



**DATE:** February 15, 2022

**SUBJECT:** Special Use Permit – RV-CD

**CASE:** SUP-02-21

**ACCELA:** CN-SUP-2021-00005

**APPLICANT:** Eddie Moore, McAdams

**LOCATION:** 347, 2745, 2801, 2821 Davidson Hwy

**AREA:** +/- 31.74 Acres (4 parcels total)

**EXISTING LAND USE:** Vacant

**EXISTING ZONING:** RV-CD (Residential Village – Conditional District)

**REPORT PREPARED BY:** Kristen Boyd-Sullivan, Senior Planner

**PLEASE NOTE**

Per CDO Section 6.2.1 “*Special Use Permits are issued on a case by case basis. Special uses are generally compatible with the land uses permitted by right in a zoning district, but require individual review as to their location, design, and configuration. Special uses ensure the appropriateness of the use at a particular location within a given zoning district.*”

**Approval or denial of a Special Use Permit should be based on the information ascertained from the public hearing and reflected in the Findings of Fact and Conclusions of Law.**

**BACKGROUND**

The subject property consists of four (4) parcels, totaling 31.74 acres on the south side of Davidson Hwy, opposite of Winecoff School Road (347, 2745, 2801, and 2821 Davidson Hwy). The subject property was rezoned to RV-CD (Residential Village Conditional District) on January 18<sup>th</sup>, 2022. The applicant, Eddie Moore with McAdams, has submitted a Special Use Permit Application to permit a Multi-family use in an RV (Residential Village) zoning district.

This special use permit proposes a multi-family development consisting of 99 1-story single-family attached homes, an amenity center, walking trails, open space and tree save areas. The applicant, as well as the potential Developer, River Rock Communities, describe this development as an “age-targeted, single-family attached ranch neighborhood.” As presented at staff’s Development Review Committee, the development will be marketed as a maintenance free residential rental neighborhood to empty nesters and retirees.

## **PROPOSED SITE PLAN**

According to the site plan submitted, the proposed development will include 99 single-family attached ranch style units, resulting in 3.12 dwelling units per acre, which is under the maximum density within the RV zoning district. It should be noted that the design utilizes private streets and would be developed under multifamily requirements, but is functionally similar to a front-load townhome development. The RV zoning district allows up to eight (8) dwelling units per acre. As can be seen on the site plan, the site has substantial topographical elevation changes and the homes are clustered with a large portion of the site remaining undisturbed or undeveloped. The proposed development exceeds minimum requirements for landscape buffers, open space, tree save areas, and impervious area.

During the hearing for the requested rezoning at the January 18<sup>th</sup>, 2022 meeting of the Planning and Zoning Commission, the applicant agreed to revise the site plan to address some neighbor concerns regarding the existing tree line along the eastern portion of the property. As a result, three (3) buildings were relocated to the southern portion of the parcel in order to leave existing vegetation along the eastern perimeter. Additionally, the applicant agreed to provide a 15' wide Type "B" buffer in place of the 8' wide Type "A" buffer along the east side of the property. These changes are reflected in the Site Plan and Open Space Plan which accompanies this staff report.

The site plan demonstrates a total of 14.88 acres of open space with 5.79 acres consisting of active open space. The proposed zoning requires 15% open space, and the site plan illustrates 49% open space. The building will be required to meet CDO required architectural design standards. According to the plan notes, the active open space will include a +/- 14,430 sf of programmed open space area, including a community building as well as the following options:

- Benches, trees, dog park with decorative fencing
- Pool with decorative fencing
- Pickleball Courts with decorative fencing

Also included on the open space plan is a walking trail on the south side of the property, south of the stormwater control measure (SCM), within the tree save area. Benches and garbage receptacles are proposed within this area.

The applicant has also submitted architectural renderings of the proposed residential structures. The renderings meet the minimum design requirements of multi-family structures as required by the CDO.

The 2030 Land Use plan designates the site as Suburban Neighborhood, in which RV (Residential Village) is a corresponding district to the land use category.

## **PLEASE NOTE**

*The draft "Conclusions of Law" listed below may be modified/added to by the Planning and Zoning Commission based on evidence presented during the course of the public hearing. Since the request is quasi-judicial, staff's draft "Conclusions of Law" are based on general information included in the application submittal process and site/surrounding area observations.*

## **APPROVAL CRITERIA (Conclusions of Law)**

In accordance with CDO Article 6.2, the Commission shall permit only those uses that are part of the special use permit. It should be noted that the burden of proof is with the applicant to provide

evidence at the hearing as to compliance with the following criteria. The following criteria shall be issued by the Commission as the basis for review and approval of the project:

**1) The proposed conditional 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 proposed single -story multi-family development is permitted in RV as a special use, and is adjacent to existing multi-story apartments located to the west of the property, and single family detached residential to the east. A Type “B” buffer is proposed along the eastern perimeter to provide enhanced buffering between the site and the existing single-family detached residential neighborhood to the east. The site plan has been reviewed and conditionally approved by the Development Review Committee, and has been conditioned to meet and/or exceed the minimum standards of the CDO. Permits will be subject to technical site plan approval.

**2) 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 subject property has direct access to a public thoroughfare. A Type I Traffic Impact Analysis (TIA) has been approved for this project, however, our Transportation Department states that, “NC 73 (Davidson Highway) is currently over capacity without the addition of any traffic that would result from this development according to the Cabarrus Rowan Metropolitan Planning Organization (CRMPO), Comprehensive Transportation Plan (CTP) and the latest available daily traffic count from NCDOT.”

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

The proposed residential use should not generate noxious vibration, noise, dust, odor, smoke, or gas.

**4) 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 project is in the “Suburban Neighborhood” Future Land Use Category, which states:

“The Suburban Neighborhood (SN) Future Land Use category includes single-family areas that are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from low-density single-family homes to denser formats of smaller single-family homes. In areas designated Suburban Neighborhood, homes are typically oriented interior to the neighborhood and are typically buffered from surrounding development by transitional uses or landscaped areas”.

Guidance specific to the Suburban Neighborhood specifies that the RV (Residential Village) is a corresponding zoning classification and advises that development should include:

- *Internal/external pedestrian connectivity is important in Suburban Neighborhoods.*
- *Houses are typically oriented internally to the neighborhood and are often buffered from surrounding development.*
- *Uses tend to be more auto-oriented, though bicycle/pedestrian connectivity between*

*neighborhoods and to nearby neighborhood commercial areas are important.*

The following general land use challenges and opportunities in Section 5.2 relate to the proposed Special Use Permit:

**Ensuring compatibility between neighboring land uses:** As the diversity of uses and housing types increases, the potential for incompatibility increases. To maintain compatibility between adjacent uses, the City will need to ensure that there are seamless transitions between uses which will require a combination of separating certain uses, buffering between uses, and addressing the design, scale, height, orientation and intensity of development as appropriate to the land use transition and the site. As shown on the site plan submitted, a Type “B” landscape buffer is shown along the eastern perimeter to provide separation from the two different housing types. The proposed housing type itself is a one-story attached, with a maximum of three (3) units connected, which results in a development that is similar in scale and height to the single-family detached homes to the east. The adjacent multi-family use to the west includes higher density, three-story structures, and is buffered with an 8’ wide, Type A buffer, with one building actually abutting the proposed project.

Additional goals, objectives and policy guidance include providing a diverse mix and range of housing options throughout the City that will accommodate the current and future needs of the citizens of Concord, to promote a variety of compatible infill housing types in areas with access to adequate facilities and services, as well as ensuring that zoning allows for a mix of housing types at a variety of prices to meet the demands of existing and future residents.

The surrounding zoning in this area is primarily RC (Residential Compact) with single family detached homes in the Bedford Downs neighborhood to the east, large lot single-family detached homes to the southeast, and a Daycare center fronting Davidson Highway. Water’s Edge apartments are abutting the site to the west, as well as a single-family duplex. Across Davidson Highway from the proposed project, are single-family detached neighborhoods in the RC zoning district. Lastly, a large vacant tract to the southwest, zoned RM-2, is primarily occupied by floodway and flood plain, and not suited for development. Therefore, the proposed use is not inconsistent with adjoining land uses, and would not impede future improvements or development of the neighboring properties.

**5) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.**

The proposed use should not be detrimental to or endanger public health safety, or general welfare.

**6) Compliance with any other applicable Sections of this Ordinance.**

The DRC has agreed that the plan is complete and meets the minimum standards required for a site plan associated with a Special Use Permit, and therefore may be heard and considered by the Planning and Zoning Commission.

**PROPOSED FINDINGS OF FACT**

1. The subject property is located at 347, 2745, 2801, 2821 Davidson Hwy, with access taken off of Davidson Highway.
2. The property is owned by
3. The subject property is zoned RV-CD (Residential Village Conditional District).

4. The property consists 31.74 acres.
5. The adopted Land Use Plan designates the property as Suburban Neighborhood.
6. The request is for a Special Use Permit to construct a multi-family development with 99 single-family attached homes, an amenity center, walking trails, open space and tree save area.
7. The submitted site plan and supplemental materials are being conditioned to meet 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 with the following condition:

1. Substantial compliance with the “Davidson Highway Single-Family Attached Ranch Homes Rezoning Plan” dated June 08, 2021 and revised January 31, 2022.
2. The applicant must be approved for a Special Use Permit with a corresponding site plan and elevations consistent with the approved conditional district rezoning prior to the proposed use/development being permitted.
3. All fire access, turning, and cul-de-sac dimensions shall meet all the North Carolina Fire Code.
4. Technical site plan approval shall be required.



Date 01/31/2022

APPLICANT NAME: Eddie Moore, AICP COMPANY NAME: McAdams

APPLICANT ADDRESS: 3430 Toringdon Way, Suite 110

CITY: Charlotte STATE NC ZIP 28277

PHONE NUMBER OF APPLICANT: 704-724-3594, emoore@mcadamsc.com

OWNER OF PROPERTY (if different from applicant) Refer to attached Joinder Agreements

OWNER ADDRESS: \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PROJECT ADDRESS (if an address exist): 2801 Davidson Hwy, Concord, NC 28027

P.I.N.: 5611-55-7793, 5611-55-4639, 5611-66-0107 + 5611-56-9073

Area of Subject Property (in acres, or square feet): + 31.74 acres

Lot Width: + 570' - Davidson HWY Lot Depth: + 1,445'

Current Zoning Classification: RC + RM-2 (Unanimous RV(CD) rezoning approval by P+Z on 01/18/2022)

Existing Land Use: Single-family dwellings, auto repair facility, + vacant

Description of Use Requested:

Develop an age targeted, 1-story single-family attached ranch development up to 99 dwellings.

**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: 02/01/2022 Applicant Signature: Eddie Moore

**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.”  
An age targeted, 1-story single-family attached ranch development meets the adopted land use policy + this type of development is not detrimental, or will 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.”  
The single-family attached ranch dwellings will be limited to 1-story + adjacent to a multi-building, 3-story multi-family development and 1-1.5 story single-family dwellings. Site will offer natural screening + applicable bufferyards will be provided based on existing use where applicable.

(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.”  
One point of ingress + egress is proposed for the development. The primary entrance is located along Davidson HWY and opposite Winecoff School Road, which will create the 4th leg of the lighted intersection. Additional turn lanes are proposed within the intersection per the approved TIA.

(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.”  
An age targeted, 1-story single-family attached ranch development will not emit 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.”  
An age targeted, 1-story single-family attached ranch development will not impede the orderly development + improvement of surrounding property for uses permitted within the zoning district. Proposed development is similar or less intensive than existing neighboring land uses. Proposed residential density is less than surrounding developments.

**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):  
Up to 99 age targeted, 1-story single-family attached ranch dwellings.

(2) Accessory uses (if any):  
Customary residential accessory uses per RV zoning.

(3) Setback provisions:  
24' min. driveway length + garage setback from internal ROW, 20' min. building front and corner side setback from internal ROW, 20' min building separation, + 10' min driveway separation.

(4) Height provisions:

Single-family attached ranch dwellings are limited to 1-story in height.

(5) Off-street parking and loading provisions:  
24' min. driveway length + garage setback from internal ROW, 20' min. building front + corner side setback from internal ROW, 20' min building separation, + 10' min driveway separation.

(6) Sign provisions:  
All proposed site signage will meet or exceed CDO requirements.

(7) Provisions for screening, landscaping and buffering: Bedford Downs.  
25 Type D buffer along Davidson HWY., 20' side + rear yard setback with 8' Type A Buffer on east, west + south property lines. Per the rezoning, a 15' Type B Buffer + add tree save proposed next to

(8) Provisions for vehicular circulation and access to streets:  
Primary site entrance is on Davidson HWY opposite Winecoff School Rd. creating the 4th leg of the intersection with additional turn lanes. Per TIP PROJECT R-5706, a 56' ROW dedication is proposed along Davidson HWY.

(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:  
Existing high points + ridges will be utilized for development. Areas of steep slopes will be preserved in their natural state + stormwater requirements will meet or exceed current requirements.

(10) Adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading spaces, facilities for waste disposal, and illumination:  
Sidewalks will be provided along both sides of proposed streets, + along Davidson HWY. Each dwelling will have an attached garage + on-street visitor parking is provided.

(11) An adequate amount, and safe location of, play areas for children and other recreational uses, according to the concentration of residential occupancy:  
+- 49% of site consists of 3 programmed + passive open space areas. Each dwelling will have a covered back patio.

(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):  
Bufferyards are provided along all exterior site boundaries + will retain existing vegetation, where allowable, or be supplemented with plantings to meet or exceed the CDO. All parking areas are internal to the development.

(13) Open space (including flood hazard area):  
+- 49% of site consists of 3 programmed + passive open space areas. +- 29% of site consists of tree save areas.

(14) Improvements within the common open space:  
Improvements - clubhouse, programmed outdoor amenity spaces, + pathways and benches throughout the development.

(15) Parking Areas:  
Each dwelling unit will exceed the minimum parking of ratio of 1.5 spaces per dwelling. Additional on-street parking spaces are provided. 149 spaces required + 354 spaces provided along with 20 bike spaces.

(16) Sidewalks, trails and bikeways:  
Sidewalks are provided on both sides of proposed streets. Pathways are provided internal + south of the development connecting the streets + programmed open space areas.

(17) Lighting and utilities:  
Lighting and utilities will meet or exceed the requirements of the UDO and/or other required sources.

(18) Site furnishings:  
All provided site furnishings will meet or exceed the requirements of the UDO and/or other required sources.

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



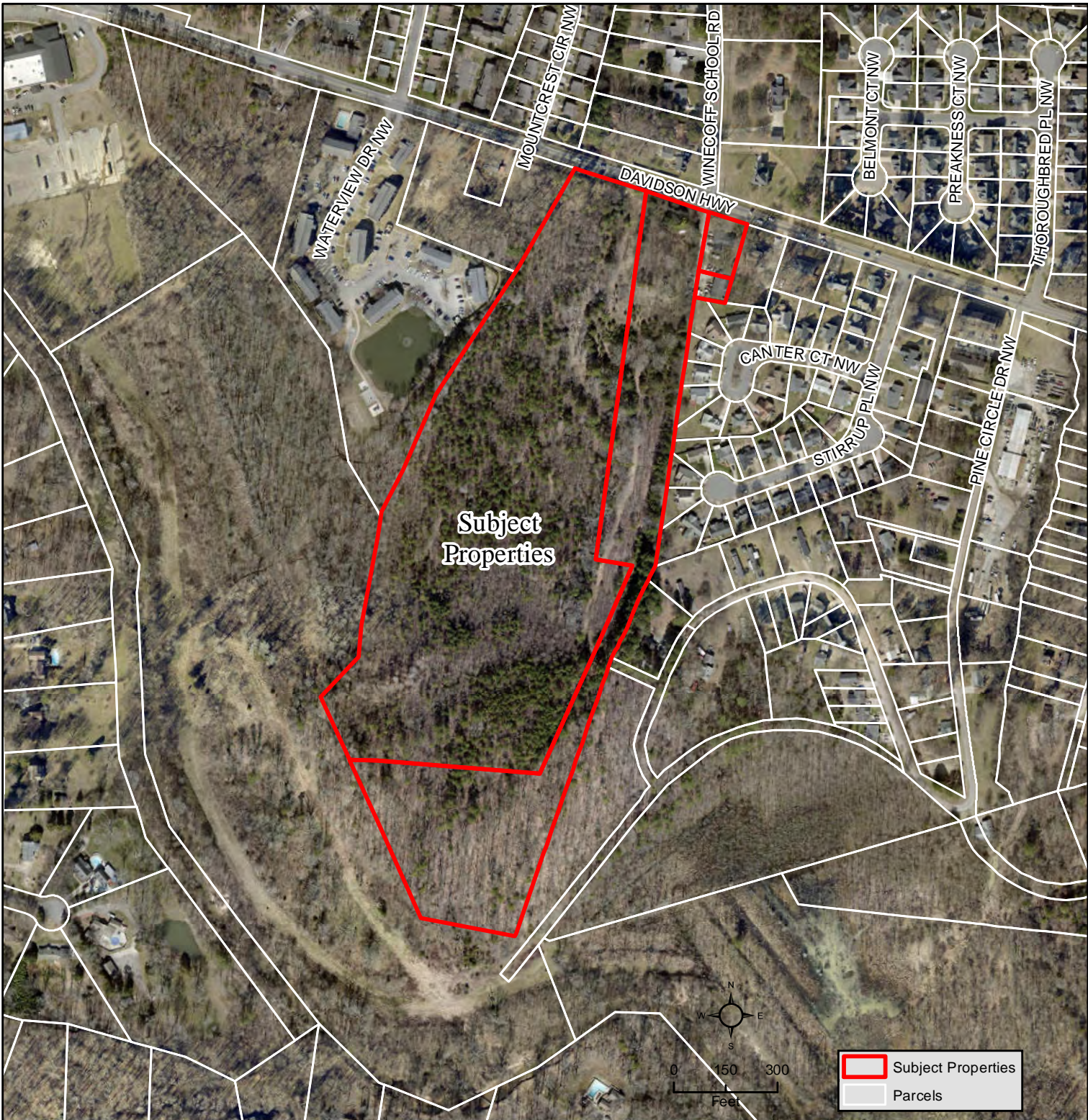


Petitioner has met with DRC on 01/14/2021 and 04/29/2021 and there was no mention of inadequate fire, police, or water services. Petitioner + property owners are aware of sewer capacity issues within basin. (20) Other requirements as may be requested by the applicant or specified by the City Council for protection of the public health, safety, welfare and convenience:

Noted.

---

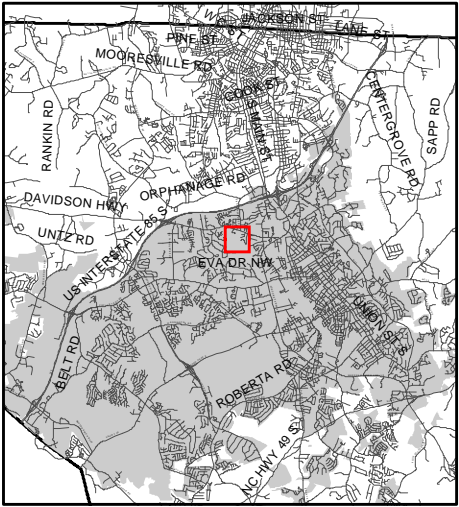
---



**SUP-02-21  
AERIAL**

**Special Use Permit  
application  
for  
multi-family development  
in an RV (Residential Village)  
District**

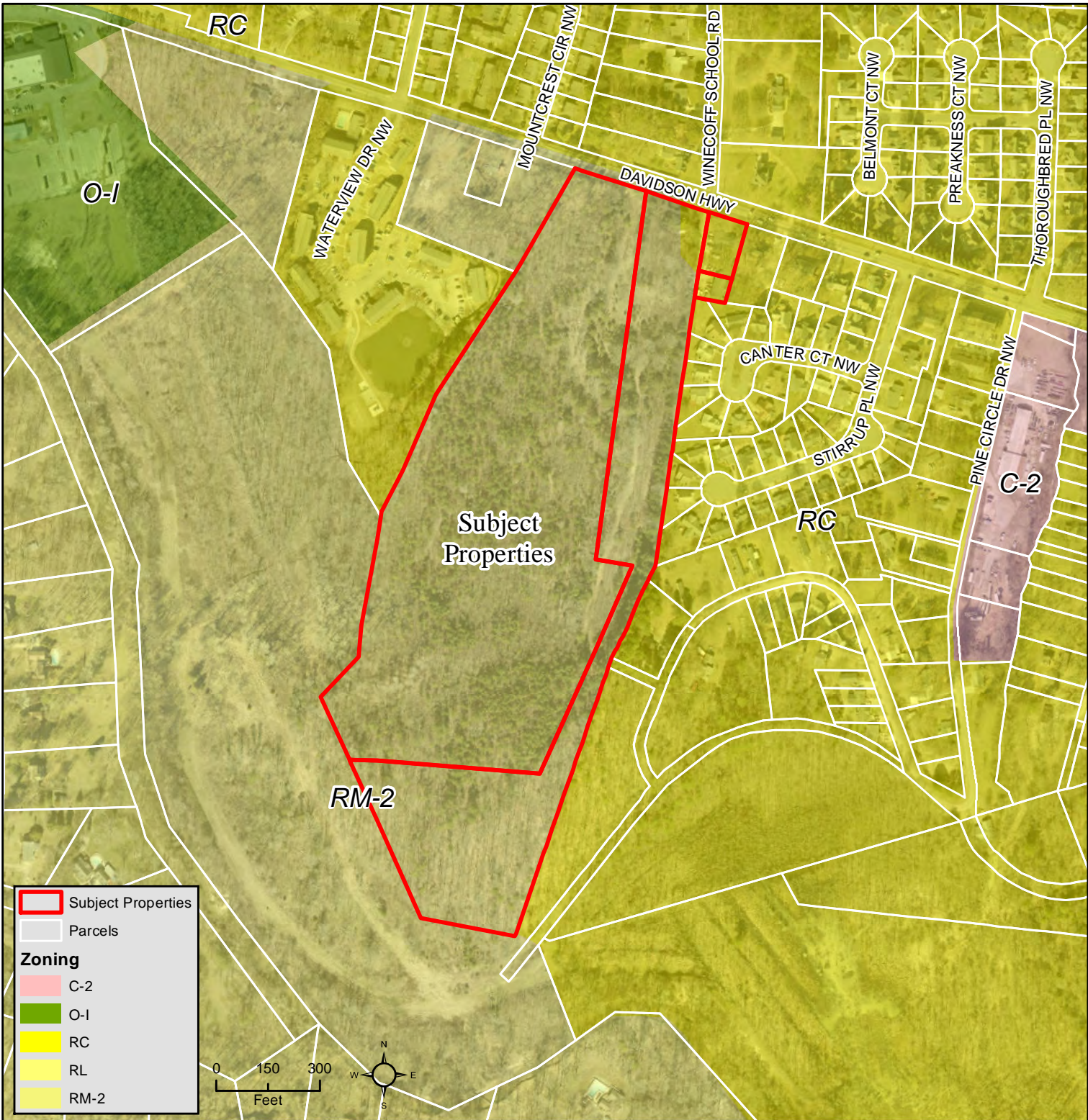
Davidson Hwy  
PIN's: 5611-55-7793,  
5611-55-4639, 5611-66-0107  
& 5611-56-9073



Source: City of Concord  
Planning Department

**Disclaimer**

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

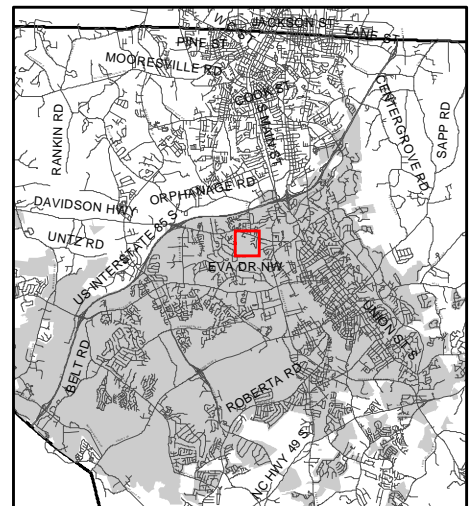


	Subject Properties
	Parcels
<b>Zoning</b>	
	C-2
	O-1
	RC
	RL
	RM-2

**SUP-02-21  
ZONING**

**Special Use Permit  
application  
for  
multi-family development  
in an RV (Residential Village)  
District**

Davidson Hwy  
PIN's: 5611-55-7793,  
5611-55-4639, 5611-66-0107  
& 5611-56-9073



Source: City of Concord  
Planning Department

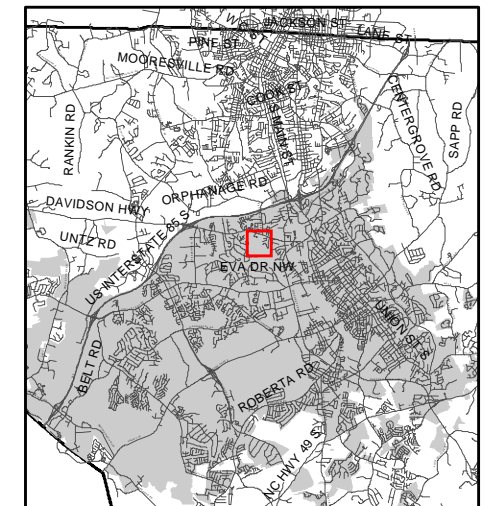
**Disclaimer**

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

**SUP-02-21  
LAND USE PLAN**

**Special Use Permit  
application  
for  
multi-family development  
in an RV (Residential Village)  
District**

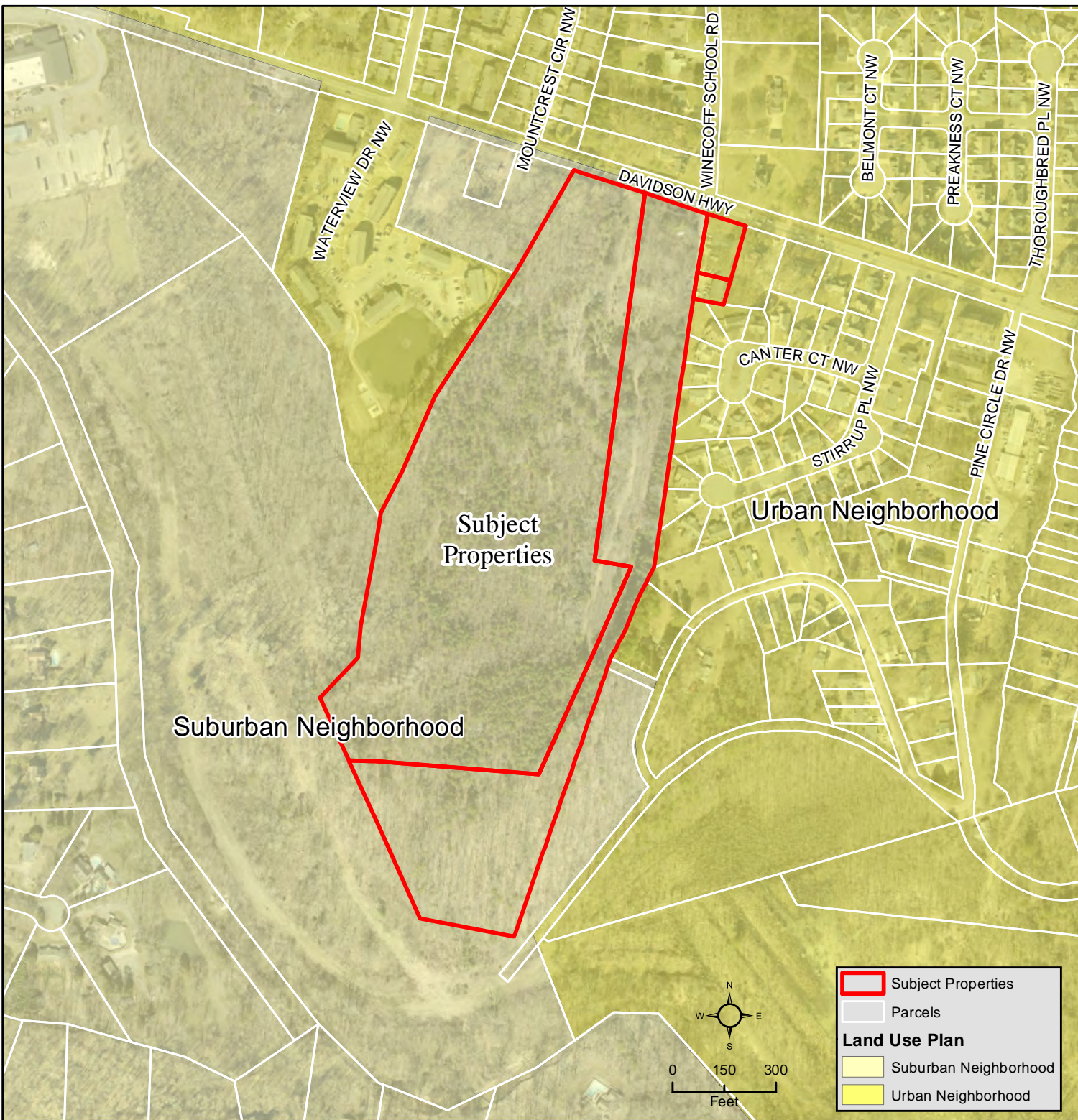
Davidson Hwy  
PIN's: 5611-55-7793,  
5611-55-4639, 5611-66-0107  
& 5611-56-9073

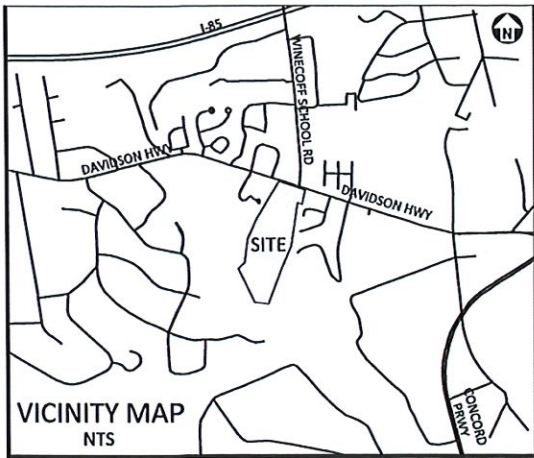


Source: City of Concord  
Planning Department

**Disclaimer**

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.





**SITE LEGEND**

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY LINE
---	BUFFER LINE
---	CENTERLINE
---	LIMITS OF DISTURBANCE
▨	FLOODPLAIN 0.2% ANNUAL CHANCE
▨	FLOODPLAIN 1.0% ANNUAL CHANCE
▨	TREE SAVE

**SITE DATA**

DEVELOPER/APPLICANT  
RIVER ROCK CAPITAL PARTNERS  
517 ALCOVE ROAD, SUITE 302  
MOORESVILLE, NC 28117

PID: 5611554639, 5611557793, 5611660107, 5611669073

EXISTING ZONING: RM-2 & RC  
PROPOSED ZONING: RV (CD)

MINIMUM PERIMETER SETBACKS

ALONG DAVIDSON HWY: 25' TYPE D BUFFER  
SIDE: 5' TYPE A BUFFER WITH 20' BUILDING SETBACK, 15' TYPE B BUFFER (LOCATION PROVIDED ON PLAN) WITH 20' BUILDING SETBACK  
REAR: 8' TYPE A BUFFER WITH 20' BUILDING SETBACK

DEVELOPMENT AREA: 1.13174 AC

LOT COUNT: 99 UNITS  
LOT DENSITY: 3.12 UNITS/AC  
OPEN SPACE PROVIDED: 6.35.51 AC (5)  
STORMWATER DETENTION PROVIDED: 2.1.28 AC

**LINEAR FEET OF ROADS:**

STREET 'A' - 303  
STREET 'B' - 1,347 (5)  
STREET 'C' - 950  
STREET 'D' - 417

**TOTAL DEVELOPMENT**

REQUIRED OPEN SPACE: 15% OF GROSS SITE OR 4.76 AC (31.74 AC x 15%)  
PROVIDED ACTIVE OPEN SPACE: 4.50 AC (5)  
TOTAL PROVIDED OPEN SPACE: 4.50 AC (5)

PROVIDED TREE SAVE: 28.17% OF GROSS SITE OR 18.97 AC (5)

REQUIRED STREET TREES: 1 SHADE TREE EACH SIDE OF ROAD PER 50' (5)  
PROVIDED STREET TREES: 5,197 FEET OF STREETS = 118 REQUIRED TREES (5) (LOCATION OF STREET TREES TBD)

REQUIRED STREET CONNECTIVITY RATIO: 1.4  
PROVIDED STREET CONNECTIVITY RATIO: 1.5 (9 LINKS (6 NODES))

TOTAL ACREAGE OF RIGHT-OF-WAY: 4.37 AC (5)  
TOTAL ACREAGE OF SUBLOTS: 4.44 AC

**IMPERVIOUS AREA**

STRUCTURES = 210,960 SF  
STREETS = 99,155 SF (5)  
SIDEWALKS = 37,730 SF  
DRIVEWAYS = 20,241 SF  
TOTAL IMPERVIOUS = 368,086 SF (5)  
MAXIMUM IMPERVIOUS PER ZONING: 50% OF GROSS SITE OR 4.15.87 AC  
PROVIDED IMPERVIOUS (ACREAGE): 28.60% OR 18.14 AC (5)

**MINIMUM SETBACKS**

FRONT BUILDING SETBACK: 20 FEET  
FRONT GARAGE SETBACK: 24 FEET  
REAR SETBACK: 10 FEET  
CORNER SETBACK: 20 FEET

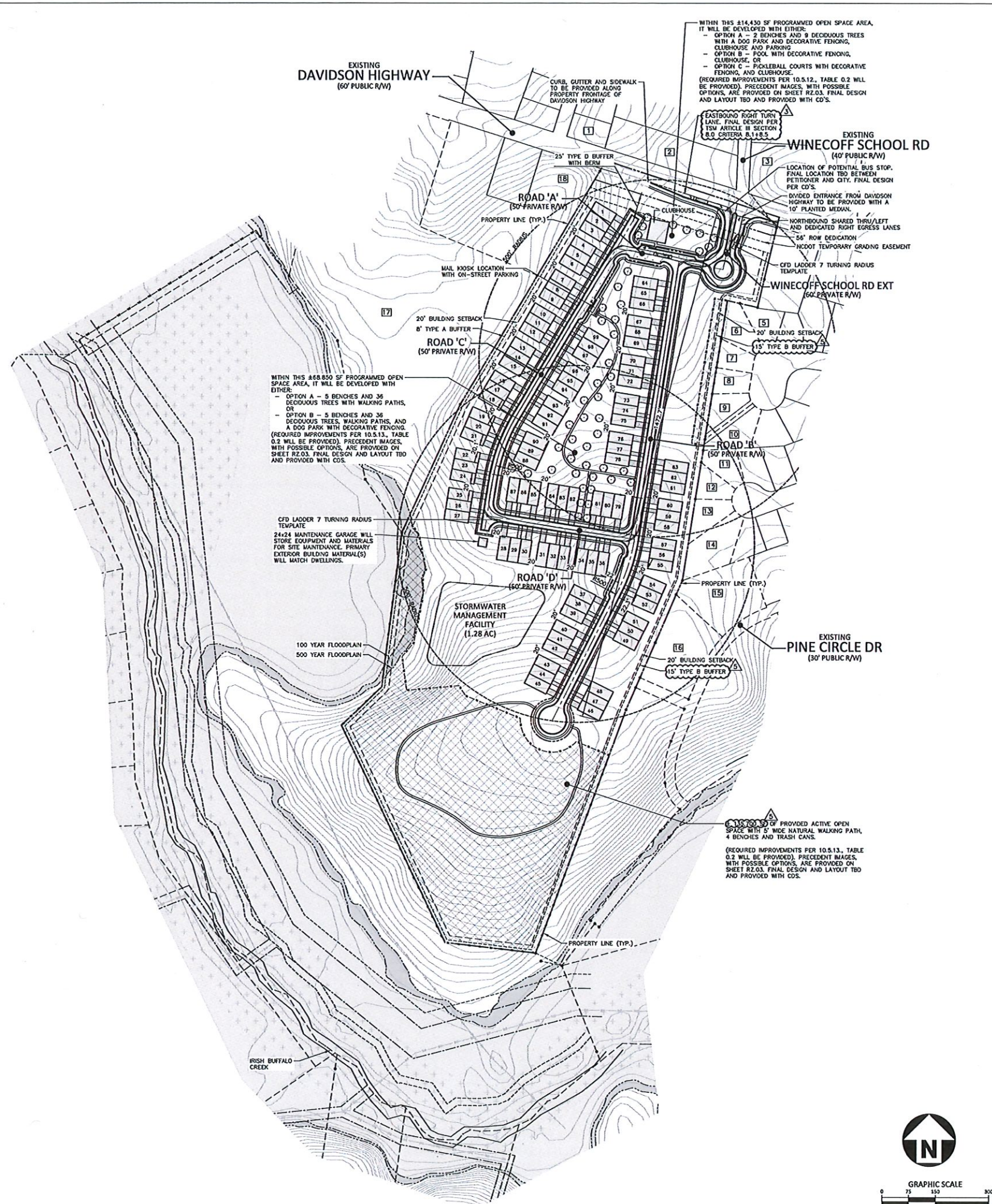
**PARKING COUNT**

REQUIRED (1.5 PER DWELLING): 149 SPACES  
33 DWELLINGS WITH 1 CAR GARAGES: 64 SPACES (INCLUDES 1 GARAGE SPACE & 1 DRIVEWAY SPACE)  
66 DWELLINGS WITH 2 CAR GARAGES: 264 SPACES (INCLUDES 2 GARAGE SPACES & 2 DRIVEWAY SPACES)  
ON STREET PARKING: 24 SPACES  
TOTAL PARKING PROVIDED: 354 SPACES  
BICYCLE PARKING PROVIDED: 20 SPACES (1 PER EVERY 5 UNITS)

**ADJACENT PROPERTY OWNERS**

PARCEL	DEED	OWNER	ZONING
1	5611565429	681-0136 PAGE REALTY INC	RC
2	5611567463	2821-0032 THOMAS H & VICTORIA H JOHNSON	RC
3	5611661356	--- DONALD B & CAROLYN C BRAFFORD	RC
4	5611661009	9072-0127 RESEARCH CITY LLC	RC
5	5611660947	12377-145 CCA RESIDENTIAL #2 LLC	RC
6	5611559954	8169-0318 WILLIAM A & JACQUELINE ZEARLEY	RC
7	5611559856	12165-126 HOME SFR BORROWER LLC	RC
8	5611559841	5445-0152 ADRIANA WPP	RC
9	5611559723	14309-073 KATY TEMBO & ALDREA SPEIGHT	RC
10	5611558667	13761-228 FAXASA CO LTD	RC
11	5611559336	13518-137 LINDA RISER	RC
12	5611558591	1166-0280 PATRICK ROSS & JULIE YOWELL TENNIS	RC
13	5611558494	2612-0060 ALAN M FEENEY	RC
14	5611558396	2972-0333 EDMOND & CYNTHIA DUBE	RC
15	5611559353	14009-172 CAROLYN T & TRACY S SHIFFSON	RC
16	5611557071	13294-339 GREGGORY SOTO HERRANDEZ	RC
17	5611468260	14547-203 WATERS EDGE OWNER LLC	RC
18	5611563241	11295-033 WAFRICO HOLDINGS LLC & PHELIP S CORRAO	RM-2

NOTE: PROPERTY INFORMATION BASED ON CABARRUS COUNTY GIS



WITHIN THIS 414,430 SF PROGRAMMED OPEN SPACE AREA, IT WILL BE DEVELOPED WITH EITHER:  
- OPTION A - 2 BENCHES AND 8 DECIDUOUS TREES WITH A DOG PARK AND DECORATIVE FENCING, CLUBHOUSE AND PARKING  
- OPTION B - POOL WITH DECORATIVE FENCING, CLUBHOUSE, OR  
- OPTION C - PICKLEBALL COURTS WITH DECORATIVE FENCING AND CLUBHOUSE.  
(REQUIRED IMPROVEMENTS PER 10.5.12, TABLE 0.2 WILL BE PROVIDED). PRECEDENT IMAGES, WITH POSSIBLE OPTIONS, ARE PROVIDED ON SHEET RZ.03. FINAL DESIGN AND LAYOUT TBD AND PROVIDED WITH CD'S.

WITHIN THIS 468,850 SF PROGRAMMED OPEN SPACE AREA, IT WILL BE DEVELOPED WITH EITHER:  
- OPTION A - 5 BENCHES AND 36 DECIDUOUS TREES WITH WALKING PATHS, OR  
- OPTION B - 5 BENCHES AND 36 DECIDUOUS TREES, WALKING PATHS, AND A DOG PARK WITH DECORATIVE FENCING.  
(REQUIRED IMPROVEMENTS PER 10.5.13, TABLE 0.2 WILL BE PROVIDED). PRECEDENT IMAGES, WITH POSSIBLE OPTIONS, ARE PROVIDED ON SHEET RZ.03. FINAL DESIGN AND LAYOUT TBD AND PROVIDED WITH CD'S.

6,100 SF OF PROVIDED ACTIVE OPEN SPACE WITH 5' WIDE NATURAL WALKING PATH, 4 BENCHES AND TRASH CANS.  
(REQUIRED IMPROVEMENTS PER 10.5.13, TABLE 0.2 WILL BE PROVIDED). PRECEDENT IMAGES, WITH POSSIBLE OPTIONS, ARE PROVIDED ON SHEET RZ.03. FINAL DESIGN AND LAYOUT TBD AND PROVIDED WITH CD'S.

**McADAMS**  
The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713  
phone 919.361.5000  
fax 919.361.2269  
license number: C-0293, C-187  
www.mcadamsco.com

**CLIENT**  
AUSTIN HUGHES  
RIVER ROCK CAPITAL PARTNERS  
517 ALCOVE ROAD, SUITE 302  
MOORESVILLE, NORTH CAROLINA 28117

**DAVIDSON HIGHWAY  
SINGLE-FAMILY ATTACHED  
RANCH HOMES  
REZONING/ SUP PLAN  
2821 DAVIDSON HWY  
CONCORD, NORTH CAROLINA, 28027**

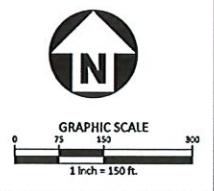
**REVISIONS**

NO.	DATE	PER CITY COMMENTS
1	07.08.2021	PER CITY COMMENTS
2	10.13.2021	PER CITY COMMENTS
3	11.15.2021	PER CITY COMMENTS
4	01.05.2022	PER CITY COMMENTS
5	01.13.2022	PER CITY COMMENTS

**PLAN INFORMATION**

PROJECT NO. 2021210332  
FILENAME 2021210332-RZ1  
CHECKED BY EM  
DRAWN BY JDS  
SCALE 1"=150'  
DATE 06.08.2021  
SHEET

**REZONING PLAN  
RZ.01**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

TECHNICAL DATA SHEET + CONDITIONAL NOTES

DAVIDSON HIGHWAY SINGLE-FAMILY ATTACHED RANCH HOMES  
CONDITIONAL REZONING PLAN  
CONCORD, NORTH CAROLINA

**GENERAL PROVISIONS**  
THE DEVELOPMENT DEPICTED ON RZ.01 ILLUSTRATES THE GENERAL ARRANGEMENT OF THE PROPOSED USES FOR THIS DEVELOPMENT. HOWEVER, THE FINAL CONFIGURATION OF THE PROPOSED USES WITHIN THE DEVELOPMENT MAY CHANGE WITHIN THE LIMITS OF THE CONCORD DEVELOPMENT ORDINANCE (CDO). ANY POTENTIAL FUTURE MODIFICATIONS OF THE APPROVED ZONING PLAN SHALL FALL WITHIN THE PARAMETERS OF ARTICLE 3.2.8 I.

**ARCHITECTURAL STANDARDS + BUILDING DESIGN:**

- BUILDING HEIGHT, RHYTHM, ARTICULATION, MASSING, AND BULK ARE COMPATIBLE THROUGHOUT THE SITE. ARCHITECTURAL DIFFERENCES IN THE CHOICE OF ELEVATIONS, ROOF LINES, AND EXTERIOR COLORS FOR EACH RESIDENTIAL FLOOR PLAN WILL BE PROVIDED THROUGHOUT THE SITE.
- BUILDINGS WILL HAVE A MULTIFACETED EXTERIOR FORM IN WHICH ARTICULATED FACADES ARE COMBINED WITH WINDOW AND DOOR PLACEMENTS, AS WELL AS OTHER DETAILING, TO CREATE AN INTERESTING AND ATTRACTIVE ARCHITECTURAL DESIGN WHICH IS COMPRISED OF MORE THAN FLAT WALLS WITH MINIMAL FEATURES.
- ARCHITECTURAL BUILDING TREATMENT CONSISTS OF VARYING FRONT AND REAR FACADES OF THE BUILDING PLANES, VARYING ROOF PITCHES, CARRIAGE STYLE GARAGE DOORS INCLUDING HARDWARE AND UPPER WINDOWS, AND EXTERIOR CARRIAGE AND GOOSENECK LIGHTS.
- RENDERINGS OF THE SINGLE-FAMILY ATTACHED DWELLINGS ARE PROVIDED ON SHEET RZ.02. PETITIONER AND/OR BUILDER MAY USE SIMILAR EXTERIOR MATERIALS AND DIFFERING COLORS.
- LIVABLE AREA WITHIN THE BUILDINGS WILL BE LIMITED TO 1-STORY IN HEIGHT.
- BUILDINGS SHALL USE DISTINCT, BUT COMPLEMENTARY MATERIALS AND COLORS USING A COMBINATION OF THE FOLLOWING MATERIALS: A. STUCCO OR EIFS WITH SMOOTH, SAND OR LIGHT LACE FINISH; B. ENGINEERED FIBER CEMENT BOARD, WOOD, AS A PRIMARY AND/OR ACCENT MATERIAL; C. BRICK, AS PRIMARY OR ACCENT MATERIAL; D. SPLIT-FACED BLOCK, AS A PRIMARY AND ACCENT MATERIAL; E. STACKED STONE, AS AN ACCENT MATERIAL; F. MARBLE, TRAVERTINE, OR OTHER RELATED STONE MATERIALS AS ACCENT MATERIALS; AND G. UNGLAZED TILE AS AN ACCENT AND/OR ROOFING MATERIAL.
- THE FOLLOWING MATERIALS ARE PROHIBITED: A. METAL OR ALUMINUM SIDING; B. UNFINISHED CONCRETE BLOCK, CONCRETE TILT SLAB, AND PAINTED OR WHITE BRICK OR BLOCK SIDING; AND C. VINYL SIDING (NOTE THAT VINYL MAY BE USED FOR SOFFIT).

**PERMITTED USES + SETBACKS:**

- UP TO 99 SINGLE-FAMILY ATTACHED RANCH DWELLINGS.
- SETBACKS:
  - MINIMUM 24' DRIVEWAY LENGTH AND GARAGE SETBACK FROM PRIVATE STREET ROW.
  - MINIMUM 20' BUILDING FRONT AND CORNER SIDE SETBACK FROM PRIVATE STREET ROW.
  - MINIMUM 20' BUILDING SEPARATION.
  - MINIMUM 10' DRIVEWAY SEPARATION.

**TREE SAVE + OPEN SPACE AREAS:**

- TREE SAVE AND OPEN SPACE AREAS, AS DEPICTED ON THE PLAN, WILL BE OWNED, PRESERVED, AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION IN ACCORDANCE TO ARTICLE 10.5.8.
- LAND DESIGNATED AS OPEN SPACE SHALL BE MAINTAINED AS OPEN SPACE AND MAY NOT BE SEPARATELY SOLD, SUBDIVIDED, OR DEVELOPED PER OPEN SPACE REQUIREMENTS. FINISHED GRADE AND TURF ESTABLISHMENT FOR ALL DISTURBED AREAS AND LANDSCAPING AND/OR SCREENING WHERE REQUIRED PER ARTICLE 11. B WILL BE PROVIDED. COMPLETE AND CONSTRUCT IMPROVEMENTS AS SET FORTH IN TABLE 0.2 D. THE SIZE OF THE OPEN SPACE REQUIRED SHALL BE THE MINIMUM SHOWN IN TABLE 10.5.13. E.
- EXTERNAL BUFFERS AROUND THE PERIMETER OF THE PROPERTY WILL BE SET BY THE REQUIREMENTS OF THE CDO FOR BUFFERING AND ADJACENT PROPERTY OWNERS TO RESIDENTIAL USES.
- PRESERVE AND UTILIZE ACTIVE OPEN SPACE BY SETTING ASIDE A MINIMUM OF 4.6 ACRES OR 15% OF THE SITE. REFER TO SHEETS RZ.01 AND RZ.03 FOR DESIGNATED ACTIVE OPEN SPACE AREAS.
- OFFER PROGRAMMED OPEN SPACE OPPORTUNITIES IN PROXIMITY TO RESIDENTIAL USES AS PROVIDED ON SHEETS RZ.01 AND RZ.03. SHEETS RZ.01 AND RZ.03 PROVIDE SIZES AND PROGRAMMING FOR EACH AREA.

**LANDSCAPE + LIGHTING STANDARDS:**

- LANDSCAPE STANDARDS SHALL BE IN ACCORDANCE WITH ARTICLE 11 OF THE CDO.
- A 25' TYPE D BUFFER WITH A BERM PROPOSED ALONG DAVIDSON HIGHWAY. A TEMPORARY GRADING EASEMENT IS PROPOSED PER TIP PROJECT ALONG DAVIDSON HIGHWAY. OWNER WILL WORK WITH CITY STAFF IN REPLANTING A PORTION OF THE BUFFER IF THE PROPOSED TEMPORARY GRADING EASEMENT IMPACTS THE EXISTING PLANTED BUFFER SHOULD DAVIDSON HIGHWAY IMPROVEMENTS OCCUR AFTER THE SITE IS DEVELOPED.
- LIGHTING STANDARDS SHALL BE IN ACCORDANCE WITH ARTICLES 7 AND 10 OF THE CDO.

**TRAFFIC ACCESS + DAVIDSON HIGHWAY ROAD IMPROVEMENTS:**

- ANY PROPOSED PHASING WILL REQUIRE FURTHER REVIEW AND APPROVAL BY CITY TRANSPORTATION AND NCDOT.
- A REQUEST FOR ROLLING TERRAIN MAY BE SUBMITTED AND THAT THE SITE WILL BE REVISED ACCORDINGLY IF NECESSARY.
- TRANSPORTATION TECHNICAL REVIEW WILL BE DONE THROUGHOUT THE SITE PLAN/CONSTRUCTION DOCUMENTS REVIEW AND APPROVAL PROCESS AND MAY REQUIRE MINOR AND/OR SIGNIFICANT CHANGES TO THE SITE AS IT IS SHOWN IN THIS PLAN. APPROVAL OF REZONING PLAN DOES NOT CONSTITUTE APPROVAL OF ANY TRANSPORTATION RELATED ELEMENT THAT DOES NOT MEET TECHNICAL STANDARDS.
- RIGHT-OF-WAY ALONG DAVIDSON HIGHWAY WILL BE DEDICATED PER TIP PROJECT R-5706 AND ILLUSTRATED ON RZ.01.
- ALL IMPROVEMENTS IN THE APPROVED TIA WILL BE INCORPORATED INTO THE CONSTRUCTION DOCUMENTS.

**WATER + SEWER:**

- THE PETITIONER UNDERSTANDS THAT WATER AND SEWER SERVICES WILL BE PROVIDED BY THE CITY OF CONCORD FOR THE OVERALL PROJECT. THE PETITIONER IS RESPONSIBLE TO INCUR ALL COSTS/INFRASTRUCTURE FOR PROVIDING THE WATER AND SEWER THROUGHOUT THE PROJECT FOR EACH STRUCTURE. THE PETITIONER WILL COMPLY WITH ALL CITY OF CONCORD WATER AND SEWER SPECIFICATIONS. A WATER AND SEWER AUTHORIZATION TO CONSTRUCT OR FULLY EXECUTED DEVELOPERS' AGREEMENT MUST BE RECEIVED FROM CITY OF CONCORD'S ENGINEERING DEPARTMENT PRIOR TO OBTAINING A GRADING PERMIT FOR ANY PORTION OF THE DEVELOPMENT UTILIZING CITY OF CONCORD WATER AND SEWER SERVICE.
- PROJECT PHASING MAY BE REQUIRED DUE TO LIMITATIONS OF AVAILABLE SEWER CAPACITY ALLOCATION. FLOW ACCEPTANCE IS NOT GUARANTEED UNTIL PROJECT PERMITTING.
- ANY UTILITY RELOCATION/MODIFICATIONS ASSOCIATED WITH NCDOT ROADWAY IMPROVEMENTS AND/OR THE NCDOT DRIVEWAY PERMIT WILL BE AT THE DEVELOPER'S EXPENSE AND WILL NEED TO BE INCLUDED IN THE PROJECT SCOPE. ADDITIONAL EASEMENTS MAY BE REQUIRED TO ACCOMMODATE THE RELOCATED AFFECTED PUBLIC UTILITIES.
- IN GENERAL, THE INTERNAL WATER AND SEWER UTILITIES THAT SERVE THE MULTI-FAMILY APARTMENT DEVELOPMENT ARE TYPICALLY PRIVATE AND SERVED BY MASTER WATER SERVICE METER ASSEMBLIES.
- ANY PUBLIC WATER AND SEWER SERVICES ARE TO BE ENCOMPASSED IN PUBLIC ROAD RIGHT OF WAY, PUBLIC 30' UTILITY EASEMENTS, AND/OR A COMBINATION OF BOTH BASED ON THE DESIGNS AND ALIGNMENT OF THE PUBLIC UTILITY. ADDITIONAL EASEMENT AND/OR EASEMENT WIDTH MIGHT BE REQUIRED DUE TO DEPTH, LOCATION, AND/OR ACCESS. REFERENCE THE CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 3. ADDITIONAL ACCESS EASEMENTS THROUGH THE SITE TO THE PUBLIC SEWER THAT EXTENDS FROM THE WSACC INTERCEPTOR MUST BE CONVEYED TO THE CITY AND MUST BE GRADED TO MEET THE CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 62-98.
- DUE TO LIMITATIONS OF AVAILABLE SEWER CAPACITY, FLOW ACCEPTANCE IS NOT GUARANTEED AND CONDITIONS MAY BE IMPOSED IF CAPACITY IS APPROVED. SEWER FLOW ACCEPTANCE REQUESTS ARE NOT FORMALLY PROCESSED BY THE CITY UNTIL AFTER SITE PLANS HAVE RECEIVED FORMAL TECHNICAL APPROVAL AND THE SITE DEVELOPMENT CASE HAS MOVED INTO THE UTILITY PERMITTING CYCLE.

**MODIFICATION OF APPROVED CONDITIONAL REZONING PLAN:**

ANY POTENTIAL FUTURE MODIFICATIONS OF THE APPROVED CONDITIONAL REZONING PLAN SHALL FALL WITHIN THE PARAMETERS OF ARTICLE 3.2.8 I. FOLLOWING APPROVAL OF THE CONDITIONAL REZONING PLAN, NO MAJOR MODIFICATION OF THE LAND USE CATEGORY DESIGNATIONS, DESIGN STANDARDS, USES, DENSITIES OR ANY OTHER CONDITIONS OF THE MASTER PLAN SHALL BE PERMITTED UNLESS A NEW PLAN IS APPROVED. HOWEVER, THE ADMINISTRATOR MAY APPROVE THE FOLLOWING MODIFICATIONS:

- INCREASING THE NUMBER OF BUILDINGS.

- INCREASING THE NUMBER OF DWELLING UNITS BY MORE THAN FIVE (5) UNITS OR 10% OF THE TOTAL, WHICHEVER IS LESS.
- ADDITION OF ACCESS POINTS TO A PUBLIC STREET.
- REDUCING NUMBER OF PARKING SPACES, LANDSCAPING, BUFFERS OR SETBACKS BELOW MINIMUM STANDARDS.
- MOVING PROPOSED STRUCTURES CLOSER TO ADJACENT RESIDENTIAL PROPERTIES OR ADJACENT RESIDENTIAL ZONING.
- REDUCING OPEN SPACE.
- INCREASING THE MASS OR HEIGHT OF BUILDINGS.

**GENERAL NOTES:**

- THE DEVELOPMENT WILL PROVIDE UNDERGROUND UTILITIES. THE PETITIONER IS NOT RESPONSIBLE FOR BURYING EXISTING ABOVE GROUND UTILITIES ALONG DAVIDSON HIGHWAY.
- IF NEEDED, PHASING WILL BE DETERMINED AND PRESENTED DURING THE PRELIMINARY PLAN AND FINAL PLAT PROCESSES. ANY PROPOSED ADDITIONAL PHASING WILL BE DETERMINED AT A LATER DATE PRESENTED TO THE CITY OF CONCORD DURING THE PRELIMINARY AND FINAL PLAT PROCESSES.
- THE PETITIONER UNDERSTANDS THAT SUBMITTALS TO AND APPROVALS OBTAINED FROM THE CITY OF CONCORD DEVELOPMENT SERVICES DEPARTMENT PRIOR TO GRADING AND/OR CONSTRUCTION ARE REQUIRED.
- RESTRICTIVE COVENANTS WILL BE CREATED AND RECORDED PRIOR TO FINAL PLAT RECORDATION, TO ESTABLISH PERMITTED USES, MAINTENANCE RESPONSIBILITY, AND LAND OWNERSHIP OF THE PROPERTY OWNERS ASSOCIATION.
- DEVELOPMENT OF THIS SITE WILL BE SUBJECT TO CDO STANDARDS AND REQUIREMENTS IN EFFECT ON THE DATE OF REZONING SUBMITTAL.
- THE PROPOSED DEVELOPMENT WILL BE IN DESIGNED IN ACCORDANCE WITH ARTICLE 4 - SECTION 4.7 OF THE CDO FOR FLOODPLAIN DEVELOPMENT.

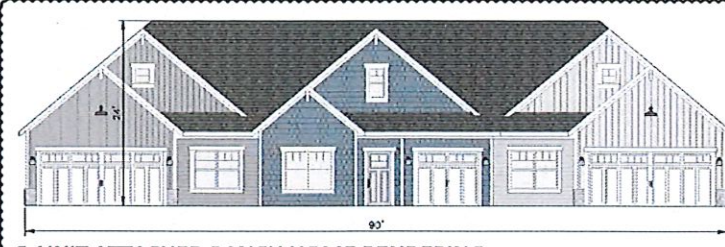
**FIRE DEPARTMENT:**

- THIS JURISDICTION ABIDES BY AND ENFORCES THE REQUIREMENTS OF NFPA 241 FOR CONSTRUCTION PROJECTS. A DOCUMENT WE REFER TO AS AN NFPA 241 LETTER IS REQUIRED VERIFYING THAT ALL PARTIES INVOLVED IN THIS PROJECT KNOW OF AND AGREE, TO ABIDE BY THE PROVISIONS REQUIRING WATER, HYDRANTS, AND ACCESS ROADS BE IN OPERATION PRIOR TO VERTICAL COMBUSTIBLE CONSTRUCTION.
- WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. (NCFC 503.4)
- NEEDED FIRE FLOW FOR THE STRUCTURE MUST BE PROVIDED AND MAINTAINED.
- THE SITE ADDRESS SHALL BE POSTED IN A TEMPORARY FORM AND UPON COMPLETION IN A PERMANENT FORM IN A VISIBLE LOCATION IN 6-INCH CHARACTERS IN A REFLECTIVE MATERIAL & CONTRASTING COLOR. (NCFC 505.1)
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY OR BUILDING WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY. (NCFC 503.1.1)
- ACCESS ROADS TO BUILDING ARE REQUIRED TO BE 20 FEET IN WIDTH FOR BUILDINGS UP TO 30 FEET HIGH AND 26 FEET FOR THOSE OVER 30 FEET. (NCFC 503.2.1)
- FIRE ACCESS ROADS SHALL HAVE UNOBSTRUCTED CLEARANCE OF 13 FOOT 6 INCHES. (NCFC 503.2.1)
- THE REQUIRED TURNING RADIUS OF FIRE ACCESS ROADS SHALL BE DETERMINED BY THE FIRE OFFICIAL. (NCFC 503.2.4)
- DEAD END ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. (NCFC 503.2.5)
- FIRE LANES REQUIRED FOR ACCESS TO THE STRUCTURE ARE REQUIRED TO BE STRIPPED AND MARKED BY SIGNS PROHIBITING PARKING IN AREAS WHERE ACCESS MAY BE BLOCKED. BLOCKAGE TO ACCESS AFTER CONSTRUCTION MAY RESULT IN FUTURE REQUIREMENTS FOR STRIPPING AND SIGNAGE. CONTACT CONCORD FIRE PREVENTION DIVISION PRIOR TO LANE STRIPPING FOR DETAILS. ALL LANES SHALL BE MARKED IN ACCORDANCE WITH DEPARTMENT SPECIFICATIONS AND APPROVED PRIOR TO INSTALLATION. (NCFC 503.3)
- WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 400 FEET FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING, ON-SITE FIRE HYDRANT AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL. (NCFC 507.5.1)
- FIRE HYDRANTS - PUBLIC HYDRANTS SHALL BE PAINTED YELLOW AND PRIVATE HYDRANTS SHALL BE PAINTED RED. ALL NEW HYDRANTS SHALL BE EQUIPPED WITH A 5" STORZ FITTING.
- FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE PROVIDED FOR SPRINKLER SYSTEMS AND BE REMOTE FROM THE BUILDING WITH SIGNAGE. (NCFC 912.1). THE LOCATION MAY NOT OBSTRUCT ACCESS TO THE BUILDINGS FOR OTHER FIRE APPARATUS DUE HOSE CONNECTION (NCFC 912.2) SEE SECTION 912 FOR DETAILS ON FDC'S.
- FIRE HYDRANTS ARE REQUIRED WITHIN 200 FEET OF THE LOCATION OF THE FDC.
- STRUCTURES UNDER CONSTRUCTION ARE REQUIRED TO HAVE TEMPORARY FIRE EXTINGUISHERS ON SITE DURING CONSTRUCTION.
- FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE. (NCFC D103.2)
- BUILDINGS EXCEEDING THREE STORIES OR 30 FEET IN HEIGHT SHALL HAVE AT LEAST TWO MEANS OF FIRE APPARATUS ACCESS FOR EACH STRUCTURE. (NCFC D105.1 & D105.2)
- BUILDINGS EXCEEDING 62,000 SQFT. WITHOUT SPRINKLERS OR 124,000 SQFT. WITH SPRINKLERS SHALL HAVE TWO ACCESS ROADS PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (NCFC D104.2 & D104.3)
- MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS HAVING MORE THAN 100 DWELLING UNITS SHALL BE EQUIPPED THROUGHOUT WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS. PROJECTS EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS MAY HAVE ONE ENTRANCE UP TO 200 UNITS AND ABOVE 200 MUST HAVE A SECOND REMOTE ENTRANCE (NCFC D106.1 & D106.2)
- ONE OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS. DEVELOPMENTS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS AND SHALL MEET THE REQUIREMENTS OF D104.3 (NCFC D107.1)
- WHERE TWO ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (NCFC D104.3)
- PLEASE SEE CONCORD FIRE PREVENTION DIVISION'S WEB PAGE FOR DETAILS AND SPECIFICATIONS (<http://www.concordnc.gov/departments/fire/fire-prevention-division/fire-prevention-division-downloads>).
- PLEASE UNDERSTAND THAT APPROVAL OF THESE DOCUMENTS IN NO WAY RELIEVES THE OWNER, ARCHITECT, OR ENGINEER FROM RESPONSIBILITY RELATED TO VIOLATIONS OF THE GOVERNING CODES AND REGULATIONS NOT FOUND BY OUR OFFICE OR OTHER REVIEWING AGENCIES. WHEN SUCH VIOLATIONS ARE FOUND THEY MUST BE CORRECTED.
- THE OCCUPANCY OF THE BUILDING/UPFIT AREA SHALL NOT BE CONDUCTED PRIOR TO A CERTIFICATE OF COMPLIANCE & OCCUPANCY BEING OBTAINED FROM THE CABARRUS COUNTY BUILDING INSPECTION DEPARTMENT.

**ELECTRIC:**

- CUSTOMER CHOICE AREA. DUKE ENERGY & CITY OF CONCORD ARE THE ELECTRIC UTILITY SERVICE PROVIDERS PRESENT.
- IF CITY OF CONCORD IS CHOSEN:
  - CITY OF CONCORD ELECTRIC SERVICE CONTRACTS / AGREEMENTS MUST BE COMPLETED & SUBMITTED.
  - A 5' ELECTRIC UTILITY EASEMENT WILL BE REQUIRED ON BOTH SIDES OF ALL ROADS.
  - ANY MOVEMENT OF ANY EXISTING ELECTRIC UTILITIES CAN BE AT OWNER/DEVELOPER COST.
  - ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE CITY OF CONCORD TECHNICAL STANDARDS MANUAL.
- ANY MOVEMENT OF EXISTING ELECTRIC UTILITIES CAN BE AT OWNER / DEVELOPER COST.

SINGLE-FAMILY ATTACHED RANCH HOME BUILDING RENDERINGS



3-UNIT ATTACHED RANCH HOME RENDERING

NOTE: MATERIALS IN RENDERING INCLUDE HORIZONTAL, VERTICAL AND SHAKE FIBER CEMENT BOARD AND BLOCK SKIRTING. OPTIONS FOR PRIMARY EXTERIOR BUILDING MATERIALS ARE OUTLINED IN ARCHITECTURAL STANDARDS + BUILDING DESIGN 3-6. BUILDINGS SHALL BE 24' IN HEIGHT AT THE PEAK.



3-UNIT ATTACHED RANCH HOME RENDERING

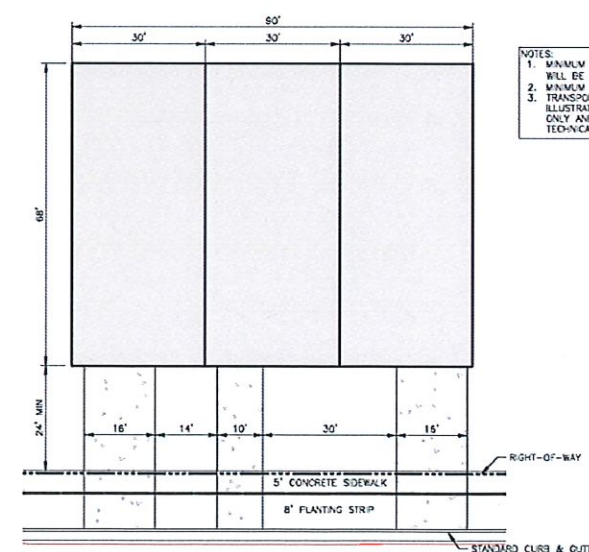
NOTE: MATERIALS IN RENDERING INCLUDE HORIZONTAL, VERTICAL AND SHAKE FIBER CEMENT BOARD AND BLOCK SKIRTING. OPTIONS FOR PRIMARY EXTERIOR BUILDING MATERIALS ARE OUTLINED IN ARCHITECTURAL STANDARDS + BUILDING DESIGN 3-6. BUILDINGS SHALL BE 24' IN HEIGHT AT THE PEAK.



3-UNIT ATTACHED RANCH HOME SIDE AND REAR RENDERING

NOTE: MATERIALS IN RENDERING INCLUDE HORIZONTAL, VERTICAL AND SHAKE FIBER CEMENT BOARD AND BLOCK SKIRTING. OPTIONS FOR PRIMARY EXTERIOR BUILDING MATERIALS ARE OUTLINED IN ARCHITECTURAL STANDARDS + BUILDING DESIGN 3-6. BUILDINGS SHALL BE 24' IN HEIGHT AT THE PEAK.

TYPICAL LOT SETBACKS & DIMENSIONS



NOTES:  
1. MINIMUM SPACING BETWEEN DRIVEWAYS WILL BE 10'.  
2. MINIMUM DRIVEWAY WIDTH WILL BE 10'.  
3. TRANSPORTATION ELEMENTS SHOWN IN ILLUSTRATIONS ARE FOR ILLUSTRATION ONLY AND DO NOT NECESSARILY MEET TECHNICAL STANDARDS.



McAdams

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

**CLIENT**

AUSTIN HUGHES  
RIVER ROCK CAPITAL PARTNERS  
517 ALCOVE ROAD, SUITE 302  
MOORESVILLE, NORTH CAROLINA 28117

DAVIDSON HIGHWAY  
SINGLE-FAMILY ATTACHED  
RANCH HOMES  
REZONING/ SUP PLAN  
2821 DAVIDSON HWY  
CONCORD, NORTH CAROLINA, 28027

**REVISIONS**

NO.	DATE	FOR CITY COMMENTS
1	07.08.2021	FOR CITY COMMENTS
2	10.13.2021	FOR CITY COMMENTS
3	11.15.2021	FOR CITY COMMENTS
4	01.05.2022	FOR CITY COMMENTS
5	01.11.2022	FOR CITY COMMENTS

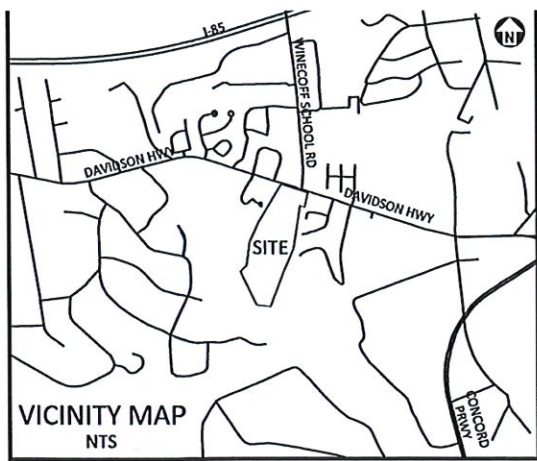
**PLAN INFORMATION**

PROJECT NO. 2021210332  
FILENAME 2021210332-R21  
CHECKED BY EM  
DRAWN BY JDS  
SCALE  
DATE 06.08.2021

**SHEET**

**REZONING NOTES**

**RZ.02**



**SITE DATA**

DEVELOPER/APPLICANT  
RIVER ROCK CAPITAL PARTNERS  
517 ALCOVE ROAD, SUITE 302  
MOORESVILLE, NC 28117

PID: 5611554639, 5611557793, 5611660107, 5611569073

EXISTING ZONING: RM-2 & RC

PROPOSED ZONING: RV (CD)

MINIMUM PERIMETER SETBACKS

ALONG DAVIDSON HWY: 25' TYPE D BUFFER

SIDE: 5' TYPE A BUFFER WITH 20' BUILDING SETBACK  
15' TYPE B BUFFER (LOCATION PROVIDED ON PLAN)  
WITH 30' BUILDING SETBACK

REAR: 15' TYPE A BUFFER WITH 20' BUILDING SETBACK

DEVELOPMENT AREA

AREA: 331.74 AC

LOT COUNT: 99 UNITS

LOT DENSITY: 3.12 UNITS/AC

OFFER SPACE PROVIDED: 6,335 AC/5

STORMWATER DETENTION PROVIDED: 1.12 AC

**LINEAR FEET OF ROADS:**

STREET 'A' - 303

STREET 'B' - 1,307.5

STREET 'C' - 380

STREET 'D' - 417

**TOTAL DEVELOPMENT**

REQUIRED OPEN SPACE: 15% OF GROSS SITE OR 4.76 AC (31.74 AC x 15%)

PROVIDED ACTIVE OPEN SPACE: 6,335 AC/5

TOTAL PROVIDED OPEN SPACE: 6,335 AC/5

PROVIDED TREE SAVE: 28.17% OF GROSS SITE OR 8,917.70 S

REQUIRED STREET TREES: 1 SHADE TREE EACH SIDE OF ROAD PER 50'

PROVIDED STREET TREES: 3,197 FEET OF STREETS = 318 REQUIRED TREES (Y)

(LOCATION OF STREET TREES TBD)

REQUIRED STREET CONNECTIVITY RATIO: 1.4

PROVIDED STREET CONNECTIVITY RATIO: 1.5 (9 LINKS / 6 NODES)

TOTAL ACREAGE OF RIGHT-OF-WAY: 4,397 AC/5

TOTAL ACREAGE OF SUBLOTS: 4.64 AC

IMPERVIOUS AREA

STRUCTURES = 210,960 SF

STREETS = 99,155 SF

SHOWWALKS = 17,730 SF

DRIVEWAYS = 50,284 SF

TOTAL IMPERVIOUS = 358,129 SF

MAXIMUM IMPERVIOUS PER ZONING: 50% OF GROSS SITE OR 16.587 AC

PROVIDED IMPERVIOUS IACRAGEL: 28.80% OR 9.14 AC/5

**MINIMUM SETBACKS**

FRONT BUILDING SETBACK: 20 FEET

FRONT GARAGE SETBACK: 24 FEET

REAR SETBACK: 10 FEET

CORNER SETBACK: 20 FEET

**PARKING COUNT**

REQUIRED (1.5 PER DWELLING): 149 SPACES

33 DWELLINGS WITH 1 CAR GARAGES: 66 SPACES (INCLUDES 1 GARAGE SPACE & 1 DRIVEWAY SPACE)

66 DWELLINGS WITH 2 CAR GARAGES: 264 SPACES (INCLUDES 2 GARAGE SPACES & 2 DRIVEWAY SPACES)

ON STREET PARKING: 24 SPACES

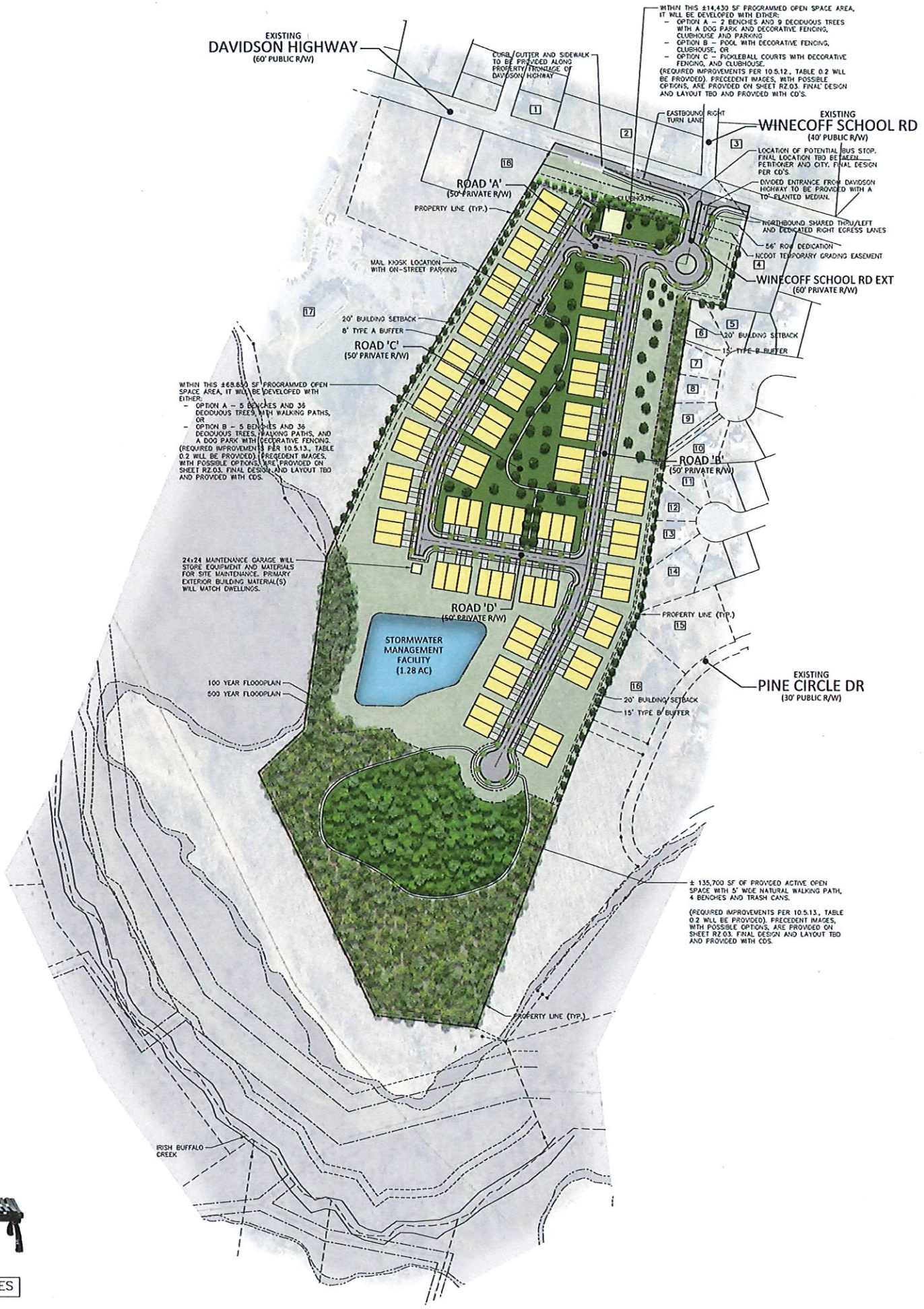
TOTAL PARKING PROVIDED: 354 SPACES

BICYCLE PARKING PROVIDED: 20 SPACES (1 PER EVERY 5 UNITS)

**ADJACENT PROPERTY OWNERS**

PARCEL	DEED	OWNER	ZONING
1	5611565429	681-0136 PAGE REALTY INC	RC
2	5611567463	2821-0032 THOMAS H & VICTORIA H JOHNSON	RC
3	5611661356	DONALD B & CAROLYN C BRAFFORD	RC
4	5611661009	9072-0127 RESEARCH CITY LLC	RC
5	5611650947	12377-145 CCA RESIDENTIAL #2 LLC	RC
6	5611559964	8169-0218 WILLIAM A & JACQUELINE ZEARLEY	RC
7	5611559856	12165-126 PHOME SFR BORAWER LLC	RC
8	5611558841	1445-0152 ADRIANA TOPP	RC
9	5611559723	14309-073 KAY TEMBO & ALDREA SPEIGHT	RC
10	5611559667	13761-228 YAMASA CO LTD	RC
11	5611558536	13518-137 LINDA RISER	RC
12	5611558591	11166-0280 PATRICK ROSS & JULIE TOWELL TENNIS	RC
13	5611558494	12632-0060 ALAN M FEENEY	RC
14	5611558396	2972-0323 EDMOND & CYNTHIA DUBE	RC
15	5611559253	14009-172 CAROLYN T & JIMMY R SIMPSON	RC
16	5611557071	13294-339 GREGORIO SOTO HERNANDEZ	RC
17	5611468269	14547-203 WATERS EDGE OWNER LLC	RC
18	5611563241	11295-033 HWAYRICO HOLDINGS LLC & PHELIP S CORRAO	AM-2

NOTE: PROPERTY INFORMATION BASED ON CABARRUS COUNTY GIS



WITH THIS 214,430 SF PROGRAMMED OPEN SPACE AREA, IT WILL BE DEVELOPED WITH EITHER:

- OPTION A - 2 BENCHES AND 9 DECIDUOUS TREES WITH A DOG PARK AND DECORATIVE FENCING, CLUBHOUSE AND PARKING
- OPTION B - POOL WITH DECORATIVE FENCING AND CLUBHOUSE
- OPTION C - PICKLEBALL COURTS WITH DECORATIVE FENCING AND CLUBHOUSE

(REQUIRED IMPROVEMENTS PER 10.5.12, TABLE 0.2 WILL BE PROVIDED). PRECEDENT IMAGES, WITH POSSIBLE OPTIONS, ARE PROVIDED ON SHEET RZ.03. FINAL DESIGN AND LAYOUT TBD AND PROVIDED WITH CDS.

WITH THIS 468,850 SF PROGRAMMED OPEN SPACE AREA, IT WILL BE DEVELOPED WITH EITHER:

- OPTION A - 5 BENCHES AND 36 DECIDUOUS TREES WITH WALKING PATHS, OR
- OPTION B - 5 BENCHES AND 36 DECIDUOUS TREES, WALKING PATHS, AND A DOG PARK WITH DECORATIVE FENCING.

(REQUIRED IMPROVEMENTS PER 10.5.12, TABLE 0.2 WILL BE PROVIDED). PRECEDENT IMAGES, WITH POSSIBLE OPTIONS, ARE PROVIDED ON SHEET RZ.03. FINAL DESIGN AND LAYOUT TBD AND PROVIDED WITH CDS.

24x24 MAINTENANCE GARAGE WILL STORE EQUIPMENT AND MATERIALS FOR SITE MAINTENANCE. PRIMARY EXTERIOR BUILDING MATERIAL(S) WILL MATCH DWELLINGS.

± 135,700 SF OF PROVIDED ACTIVE OPEN SPACE WITH 5' WIDE NATURAL WALKING PATH, 4 BENCHES AND TRASH CANS.

(REQUIRED IMPROVEMENTS PER 10.5.13, TABLE 0.2 WILL BE PROVIDED). PRECEDENT IMAGES, WITH POSSIBLE OPTIONS, ARE PROVIDED ON SHEET RZ.03. FINAL DESIGN AND LAYOUT TBD AND PROVIDED WITH CDS.

**POTENTIAL AMENITIES**



PICKLEBALL COURT



DOG PARK



INTERNAL WALKING PATH



NATURAL WALKING PATH



CLUBHOUSE



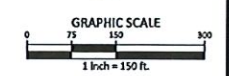
POOL AMENITY



POTENTIAL TRASH CANS



POTENTIAL PARK BENCHES



**McAdams**

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

**CLIENT**

AUSTIN HUGHES  
RIVER ROCK CAPITAL PARTNERS  
517 ALCOVE ROAD, SUITE 302  
MOORESVILLE, NORTH CAROLINA 28117

**DAVIDSON HIGHWAY  
SINGLE-FAMILY ATTACHED  
RANCH HOMES  
REZONING/ SUP PLAN  
2821 DAVIDSON HWY  
CONCORD, NORTH CAROLINA, 28027**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	07.08.2021	PER CITY COMMENTS
2	10.18.2021	PER CITY COMMENTS
3	11.18.2021	PER CITY COMMENTS
4	01.05.2022	PER CITY COMMENTS
5	01.31.2022	PER CITY COMMENTS

**PLAN INFORMATION**

PROJECT NO. 2021210332

FILENAME 2021210332-R21

CHECKED BY EM

DRAWN BY JDS

SCALE 1"=150'

DATE 06.08.2021

SHEET

**OPEN SPACE  
EXHIBIT  
RZ.03**