



DATE: January 16, 2018

CASE #: Z (CD)-20-17/SUP-06-17

DESCRIPTION: Zoning Map Amendment
Residential Compact (RC) to Office Institutional-Conditional District (OI-CD) and Special Use Permit to expand a Social Service Institution

APPLICANT/OWNER: The Salvation Army

LOCATION: 216 Patterson Ave. SE, 27, 42 & 45 Ashlyn Dr. SE

PIN#s: PINs: 5630-09-9500, 19-0441, 0770, 1640, 2505 and 3602

AREA: 3.7 +/- acres

ZONING: Residential Compact (RC)

PREPARED BY: Kevin E. Ashley, AICP Planning and Development Manager

BACKGROUND

The subject property consists of six parcels located on the north and south sides of Ashlyn Drive, SE, east of Patterson Avenue SE. The total overall acreage equates to approximately 3.7 acres.

The petitioners propose to rezone the current Salvation Army campus on the south side of Ashlyn Drive SE as well as land on the north side of Ashlyn Drive SE. The property on the north side of Ashlyn Drive is proposed to be utilized for the development of a social service institution (homeless shelter) which requires a Special Use Permit. The petitioner has opted to seek concurrent rezoning approval (to unify all its property under one zoning classification) and Special Use Permit approval for the existing facility and the expansion.

Procedurally, both hearings should be held concurrently and the Commission would first consider the zoning amendment request, and in the event that the zoning amendment was to pass, consider the Special Use Permit request. Witnesses would be sworn for the hearings as the Special Use Permit is quasi-judicial in nature and requires sworn testimony.

HISTORY

The subject properties encompass a total of six (6) separate lots of record, totaling approximately 3.7 acres of land area. The two (2) parcels on the south side of Ashlyn Drive SE accommodate the main facility and parking area. Cabarrus County Records indicate that these properties were acquired in 1970 and 1996 and main facility was constructed in 1971. This structure is approximately 11,126 square feet in floor area. This main campus consists of approximately 1.9 acres. Information provided by the applicant indicates that the Salvation Army has been operating in this location since 1987.

The four parcels on the north side of Ashlyn Drive SE include two single family homes, an accessory structure and vacant land. These two single family homes were constructed in 1958 (27 Ashlyn) and in 1920 (45 Ashlyn). The four parcels on the north side of Ashlyn were acquired by the Salvation Army between January and November, 2017. These four parcels consist of approximately 1.8 acres.

City records indicate that the subject properties were all zoned R-4 (High Density Residential) under the previous zoning ordinance. Records also indicate an approval of a special exception and a variance for the main facility in 1984.

SUMMARY OF REQUEST

The petitioner proposes to rezone the six (6) total parcels from Residential Compact (RC) to Office Institutional-Conditional District (OI-CD) for specific use as a “social service institution” in order to 1) bring the existing campus into a conforming zoning district and 2) allow the development of a new homeless shelter on the north side of Ashlyn Drive. Concurrently, the petitioner seeks a Special Use Permit (SUP) for the new shelter as “social service institutions” are permissible in O-I zoning only with the issuance of an SUP.

According to the applicant, the expansion will increase the number of beds by 33. Of the 33 beds, 30 are proposed to be for women or families with children only.

ZONING AMENDMENT REQUEST

The petitioner has submitted a site plan which illustrates the proposed facility on the north side of Ashlyn. This plan is intended to serve for both the conditional district zoning and the SUP. The facility is proposed to be a 17,000 square foot, two story structure. A playground is indicated on the south side of the structure. A parking area with six (6) spaces is indicated on the north side of the structure. Notes indicate a future expansion of the building to the north and south, which would necessitate the relocation of the playground and the parking area. These expansions would require an amended SUP at such time they are proposed, in the event that the rezoning is approved.

The petitioner has provided information that parking on the entire Salvation Army ownership will be adequate given the nature of the facility. The existing campus has 35 parking spaces and will be shared with the six spaces proposed with the expansion.

The site plan has been reviewed by the Development Review Committee (DRC) and meets the minimum requirements of the Concord Development Ordinance. Fire has requested one particular condition relative to minimum fire flow. The petitioner has also submitted architectural elevations for the proposed expansion which indicate general compliance with the non-residential

design standards of the ordinance. Should the petitions be approved, the staff will review more detailed plans in order to determine compliance, particularly with the recent amendment relative to the maximum percentage of split-faced block.

Because the zoning petition is conditional district in nature, the petitioner has proposed limiting the uses to the following as detailed in Exhibit A of their zoning petition:

- “Worship services for adults and children, including Sunday school classes, vacation Bible school, revivals, community family days, adult bible studies, men and women’s ministries, prayer groups, prayer breakfasts, community dinners and the like;
- Youth activities including character building programs, music and arts instruction, festivals, basketball games, playground and the like;
- Social services office including interviews with and employment and personal development assistance to community clients for food, clothing, financial payments for utilities and/or rental/mortgage, and referrals to other assistance resources;
- Food pantry including storage and distribution of food and clothing to those in need, and seasonal assistance including Thanksgiving and Christmas dinner provisions for those in need;
- Soup kitchen – preparation and service of lunch for community clients Monday through Friday;
- Overnight emergency shelter for men, women and families; and
- Other similar uses related or ancillary to the above religious and social service uses.”

Exhibit A also states that “the applicant does not propose any further conditions other than a) limiting the uses of the property to those listed above and those related or ancillary to a Salvation Army worship and social services center, and b) compliance with the attached schematic site plan labeled “Salvation Army Center of Hope Homeless Shelter.”

All directly adjacent properties are zoned RC. Some C-2 zoned property is present along Cabarrus Avenue. Adjacent land is predominately single family with the exception of the Friendship Bible Church on the north side of Patterson Avenue SE.

Existing Zoning and Land Uses (Subject Parcel)					
Current Zoning of Subject Property	Zoning Within 500 Feet		Land Uses(s) of Subject Property	Land Uses within 500 Feet	
	Residential Compact (RC)	North		RC and C-2	Salvation Army Campus, single family, vacant land
South		RC	South	Residential and vacant	
East		RC	East	Residential and vacant	
West		RC	West	Residential and vacant	

COMPLIANCE WITH 2015 LAND USE PLAN

The 2015 Land Use Plan (LUP) predominately designates the subject property as “single family residential” with a small part of the property lying within a “village center designation.” The adopted Center City Plan designates the existing campus as “institutional” and the remainder of the property as “residential.” While the property is not within the boundaries of the recently adopted Downtown Master Plan, it is near an approximate 3.0 acre City owned parcel that is designated as an “opportunity site” for potential lake development.

The LUP states (in the Land Use Compatibility by Zoning District) that O-I zoning is compatible in the residential land use designation if “certain conditions exist” and to consult the plan. However, no further information is provided within the plan as to locational criteria for O-I zoning. Given the presence of the existing established campus, as well as church to the north, the request for O-I zoning appears to be consistent with the LUP.

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately 3.7 acres.
- The property is a mixture of the existing Salvation Army campus, single family residential and vacant land.
- The proposed zoning amendment is consistent with the 2015 Land Use Plan (LUP) because it recognizes the existing, established, campus and allows expansion of said campus. The amendment is also consistent because institutional uses are present in the neighborhood with the existing campus as well as the Friendship Bible Church campus to the north.
- The zoning amendment is reasonable and in the public interest because the petition provides a necessary social service to the residents of the City.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the request generally consistent with the 2015 Land Use Plan and the requirements of the Concord Development Ordinance. The staff (and Development Review Committee) has no objections to the petition. Because this petition is a conditional district request, the Commission, should they decide to approve the request, may, according to Section 3.2.8.E of the CDO, suggest **“reasonable additional conditions or augment those already provided with the petition, but only those conditions mutually agreed upon by the petitioner and the Commission or Council may be incorporated into the approval. Any such condition should relate to the relationship of the proposed use to surrounding property, proposed support facilities such as parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, storm water drainage, the provision of open space and other matters that the Commission or Council may find appropriate.”**

Staff recommends the following conditions:

1. Compliance with the “Salvation Army Center of Hope Homeless Shelter – scheme A” site plan dated 1/9/18 and the two schematic exterior elevations submitted with the application;
2. Submission of more detailed exterior elevations during the technical site plan review

- process, which demonstrate compliance with the newly adopted nonresidential design standards;
3. Uses on the site shall limited to those specified in the application;
 4. Approval of a fire flow test that demonstrates a minimum flow of 1,500 gpm at 20 psi or greater;
 5. Compliance with minimum city codes including fire, stormwater and transportation; and
 6. The project shall be subject to technical site plan approval.

SPECIAL USE PERMIT DISCUSSION

Social Service institutions (according to CDO, a “soup kitchen, transient lodging or shelter for the homeless”) are permissible only in B-1 commercial and O-I with the issuance of a Special Use Permit. 8.3.F of the CDO has special criteria for such uses, which states “any supporting retail sales and services uses accessory to the principal use shall be enclosed within the principal structure shall not exceed twenty percent (20%) of the heated floor area of the principal structure and shall only be accessed through the principal structure.”

It is anticipated that the applicant will provide more testimony at the hearing relative to the following approval criteria.

APPROVAL CRITERIA

In accordance with CDO Article 6.2, the Commission shall permit only those uses that are part of the special use permit. The following criteria shall be issued by the Commission as the basis for review and approval of the project.

1) 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.”

The applicant states that the expansion is needed as the current facility has only four beds with for families with children. The application sates that the facility is necessary to help homeless women and children establish themselves in a safe environment.

2) The proposed special 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.

The applicant states that surrounding uses include an additional church campus as well as scattered single family homes and a group rehab facility. The petitioner states that approximately one-half of the entire land area will be undeveloped.

3) Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

The petitioner states that the use is a low traffic generating use, given the nature of the facility.

4) The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

The petitioner states that the proposed use will not generate these impacts.

5) The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

The application states that the proposed use is a reasonable expansion of the existing use and that there is no other reasonable location for this expansion in close proximity to the Salvation Army's support staff and facilities.

7) Compliance with any other applicable Sections of this Ordinance.

The proposed use will be in compliance with the City's ordinances and any other governing laws.

PROPOSED FINDINGS OF FACT

1. The applicant is the Salvation Army and the subject property consists of six parcels located on the south and east sides of Patterson Avenue and on the north and south sides of Ashlyn Avenue.
2. The property is owned by the Salvation Army (DB and PGs 405/15, 12771/13, 12777/96, 12332/17, 403/486, 403/264, 403/226 and 1778/133).
3. The subject property is zoned RC (Residential Compact).
4. The property consists of approximately 3.77 acres and consists of the existing Salvation Army campus, two single family residences and vacant land.
5. The adopted 2015 Land Use Plan designates the property predominately as "single family residential" with a small portion being in the "village center." The Center City Plan designates the existing campus as "institutional" and the remaining land as "residential."
6. The request is for a Special Use Permit to construct a campus expansion of approximately 17,000 square feet to accommodate more beds for families with children.
7. The submitted site plan and supplemental materials indicate that the proposal meets the minimum requirements of the Concord Development Ordinance.

RECOMMENDATION AND SUGGESTED CONDITIONS

If the Commission votes to approve the special use permit, staff recommends the Commission consider adopting of the following conditions:

- 1) Technical site plan approval shall be required prior to issuance of zoning compliance permits; and
- 2) Compliance with the "Salvation Army Center of Hope Homeless Shelter – scheme A" site plan dated 1/9/18 and the two schematic exterior elevations submitted with the application.

PROCEDURAL CONSIDERATIONS

1. Zoning Map Amendment: This particular case is a rezoning to a conditional district, which under the CDO, is "legislative" in nature. Legislative hearings DO NOT require the swearing or affirming of witnesses prior to testimony at the public hearing.
2. Special Use Permit: All Special Use Permits are quasi-judicial cases, which require sworn, competent, material, and substantial evidence in the record.



**Aerial Map
Case
Z(CD)-20-17**

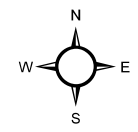
Salvation Army

216 Patterson Ave SE
Including two Corners of
Ashlyn Dr SE
& Patterson Ave

RC (Residential
Compact)

to

OI-CD
(Office Institutional-
Conditional District)



Source: City of Concord
Planning Department

Disclaimer

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Legend

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Land Use & Center City Plan Map

Z(CD)-20-17

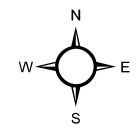
Salvation Army

216 Patterson Ave SE & Surrounding
Corners of Ashlyn Dr SE & Patterson Ave

RC (Residential Compact)

to

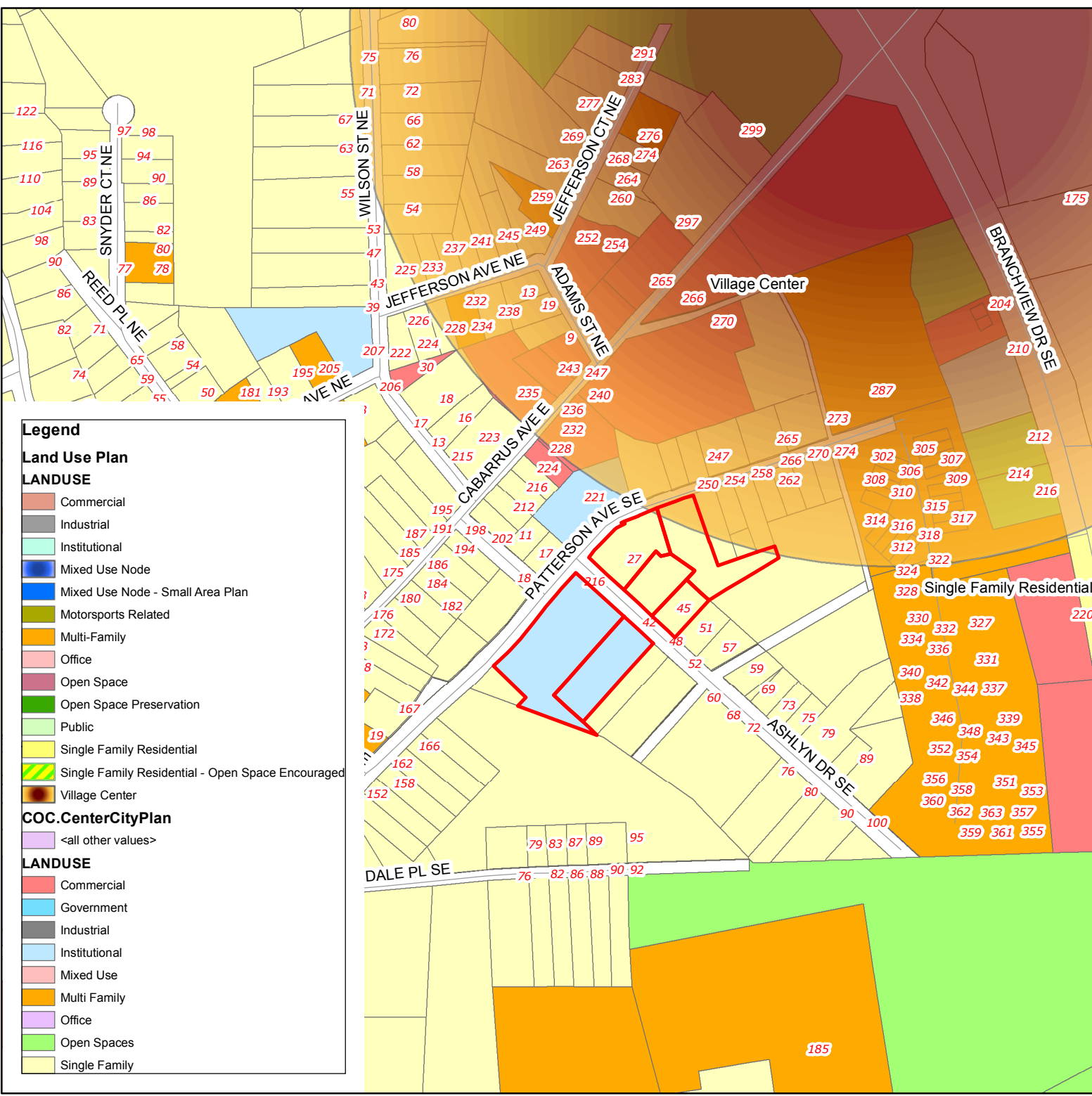
OI-CD
(Office Institutional-Conditional District)



Source: City of Concord Planning Department

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Legend

Land Use Plan

LANDUSE

- Commercial
- Industrial
- Institutional
- Mixed Use Node
- Mixed Use Node - Small Area Plan
- Motorsports Related
- Multi-Family
- Office
- Open Space
- Open Space Preservation
- Public
- Single Family Residential
- Single Family Residential - Open Space Encouraged
- Village Center

COC.CenterCityPlan

- <all other values>

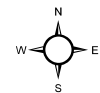
LANDUSE

- Commercial
- Government
- Industrial
- Institutional
- Mixed Use
- Multi Family
- Office
- Open Spaces
- Single Family



**Zoning Map
Cases
Z(CD)-20-17 &
SUP-06-17
Salvation Army**

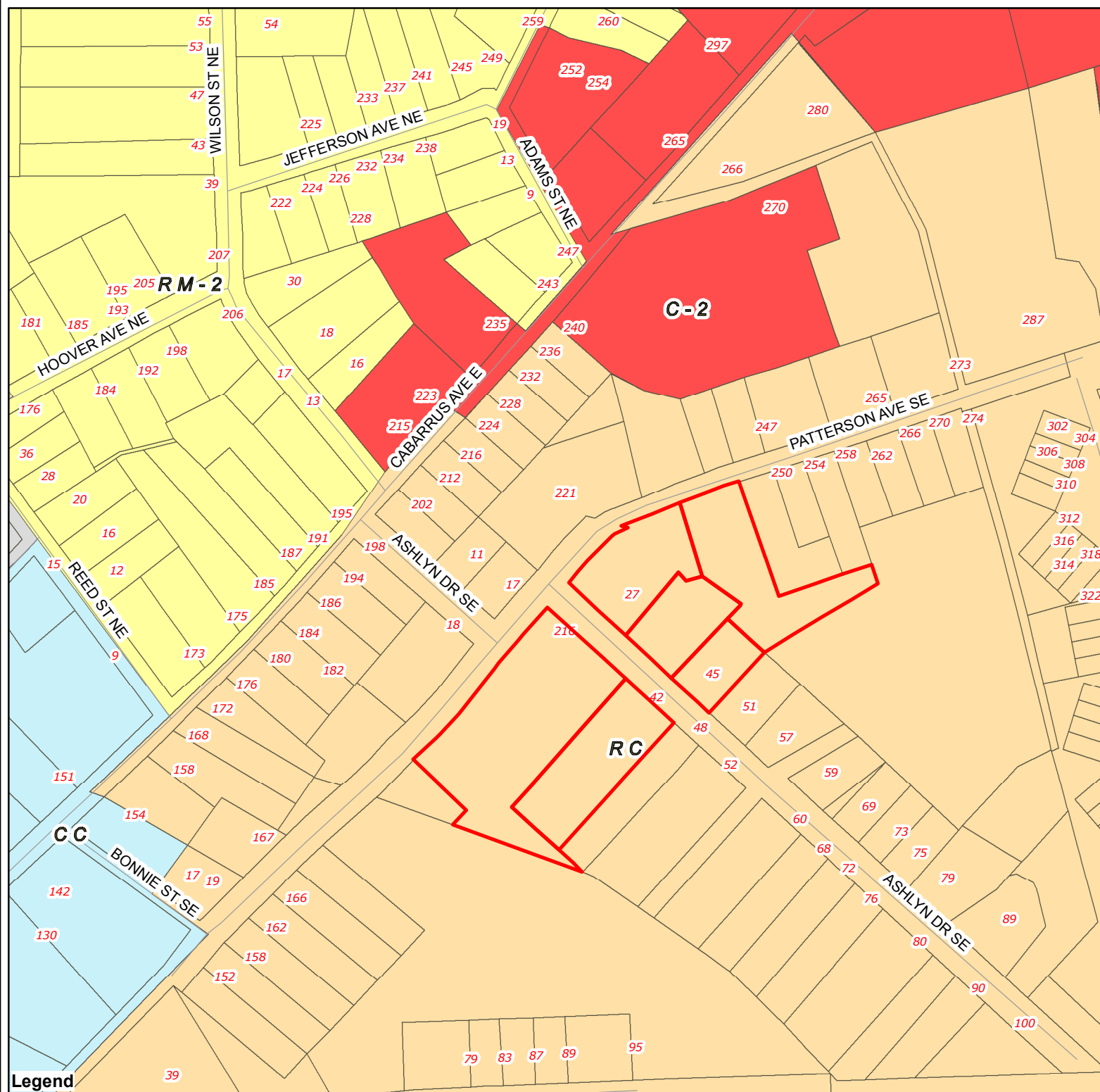
**216 Patterson Ave SE
Including two Corners of
Ashlyn Dr SE
& Patterson Ave
Rezoning from RC
(Residential Compact)
To OI-CD
(Office Institutional-
Conditional District)
Special Use Permit
Request to Expand a
Social Service Institution
(Salvation Army Shelter
for Homeless)**



Source: City of Concord
Planning Department

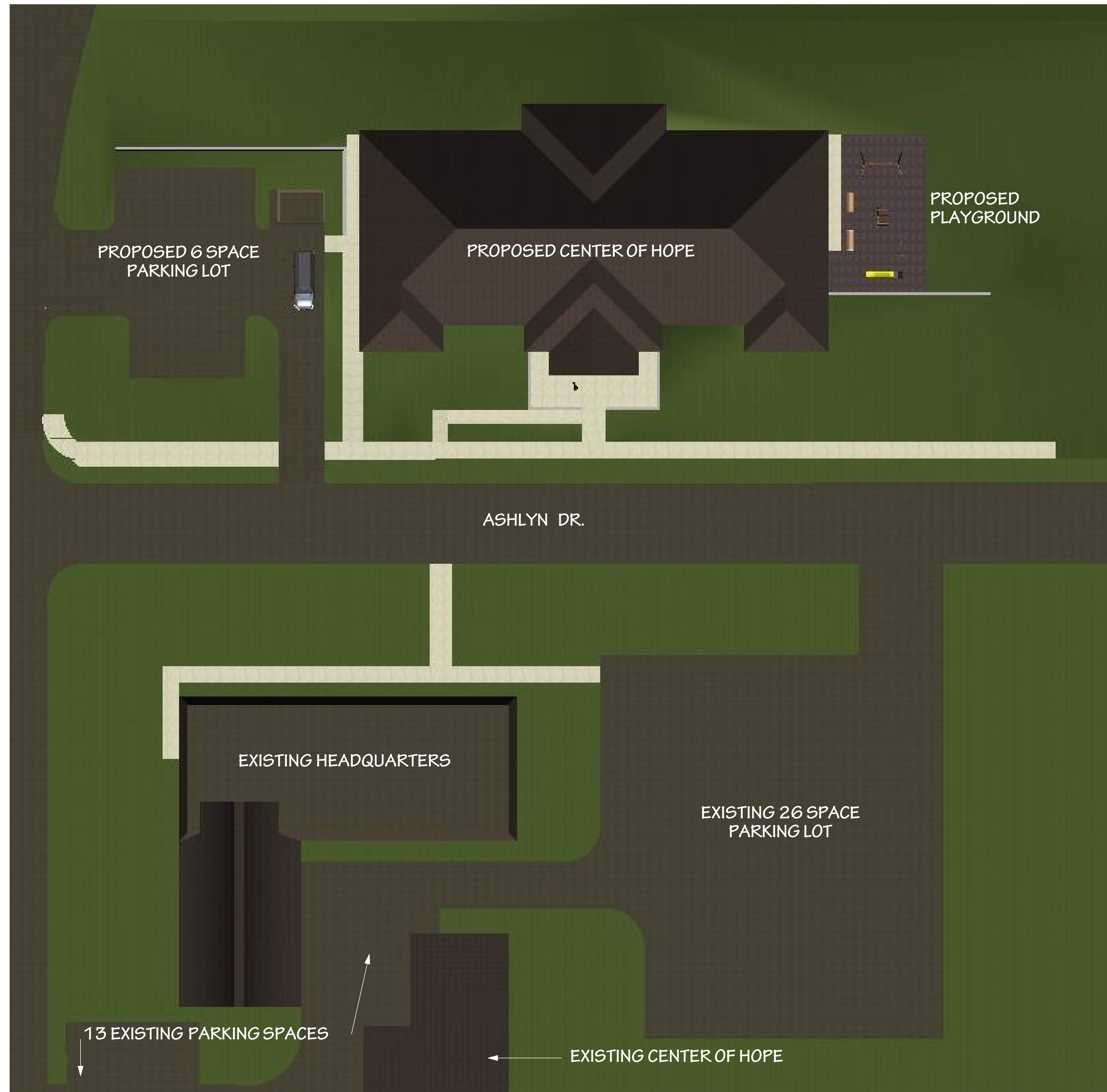
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Legend

1/9/2018 \\GRIFFINDESKTOP\Data\Data\Jeric's CAD Files\Jeric's Active\Salvation Army Center of Hope\ArchCAD\CENTER OF HOPE 25TRY single win.pln



1
AS-1
SITE PLAN
SCALE: 1:26.23

GRIFFIN ARCHITECTURE, P.A.
 5 UNION ST. S
 CONCORD, NC 28025
 Tel: 704-786-0181
 Fax: 704-786-1179

CONSULTANTS

SALVATION ARMY

CENTER OF HOPE HOMELESS SHELTER

Scheme A

ASHLYN DRIVE SE
 CONCORD N.C. 28025

REVISION NO.	REVISION DATE:

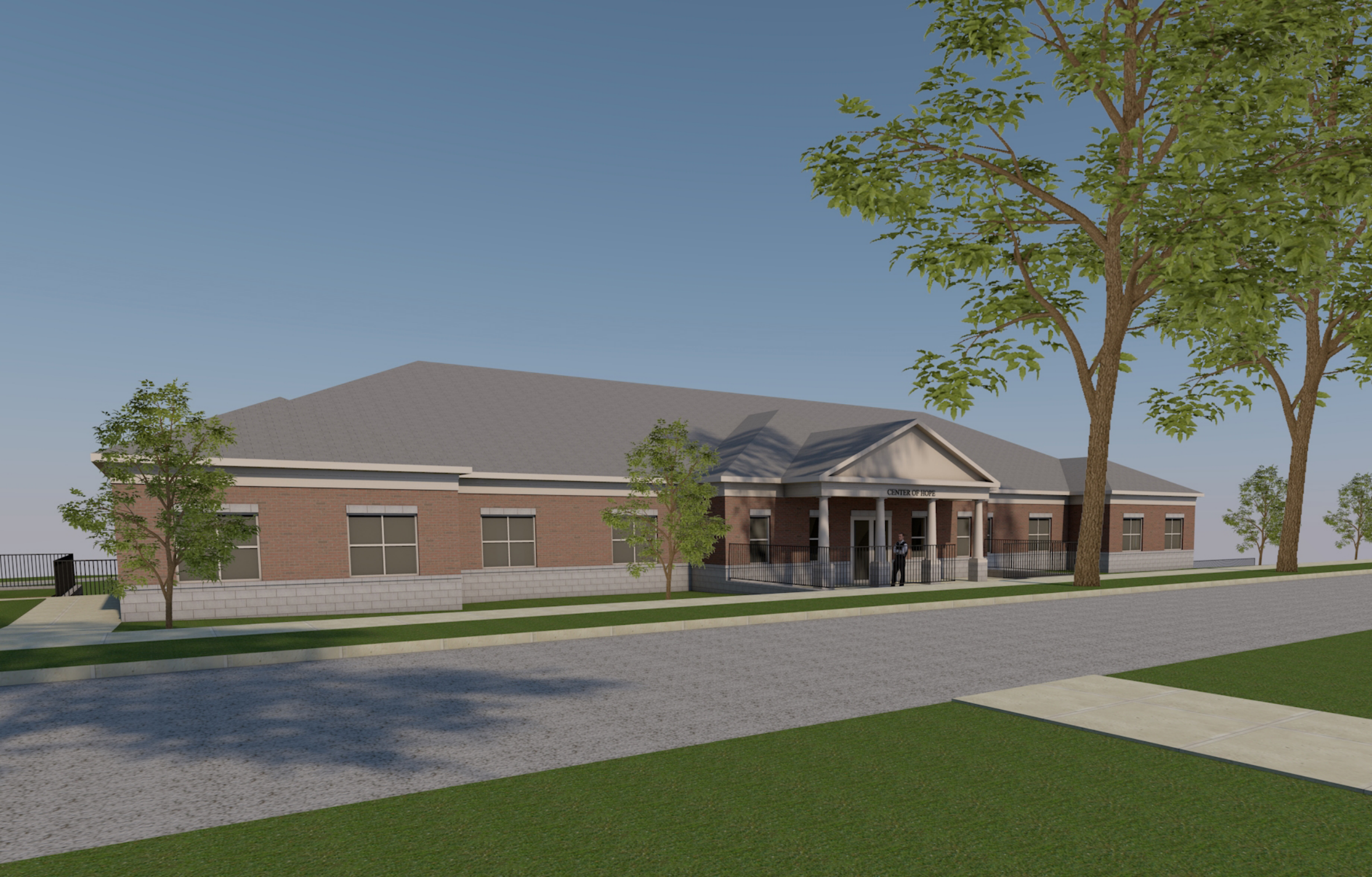
ISSUE DATE: NOVEMBER 13, 2017

PROJECT NO:
 MODEL FILE:
 DRAWN BY:
 CHK'D BY: KAG
 COPYRIGHT

SHEET TITLE
 SITE PLAN

AS-1





CENTER OF HOPE

CONSULTANTS

SALVATION ARMY

CENTER OF HOPE HOMELESS SHELTER

Scheme A

**ASHLYN DRIVE SE
 CONCORD N.C. 28025**

REVISION NO.	REVISION DATE:

ISSUE DATE: NOVEMBER 13, 2017

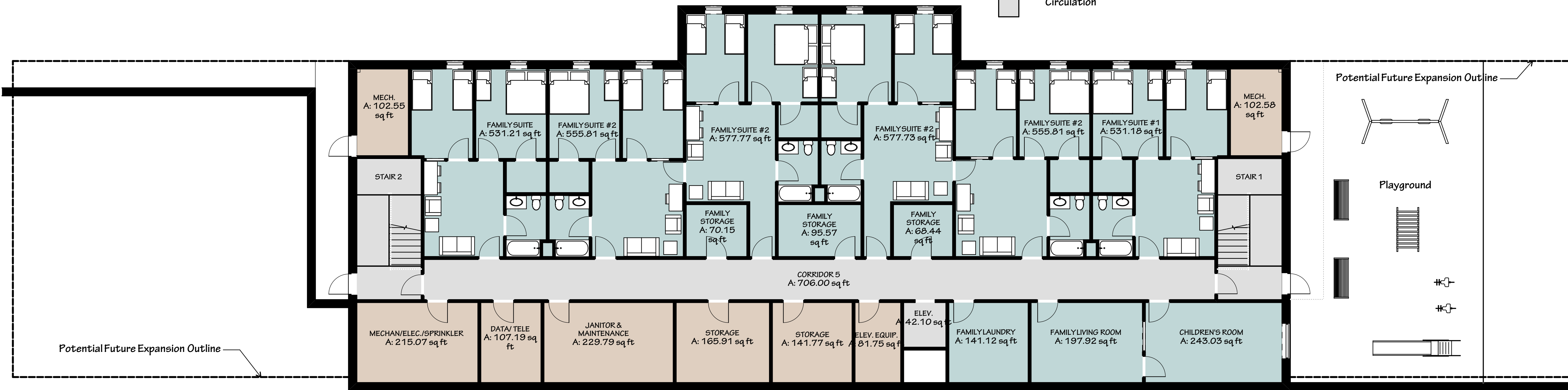
PROJECT NO:
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 CHK'D BY: KAG
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SHEET TITLE
SCHEMATIC LOWER FLOOR PLAN

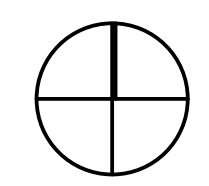
A-2

- Color Code Legend**
- Women's Housing
 - Men's Housing
 - Family Housing
 - Common Area
 - Staff/Service Area
 - Circulation

Total Floor Upper Floor Area: 9,020 Sq. Ft.
 Total Floor Lower Floor Area: 7,202 Sq. Ft.
 Total Floor Area: 16,222 Sq. Ft.



PLAN NORTH



1
A-2 SCHEMATIC LOWER FLOOR PLAN
 SCALE: 1/8" = 1'-0"

1/12/2018 \\GRIFFIN\DESIGN\TOP\DATA\JERIC'S CAD Files\JERIC'S Active\Salvation Army Center of Hope\Arch\CAD\CENTER OF HOPE 2STRY single win.pln



Case# - Z(CD) - 20-17

(Please type or print)

Applicant Name, Address, Telephone Number and email address: _____

The Salvation Army, PO Box 511, Concord, NC 28025

Maj. Johnny Poole, 704-782-7822, johnny.poole@uss.salvationarmy.org

Owner Name, Address, Telephone Number: Same as above.

Project Location/Address: 216 Patterson Ave. SE, Concord, NC 28025

P.I.N.: 5630099500; 5630190441; 5630190770; 5630191640; 5630192505; 5630193602

Area of Subject Property (acres or square feet): Approx. 3.7 acres

Lot Width: Irregular Lot Depth: Irregular

Current Zoning Classification: RC

Proposed Zoning Classification: O-I(CU)

Existing Land Use: Salvation Army church and social service institution, and single family residential

Future Land Use Designation: Social Service Institution

Surrounding Land Use: North Church South Undeveloped & SFR

East Single-family residential West Single-family residential

Reason for request: The Salvation Army has operated from this location for many years as non-conforming use. The Salvation Army now wishes to expand and to bring its existing operations into full conformity.

Has a pre-application meeting been held with a staff member? Yes.

Staff member signature: _____

Date: 10/16/17

Planning & Neighborhood Development

66 Union St S • P. O. Box 308 • Concord, NC 28025

Phone (704) 920-5152 • Fax (704) 786-1212 • www.concordnc.gov

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

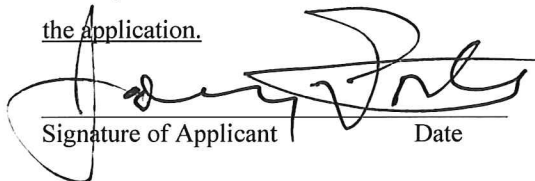
1. List the Use(s) Proposed in the Project:

Please see Exhibit A attached hereto.

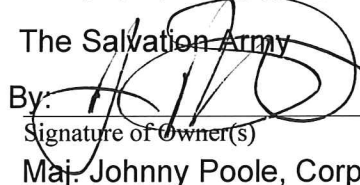
2. List the Condition(s) you are offering as part of this project. Be specific with each description.
(You may attach other sheets of paper as needed to supplement the information):

Please see Exhibit A attached hereto.

I make this request for Conditional district zoning voluntarily. The uses and conditions described above are offered of my own free will. I understand and acknowledge that if the property in question is rezoned as requested to a Conditional District the property will be perpetually bound to the use(s) specifically authorized and subject to such conditions as are imposed, unless subsequently amended as provided under the City of Concord Development Ordinance (CDO). All affected property owners (or agents) must sign the application.



Signature of Applicant Date

The Salvation Army
By:  10/18/17

Signature of Owner(s) Date
Maj. Johnny Poole, Corps Officer

Certification

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

Date: 10/18/17

The Salvation Army
Applicant Signature: 
Maj. Johnny Poole, Corps Officer

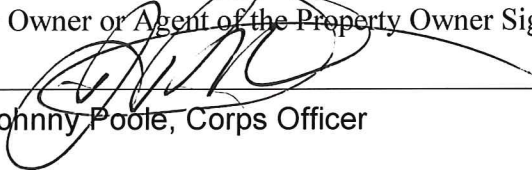
Property Owner or Agent of the Property Owner Signature: The Salvation Army

Maj. Johnny Poole, Corps Officer

EXHIBIT A
to
Rezoning Petition

1. List the use(s) proposed in the project:

The Salvation Army Center of Hope is a unit of the international Salvation Army, which has been doing the most good and meeting human needs without discrimination since 1904. The proposed use is a physical expansion of the existing Salvation Army campus, which currently provides and will continue to provide the following social services and ministries to the Cabarrus County community:

- Worship services for adults and children, including Sunday school classes, vacation Bible school, revivals, community family days, adult bible studies, men and women's ministries, prayer groups, prayer breakfasts, community dinners and the like.
- Youth activities including character building programs, music and arts instruction, festivals, basketball games, playground, and the like.
- Social services office including interviews with and employment and personal development assistance to community clients for food, clothing, financial payments for utilities and/or rental/mortgage, and referrals to other assistance resources
- Food pantry including storage and distribution of food and clothing to those in need, and seasonal assistance including Thanksgiving and Christmas dinner provisions for those in need.
- Soup kitchen – preparation and service of lunch for community clients Monday through Friday.
- Overnight emergency shelter for men, women and families.
- Other similar uses related or ancillary to the above religious and social services uses.

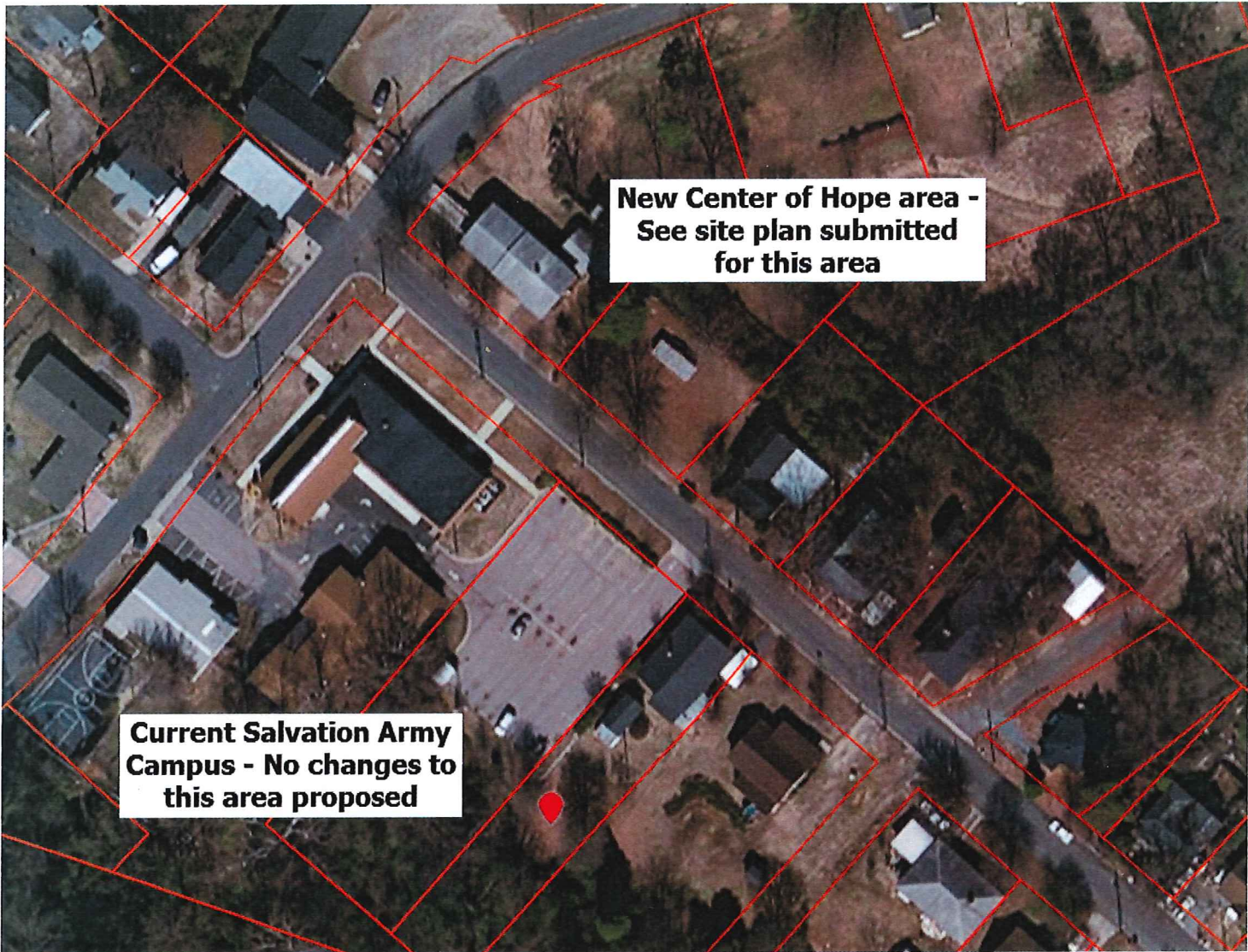
2. List the condition(s) you are offering as part of this project. Be specific with each description.

The applicant does not propose any further conditions other than a) limiting the uses of the property to those listed above and those related or ancillary to a Salvation Army worship and social services center, and b) compliance with the attached schematic site plan labeled "Salvation Army Center of Hope Homeless Shelter".

EXHIBIT B
to
Rezoning Petition

Description of Parcels to be Rezoned

1. 5630099500 - 216 PATTERSON AVE SE, CONCORD
 - Being all of Lots 2, 3, 4, 5, 6, 7 and 8 as shown on that plat recorded in Map Book 1, Page 69, Cabarrus County Registry.
2. 5630190441 - 42 ASHLYN DR SE, CONCORD
 - Being all of Lots 9, 10, 11, 13, 14 and 15 as shown on that plat recorded in Map Book 1, Page 69, Cabarrus County Registry.
3. 5630190770 - 27 ASHLYN DR SE, CONCORD
 - See attached boundary and topographic survey.
4. 5630191640 - RECENTLY COMBINED WITH 27 ASHLYN DR SE – no separate address.
 - See attached boundary and topographic survey.
5. 5630192505 - 45 ASHLYN DR SE, CONCORD – This property is under contract to the Salvation Army; signature of current property owner is in process and will be provided within the next business week.
 - See attached boundary and topographic survey.
6. 5630193602 – NO SEPARATE ADDRESS IS ASSOCIATED WITH THIS VACANT PROPERTY. This property is under contract to the Salvation Army; signature of current property owner is in process and will be provided within the next business week.
 - See attached boundary and topographic survey.



**New Center of Hope area -
See site plan submitted
for this area**

**Current Salvation Army
Campus - No changes to
this area proposed**

EXHIBIT C
to
Rezoning Petition

List of Adjacent Landowners

1. 5630097345, 5630096434 & 5630195507 – CITY OF CONCORD, PO BOX 308, CONCORD NC 28026
2. 5630098161 - TROUTMAN LAND INVESTMENTS INC, PO BOX 507, CONCORD NC 28026
3. 5630097535 - HARTSELL HELEN F, 18 ASHLYN DR SE, CONCORD NC 28025
4. 5630098678 - EUDY CHARLES L & WIFE LINDA G EUDY, 695 RAMA WOOD DRIVE, CONCORD NC 28025
5. 5630099864, 5630191829 & 5630191899 - FRIENDSHIP BIBLE CHURCH, 221 PATTERSON AVENUE SE, CONCORD NC 28025
6. 5630192943 – BUFORD & ROOSEVELT LEDBETTER, 247 PATTERSON AVENUE SE, CONCORD NC 28025
7. 5630193711 - GUZMAN FELIPE & CRUZ ROSA, 250 PATTERSON AVENUE SE, CONCORD NC 28025
8. 5630192560 - MORGAN DONALD R, 51 ASHLYN DR SE, CONCORD NC 28025
9. 5630190396 - HARWOOD SHARON L, 109 BIRNAM WOOD DRIVE, CONCORD NC 28025



Date _____

APPLICANT NAME: The Salvation Army

APPLICANT ADDRESS: P.O. Box 511

CITY: Concord STATE North Carolina ZIP 28026

PHONE NUMBER OF APPLICANT: 704-782-7822

OWNER OF PROPERTY (if different from applicant) Same as above

OWNER ADDRESS: _____ CITY _____ STATE _____ ZIP _____

PROJECT ADDRESS (if an address exist): 216 Patterson Ave. SE, Concord, 28025

P.I.N.: 5630099500; 5630190441; 5630190770; 5630191640; 5630192505; 5630193602

Area of Subject Property (in acres, or square feet): Approx. 3.7 acres

Lot Width: Irregular Lot Depth: Irregular

Current Zoning Classification: RC

Existing Land Use: Salvation Army church and social service institution, and single family residential

Description of Use Requested:

The Salvation Army Center of Hope is a unit of the international Salvation Army, which has been doing the most good and meeting human needs without discrimination since 1865. The proposed rezoning covers the existing Salvation Army facility church campus, parts of which may currently be non-conforming, as well as the physical expansion of the existing campus across Ashlyn Drive. The Salvation Army Center of Hope currently provides and will continue to provide the following social services and ministries to the Cabarrus County community:

- Worship services for adults and children, including Sunday school classes, vacation Bible school, revivals, community family days, adult bible studies, men and women's ministries, prayer groups, prayer breakfasts, community dinners and the like.
- Youth activities including character building programs, music and arts instruction, festivals, basketball games, playground, and the like.
- Social services office including interviews with and employment and personal development assistance to community clients for food, clothing, financial payments for utilities and/or rental/mortgage, and referrals to other assistance resources
- Food pantry including storage and distribution of food and clothing to those in need, and seasonal assistance including Thanksgiving and Christmas dinner provisions for those in need.
- Soup kitchen – preparation and service of lunch for community clients Monday through Friday.

Planning & Neighborhood Development


66 Union St S • P. O. Box 308 • Concord, NC 28025

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- Overnight emergency shelter for men, women and families.
- Other similar uses related or ancillary to the above religious and social services uses.

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: Jan 8, 2018 Applicant 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.”

The Salvation Army has been operating in the same manner as requested herein at this same location since 1987. This request is to conform the zoning of the existing use and to expand the current use by 33 beds and 11,882 square feet to an additional new building in order to provide additional overnight shelter beds for women and children. Of the 33 new beds, 30 will be for women or families with children only. The Salvation Army is the last safety net in our community for those who have nowhere else to turn for food or shelter – in effect, the final guardian of the public health, safety and welfare. Our shelter currently has only four crowded beds in one single room for families with children. The need is great and the current facility is physically and spiritually inadequate for those who need our help the most. Our community must provide this upgraded facility to help homeless women and children reestablish themselves in a safe and supportive environment.

- (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.”

The Salvation Army has been operating in the same manner as requested herein at this same location since 1987. Surrounding uses include another church campus, vacant land, older single family homes, and a group rehabilitation home. The proposed building is low-rise and will not be obtrusive to its neighbors, is surrounded by appropriate screening and landscaping per the CDO, and more than half of the additional land will remain undeveloped at this time.

- (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.”

The proposed expansion is for a homeless shelter whose patrons generally do not have vehicles; therefore, the proposed additional building is likely to generate no more traffic or parking requirements than the two single-family homes currently occupying the property. The proposed plans comply with the CDO as to ingress, egress and parking in all respects.

- (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.”

The proposed use will not generate any such effects.

- (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.”

The proposed use is a reasonable expansion of the same use which has been in existence since 1987. Another church campus and a group rehabilitation home are located in the same neighborhood. Social services for

the homeless and disadvantaged must be located in the heart of our community where they are readily accessible by those who need them, who often do not have automobiles and are therefore dependent on walking or public transportation. There is no other reasonable location for this expansion close to the Salvation Army's support staff and facilities.

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:

The proposed use complies with all the requirements of the CDO applicable to Social Service Institutions, whether described below or otherwise.

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

The new facility will be just over 16,000 square feet and will result in a net addition of 33 new night shelter beds – 20 for families with children, 10 for women, and 3 for men. The night shelter beds at the existing facility will be relocated to the new facility.

(2) Accessory uses (if any):

Accessory uses to the new facility will be parking and a small playground for families with children.

(3) Setback provisions:

Per the CDO.

(4) Height provisions:

Per the CDO.

(5) Off-street parking and loading provisions:

Per the CDO.

(6) Sign provisions:

No additional signage is required.

(7) Provisions for screening, landscaping and buffering:

Buffering and landscaping is provided as required by the CDO.

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

Per the CDO.

(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:

Per the CDO.

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

Per the CDO.

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

A playground is being provided.

(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):

Per the CDO.

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

A large portion of the additional land area will be presently left as open space.

(14) Improvements within the common open space:

Not applicable.

(15) Parking Areas:

Per the CDO.

(16) Sidewalks, trails and bikeways:

Per the CDO.

(17) Lighting and utilities:

Adequate facilities already serve the site.

(18) Site furnishings:

Not applicable.

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

Adequate services already serve the site.

(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:

Not applicable.