

Required Attachments/ Submittals:



1. Typed metes and bounds description of the property (or portion of property). A recorded deed is sufficient, if the deed describes only the subject property.



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



3. 6 copies of a plan drawn to scale (conditional district plan) for the initial submittal to be reviewed by internal City Staff. 16 folded copies, with all plan review comments address, are required to be submitted for Planning and Zoning Commission meetings. (Check with staff for final submittal dates)



4. Money Received by _____ Date: _____

Check # 3766 Amount: \$ 600.00 Cash: _____

The application fee is nonrefundable.



Date June 17, 2019

APPLICANT NAME: Alfred Rembowski COMPANY NAME: Contravest Development Partners, LLC

APPLICANT ADDRESS: 237 S Westmonte Drive, Ste. 140

CITY: Altamonte Springs STATE FL ZIP 32714

PHONE NUMBER OF APPLICANT: 407.333.0066

OWNER OF PROPERTY (if different from applicant) Old Holland Road, LLC

OWNER ADDRESS: 525 N Tryon Street, CITY Charlotte STATE NC ZIP 28202
FL 1400

PROJECT ADDRESS (if an address exist): _____

P.I.N.: 4589807556000; 45899006810000; 4589904231000; 45899050000000

Area of Subject Property (in acres, or square feet): +/- 27.466 Acres

Lot Width: +/- 1,800' Lot Depth: +/- 750'

Current Zoning Classification: C-2 General Commercial District

Existing Land Use: Vacant / Undeveloped

Description of Use Requested:

340 unit multi-family residential development (+/- 12 D.U.A). The community will include an amenity area with a clubhouse, pool courtyard and dog park.

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: 6-17-19 Applicant Signature: [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 site will be designed to comply with City of Concord ordinances and codes as well as executed Developer's Agreement dated March 28, 2019.

(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.”

This plan is intended to provide a multi-family community in a way that is complementary of surrounding land uses, as permitted in the C-2 district and as provided for in the executed Developer's Agreement dated March 28, 2019, as 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.”

Ingress and egress is provided to this site via two new access points to existing Old Holland Road. These access points will be design to meet local standards.

(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 is a multi-family residential community, as generally depicted in the executed Developer's Agreement dated March 28, 2019.

(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.”

This site development allowed in the C-2 district is compatible with surrounding land use designations. Additionally, infrastructure will be extended to this site, thereby improving the developability of the surrounding properties.

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):

Nature of use: Multi-Family Residential - **Type:** Apartments - **Number of Units:** 340 units in up to 14 buildings - _____

Total Area of Building Footprints: +/- 136,255 SF on 27.466 acres (+/- 12 D.U.A) and associated parking (surface and garage).

(2) Accessory uses (if any):

Clubhouse building, pool, trash/recycling facility (for residents), dog park, and maintenance building

(3) Setback provisions:

10' setback along Old Holland Road as required by the CDO. 15' setback and average 20' buffer along Old Holland Road where across from the building projections of the Great Wolf Lodge buildings, as defined by the executed Developer's Agreement dated March 28, 2019.

(4) Height provisions:

Building heights per architect will meet standards and comply with current City of Concord Development Ordinances.

(5) Off-street parking and loading provisions:

To comply with the parking and loading requirements of section 10.3 and table 10.3-1 for minimum and maximum parking spaces in the City of Concord Development Ordinances.

(6) Sign provisions:

Sign types and locations shall comply with article 12 of the City of Concord Development Ordinances.

(7) Provisions for screening, landscaping and buffering:

Landscaping and buffer types and locations shall comply with article 11 of the City of Concord Development Ordinances and as defined by the executed Developer's Agreement dated March 28, 2019, as applicable.

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

Vehicular circulation and access to the site to comply with City of Concord requirements.

(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:

These items will be designed to meet standards. Grading and drainage shall be designed to provide safety and compliance with the City of Concord Development Ordinances.

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

Safe and convenient pedestrian circulation, including accessible access will be designed on this site.

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

Amenity areas will be included with this site plan that are appropriate for the residential occupancy of this site, and in compliance with City of Concord regulations.

(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):

Screening will be provided on this site to comply with City of Concord requirements and standards defined by the executed Developer's Agreement dated March 28, 2018, as applicable.

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

This site is to comply with the open space requirements as defined in section 10.5 in the City of Concord Development Ordinances.

(14) Improvements within the common open space:

Amenity areas will be included with this site plan that are appropriate for the residential occupancy of this site, and in compliance with City of Concord regulations.

(15) Parking Areas:

All parking areas shall comply with section 10.3 of the City of Concord Development Ordinances.

(16) Sidewalks, trails and bikeways:

Safe and convenient pedestrian circulation throughout the development, including accessible access shall be provided to comply with City of Concord requirements.

(17) Lighting and utilities:

Site lighting shall be provided to meet standards to safely illuminate the property in compliance with City of Concord requirements.

(18) Site furnishings:

Amenity areas with varying site furnishings shall be included within this development for use by the residents of this community.

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

This site shall comply with public service standards including emergency services. This includes but is not limited to turning movements and building layout as required by the City of Concord.

(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:

We look forward to working with the City of Concord to produce a plan that is safe and constructable, and a success for the City of Concord and applicant.

Note: see included Site Plan, Sheet SUP 1.0.

Staff Use Only:

1. Scheduled for Planning and Zoning Commission consideration:
 Date: _____ Time: _____ Location: _____
2. Date advertised, written notice(s) sent, and property posted: _____
3. Record of decision: Motion to: Approve Deny

_____	<input type="checkbox"/> Yea	<input type="checkbox"/> Nay
_____	<input type="checkbox"/> Yea	<input type="checkbox"/> Nay
_____	<input type="checkbox"/> Yea	<input type="checkbox"/> Nay
_____	<input type="checkbox"/> Yea	<input type="checkbox"/> Nay
_____	<input type="checkbox"/> Yea	<input type="checkbox"/> Nay
_____	<input type="checkbox"/> Yea	<input type="checkbox"/> Nay
_____	<input type="checkbox"/> Yea	<input type="checkbox"/> Nay
4. Planning and Zoning Commission recommendation: Approved Denied
 If denied, was an appeal filed? _____
5. Date applicant notified of Planning and Zoning Commission action: _____
6. Scheduled for City Council consideration:
 Date: _____ Time: _____ Location: _____
7. Dates advertised: (a) First notice: _____ (b) Second notice: _____
8. City Council recommendation: Approved Denied
9. Date applicant notified of City Council action: _____
10. Comments: *(see minutes for details)*

