

Required Attachments/ Submittals:

- 1. Typed metes and bounds description of the property (or portion of property) in a Word document.

- 2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent landowners, including any directly across the street.

- 3. A site plan drawn to scale (conditional district plan), and elevations if applicable (submitted digitally).

- 4. Money Received by _____ Date: _____
Check # _____ Amount: \$ 600.00 Cash: _____

The application fee is nonrefundable.



Date _____

APPLICANT NAME: _____ COMPANY NAME: _____

APPLICANT ADDRESS: _____

CITY: _____ STATE _____ ZIP _____

PHONE NUMBER OF APPLICANT: _____

OWNER OF PROPERTY (if different from applicant) _____

OWNER ADDRESS: _____ CITY _____ STATE _____ ZIP _____

PROJECT ADDRESS (if an address exist): _____

P.I.N.: _____

Area of Subject Property (in acres, or square feet): _____

Lot Width: _____ Lot Depth: _____

Current Zoning Classification: _____

Existing Land Use: _____

Description of Use Requested:

Certification

I hereby acknowledge and say that the information contained herein and herewith is true, and this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the Development Services Department.

Date: _____ Applicant Signature: _____

Date: _____ Property Owner Signature: _____

General Requirements

The Concord Development Ordinance (CDO) imposes the following general requirements. Under each requirement, the applicant should explain, with reference to the attached plans (when applicable) how the proposed use satisfies these requirements.

- (a) The Planning and Zoning Commission must find that “the establishment, maintenance, or operation of the proposed use shall not be detrimental to, or endanger, the public health, safety or general welfare.”

- (b) The Planning and Zoning Commission must find that the proposed use “conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures, and the type and extent of landscaping and screening on the site.”

- (c) The Planning and Zoning Commission must find that the proposed use “provides ingress and egress so designed as to minimize traffic hazards and to minimize congestion on the public roads.”

- (d) The Planning and Zoning Commission must find that the proposed use “shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.”

- (e) The Planning and Zoning Commission must find that “the establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.”

Specific Requirements

The Concord Development Ordinance also imposes SPECIFIC REQUIREMENTS on the proposed use(s) requested by the applicant. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Planning and Zoning Commission, the proposed use(s) will comply with specific requirements concerning the following:

- (1) Nature of use(s) (type, number of units, and/or area):

- (2) Accessory uses (if any):

- (3) Setback provisions:

- (4) Height provisions:

(5) Off-street parking and loading provisions:

(6) Sign provisions:

(7) Provisions for screening, landscaping and buffering:

(8) Provisions for vehicular circulation and access to streets:

(9) Adequate and safe design for grades, paved curbs and gutters, drainage systems, and treatment or turf to handle storm water, prevent erosion, and subdue dust:

(10) Adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading spaces, facilities for waste disposal, and illumination:

(11) An adequate amount, and safe location of, play areas for children and other recreational uses, according to the concentration of residential occupancy:

(12) Fences, walls, or year-round screen planting abutting residential districts, to protect residences from parking lot illumination, headlights, fumes, heat, blowing papers, and dust (to reduce the visual encroachment on privacy and residents):

(13) Open space (including flood hazard area):

(14) Improvements within the common open space:

(15) Parking Areas:

(16) Sidewalks, trails and bikeways:

(17) Lighting and utilities:

(18) Site furnishings:

(19) Adequate fire, police, water and sewer services:



(20) Other requirements as may be requested by the applicant or specified by the City Council for protection of the public health, safety, welfare and convenience:
