



**DATE:** June 19, 2018  
**SUBJECT:** Preliminary Plat for – Moss Creek Townhomes  
**CASE NUMBER:** # S-02-18  
**OWNER/DEVELOPER:** R2 Development  
**LOCATION:** 9339, 9245, and 0 Davidson Highway  
**PINS:** 4681-29-8785, 4681-39-1660, and 4681-39-1295  
**AREA:** +/- 15.7 Acres  
**ZONING:** O-I (Office-Institutional)  
**REPORT PREPARED BY:** Scott Sherrill, Senior Planner

The proposed subdivision would be located on the southern side of Davidson Hwy., east of the intersection with Village Commons St. NW and encompasses approximately 15.7 acres within a, O-I (Office-Institutional) zoning district. O-I zoning permits single-family attached development at a maximum density of 15 dwelling units per acre by right.

The plat proposes a development of 85 single-family attached units on both sides of three new public streets. The new streets will have access to Davidson Hwy. with a stub to the vacant parcel to the northeast (PIN 4681-39-4830) . The gross density of the proposed plat is 5.9 dwelling units per acre with 40.3% open space (6.33 acres), which is greater than the 12% required.

All respective City departments have reviewed the plat, and the proposed development meets the standards of the Concord Development Ordinance for conditional preliminary plat approval.

**SUGGESTED STATEMENT OF CONSISTENCY (Not required, but offered as information)**

The proposed preliminary plat is consistent with the standards outlined in the Concord Development Ordinance and 2030 Land Use Plan. The Land Use Plan has the subject property designated as Village Center and the O-I (Office-Institutional) zoning designation as well as the single-family attached dwelling units are consistent with the future land use classification.

**SUGGESTED RECOMMENDATION AND CONDITIONS**

The staff recommends approval of the subdivision plat. If the Commission concurs and chooses to approve the proposed preliminary plat, approval should be subject to the following conditions:

- Technical Preliminary Plat approval is subject to staff level plan review comments and conditions.

- The applicant must submit a mylar copy of the approved preliminary plat, after addressing any additional comments added by the Commission.
- The developer shall comply with NCDOT and City of Concord requirements for street connections, as well as NC Fire Code.



Application for Preliminary Plat Approval – Major Subdivision
(Please type or print)

- 1. Name of subdivision: Moss Creek
2. Name, address, telephone number, and fax number of owner(s)/developer(s): R2 Development; Attn: Keith Rains; 517 Alcove Road, Suite 302 Mooresville, NC 28117; 704-457-5518
3. Name, address, telephone number, and fax number of surveyor/engineer: American Engineering-Southeast, PA; Attn: Barry Fay; 8008 Corporate Center Drive, Suite 110 Charlotte, NC 28226; 704-375-2438
4. Name, address and e-mail address of person to whom comments should be sent: Tracey McCormick; 8008 Corporate Center Drive, Suite 110 Charlotte, NC 28226; tmcormick@american-ea.com
5. Telephone number of person to whom comments should be sent: 704-749-1400
Fax: 704-332-9361
6. Location of subdivision: 9339, 9245 and 0 Davidson Highway
7. Cabarrus County P.I.N.#: 4681-29-8785-0000, 4681-39-1660-0000, 4681-39-1295-0000
8. Current zoning classification: O-1
9. Total acres: 15.7 Acres Total lots: 80 townhomes

REQUIRED ATTACHMENTS/SUBMITTALS

- 1. A fee of \$100.00 for land less than 2 acres, \$200.00 2-10 acres, \$300.00 10-25 acres, \$ 400.00 for more than 25 acres shall accompany the preliminary plat.
2. Legal deed description of the property.
3. Six (6) FOLDED black/blue line copies of the plat are required at the time of submission.
4. One (1) Mylar should be submitted after approval has been granted by the Planning and Zoning Commission and any conditions placed on the plat by the Commission have been met.
5. Completed "Street Name Review and Confirmation" sheet.

2/14/2018

Date

[Handwritten Signature]

Signature of Owner/Agent

NOTE: By affixing his or her signature hereto, the sub divider acknowledges understanding of and agreement to comply with all provisions of the Concord Subdivision Regulations which include, but are not limited to, the requirement to pay costs of construction inspections of improvements to be owned and maintained by the City of Concord as conditions precedent to approval of the final plat for recording.

Staff Use Only:

Fee: Received by: Date:

Aerial View

S-02-18

R2 Development, LLC

Preliminary Plat

9339, 9245, and  
0 Davidson Highway

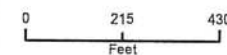
4681-29-8785,  
4681-39-1660, and  
4681-39-1295

Subject  
Property

### Legend



Coordinate System - NC State Plane NAD83



**Map Disclaimer**  
These maps and products are designed for general reference only, and data contained herein is subject to change. The City of Concord makes no warranty of merchantability or fitness for any purpose, express or implied, and assumes no legal responsibility for the information contained therein. Data used is from multiple sources - with various scales and accuracies. Additional research, such as field surveys, may be needed to determine actual conditions.

City of Concord, NC  
Planning & Neighborhood Development Dept  
Geographic Information Systems



Future Land Use Map

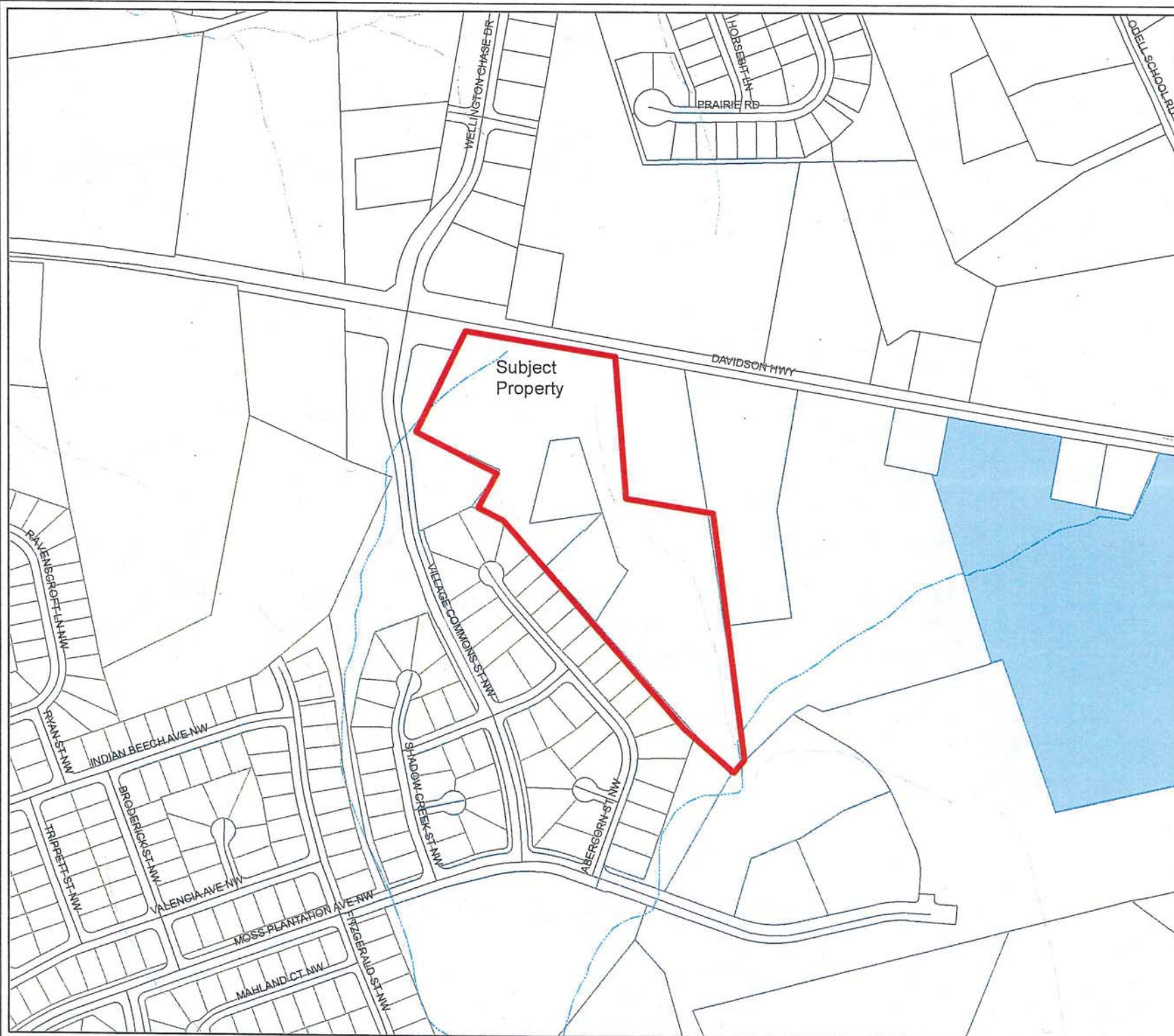
S-02-18

R2 Development, LLC

Preliminary Plat

9339, 9245, and  
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4681-29-8785,  
4681-39-1660, and  
4681-39-1295



### Legend

NewFLU

Suburban Neighborhood

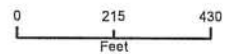
NewFLU

Village Center

Civic/Institutional



Coordinate System - NC State Plane NAD83



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City of Concord, NC  
Planning & Neighborhood Development Dept  
Geographic Information Systems

March 2017

**Legend**

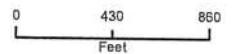
**Zoning -  
Concord**

ZONINGCODE

- C-2
- O-1
- PUD
- RC-CD
- RM-2-CU



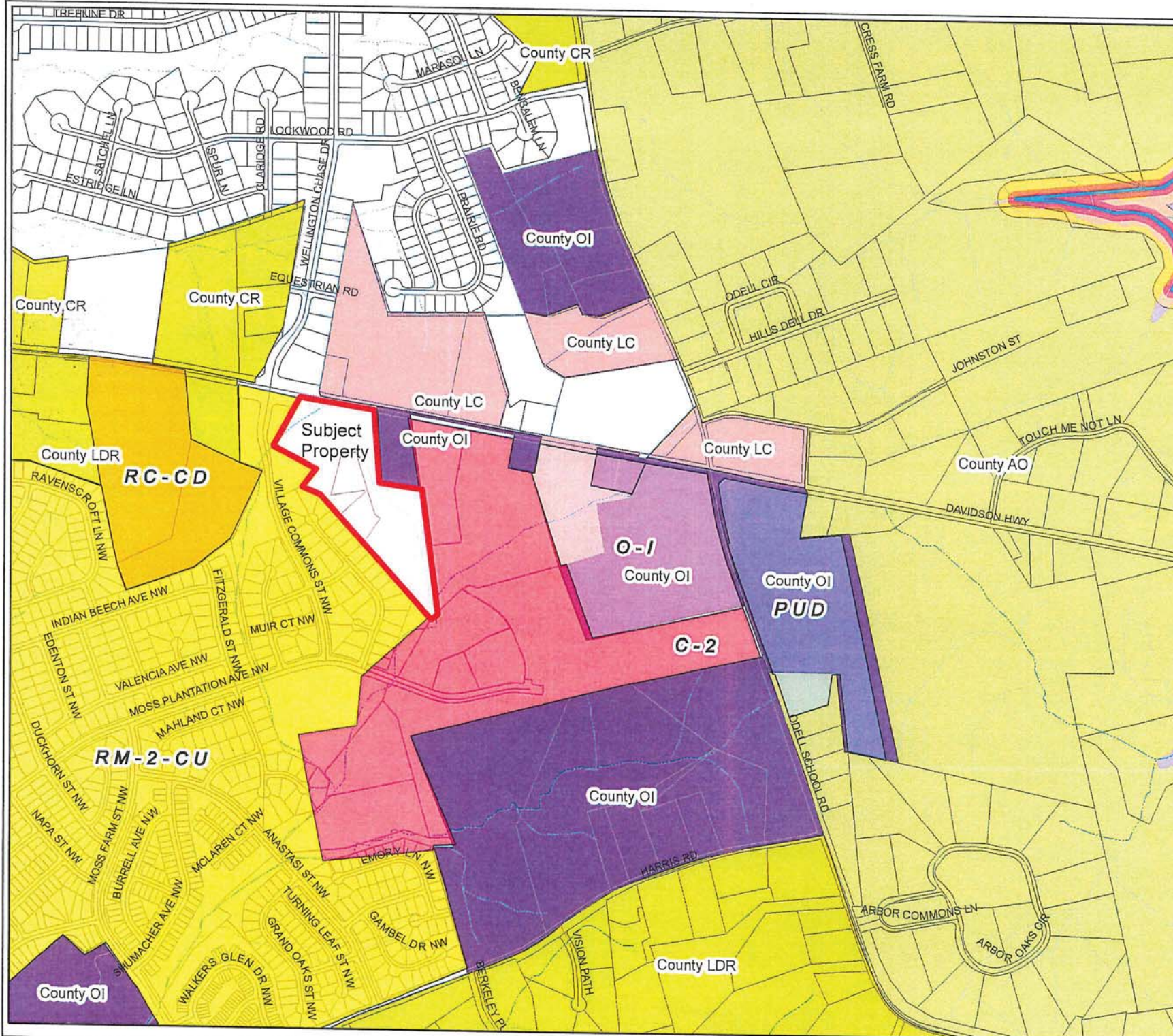
Coordinate System - NC State Plane NAD83

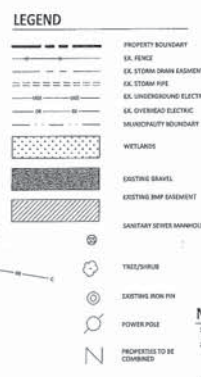
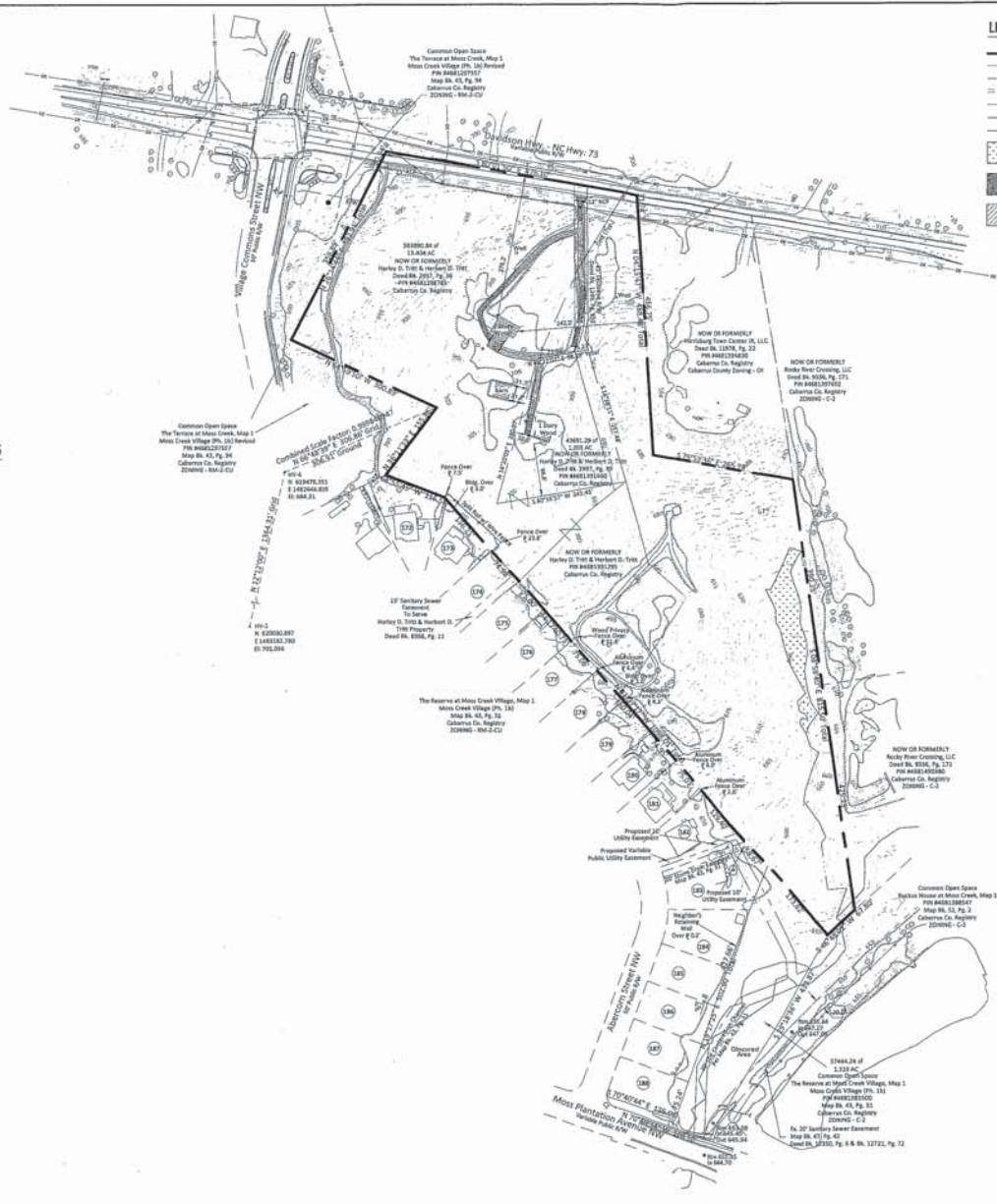


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City of Concord, NC  
Planning & Neighborhood Development Dept  
Geographic Information Systems

March 2017





**ADJACENT PROPERTY OWNERS**

- NOTE: CHECK RELEASE SUBDIVISION RECORDS C-288-2
- LOT 171  
NOW OR FORMERLY BRIAN HELLER AND LISA HELLER  
PIN 465229239  
DB 2005/024
- LOT 172  
NOW OR FORMERLY RICHARD FACETTI AND KATHERINE FACETTI  
PIN 465229239  
DB 2005/024
- LOT 173  
NOW OR FORMERLY BRIAN FOLEY AND ROBIN FOLEY  
PIN 465229239  
DB 2005/024
- LOT 174  
NOW OR FORMERLY RICHARD PHINNINGHAM  
PIN 465229239  
DB 2005/024
- LOT 175  
NOW OR FORMERLY JOHN BISHOP AND ANNE BISHOP  
PIN 465229239  
DB 2005/024
- LOT 176  
NOW OR FORMERLY KATHERINE BISHOP  
PIN 465229239  
DB 2005/024
- LOT 177  
NOW OR FORMERLY PETER DEBBS AND NATALIE DEBBS  
PIN 465229239  
DB 2005/024
- LOT 178  
NOW OR FORMERLY JAY HOWE AND DIANA HOWE  
PIN 465229239  
DB 2005/024
- LOT 179  
NOW OR FORMERLY TAMARA JOHNSON AND DAVID JOHNSON  
PIN 465229239  
DB 2005/024
- LOT 180  
NOW OR FORMERLY RICHARD NASH AND CAROLINE NASH  
PIN 465229239  
DB 2005/024
- LOT 181  
NOW OR FORMERLY BRIDGET TISLER AND JOHN TISLER  
PIN 465229239  
DB 2005/024
- LOT 182  
NOW OR FORMERLY KAREN WOLCOTT  
PIN 465229239  
DB 2005/024
- LOT 183  
NOW OR FORMERLY JEREMY CARO AND HEATHER PHILIP  
PIN 465229239  
DB 2005/024
- LOT 184  
NOW OR FORMERLY JASON KENNEDY AND SUEAN KENNEDY  
PIN 465229239  
DB 2005/024
- LOT 185  
NOW OR FORMERLY ROBERT HARTON AND KERRIE HARTON  
PIN 465229239  
DB 2005/024
- LOT 186  
NOW OR FORMERLY SHARAH LOWRY AND CHELE LOWRY  
PIN 465229239  
DB 2005/024
- LOT 187  
NOW OR FORMERLY JEAN PEARL HARRIS AND MICHELLE HARRIS  
PIN 465229239  
DB 2005/024

**NOTES:**

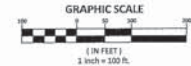
1. ANTICIPATED DATE OF FINAL PLATTING IS JUNE 2020.
2. CITY OF CONCORD REQUIRES CONSTRUCTION PLANS TO BE APPROVED AND ALL INFRASTRUCTURE (SEWER, STORM DRAIN, STREET TREES AND STORMWATER BMPs) TO BE COMPLETED BEFORE BEGINNING FINAL PLOTTING. ALL OTHER ITEMS TO BE COMPLETED MUST HAVE A PERFORMANCE SECURITY AGREEMENT.
3. BOUNDARY INFORMATION TAKEN FROM "3.75 AC. BAYWOOD HAVEN, PHASE 2D DEVELOPMENT" PREPARED BY HORTON AND BURNETT INC., 604 N. NEWELL STREET, NC, CONCORD, NC 28025.
4. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AS SET BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR R-200 (RESIDENTIAL RISK REDUCED) WITH A DATE OF CERTIFICATION OF NOVEMBER 4, 2006.
5. PRE-CONSTRUCTION (PC) CITY CODE AND SECTION 303 OF THE CITY POST-CONSTRUCTION CONTROL ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST-CONSTRUCTION CONTROL, MEASUREMENTS MUST BE RECORDED ON THIS PLATTING.
6. WETLANDS AND/OR SWP (SWAMP) INFORMATION REPORT PREPARED BY MCGUIRE ASSOCIATES, INC., PO BOX 8000, CHARLOTTE, NC 28227.
7. STREETS MUST BE IN AND HYDRANTS INSTALLED AND OPERATIONAL BEFORE VERTICAL CONSTRUCTION.
8. DEVELOPER MUST ENTER INTO A BMP MAINTENANCE AGREEMENT WITH THE CITY AND PROVIDE EVIDENCE FROM A PUBLIC ROAD TO ASSURE THE NEIGHBORHOOD TO ALLOW ACCESS OF EQUIPMENT AND PERSONNEL TO MAINTAIN THE AGREEMENT IF NECESSARY. THE AGREEMENT INCLUDES THE OBLIGATION TO MAINTAIN THE AREA IF IT IS NOT THE CITY THAT TAKES ALL FOR WORK PERFORMED. THE CITY ENGINEER (OR ENGINEER-IN-CHARGE) SHALL BE REQUIRED TO SIGN AND ACCEPTATION BY A PROFESSIONAL ENGINEER. AGREEMENTS DEVELOPED BY CITY ATTORNEY AND EASEMENTS MUST BE ACCEPTED BY CITY COUNCIL. PLEASE TO AVOID LOGS BEING RECORDED ON THIS PLATTING.

**LINE TABLE**

Line	Bearing	Distance
L1	N 26°14'44" E	5.0P

**CURVE TABLE**

Curve	Radius	Arc	Chord	Chord Bearing
C1	25.00'	29.01'	27.41'	N 38°26'36" W



**STIPULATION FOR REUSE**

THE USER HAS AGREED TO USE THIS DRAWING FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND NOT TO REUSE OR REPRODUCE THIS DRAWING FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ENGINEER.

**Preliminary Plat**  
**Cypress Village**  
**Subdivision**  
City of Concord, Cabarrus County  
North Carolina 28027

**MODIFICATION LOG**

NO.	DATE	DESCRIPTION
1	12/16/18	Per City Comments
2	1/12/19	Per City Comments
3	1/12/19	Per City Comments

JOB NUMBER: C170049  
CHECKED BY: TM  
DRAWN BY: TM  
DATE: 06-01-18



**EXISTING CONDITIONS**

SHEET: **C2.0**

