



## Approved Major Development Plan January 3, 2017

### **Application number: MDP2016.03 Amberley**

**Project:** A major subdivision consisting of 164-single-family residential lots on 83 acres (parcel ID # 188088, 188087, 188095, 188090) located on Nixon Road west of South Ridge in Belmont. The City Council considered and conditionally approved MDP2016.03, referred to as Amberley, at its January 3, 2017 meeting. The project is subject to the following conditions of approval: General requirements

1. The applicant shall obtain approval of all required permits from the city and associated agencies.
2. The development shall comply with the Belmont land development code and other associated regulations and plans.
3. The schematic plan approval is valid for a period of 12 months.
4. Said development shall be capped at 164 single-family residential lots. Any proposed increase in lot count shall require process of an amendment of the major development plan.
5. The City of Belmont and the applicant or developer will enter into a developer agreement for the provision of water and sewer services to the site.
6. Parcel ID 188090 shall be annexed into the city within 90 days from the date of approval.

### **Streets**

1. The applicant shall dedicate right-of-way along Nixon Road to NCDOT (40-ft from center line) along the entire street frontage of the subject properties.
2. Nixon Road improvements shall include a multi-use path (north side only), curb, gutter, sidewalk, street lights, and street trees.
3. The construction plans shall identify the interior on-street parking locations and shall be accompanied with a signage plan to restrict parking to one-side of the street.
4. Interior roadway design and construction shall be consistent with the LDC and land development standards manual.
5. The development shall provide connection to Rachael Anne Drive from Nixon Road.

### **Open space and tree save**

1. Open space areas shall be consistent with approved plans and in compliance with city requirements.
2. A detail tree-save area plan is required and shall be in compliance with Chapter 11.
3. Street tree canopy is required in accordance with Section 11.2 D of the LDC.

**Community design**

1. The community layout shall be consistent with the plans dated November 28, 2016 included herein.
2. Lots abutting Nixon Road shall be for detached single-family, alley-lot building type.
3. Architecture of the dwellings shall be in keeping with the images provided herein.

Please call me if you have any questions at 704 901.2065.

Regards,

A handwritten signature in dark ink, appearing to read "Shelley DeHart". The signature is fluid and cursive, with the first name "Shelley" being more prominent than the last name "DeHart".

Shelley DeHart, AICP  
Director of Planning