



Development Approvals 2018 - Current

Project Name	Notes	Location	Project Type	Number of Lots (Single Family or Town Home)	Commercial Square Footage	Residential Density (Units/Acre)	Approval Status	Infrastructure Improvements/Transportation Mitigations and Cost Savings for Town	Public Utility Contributions and Cost Savings for Town	Recreational/Misc. Contributions and Cost Savings for Town
9556/9620 Hickory Ridge		9556/9620 Hickory Ridge Road	Residential	42		0.80	Rezoning Approved	Improvements along Hickory Ridge Road including curb/gutter/sidewalk and future Right of Way dedication	\$60,000	Walking trail to HRES \$50,000
Addison Park		8800 Hickory Ridge Road	Residential	55		1.55	Construction Underway	Improvements along Hickory Ridge Road including curb/gutter/sidewalk and turn lanes into site.	\$130,000	
Allburn		Lakeland Road at Blackwelder Road	Residential	60		1.05	Construction Underway	Improvements along Lakeland Road including curb, gutter, sidewalk, landscaping and lighting	\$180,000	Greenway along Rocky River \$40,000
Brookdale Village Townhomes		Stafford Road	Residential	50		11.11	Construction Plan Approval Pending			
Caldwell Townhomes		Farmington Ridge Parkway	Residential	67		4.53	Construction Underway			Pedestrian trail along Farmington Ridge Parkway \$50,000
Calloway		Rocky River Road and Robinson Church Road intersection	Residential	73		2.51	Final Design In Progress	Left and Right Turn Lanes into Site on Robinson Church Rd and Road improvements along Robinson Church Road including curb, gutter, sidewalk, lighting and landscaping. TOH/Developer Cost share for Left Turn lane at Robinson Church/Rocky River Intersection, up to \$100,000 Town Contribution.	\$200,000	Decommissioning of Kensington Forest Pump Station \$900,000 Pedestrian access dedication for future Reedy Creek Greenway \$10,000
Camellia Gardens		south side of Stallings Road across from Stalings Road Park	Residential	157		1.81	Construction Underway	Roundabout at HES Entrance, traffic signal at Stallings Road/Hickory Ridge Road intersection, turn lanes on Stallings Road and HES Entrance, up to \$100,000 contribution for intersection improvements at Tom Query and Robinson Church	\$1,260,000	Greenway along Back Creek and pedestrian bridge crossing that will connect to HRHS and HRMS (cost share with Town) 10' multi use trail along Stallings Road. \$160,000
Charlotte Metro Credit Union		4720 Hwy 49	Commercial		2,100	NA	Construction Underway			
Courtyards on Robinson Church		intersection of Robinson Church Road and Tom Query Road	Residential	77		2.34	Final Design In Progress	Re-alignment of Tom Query to be perpendicular to Robinson Church at intersection and added turn lanes at intersection. Added turn lanes on Robinson Church into project site.	\$590,000	Greenway along Fuda Creek, Pedestrian crossing on Robinson Church Road to connect to existing Churchill Farms portion of the greenway, paved pedestrian trail along Robinson Church Road \$70,000
CVS Improvements @ Rocky River RD		9805 Rocky River Road	Commercial			NA	Project Complete	ADA Improvements along Rocky River Road		
Davis Creek		Hwy 49 connecting to Cambridge Drive and Cumberland Drive	Residential	44		2.87	Construction Underway	Turn lanes and median on Hwy 49, improvements to Cambridge Drive and Cumberland Drive	\$340,000	Dedication of greenway along Rocky River \$10,000
Davita Dialysis		9562 Rocky River Road	Commercial		11,220	NA	Project Complete			
Dr. Pressley Animal Hospital		13528 Plaza Road Ext	Commercial		4,500	NA	Project Complete			
Farmington Mixed Use Development (Including Commons at Farmington and Terraces at Farmington)		north side of Rocky River Road at Plaza Road Ext intersection	Mixed Use	296	350,000	medium density	Construction Underway	Turn lane and signal improvements at the intersection of Rocky River Rd and Plaza Road Ext, including installation of Mast-Arm signal lights, Sidewalk, street trees, and landscaping along project frontage on Rocky River Road. Extension of Farmington Ridge Road and new North/South connection from Tom Query/Caldwell Road to Rocky River Road.	\$970,000	Extension of Waterline along Rocky River Road \$210,000 Greenway along Fuda Creek \$150,000
Firestone @ Town Center		6651 Kee Lane	Commercial		6,120	NA	Project Complete			Street light Contribution \$30,000
Harmony Subdivision		north side of Stallings Road at Raging Ridge Road	Residential	182		2.22	Construction Underway	Roundabout at Stallings Road/Raging Ridge Road intersection, extension of Raging Ridge Road as boulevard, traffic signal at Stallings Road/Rocky River Road intersection	\$1,380,000	
Harris Square Outparcels (Chick-Fil-A, Backyard Burgers, Circle K, Chase Bank)	Overall Development was approved in 2017. The associated outparcels have been developed in the last four years. Improvements associated with the overall development plan were approved prior to 2018.	Harris Square	Commercial		15,940	NA	Project Complete	Improvements to Highway 49 were approved prior to 2018.		Veteran's Park Land dedication was included with the rezoning, which occurred prior to 2018, however design and construction of Veteran's park occurred between 2018-2019.
Harrisburg Landing		Morris Dr near Patricia Ave intersection	Residential	15		11.66	Construction Plans Pending Approval	Curb, Gutter and Sidwalk Improvements on Morris Drive	\$40,000	
Harrisburg Passenger Rail Station	NCCR agreed to fund up to \$6 million for the construction of the train station and have agreed to transfer ownership of these facilities over to the Town upon completion. The Town would fund the site acquisition costs of the property and any additional construction costs associated with "community use" space desired by the Town. The Town would also agree to maintain and operate the facility moving forward.	Hwy 49 at Saddle Creek Court	Transportation			NA	Concept Plan Approved	TBD		Public extension of Water and Sewer to project site. Town will require extension to property lines for future adjacent developments to be able to tie into \$150,000 Town will own and maintain building and have complete flexibility for public use. Projected value \$12 million \$12,000,000
Harrisburg Self Storage Addition		2942 Hwy 49	Commercial		30,200	NA	Project Complete	Landscaping along Highway 49 for the extent of the road frontage	\$10,000	
Harrisburg United Methodist Church		4560 Hwy 49	Commercial		3,260	NA	Project Complete	Curb, Gutter and Sidwalk Improvements on Morris Drive	\$20,000	
Hickory Ridge Elementary School	126,950 SF	9464 Hickory Ridge Road	Institutional			NA	Project complete	Roundabout at School Entrance	\$1,000,000	Extension of Public Waterline from Sweet William Drive to School Entrance along Hickory Ridge Road \$270,000

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Holcomb Woods	Holcomb Woods was approved prior to 2018, but in September 2019 council voted to approve the MOU for the soccer field construction. See recreational notes.	Plaza Road Extension at Black Locust Lane	Residential			1.47	Construction Underway	None during this period. Transportation improvements were approved prior to 2018.	None during this period. Public waterline extensions were approved prior to 2018.	Land Dedication for multi-purpose recreational fields and associated parking area. Builder dedicated \$240,000 for field construction.	\$240,000		
Hooks Landing		Plaza Road Extension across from Cold Springs Road	Residential	6		2.45	Rezoning Approved	Turn lanes on Plaza Road Ext into project site	\$80,000				
Hwy 49 Dental Office/Retail		5200 Hwy 49	Commercial		11,300	NA	Project Complete	Landscaping along Highway 49 for the extent of the road frontage	\$20,000				
Kelly Woods		13075 Plaza Road Extension	Residential	4		1.62	Rezoning Approved						
Kiddie Academy		3630 Hwy 49	Commercial		9,760	NA	Project Complete	Turn lane into project site, curb, gutter and sidewalk and landscaping on Hwy 49 for the extent of the road frontage	\$230,000				
Novant @ Town Center		4101 Main St	Commercial		24,000	NA	Project Complete	Sidewalk around project site, particularly an 8' sidewalk down Kee Lane	\$50,000	Street light contribution	\$60,000		
Off Road Course at Speedway	131 Acre Recreational Facility	Morehead Road at Hudspeth Road	Industrial			NA	CUP Approved						
Orchid Ridge		Between Lower Rocky River Road and Hickory Ridge Road	Residential	459		1.33	Rezoning Approved	Turn lanes at Access 1 and 2 and Hickory Ridge Road, Turn lanes at Access 3 and 4 and Lower Rocky River Road, Extension of turn lane at Hickory Ridge Road and Rocky River Road, Turn lane at Rocky River Road and Lower Rocky River Road, Turn lane at Hickory Ridge Road and Lower Rocky River Road, Turn lane at Hickory Ridge Road and School Drive 1, enlarged roundabout on Hickory Ridge Road in front of HRES	\$1,900,000	Waterline extension from HRES to project site and looped connection to Concord Waterline on Lower Rocky River Road. This improvement will not only feed the proposed development but also provide system reliability with the loop. Sanitary Sewer extension from Reedy Creek through project site will extend sewer feed to adjacent properties.	\$2,200,000	Greenway, internal walking trails, Land dedication for new fire station	\$900,000
Pet Suites		4011 Harris Square Drive	Commercial		11,000	NA	Construction Underway						
Road Course at Speedway	18 Acre Recreational Facility	Morehead Road at Hudspeth Road	Industrial			NA	CUP Approved						
Sams Express Carwash		4015 Hwy 49	Commercial		4,135	NA	Construction Plans Approved						
School House Common Outparcel		4291 School House Commons	Commercial		5,000	NA	Project Complete						
Shelby Woods		Rocky River Crossing Road near Morehead Road	Residential	13		1.42	Construction Underway	Sidewalk, Street trees and lighting along project frontage	\$40,000				
Starbucks		4700 Highway 49	Commercial		2,500	NA	Construction Underway	Extend turn lanes on Patricia Ave and Hwy 49, median on Hwy 49, improvements to Morris Dr including curb/gutter/sidewalk	\$90,000				
Take 5 Oil Change		4800 Hwy 49	Commercial		1,460	NA	Project Complete	Patricia Ave improvements including curb/gutter/sidewalk	\$10,000				
Town Center		Roberta Road/Main St intersection	Mixed Use	333	210,600	22.20	Rezoning Approved, Pending Revision	Turn lanes on Roberta Road, Rocky River Crossing Road, Hwy 49, traffic signal at Roberta Road/Main St intersection, traffic signal at Stallings Road/Hickory Ridge Road intersection	\$350,000		Public Green Space		
Wendy's		4960 Hwy 49	Commercial		2,660	NA	Project Complete	Morris Drive improvements including curb/gutter/sidewalk	\$10,000				
Summary				1933	705,755	73			8,960,000		3,820,000	13,680,000	

Updated 8/27/2021