

D.R.HORTON

COMMUNITY MEETING

March 05, 2020



D.R.HORTON | Core Values



- DR Horton America's Builder, founded in 1978
- #1 Homebuilder Nationally since 2002
- A value-first dedication to the individual needs of each and every one of our nation's homebuyers.
- Family of Brands offering homes for every stage of life
- Commitment to Excellence
- Two Story & Ranch Single Family Homes, Inviting Streetscape, Open Spaces, Amenities, a house and community to call home

D.R.HORTON | Portfolio



Benefits of Conservation District

NATURAL RESOURCES

VALUABLE NATURAL RESOURCES

- Nearly all major tributaries have been considered impaired by North Carolina Department of Environmental Quality (NCDEQ) standards over the past two decades.
- Large forested floodplains and four designated Natural Heritage Natural Areas are unique features in the area.
- Some areas adjacent to streams have slopes that exceed 15%, which are challenging for development.
- Land fragmentation from dispersed low density residential development threatens habitat and farmland in the Reedy Creek subwatershed (southern part of Planning Area).



Conservation or Open Space Subdivisions are a design strategy that places development on the most suitable areas while conserving large portions of properties (typically 40%+) as common open space. This design strategy preserves property rights and allows flexibility in design while also encouraging the preservation of unique natural features as amenities.

Benefits of Conservation District

Energy Conservation: Less land disturbance, fewer environmental impacts & less infrastructure results in reduced energy consumption.

Open Space Preservation: Preserve open space and can protect scenic/corridor views.

Environmental Conservation: Reduced environmental impacts compared to conventional development (reduce impacts to natural resource areas, woodlands and steep slopes, less stormwater runs off into wetlands, less impervious surface).

Lowered Construction/Maintenance Costs: Lower infrastructure costs for the applicant and lower maintenance costs for the municipality.

Recreational Opportunities: The open space can be used for recreation.

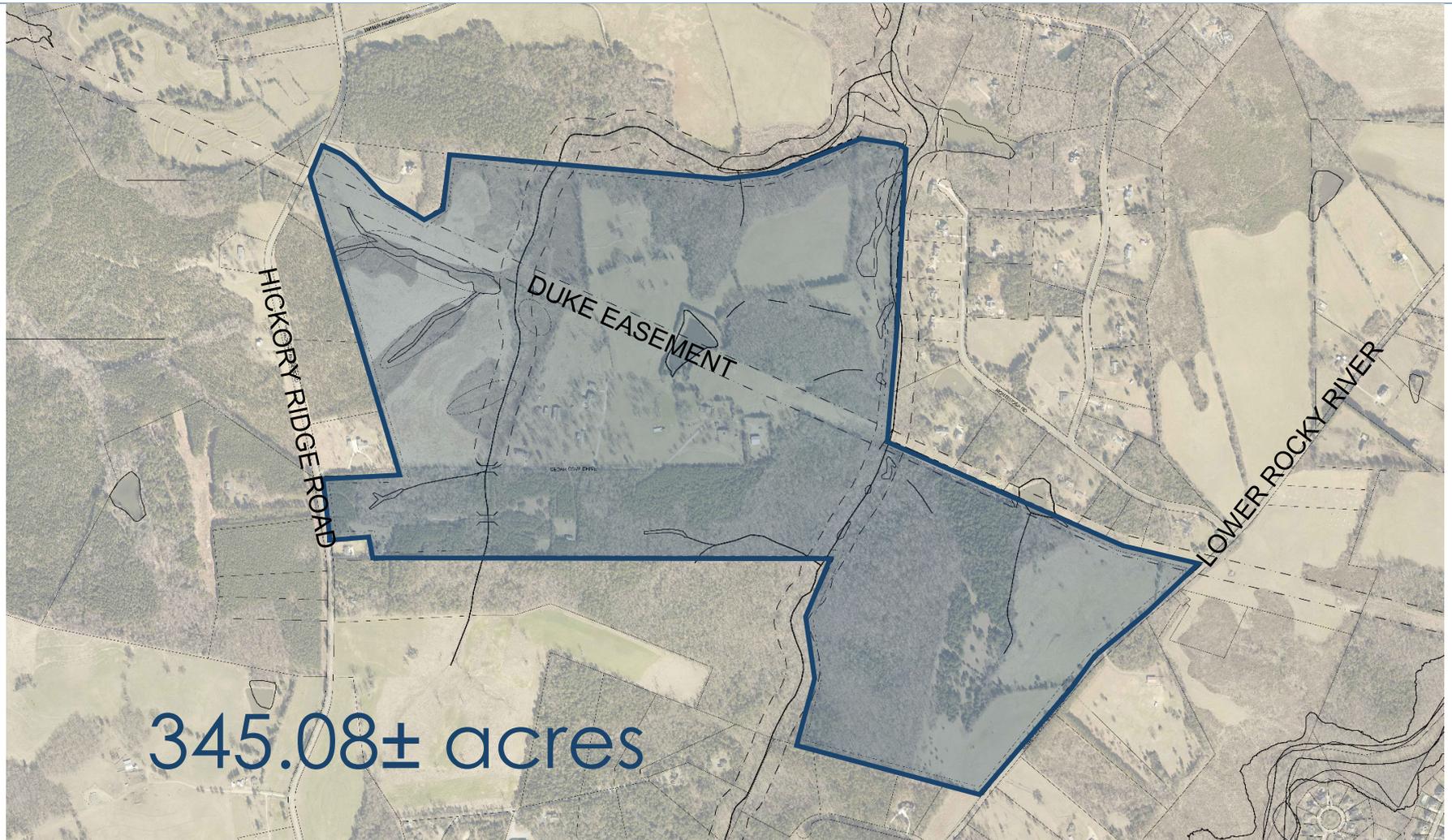
Benefits of Conditional Zoning

CONDITIONAL REZONING BENEFITS

- Greater certainty on final development
- Higher level of design standards
- Triggers to implement improvements & amenities
- Residential design standards and material commitments
- Reservation of right of way for future transportation improvement
- “Public Benefit”



Site Context



D.R.HORTON | Site Plan



DEVELOPMENT SUMMARY

PARCEL ID #	5515-0838-76	5515-7755-86
	5515-0109-59	5515-7234-88
	5515-8662-35	5515-8662-33
	5529-0781-70	
TOTAL PROJECT SIZE:	3.340 QS ACRES	
EXISTING ZONING:	CR (CARRIAGE COUNTY)	
PROPOSED ZONING:	RL-GZ (RESIDENTIAL LOW DENSITY CONDITIONAL USE)	
EXISTING USE:	VACANT	
PROPOSED USE:	SINGLE-FAMILY	
PROPOSED LOTS:	224 (80' X 187')	
	242 (90' X 162')	
	467 (LOTS MAXIMUM 511')	
TOTAL LOTS:	132	
DAU:	4172.34 ACRES (50.02%)	
OPEN SPACE REQUIRED:	3172.83 ACRES (90.07%)	
ACTIVE OPEN SPACE PROVIDED:	619.43 ACRES (183.42% ACLOT)	
ACTIVE OPEN SPACE PROVIDED:	617.36 ACRES	
LOT AND BUILDING REGULATIONS		
MINIMUM LOT SIZE:	13,000 SF	
AVERAGE LOT SIZE:	12,022 SF	
MINIMUM LOT WIDTH:	50 FEET (50% O.S. REDUCTION)	
MINIMUM STREET SETBACK:	17.5 FEET (50% O.S. REDUCTION)	
MINIMUM SIDE SETBACK:	7.5 FEET (50% O.S. REDUCTION)	
MINIMUM REAR SETBACK:	15 FEET (40% O.S. REDUCTION)	
MAXIMUM BUILDING HEIGHT:	35 FEET (50% O.S. REDUCTION)	



HICKORY RIDGE ROAD ASSEMBLAGE • HARRISBURG, NC • MASTER PLAN

PN 1018319 | 02.14.2020 | DR HORTON



LandDesign.

D.R.HORTON | Site Plan



DEVELOPMENT SUMMARY

PARCEL ID #	51-5-0838-76	51-5-7755-86
	51-5-0109-59	51-5-7234-88
	51-5-8962-35	51-5-8652-53
	5229-0781-70	
TOTAL PROJECT SIZE:	3.340 QS ACRES	
EXISTING ZONING:	CR (CARRIAGE COUNTY)	
PROPOSED ZONING:	RL-GZ (RESIDENTIAL LOW DENSITY CONDITIONAL EXCEPT)	
EXISTING USE:	VACANT	
PROPOSED USE:	SINGLE-FAMILY	
PROPOSED LOTS:	224 (80' X 187')	
	242 (90' X 162')	
	467 (LOTS MAXIMUM 511')	
TOTAL LOTS:	132	
DNA:	1172.34 ACRES (50.02%)	
OPEN SPACE REQUIRED:	1172.83 ACRES (50.07%)	
ACTIVE OPEN SPACE REQUIRED:	619.43 ACRES (18.54 AC/LOT)	
ACTIVE OPEN SPACE PROVIDED:	617.36 ACRES	
LOT AND BUILDING REGULATIONS		
MINIMUM LOT SIZE:	13,000 SF	
AVERAGE LOT SIZE:	12,022 SF	
MINIMUM LOT WIDTH:	50 FEET (50% O.S. REDUCTION)	
MINIMUM STREET SETBACK:	17.5 FEET (50% O.S. REDUCTION)	
MINIMUM SIDE SETBACK:	7.5 FEET (50% O.S. REDUCTION)	
MINIMUM REAR SETBACK:	15 FEET (50% O.S. REDUCTION)	
MAXIMUM BUILDING HEIGHT:	35 FEET (50% O.S. REDUCTION)	



D.R.HORTON | Plan Overview

- 467 lots
- 1.35 DUA
- RL Zoning with Conservation District Standards
- 50% open space – 173 acres
- 3± acres for future municipal services
- Extensive trail and street network
- Connection between Hickory Ridge and Lower Rocky River for improved fire and safety access
- Amenities throughout
- Reserve Blackwelder Natural Area
- Commitment to quality materials (*no vinyl siding*)



D.R.HORTON | Site Plan

Limited frontage

Buffers 50'

Future Fire Station



Connection

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Natural Area



Buffers 50'



D.R.HORTON | Traffic

- Anticipated that peak hour traffic will be directed toward Rocky River Church Rd
- Traffic study will require mitigation for impacts
- Traffic improvements within a community are largely paid for by private development / not tax dollars



Thank You!