downtown area.		
Strategy 1	Revise Statesville proposed greenway master plan to include the additional greenway amenities shown in the Master Plan.	Discuss if this has been accomplished. The greenway plan must show the greenway alignment across lot lines if the City expects to mandate new development to construct and dedicate greenway.
Strategy 3	Easements through private property, the railroad and NCDOT right-of-way issues will need to be coordinated and will require cooperation to accomplish this significant extension of Statesville’s greenway system.	Discuss the degree to which the City will accept greenway reservations versus dedications and under what conditions.
Recommendation 2: Increase the public open space in the downtown area and NC-115 corridor to provide for more family centered attractions, and provide for public outdoor seating options.		
		Broaden requirements for open space set aside provision in the form of public gathering space in urban districts like downtown.

END OF TABLE

