



DATE: June 20, 2023

DESCRIPTION: Zoning Map Amendment from RC (Residential Compact) to PUD (Planned Unit Development) for development of a mixed-use project.

CASE NUMBER: Z (CD)-04-23

ACCELA #: CN-RZC-2023-00001

APPLICANTS WeBuild Concord

LOCATION: 114 Kerr St. NW/217 Cedar Drive NW

PARCEL PIN: PINs 5620-57-9483

AREA: 0.83 Acres +/-

ZONING: Residential Village (RV)

REPORT PREPARED BY: Kevin E. Ashley, AICP Deputy Planning Director/
Autumn James, Planning and Development Manager/
Monterai Adams, Development Review Manager

BACKGROUND

The subject property is located on the northeast corner of Kerr Street NW and Cedar Drive NW and consists of approximately 0.83 acres. The property has approximately 130 feet of frontage along Kerr Street NW and 240 feet of frontage along Cedar Drive NW.

HISTORY

The subject property is the site of a former religious complex and consists of two separate structures including the main chapel. According to Cabarrus County tax records, the structures were constructed in 1942 and 1960. The main sanctuary structure is two-story and consists of 6,250 square feet. The education building is also a two-story structure consisting of 8,883 square feet. The structures have been vacant for a number of years, and were acquired by WeBuild Concord in December, 2022.

SUMMARY OF REQUEST

The developer proposes rezoning to Planning Unit Development (PUD) to redevelop the structures into thirteen residential units, office space, gallery and potential art studio space, artisanal related specialty retail and coffee shop/café.

According to the CDO, PUDs (Planned Unit Developments) and are *intended to provide for the orderly development of land with a mix of land uses and intensities. PUD zoning is intended to permit innovation and flexibility in the design, construction, and processing of mixed-use developments in exchange for the developer providing enhanced design elements that exceed CDO requirements. While the conventional zoning districts and the requirement of those districts set forth in the CDO are reasonable in most cases, there are parcels of land that are more appropriate to be developed with a mixed-use zoning district. Furthermore, there may be circumstances in which it is in the community's best interests to allow unique and/or creative designs and techniques that:*

- *Promote the most appropriate use of the parcel,*
- *Allow diversification of use,*
- *Facilitate the adequate and economical provision of streets, parks, open space, schools, storm drainage and sewer and water facilities,*
- *Incorporate transit access, amenities and/or connectivity,*
- *Preserve and utilize open space, tree cover, topography and significant natural features,*
- *Offer recreational opportunities close to the residential uses,*
- *Create physically integrated and interconnected neighborhoods that provide safe cross-access for vehicles, bicycles and pedestrians, and,*
- *Enhance neighborhood appearance/design.*

To summarize, a Planned Unit Development (PUD) should result in a higher quality development with superior design elements that benefit the community over traditional development within a base zoning district.

In February of 2021, the City adopted revised PUD standards to provide additional requirements in order to qualify as a PUD. These requirements include but are not limited to: Phasing delineation, commitment to non-residential use in the first phase, Type “D” Landscape Buffer, increased percentage of open space for active, usable open space, tree save, and Low Impact Development (LID). These additional standards were added after finding that many PUDs were being approved, only to later request a reduction in commercial areas, or usable open space, or reduction the quality of the elevations thus “watering down” the original approval. By providing more specific requirements for PUDs, greater commitment from the applicant is required upfront to comply with these additional standards, ensuring that the project is well planned and can be executed as agreed upon during the rezoning process.

PUD zoning requires that the proposal meet design principles as specified in Section 9.1.9. These standards include

- A. When Thirty (30) or more residential units are proposed, the project shall include a variety of housing stock that serves a range of incomes and age groups. Examples may include attached and detached single family, multifamily and dwelling units above commercial. The variety may include differing sizes of the same housing type, such as a mixture of larger and smaller lot sizes to accommodate a variety of single-family home designs.*
- B. Uses are compact and well- integrated as opposed to widely separated and buffered.*
- C. The project is well integrated into established adjacent areas relative to existing development standards, scale and use, with compatibility being achieved through effective architectural design and site planning.*

- D. *Open space is a significant element of the project's design. These open spaces shall include active and passive open space with an emphasis on accessible trails and connections to both existing and proposed greenways. The City's Open Space and Connectivity Analysis (OSCA) and other adopted plans shall be consulted for further guidance. All open space shall be specifically labeled and defined on the submitted site plan to include uses and aesthetic design. Additionally, all open spaces shall be accessible by a street, sidewalk, greenway or trail. While environmentally sensitive areas (floodplains, wetlands, etc.) may be within the minimum open space, at least 50% of the open space shall be upland area (non-environmentally sensitive). At least twenty-five percent (25%) of the overall gross land area of the site shall be designated as open space and thirty percent (30%) of the required open space on the site shall consist of active open space, except that this requirement may be modified in the event that the applicant demonstrates that the project is "infill" and is located adjacent to a sidewalk or trail network and is within walkable distance of active open space. Areas designated as "tree save" pursuant to Article 10 shall be considered active open space for the purposes of this section.*
- E. *The proposed development includes a variety of interconnected street types that are accessible to pedestrian, bicycle and automobile, and residential and non-residential areas shall be connected for both vehicles and pedestrians. The street pattern shall be designed in such a way as to encourage walking and to reduce the number and length of automobile trips. Bicycle lanes shall be provided along at least seventy percent (70%) of all collector streets.*
- F. *Enhanced design elements may include, but are not limited to*
 - a. *Increased open space and unique open space designs;*
 - b. *preservation of heritage trees and significant native tree canopy;*
 - c. *establishment of habitat preservation measures and/or wildlife sanctuary areas; and*
 - d. *use of native plants and pollinator gardens within the site.*
See Sections 9.3 and 9.4 for enhanced design elements that may be utilized in PUD zoning districts.
- G. *The project includes building types that delineate the streets and civic/nonresidential areas to minimize the visibility of parking lots. See Sections 9.3 and 9.4 for designs that accomplish this principle.*
- H. *Grading and clearing shall be minimized to the extent possible and the natural topography should be integrated into the site design and amenities.*
- I. *Low Impact Development (LID) stormwater facilities shall be used and integrated into the development. At least twenty five percent (25%) of the stormwater generated by the development shall be addressed by LID measures as specified in Section 9.11. When larger, stand-alone stormwater ponds and basins are proposed, they shall be designed and constructed as amenities.*
- J. *The proposed development shall provide for both current and future transit needs.*

The proposed restoration and revitalization of the existing structures appears to be compliant with these design principles. These are building that have been part of this neighborhood for many years, and as such, the applicants are taking the necessary steps to ensure they remain compatible, while providing innovative uses, providing a unique approach to affordable housing and small business development that aligns with Concord's vision for the future. Enhanced design elements include a commitment to working with the City on the use of native plant/pollinators.

Commercial

The commercial component of this proposed project includes proposed office space, gallery, potential art studio space, artisanal related specialty retail, and a coffee shop/café within the former sanctuary building.

Multifamily Apartments

The applicant has also proposed a total of 13 apartments within two sets of buildings. The existing two-story brick building (current sanctuary) that fronts Kerr St NW will have a converted basement with three (3) apartment units. The existing two-story brick connecting (educational) building will be converted to apartments with five (5) units on each floor. The proposed density is 15.64 dwelling units per acre, whereas the Urban Neighborhoods (UN) designation would allow up to twenty (20) dwelling units per acre.

PUD zoning requirements note that unless otherwise requested as deviations, minimum dimensional requirements for residential uses shall comply with Residential Compact (RC) minimum requirements.

The thirteen (13) apartments along Kerr St NW will have a 24-foot setback, along with 20-foot rear and side yard setbacks. Parking will be provided adjacent to the proposed residence with entry from Cedar Dr. NW and connectivity to the residences via sidewalk. Proposed elevations were submitted with the application to show the plans for restoration and revitalization of the existing structures, including:

- All existing windows and doors to be removed except for stain glass windows. Each stain glass window will be individually evaluated for repair and kept where feasible, throughout;
- All exterior window locations shall remain and replacement windows will fit within the existing framing, throughout;
- All windows will be aluminum clad with double hung insulated Low E windows, throughout;
- All window openings to be flashed, throughout;
- Bathroom windows will be tempered, throughout;
- Remove passthrough on the existing NW elevation;
- The existing structures will be pressure washed and mortar joints will be repointed;
- All rotted wood will be replaced on the existing structures, throughout;
- Guard rails and handrails will be added to existing stairs, and stairs in disrepair will be rebuilt, throughout;
- Ramps in disrepair will be rebuilt on the NE and SW elevations;
- ADA compliant ramp to be added to the NW elevation;
- Roof to be placed with architectural shingles and damaged sheathing will be placed;
- Roof vents to be filled with brick on the NE, NW, and SW elevations.

Connectivity

The current plan provides vehicular, bicycle, and pedestrian connectivity internally, as well as to the recreational facilities and trails to the west. Vehicular access is available off of Cedar Dr NW for both the commercial and residential parking lots. Pedestrian connectivity within the site via sidewalk allows for movement between the commercial and residential portions. An existing concrete walkway alongside Kerr St NW, and a proposed sidewalk along Cedar Dr NW would provide a connection to the recreation area and trail system after crossing Cedar Dr NW. An existing bus stop is also located outside of the proposed residential portion of the project along Cedar Dr NW.

Parking

The property currently has minimal parking. The existing parking area is proposed to be improved to accommodate five (5) parking spaces. An additional parking area with twenty (20) spaces is proposed near the north property line, and each separate parking area will have its own driveway onto Cedar Drive NW. Twenty-three (23) off-street parking spaces are required and twenty-five (25) are proposed. Landscaping in compliance with the CDO is proposed within the parking lots.

Deviations from Standards

PUD zoning requires a minimum 25-foot-wide buffer around the perimeter of the development, except the buffer may be modified if the project is an infill project, is within a Mixed-Use Activity center or a Village Center as indicated in the 2030 Land Use Plan. The subject property is an infill project, and also includes existing buildings that are to be restored and revitalized. As noted, as these are existing structures, having a minimum 25-foot-wide buffer around the perimeter of the development is not feasible. As such, the site plan has been reviewed with the notation of an 8' Type A buffer for the apartments and a 15' Type B buffer for civic uses against the residential.

PUD zoning requires open space to be a significant element of the projects design, incorporating both active and passive open space. However, this requirement can be modified in the event that the applicant demonstrates that the project is infill and is located adjacent to a sidewalk or train network and is within walkable distance of active open space. The proposed site is located within ½ mile walking distance from recreational facilities with public access which is connected by sidewalk and/or a greenway trail. The entrances to the public sidewalk and the Village Greenway Trailhead are located along Kerr St NW directly across Cedar Dr NW.

Enhancements above Standard Zoning Districts

Pollinator plants: The applicant has agreed to work with City staff to utilize native pollinator plants within the development, as feasible. The proposed plan currently has live oaks and redbuds listed in their landscaping plan, which are native pollinator plants.

Land Use

Existing Zoning and Land Uses					
Zoning of Subject Property	Zoning Within 500 Feet		Land Uses(s) of Subject Property	Land Uses Within 500 Feet	
RC (Residential Compact)	North	Heavy Industrial (I-2), Residential Compact (RC), Office Institutional (O-I)	Vacant Religious Complex	North	Single Family Residential, Recreation
	East	Residential Compact (RC)		East	Single Family Residential
	South	Residential Compact (RC)		South	Single Family Residential, Church
	West	Office Institutional (O-I) Heavy Industrial (I-2) Office Institutional (O-I) General Commercial Conditional District (C-2-CD)		West	Commercial, Recreation, Clearwater Artist Studio

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 LUP designates the subject property as a “*Civic/Institutional*” (C/I). PUD is not deemed to be an appropriate zoning classification for the C/I designation. As a result, approval of a plan amendment by City Council is required. The recommended designation for PUD consistency is “Urban Neighborhood” (UN) which is the designation for adjacent properties.

The plan states that UN is to “*provide a mix of moderate to high-density housing options. These neighborhoods are relatively compact, and may contain one or more of the following housing types: small lot, single family detached, townhomes, condominiums or apartments. The design and scale of development in an urban neighborhood encourages active living with a complete and comprehensive network of walkable streets. Cul-de-sacs are restricted to areas where topography, environment, or existing development makes other connections prohibitive. Lots at intersections of collector and arterial streets within or at the edges of urban neighborhoods may support neighborhood and community serving pedestrian-oriented commercial or service uses such as coffee shops, cafes, beauty salons and light retail. Drive-through uses may be appropriate if designed and located so they access side streets and do not compromise pedestrian safety.*”

Guidance specific to the Urban Neighborhood Category specifies that the PUD (Planned Unit Development) is a corresponding zoning classification and advises that development should:

- *Internal/external pedestrian connectivity are important in Urban Neighborhoods.*
- *Architecture and building scale/massing should fit within the surrounding context. This is particularly important for infill sites.*
- *Mixed uses (horizontal or vertical) should be allowed and encouraged in appropriate locations.*
- *Neighborhood Commercial is acceptable. Same standards as Suburban Neighborhoods.*

The following general land use challenges and opportunities in Section 5.2 relate to the proposed amendment.

- *Maintaining the community's character. Concord's premium quality of life continues to attract new residents. The resulting increases in housing demand, commercial development, industrial development, traffic congestion and new faces continue to change the community. Changes such as downtown revitalization, greenfield development and redevelopment of commercial and industrial sites have improved the quality of life in Concord. Residents want to ensure that future changes protect or enhance the quality of their neighborhoods and strengthen Concord's identity and sense of place.*

The following goals, objectives and policy guidance relate to the proposed zoning amendment.

Goal 1: Maintain a sustainable balance of residential, commercial and industrial land uses.

Objective 1.6: Provide a diverse mix and range of housing options throughout the City that will accommodate the current and future needs of the citizens of Concord.

Policy Guidance for Objective 1.6:

- *Housing Balance: Ensure that zoning allows for a mix of housing types at a variety of prices to meet the demands of existing and future residents.*

Goal 2: Enhance mobility for all modes of transportation between the places where people live, work, shop and play (refer to Part 7 for additional policy guidance relating to mobility).

Objective 2.1: Ensure that new development is designed to provide users with mobility choices, including driving, walking, bicycling and riding transit.

Objective 2.2: Ensure that new development includes interconnected road systems and enhances connectivity to existing development where it safely enhances mobility.

Goal 4: Ensure compatibility between neighboring land uses

Objective 4.1: *Use a combination of land use transitions, intensity gradients, buffering, and design to ensure that land use transitions are compatible.*

Policy Guidance for Objectives 4.1:

- ***Land Use and Intensity Transitions:*** *Zoning use and site development standards should promote a gradient in the type and intensity of uses. For instance, higher density residential development can provide a compatible transition between medium-density residences and neighborhood commercial centers.*
- ***Buffers:*** *Buffers should be used to screen uses and activities that may detract from the enjoyment of adjacent land uses. Where large buffers are not necessary, the landscape design should soften land use transitions;*
- ***Building and Site Design Standards:*** *Where land use transitions are necessary to support a walkable mix of uses or housing types, a variety of development standards should ensure that the location, scale, height and orientation of buildings and site improvements provide for compatible transitions.*
- ***Parking and Access:*** *Ensure that parking lots and driveways are designed and located to minimize impacts on lower-intensity neighboring uses.*

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately 0.83 acres and consists of two two-story structures previously used as a church and education building.
- The two structures were constructed in 1942 and 1960 and contain a total of approximately 15,133 square feet.
- The proposed amendment is not consistent with the 2030 Land Use Plan as the PUD (Planned Unit Development) zoning classification is not considered to be compatible with the Civic/Institutional land use category. However, the existing structures have functioned in their current configuration for more than 60 years and the proposed uses are compatible with those existing in the surrounding neighborhood. The request provides a mix of residential, office, gallery and artists spaces and artisanal related specialty retail within a mixed-use setting.
- The zoning amendment is reasonable and in the public interest as the petition proposes the redevelopment of an underutilized structure into an integrated mixed-use development in close proximity to the Clearwater Arts Studios and recreational opportunity. Within the structures are mixed-income affordable and workforce loft apartments along with complimentary nonresidential uses.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the request consistent with the 2030 Land Use Plan and the requirements of the Concord Development Ordinance. The staff 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.”**

All applicable standards for rezoning site plan review appear to be satisfied. The Development Review Committee has no objections to the petition from a rezoning review standpoint.

The petitioner has consented to the following conditions:

1. Compliance with the “Cedar and Kerr St. Development” site plan dated 5/3/23 and “Cedar and Kerr St. Development” Landscape Plan dated 5/3/23 ; and
2. Compliance with the architectural elevations as indicated on “Cedar and Kerr Mixed-Use”, sheets A-3 and A-18, dated 5/4/2023; and
3. Uses shall be limited to 13 multifamily residential units, office space, incubator office area, gallery and artist studio space, artisanal related specialty retail and coffee shop/café; and

4. Dumpster enclosure materials should be adjusted to coordinate with the elevations for the building; and
5. Technical site review and approval plan shall be required; and
6. The project shall comply with all State and Federally mandated standards such as stormwater requirements, floodplain protection requirements, Building Code, minimum Fire Code requirements, North Carolina Department of Transportation (NCDOT) or City of Concord minimum safety standards; and
7. Site design elements not specifically identified as a deviation shall adhere to applicable City standards.

PROCEDURAL CONSIDERATIONS

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.

**APPLICATIONS NOT COMPLETED BY THE PUBLISHED APPLICATION
DEADLINE WILL NOT BE CONSIDERED.**

Required Attachments / Submittals:

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

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

- 3. **FOR CONDITIONAL DISTRICT APPLICATIONS ONLY**, a plan drawn to scale (conditional district plan), and elevations if applicable submitted digitally.

- 4. If applicable, proof of a neighborhood meeting (signature page) or receipt from certified letters mailed to adjoining property owners if project increases density or intensity (See Section 3.2.3). Staff will provide further information on this requirement during the required pre-application meeting.

- 5. Money Received by _____ Date: _____
Check # _____ Amount: \$ 800.00 (Conditional) or \$600 (Conventional)
Cash: _____

The application fee is nonrefundable.

(Please type or print)

Applicant Name, Address, Telephone Number and email address: WeBuild Concord

4 Barbrick Ave SW # 10, Concord NC 28025 - Patrick Graham - pgraham@webuildconcord.org 704-784-0039

C/O Carlos Moore Architect PA, 222 Church St NE, Concord NC 28025 - Virginia Moore - vmoore@cmoorearch.com 704-788-8333

Owner Name, Address, Telephone Number: WeBuild Concord

4 Barbrick Ave Sw Suite # 10, Concord NC 28025

Project Location/Address: 114 Kerr St NW / 217 Cedar Dr NW

P.I.N.: 5620-57-9483

Area of Subject Property (acres or square feet): .83 acres

Lot Width: see survey attached Lot Depth: see survey attached

Current Zoning Classification: RC

Proposed Zoning Classification: PUD

Existing Land Use: vacant Church

Future Land Use Designation: Civic Institutional

Surrounding Land Use: North RC South RC

East RC West I-2 / PUD

Reason for request: To develop multi-family units, office space, gallery space, a mixed use development

Has a pre-application meeting been held with a staff member? yes, as well as DRC

Staff member signature: _____ Date: _____

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

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

multi-family residential units, office space, incubator office area, gallery space, possible studio space (artist), retail, and coffee shop or cafe

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):

Central to the overall design concept shall be a designated green space that is activated by a commissioned piece of sculpture and shall act as a gathering area.

We shall intend to meet the development ordinance where possible. There are areas where the existing church sanctuary are encroaching into the setback or buffer yards. Additional landscaping shall be provided to make up for this encroachment.

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.

Virginia Moore 01.17.2023
 Signature of Applicant Date

Jessie L. Sykes 1.18.2023
 Signature of Owner(s) Date

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: 1.18.2023

Applicant Signature: Virginia Moore

Property Owner or Agent of the Property Owner Signature:
Jessie L. Sykes

114 Kerr Street Narrative

The Kerr Street development is a NOAH (Naturally Occurring Affordable Housing) and economic revitalization project of WeBuild Concord. The goals are to create a mixed-use development and repurpose a historic structure in the burgeoning art district of Concord. This includes mixed-income affordable and workforce loft apartments, incubation space for entrepreneurs, and a gathering point near Clearwater across from the development of a new bike pump and park.

Mixed-use developments are essential to creating housing density and proximity to economic and community development. Kerr Street will be one of many unique WeBuild projects that adds to the character and revitalization of neighborhoods.

The building will have modern aesthetics combined with a traditional structure. This mixture reminds residents about the past but acknowledges a city moving forward. Overall, Kerr Street is a unique approach to affordable housing and small business development that aligns with Concord's vision for the future.

SITE LEGEND		LEGEND	
PROPOSED CURB & GUTTER		PROPOSED	5' CONTOURS
REVERSED FITCH CURB & GUTTER		EXISTING	1' CONTOURS
PROPERTY LINE			SANITARY SEWER
LOT LINES			STORM SEWER
DECORATIVE FENCING			STORM SEWER MANHOLE
PAVEMENT STRIPING			GRATE INLET
PAVEMENT			SPOT ELEVATION
CONCRETE			
TRAFFIC FLOW			
PARKING BAY COUNT			
SPOT ELEVATION			
TRUNCATED DOMES			

SEE ARCHITECTURAL PLANS FOR DETAILS WITHIN 5-FT OF BUILDING.

SEE SHEET C1.1 FOR OPEN SPACE DETAILS.

PAVEMENT NOTES

- LIGHT DUTY ASPHALT
6" AGGREGATE BASE COURSE
2" 59.5B SURFACE COURSE
- HEAVY DUTY CONCRETE
4" AGGREGATE STONE BASE
8" THICK, 4000 PSI CONCRETE W/ 5lbs of REINFORCING FIBER PER C.Y.
- CONCRETE SIDEWALK
4" THICK, 3600 PSI CONCRETE ON COMPACTED SUBGRADE

NOTES:

- ALL CONCRETE WORK SHALL HAVE APPROPRIATELY SPACED CONTROL AND CONSTRUCTION JOINTS.
- ALL FIRE ACCESS ROADS SHALL BE HEAVY DUTY AND CAPABLE OF SUPPORTING 80,000-LBS FOR FIRE APPARATUS.

ZONING CODE SUMMARY

PROJECT NAME: CEDAR & KERR ST. DEVELOPMENT

OWNER: WEBUILD CONCORD PHONE # (704) 285-6490

PLANS PREPARED BY: WOODBINE DESIGN, P.C. PHONE # (980) 722-2669

TAX PARCEL ID: 5620-5794-8300.00 LOT SIZE: 36,198-SF OR 0.831-AC

ZONING: RC (EXISTING); PUD (PROP.) JURISDICTION: CONCORD, NC

EXISTING USE: CIVIC - CHURCH PROPOSED USE: PUD - MULTI-FAMILY & COMMERCIAL

EDUCATIONAL - SUNDAY SCHOOL

PROP. BUILDING HEIGHT: N/A* FT. PROP. BUILDING LENGTH: N/A* FT.

MAX. ALLOWABLE: 150 FT. MAX. ALLOWABLE: 150 FT.

OF STORIES: 2

BUILDING COVERAGE: 7,542-SF SF. GROSS FLOOR AREA: 15,083-SF GFA

* BUILDINGS EXISTING, NO DIMENSIONAL CHANGES PROPOSED. SEE PLANS FOR BUILDING DIMENSIONS.

NUMBER OF UNITS: 13-APARTMENTS NUMBER OF LOTS: 1

DENSITY: .13 / 0.831 = 15.64 DUA DENSITY ALLOWED: 15-UNITS

Woodbine Design, P.C.
Landscape Architecture & Planning
980.722.2669
www.woodbinedesign.com

SEAL 10051
RILEY BURGESS, JR.
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF NORTH CAROLINA

Riley Burgess, Jr.
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2023.05.03
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SEAL

SEAL 10051
RILEY BURGESS, JR.
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF NORTH CAROLINA

NORTH ARROW

Graphic Scale 1" = 20' ft.

SETBACK/YARD REQUIREMENTS:

RC ZONING SETBACKS (MULTI-FAM)*	C-2 ZONING SETBACKS
SETBACK (FRONT): 24 FT.	SETBACK (FRONT): 10 FT.
SIDE YARD: 20 FT.	SIDE YARD: N/A FT.
REAR YARD: 20 FT.	REAR YARD: N/A FT.

SETBACKS COMPLY WITH USE TYPE PER SECTION 9.1.5(D) OF THE CDO. SEE NOTE TO THE LEFT.

BUFFER YARD REQUIREMENTS:

FRONT: NO / YES 8' STREET YARD	REAR: NO / YES 8' TYPE A
SIDE (NE): NO / YES 8' TYPE A	SIDE (SW): NO / YES 8' STREET YARD

SCREENING/BUILDING YARD REQUIREMENTS:

FRONT: NO / YES 8' CATEGORY 2	REAR: NO / YES 8' CATEGORY 2
SIDE (NW): NO / YES SEE LANDSCAPE PLAN	SIDE (SE): NO / YES
PARKING: NO / YES	NOTE: BUILDING FACES KERR ST.

IMPERVIOUS AREA DATA

EX. CONCRETE/SIDEWALK:	1,745-sf/0.040-ac (878sf in R/W)	SQ. FT./ACRES
EX. GRAVEL:	1,590-sf/0.037-ac (103sf in R/W)	SQ. FT./ACRES
EX. BUILDING:	7,855-sf/0.176-ac	SQ. FT./ACRES
EX. ASPHALT:	4,453-sf/0.102-ac (270sf in R/W)	SQ. FT./ACRES
EX. OTHER:	39-sf	SQ. FT./ACRES
TOTAL EXISTING:	15,482-sf/0.355-ac (1251sf in R/W)	SQ. FT./ACRES
EX. IMPERVIOUS REMOVED:	2,469-sf/0.057-ac (207sf in R/W)	SQ. FT./ACRES
PROPOSED BUILDING:	0-sf/0-ac	SQ. FT./ACRES
PROPOSED TRASH ENCLOSURE:	388-sf/0.009-ac	SQ. FT./ACRES
PROPOSED SIDEWALK:	2,890-sf/0.066-ac (184sf in R/W)	SQ. FT./ACRES
PROPOSED PAVEMENT:	10,064-sf/0.213-ac (464sf in R/W)	SQ. FT./ACRES
PROPOSED OTHER:	100-sf/0.002-ac	SQ. FT./ACRES
TOTAL NEW IMPERVIOUS:	13,442-sf/0.309-ac (648sf in R/W)	SQ. FT./ACRES
OVERALL SITE IMPERVIOUS:	15,482+(13,442-2,469) = 26,455-sf/0.607-ac (1692 in R/W)	
OVERALL PERCENT IMPERVIOUS:	26,455 / 36,198 = 73.08% (MAX. ALLOWED = 80%)	

WATERSHED: NOT WITHIN A WATERSHED

NOTES:

- MAXIMUM ALLOWABLE IMPERVIOUS AREA = 80%
- LESS THAN 20,000-SF OF NEW IMPERVIOUS PROPOSED AND LESS THAN 1-ACRE DISTURBED AREA, NO DETENTION SHALL BE REQUIRED.
- PROPOSED PAVEMENT INCLUDES CURB & GUTTER.
- 100% CREDIT FOR EXISTING IMPERVIOUS REMOVED.

PARKING DATA

PARKING REQUIREMENTS PER CONCORD ZONING ORDINANCE SECTION NO. 10.3

MULTI-FAM. APARTMENTS	ART GALLERY/STUDIO
PARKING REQUIREMENTS: 1.5/UNIT (MIN) 2.5/UNIT (MAX)	PARKING REQUIREMENTS: 1/1,000-GFA (MIN) 1.5/1,000-GFA (MAX)
NUMBER OF UNITS: 13 APARTMENTS	GROSS FLOOR AREA: 3,125-SF
SPACES REQUIRED: 20 (MIN); 32 (MAX) PROVIDED: 22-SPACES	SPACES REQUIRED: 3 (MIN); 5 (MAX) PROVIDED: 3-SPACES
TOTAL REQUIRED: 23 (MIN); 37 (MAX) PROVIDED: 25-SPACES	HC REQUIRED: 1-SPACES PROVIDED: 1-SPACES

NOTE: SEE ARCHITECTURAL PLANS FOR ADA ACCESSIBLE ROUTE.

BICYCLE PARKING REQUIREMENTS: 1 PER 5-UNITS

SPACES REQUIRED: 3-SPACES
PROVIDED: 4-SPACES (2 INVERTED U RACKS)

LANDSCAPE NOTES

- LANDSCAPE AREAS SHALL BE COVERED WITH MULCH, GROUND COVER, OR GRASS BETWEEN SHRUB AND TREE PLANTINGS.
- THE PORTION OF STREET YARD ALONG KERR ST., LOCATED IN FRONT OF PROPOSED ART GALLERY, SHALL BE EXEMPT PER TOWN COMMENTS.
- EXISTING BUILDINGS/STRUCTURES THAT EXTEND INTO REQUIRED BUFFER YARDS ARE NON-CONFORMING EXISTING USES.
- ALL PARKING SPACES SHALL BE LOCATED WITH 60'-FT OF A CANOPY TREE.
- NO PLANTINGS SHALL BE INSTALLED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS.
- ONE (1) CANOPY TREE SHALL BE SUBSTITUTED WITH TWO (2) ORNAMENTAL TREES WHEN PLANTED UNDER OVERHEAD UTILITIES.
- ALL LANDSCAPING SHALL ADHERE TO ARTICLE 11 OF THE CONCORD DEVELOPMENT ORDINANCE AND ALL OTHER APPLICABLE TOWN/CITY/COUNTY STANDARDS.

SEE LANDSCAPE PLAN SHEET C2 FOR LANDSCAPE DETAILS.

LIGHTING & UTILITY NOTES

- ALL PROPOSED UTILITY LINES SHALL BE LOCATED UNDERGROUND AND ADHERE TO ALL APPLICABLE STANDARDS SET FORTH BY THE TOWN/CITY/COUNTY AND/OR UTILITY PROVIDER. SEE UTILITY PLAN FOR DETAILS.
- OUTDOOR AREA LIGHTING SHALL BE PROVIDED FOR SECURITY. SUCH LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT DOWNWARD AND NOT INTO DWELLING UNITS OR ADJACENT TO THE MULTI-FAMILY SITE. LIGHTING SHALL BE PROVIDED TO ILLUMINATE THE INTERSECTIONS OF PRIMARY INTERIOR DRIVEWAYS AND BUILDING ENTRANCES.
- ALL LIGHTING SHALL ADHERE TO THE STANDARDS SET FORTH WITHIN THE TOWN/CITY UNIFIED DEVELOPMENT ORDINANCE AND/OR ZONING ORDINANCE AND ANY OTHER APPLICABLE TOWN/CITY STANDARDS.
- LIGHTING SHALL BE PERMITTED SEPARATELY AND IS NOT INCLUDED WITHIN THIS PLAN SET.
- CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER TO RELOCATE EXISTING UTILITIES AS NEEDED.
- ALL UTILITIES SERVING SITE ARE EXISTING UNLESS NOTED OTHERWISE.

Project: CEDAR & KERR ST. DEVELOPMENT
Location: 114 KERR ST. NW CONCORD, NC 28025
Sheet Title: SITE PLAN

DEVELOPER/OWNER
WEBUILD CONCORD
4 BARRICK AVE. SW
CONCORD, NC 28025

Designed By: WOODBINE DESIGN
Drawn By: NJA
Date: 4/6/23
Revisions: 5/3/23-1st Review Com.

Sheet: C1 of 2
Project Number: 23005

SETBACK NOTES:

UNLESS OTHERWISE REQUESTED AS DEVIATIONS, MINIMUM DIMENSIONAL REQUIREMENTS FOR RESIDENTIAL USES SHALL COMPLY WITH RESIDENTIAL COMPACT (RC) MINIMUM REQUIREMENTS AND COMMERCIAL USES SHALL COMPLY WITH THE GENERAL COMMERCIAL (C-2) MINIMUM REQUIREMENTS. (CONCORD DEVELOPMENT ORDINANCE, SECTION 9.1.5-D)

*PROPOSED MULTI-FAMILY RESIDENTIAL SHALL ADHERE TO SECTION 7.8 OF THE CONCORD DEVELOPMENT ORDINANCE.

GENERAL NOTES

- DIMENSIONS FROM BACK OF CURB (TYP).
- ALL CURB RADI TO BE 5'-0" U.N.O.
- STANDARD PARKING DIMENSIONS:
STD AUTO: 9'-0" WIDE X 18'-0" LONG
PARALLEL AUTO: 9'-0" WIDE X 22'-0" LONG
HANDICAP: 9'-0" WIDE X 22'-0" LONG WITH CLEAR UNLOADING SPACE ADJACENT
- SEE ARCHITECTURAL PLANS FOR ADA ACCESSIBLE TRAVEL PATH.

LEGAL DESCRIPTION

PER CITY GIS: NE INTERSEC KERR ST. & CEDAR DR

TRASH NOTES

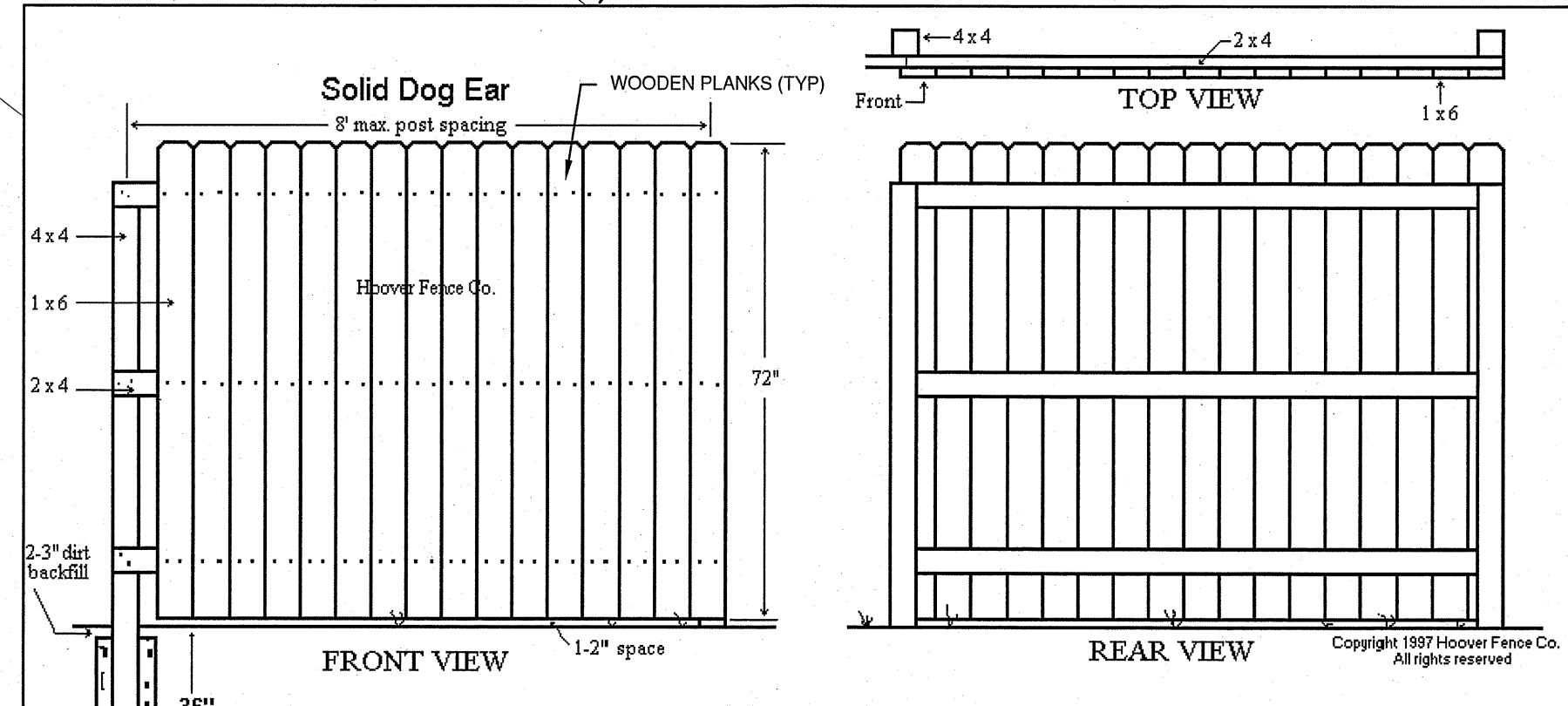
ROLL-OUT WASTE AND RECYCLING PROVIDED AS SHOWN ON PLANS. TRASH/RECYCLING AREA AREA SHALL BE SCREENED WITH 6'-FT WOODEN FENCE & IN ACCORDANCE WITH CONCORD DEVELOPMENT ORDINANCE. OWNER SHALL COORDINATE TRASH & RECYCLING SERVICE.

PHASING NOTES

NO PROJECT PHASING PROPOSED.

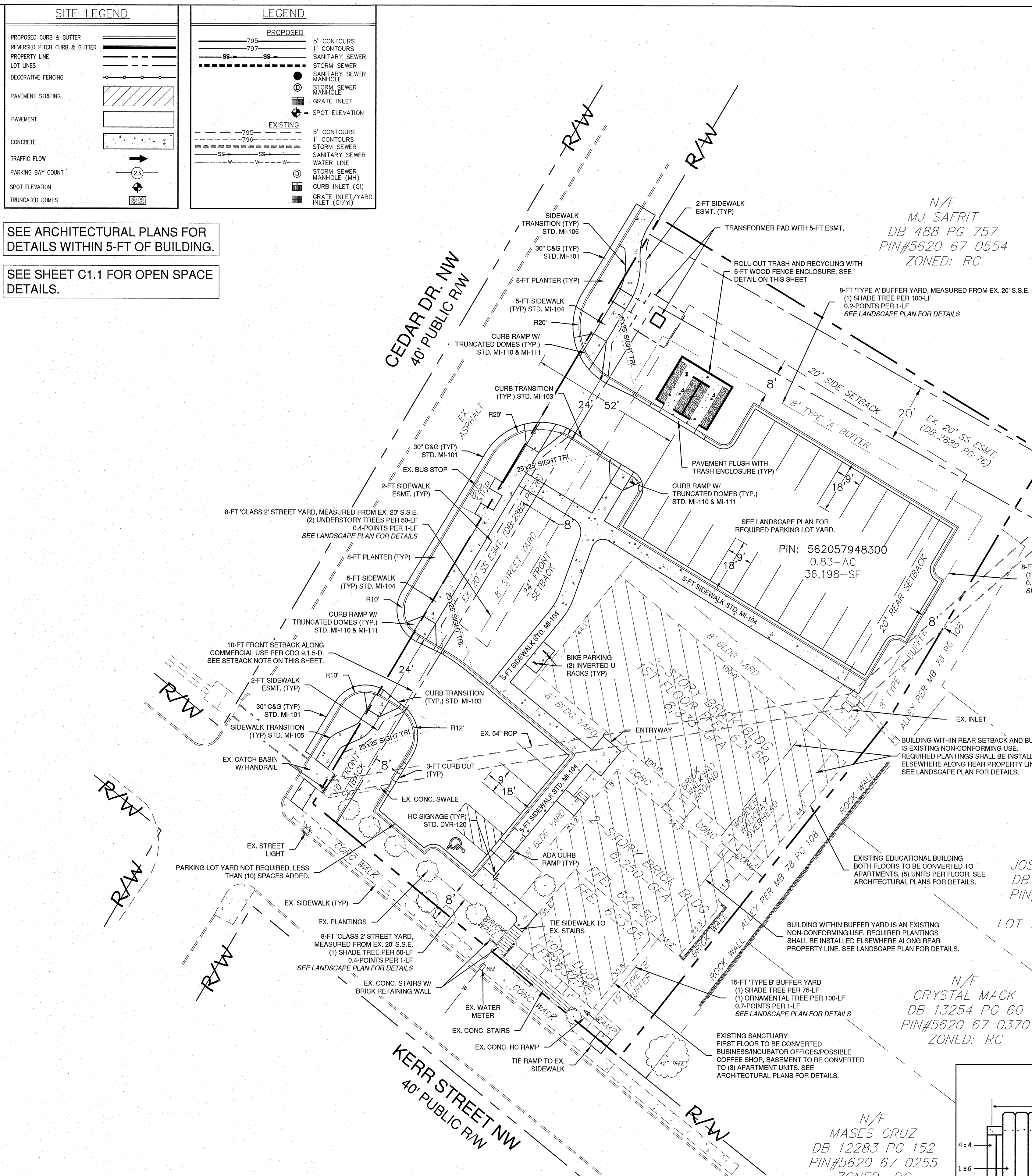
OPEN SPACE

NOT REQUIRED, EXEMPT PER CDO SECTION 10.5.2. SITE WITHIN 1,000'-FT OF PUBLIC PARK MEASURED ALONG PUBLIC PEDESTRIAN TRAVEL PATH. SEE SHEET C1.1 FOR DETAILS.

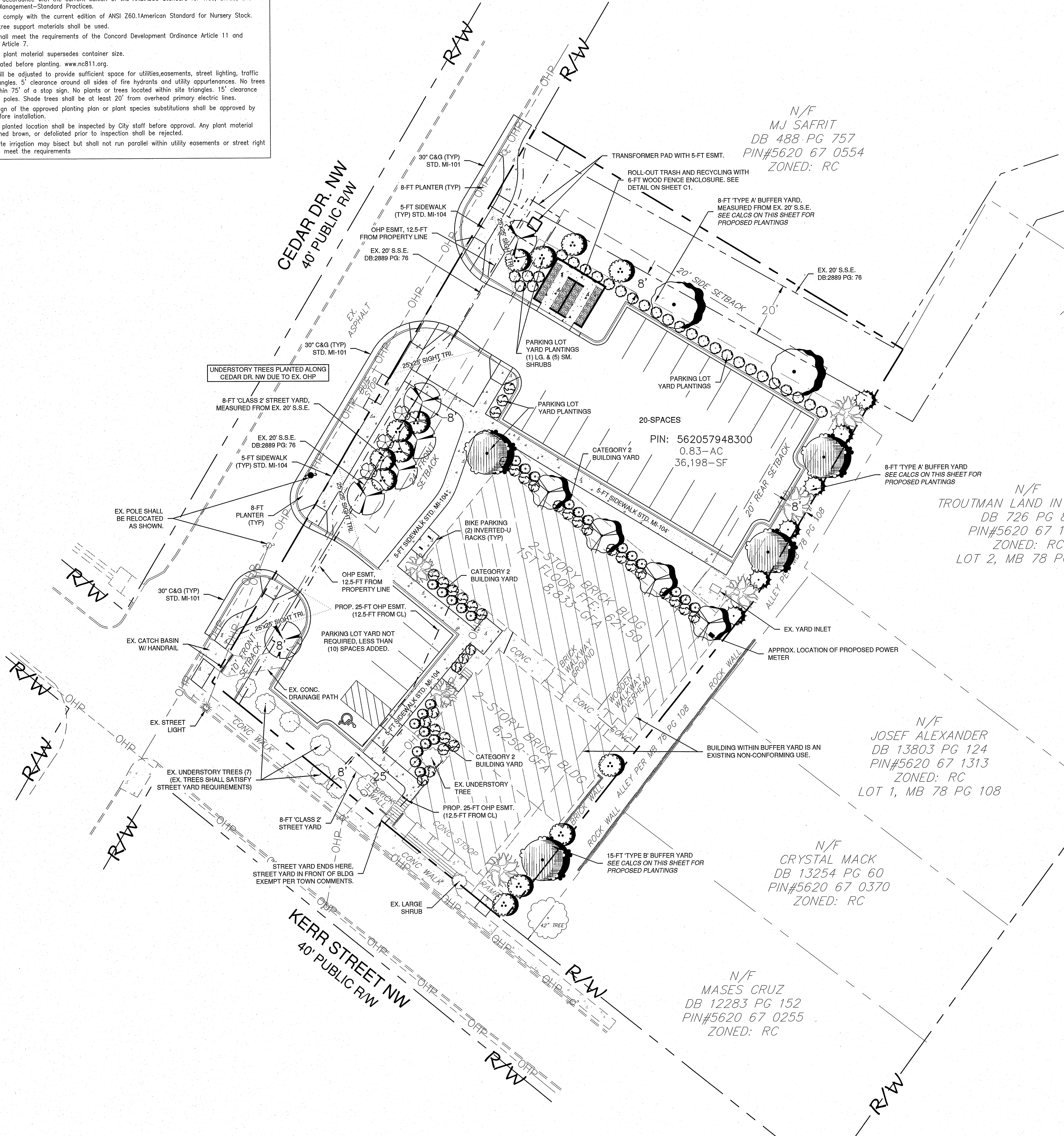


TRASH ENCLOSURE FENCE

811
Know what's below.
Call before you dig.
NORTH CAROLINA
ONE-CALL CENTER INC.
DIAL 811 or 1-800-632-4949
2 BUSINESS DAYS BEFORE DIGGING
www.nc811.org



- CONCORD, NC LANDSCAPE NOTES**
- Landscape contractor shall coordinate an on-site meeting with the City Arborist before installation of any plant material.
 - All work shall be in accordance with the current edition of the ANSI A300 Standard for Tree, Shrub, and other Woody Plant Management—Standard Practices.
 - All plant stock shall comply with the current edition of ANSI Z60.1 American Standard for Nursery Stock.
 - Only biodegradable tree support materials shall be used.
 - All planting areas shall meet the requirements of the Concord Development Ordinance Article 11 and Technical Standards Article 7.
 - Height and width of plant material supersedes container size.
 - Utilities shall be located before planting. www.nc811.org
 - Planting locations will be adjusted to provide sufficient space for utilities, easements, street lighting, traffic signs, and sight triangles. 5' clearance around all sides of fire hydrants and utility appurtenances. No trees shall be planted within 75' of a stop sign. No plants or trees located within site triangles. 15' clearance from all street light poles. Shade trees shall be at least 20' from overhead primary electric lines.
 - Any proposed redesign of the approved planting plan or plant species substitutions shall be approved by the City Arborist before installation.
 - All trees and their planted location shall be inspected by City staff before approval. Any plant material which has died, turned brown, or defoliated prior to inspection shall be rejected.
 - Any proposed private irrigation may bisect but shall not run parallel within utility easements or street right of ways, and shall meet the requirements



PLANT SCHEDULE

SYMBOL	COMMON NAME	#	BOTANICAL NAME	SIZE	ROOT	SPAC'G	NOTES
	LIVE OAK	3	Quercus virginiana	2.5"φ, 10'-12' TALL	B&B	AS SHOWN	EVERGREEN SHADE
	SHUMARD OAK	2	Quercus shumardii	2.5"φ, 10'-12' TALL	B&B	AS SHOWN	EVERGREEN SHADE
	EASTERN REDBUD	6	Cercis canadensis	1"-1.5"φ, 6'-8' TALL	B&B	AS SHOWN	DECIDUOUS ORNAMENTAL
	'NATCHEZ' CRAPEMYRTLE	4	Lagerstroemia x fauriei 'Natchez'	1"-1.5"φ, 6'-8' TALL	B&B	AS SHOWN	DECIDUOUS ORNAMENTAL
	SAVANNAH HOLLY	6	Ilex x attenuata savannah	1.5"-2"φ, 6'-8' TALL	B&B	AS SHOWN	EVERGREEN ORNAMENTAL
	'NELLIE R. STEVENS' HOLLY	14	Ilex x 'Nellie R. Stevens'	3/8" MIN. HEIGHT	B&B	AS SHOWN	EVERGREEN LARGE SHRUB
	'EVER RED' LOROPETALUM	3	Loropetalum chinese 'Crimson Fire'	24"-36" HEIGHT	B&B	AS SHOWN	EVERGREEN MEDIUM SHRUB
	BRIDAL WREATH SPIRAEA	6	Spiraea prunifolia	24"-36" HEIGHT	B&B	AS SHOWN	EVERGREEN MEDIUM SHRUB
	DWARF BURFORD HOLLY	36	Ilex cornuta 'Dwarf Burford'	18"-24" HEIGHT	B&B	AS SHOWN	EVERGREEN SMALL SHRUB
	CRIMSON FIRE LOROPETALUM	26	Loropetalum chinese 'Crimson Fire'	24"-36" HEIGHT	B&B	AS SHOWN	EVERGREEN SMALL SHRUB
	'COMPACTA' COMPACT HOLLY	28	Ilex crenata	18"-24" HEIGHT	B&B	AS SHOWN	EVERGREEN SMALL SHRUB

BUFFER YARD REQUIREMENTS:

FRONT: YES SEE STREET YARD REAR: NO / YES 8' TYPE A 15' TYPE B

SIDE (NE): NO / YES 8' TYPE A SIDE (SW): NO / YES SEE STREET YARD

REAR BUFFER = 143-FT (TYPE A) & 78-FT (TYPE B)
 BUFFER YARD REQUIRED: 8' TYPE A & 20' TYPE C

REQUIREMENTS TYPE A: (1) SHADE TREE/100' & 0.2 PNTS/LF
 REQUIREMENTS TYPE B: (1) SHADE TREE/75' (1) ORNAMENTAL TREE/100' & 7 PNTS/LF

SHADE TREES REQ'D:	2	SHADE TREES PROP.:	3
ORNAMENTAL TREES REQ'D:	1	ORNAMENTAL TREES PROP.:	4
LG. SHRUBS REQ'D:	0	LG. SHRUBS PROP.:	4
MD. SHRUBS REQ'D:	0	MD. SHRUBS PROP.:	6
SM. SHRUBS REQ'D:	0	SM. SHRUBS PROP.:	0
PNTS REQ'D:	83.2	PNTS PROP.:	84

SIDE (NORTH EAST) BUFFER = 134-FT
 BUFFER YARD REQUIRED: 8' TYPE A & 20' TYPE C

REQUIREMENTS TYPE A: (1) SHADE TREE/100' & 0.2 PNTS/LF

SHADE TREES REQ'D:	1	SHADE TREES PROP.:	2
ORNAMENTAL TREES REQ'D:	0	ORNAMENTAL TREES PROP.:	0
LG. SHRUBS REQ'D:	0	LG. SHRUBS PROP.:	2
MD. SHRUBS REQ'D:	0	MD. SHRUBS PROP.:	0
SM. SHRUBS REQ'D:	0	SM. SHRUBS PROP.:	0
PNTS REQ'D:	26.8	PNTS PROP.:	30

BUILDING YARD REQUIREMENTS:

FRONT: NO / YES 8' CATEGORY 2 REAR: NO / YES 8' CATEGORY 2

SIDE (NW): NO / YES SIDE (SE): NO / YES

*FRONT OF BUILDING FACES KERR ST.

CATEGORY 2 = (1) ORNAMENTAL TREE/30-LF, (8) SHRUBS/30-LF, & 5 PNTS/LF

FRONT = 42-LF (EXCLUDES ENTRYWAYS)

SHADE TREES REQ'D:	N/A	PROVIDED:	N/A
ORNAMENTAL TREES REQ'D:	42/30 = 1	PROVIDED:	1
SHRUBS REQ'D:	(42/30)*8 = 11	PROVIDED:	16 SMALL
PNTS REQ'D:	(42*0.5) = 21	PROVIDED:	22

SIDE = 45-LF (EXCLUDES SIDEWALKS)

SHADE TREES REQ'D:	N/A	PROVIDED:	N/A
ORNAMENTAL TREES REQ'D:	45/30 = 2	PROVIDED:	2
SHRUBS REQ'D:	(45/30)*8 = 12	PROVIDED:	12 SMALL
PNTS REQ'D:	(45*0.5) = 22.5	PROVIDED:	24

REAR = 100-LF (EXCLUDES SIDEWALKS)

SHADE TREES REQ'D:	N/A	PROVIDED:	N/A
ORNAMENTAL TREES REQ'D:	100/30 = 3	PROVIDED:	4
SHRUBS REQ'D:	(100/30)*8 = 27	PROVIDED:	28 SMALL
PNTS REQ'D:	(100*0.5) = 50	PROVIDED:	52

PARKING LOT YARD REQUIREMENTS:

MIN. CRITERIA: 10% NET AREA OF PARKING LOT (1) SHADE, OR (2) ORNAMENTAL TREES, AND (8) SMALL SHRUBS PER (10) SPACES.

PARKING LOT AREA = 7,298-SF
 AREA REQUIRED: 729.8 x 10% = 730-SF AREA PROVIDED: 856-SF

TOTAL PARKING SPACES = 20
 TREES REQUIRED: 2.0 x 1 = 1 SHADE TREES TREES PROVIDED: 1
 SHRUBS REQUIRED: 2.0 x 8 = 16 SHRUBS SHRUBS PROVIDED: 27

STREET YARD REQUIREMENTS:

CEGAR ST. NW = 143-FT (EXCLUDES DRIVEWAY ENTRANCES)
 STREET YARD REQUIRED: 8' LEVEL 2
 PLANTINGS REQUIRED: (2) ORNAMENTAL TREES/40'-50': 4 PNTS/LF

SHADE TREES REQ'D:	0	SHADE TREES PROP.:	0
ORNAMENTAL TREES REQ'D:	6	ORNAMENTAL TREES PROP.:	6
LG. SHRUBS REQ'D:	0	LG. SHRUBS PROP.:	6
MD. SHRUBS REQ'D:	0	MD. SHRUBS PROP.:	3
SM. SHRUBS REQ'D:	0	SM. SHRUBS PROP.:	0
PNTS REQ'D:	57.2	PNTS PROP.:	60

KERR ST. NW = 69-FT (EXCLUDES DRIVEWAY ENTRANCE & FRONT OF BLDG)
 STREET YARD REQUIRED: 8' LEVEL 2
 PLANTINGS REQUIRED: (2) ORNAMENTAL TREES/40'-50': 4 PNTS/LF

SHADE TREES REQ'D:	0	SHADE TREES PROP.:	0
ORNAMENTAL TREES REQ'D:	4	ORNAMENTAL TREES PROP.:	7 (EXISTING)
LG. SHRUBS REQ'D:	0	LG. SHRUBS PROP.:	0
MD. SHRUBS REQ'D:	0	MD. SHRUBS PROP.:	0
SM. SHRUBS REQ'D:	0	SM. SHRUBS PROP.:	0
PNTS REQ'D:	27.6	PNTS PROP.:	42

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

Woodbine Design, P.C.
 Land planning & civil engineering
 980.732.2669 2018 N. Main Street, Suite 204
 Concord, NC 28025
 www.woodbinedesign.com
 info@woodbinedesign.com
 704.315.2587

Riley Burgess, Jr.
 PE
 2023.05.03
 14:21:50 - 04'00'
 SEAL

SEAL 10051
 NORTH CAROLINA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 RILEY BURGESS, JR.
 114 KERR ST. NW
 CONCORD, NC 28025

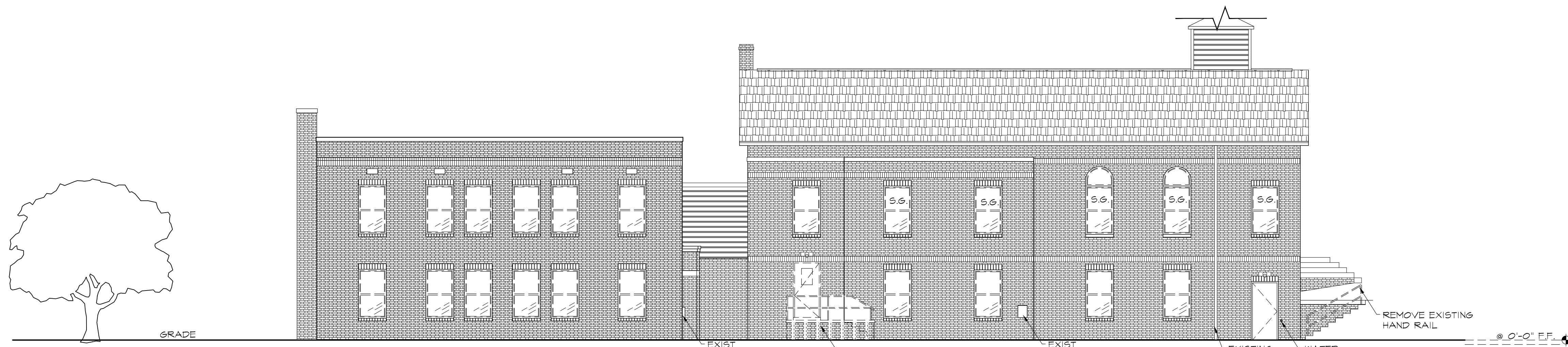
Graphic Scale 1" = 20 ft.

Project: **CEGAR & KERR ST. DEVELOPMENT**
 Location: **114 KERR ST. NW CONCORD, NC 28025**
 Sheet Title: **LANDSCAPE PLAN**

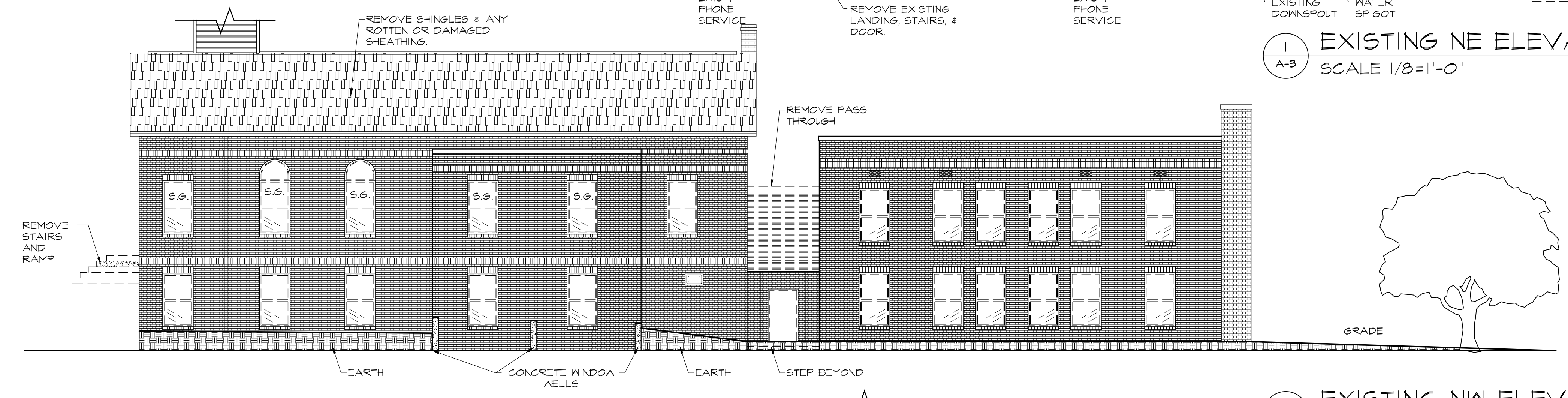
DEVELOPER/OWNER
 WEBUILD CONCORD
 4 BARBRICK AVE. SW
 CONCORD, NC 28025

Designed By: **WOODBINE DESIGN**
 Drawn By: **NJA**
 Date: **4/6/23**
 Revisions: **5/3/23-1st Review Com.**

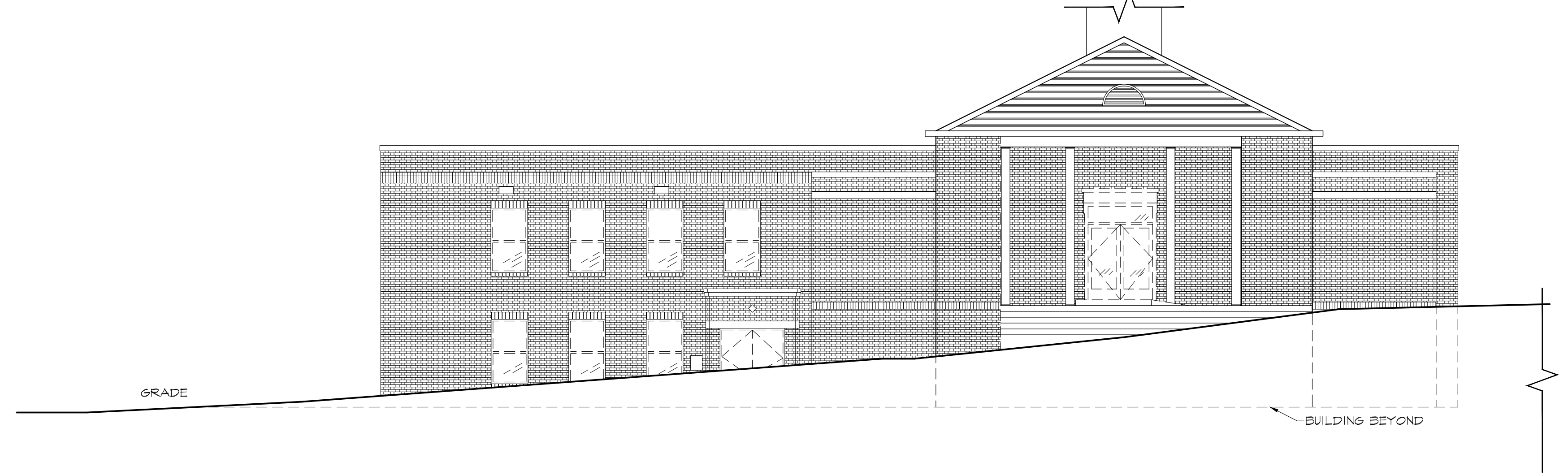
Sheet: **C2** of **2**
 Project Number: **23005**



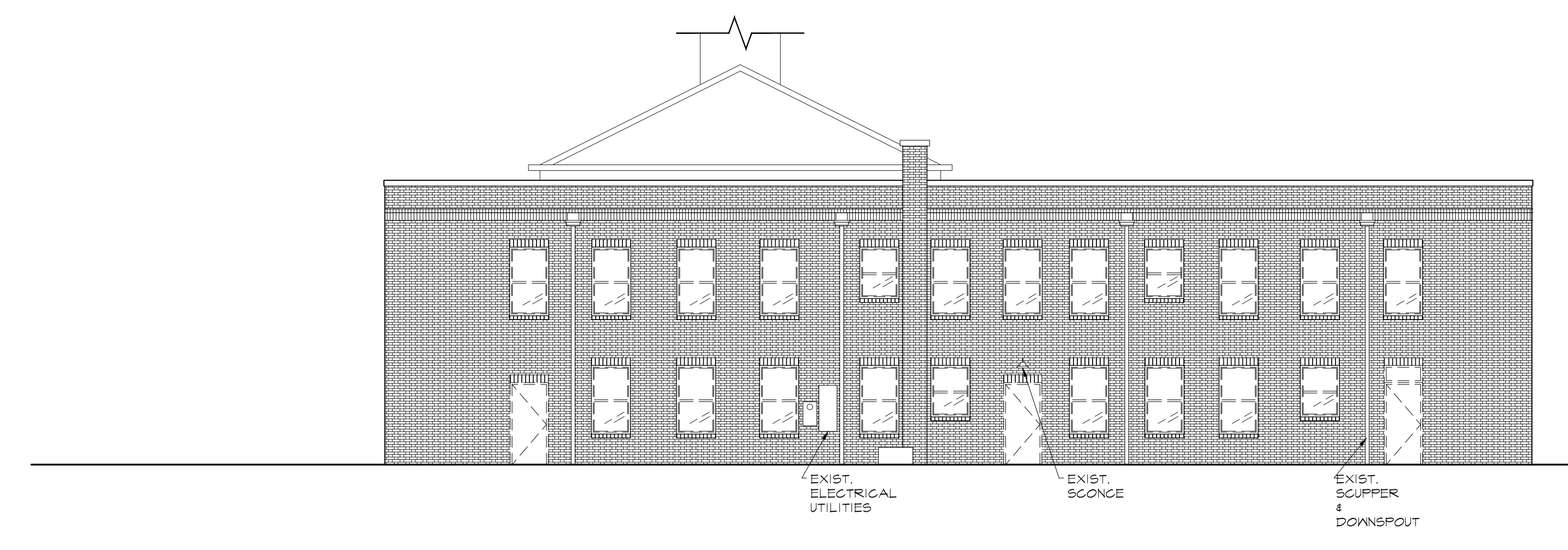
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2 EXISTING NW ELEVATION
SCALE 1/8"=1'-0"



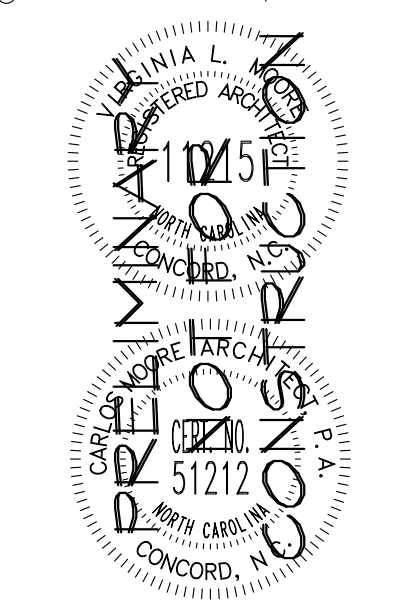
3 EXISTING SW ELEVATION
SCALE 1/8"=1'-0"



4 EXISTING SE ELEVATION
SCALE 1/8"=1'-0"

NOTES:
1. ALL EXISTING WINDOWS & DOORS TO BE REMOVED (EXCEPT FOR STAIN GLASS WINDOWS, WE WILL EVALUATE REPAIR OF EACH STAIN GLASS WINDOW)
2. ALL EXTERIOR WINDOW LOCATIONS SHALL REMAIN, REPLACEMENT WINDOWS TO FIT WITHIN EXISTING FRAMING.

NOTES:
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Carlos Moore EST. 1987
ARCHITECT PA
222 CHURCH ST. N. CONCORD, NC 28025
T-704.788.8333 F-704.782.0487
WWW.CMOOREARCH.COM

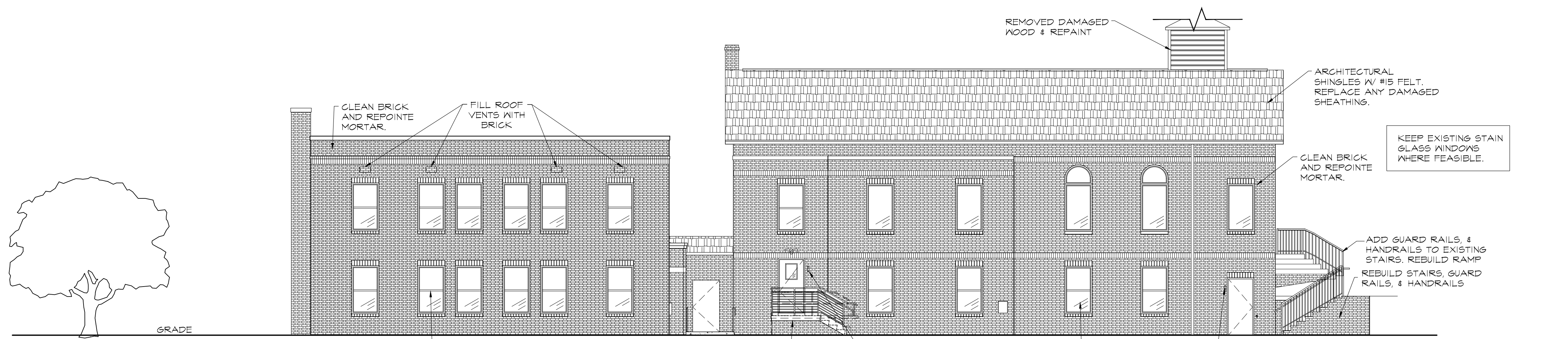
PROJECT TITLE: UPFIT FOR WE BUILD CONCORD
CEDAR & KERR MIXED-USE
114 KERR ST NW, CONCORD, NC
SHEET TITLE: EXISTING EXTERIOR ELEVATIONS

TODAY'S DATE: 05.04.2023
SCHEMATIC DESIGN APPR: XXXX
ORIGINAL SEAL DATE: XXXX

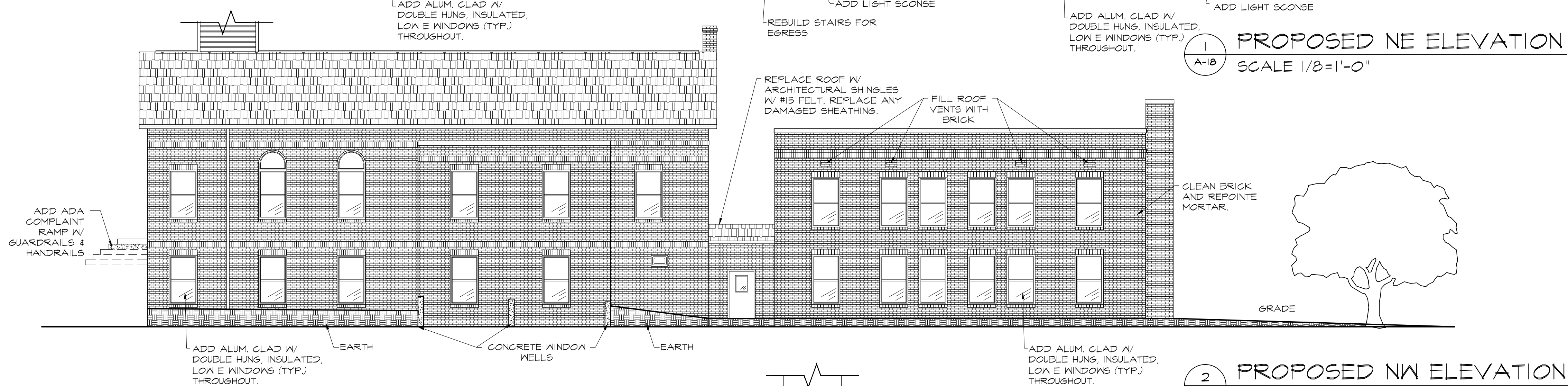
REVISIONS:

DRAWING NUMBER: 220402 EFF
DRAWN BY: RGN
PROJECT MGR: VLM
CHECKED BY: V. MOORE

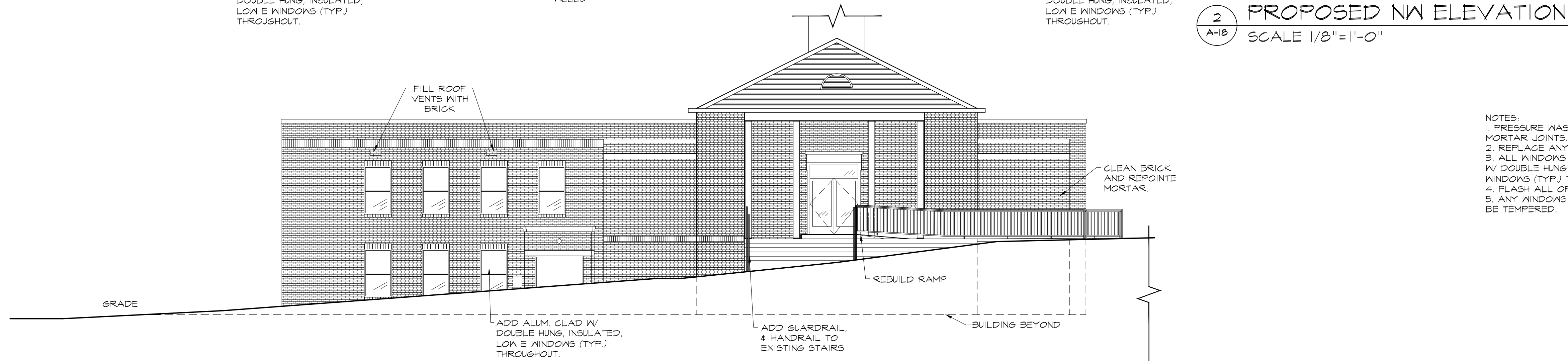
SHEET
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TOTAL # OF SHEETS: .
OF .



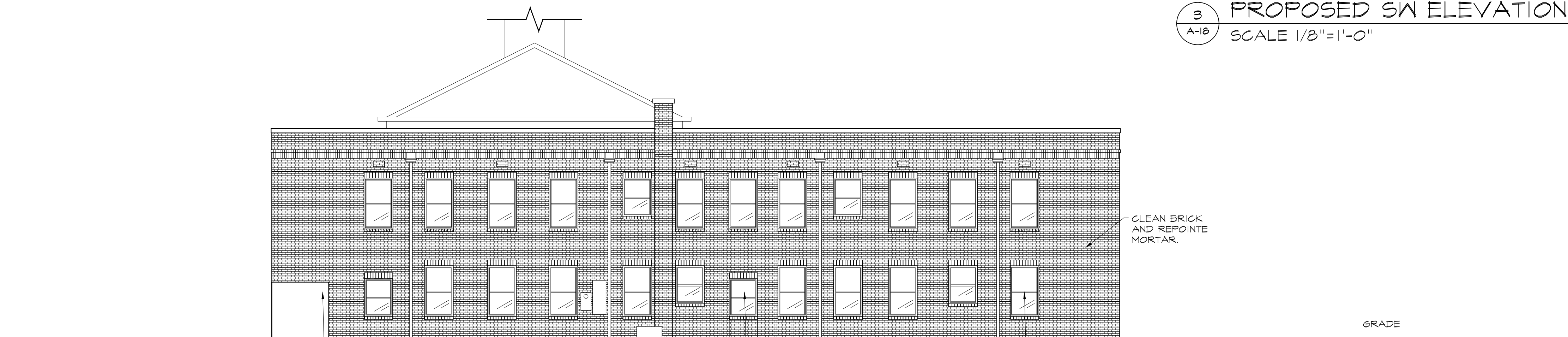
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SCALE 1/8"=1'-0"



2 PROPOSED NW ELEVATION
SCALE 1/8"=1'-0"



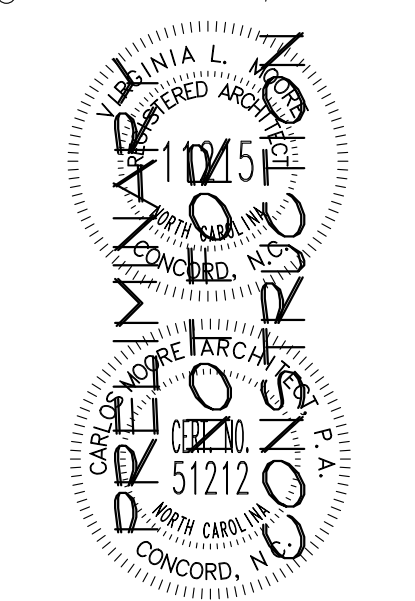
3 PROPOSED SW ELEVATION
SCALE 1/8"=1'-0"



4 PROPOSED SE ELEVATION
SCALE 1/8"=1'-0"

NOTES:
1. PRESSURE WASH BUILDING & POINT UP MORTAR JOINTS.
2. REPLACE ANY ROTTEN WOOD.
3. ALL WINDOWS SHALL BE ALUM GLAD W/ DOUBLE HUNG INSULATED LOW E WINDOWS (TYP.) THROUGHOUT.
4. FLASH ALL OPENINGS.
5. ANY WINDOWS IN BATHROOMS SHALL BE TEMPERED.

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PROJECT TITLE: UPFIT FOR WE BUILD CONCORD
CEDAR & KERR MIXED-USE
114 KERR ST NW, CONCORD, NC
SHEET TITLE: PROPOSED ELEVATIONS

TODAY'S DATE: 05.04.2023
SCHEMATIC DESIGN APPR: XXXX
ORIGINAL SEAL DATE: XXXX

REVISIONS:

DRAWING NUMBER: 220402 EFF
DRAWN BY: RGN & JEA
PROJECT MGR: VLM
CHECKED BY: V. MOORE

SHEET
A=18
TOTAL # OF SHEETS: .



**Z(CD)-04-23
AERIAL**

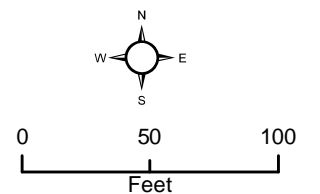
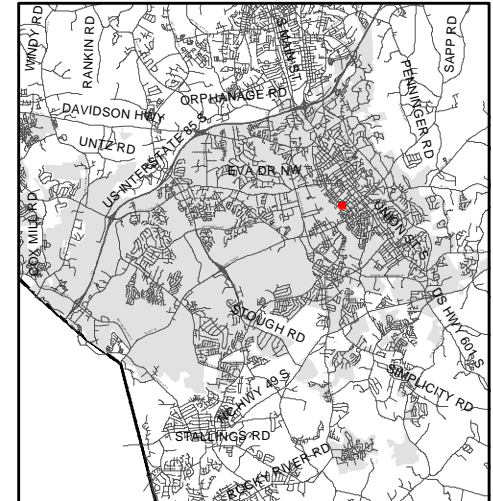
**Rezoning application
RC (Residential Compact)
to
PUD (Planned Unit
Development)**

114 Kerr St NW
PIN: 5620-57-9483



Subject
Property

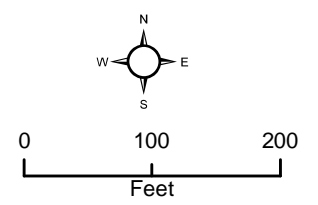
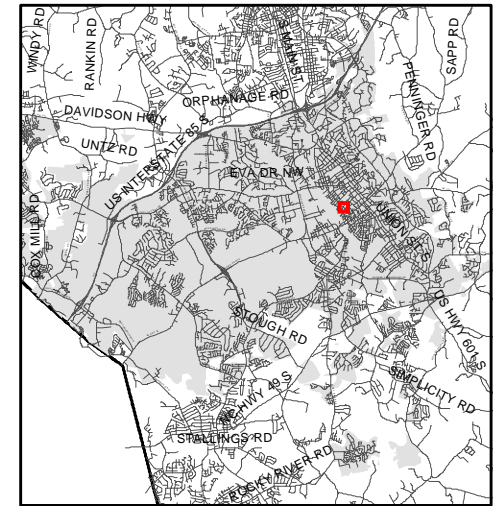
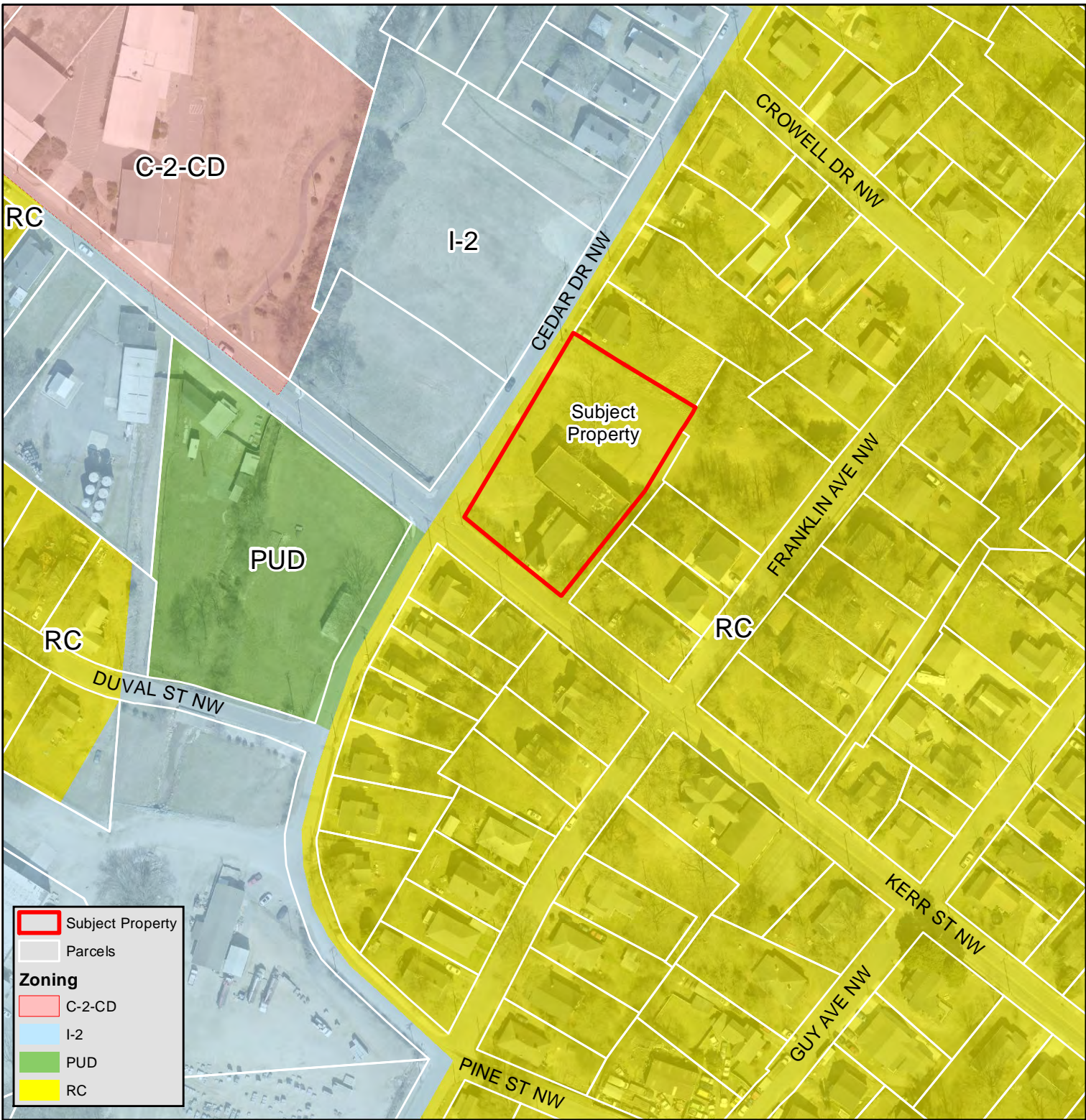
 Subject Property
 Parcels



**Z(CD)-04-23
ZONING**

**Rezoning application
RC (Residential Compact)
to
PUD (Planned Unit
Development)**

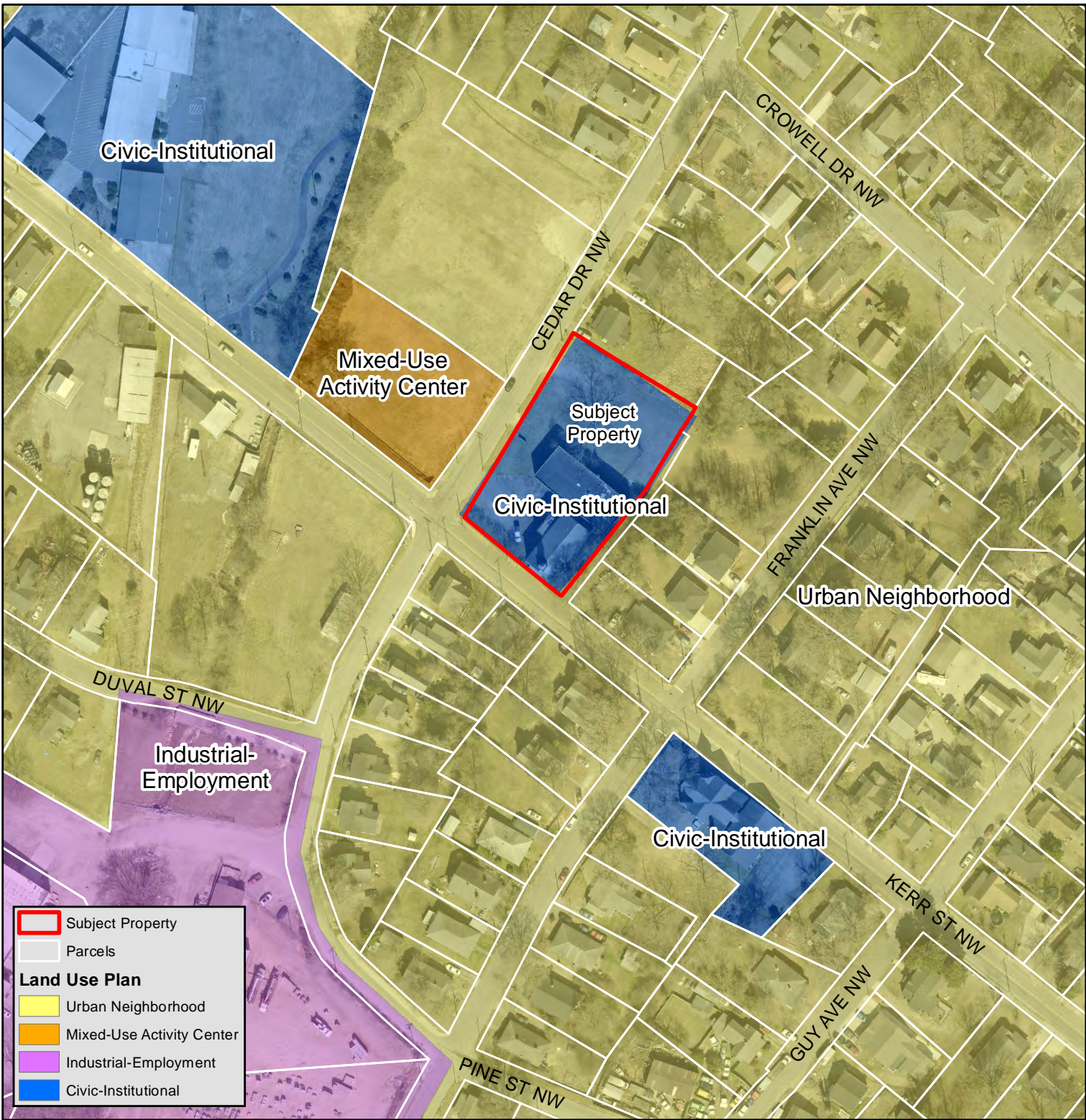
114 Kerr St NW
PIN: 5620-57-9483



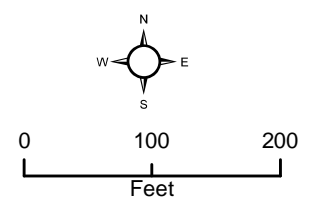
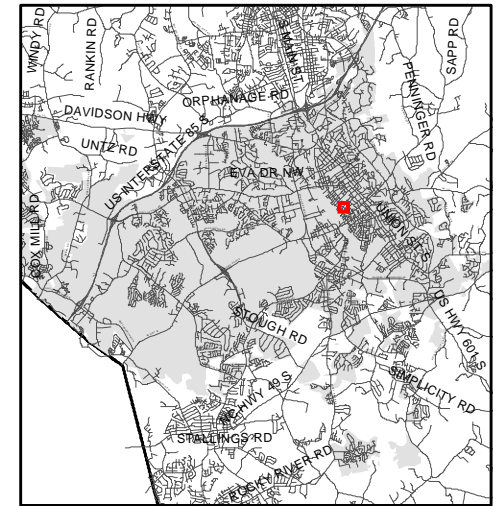
**Z(CD)-04-23
LAND USE PLAN**

**Rezoning application
RC (Residential Compact)
to
PUD (Planned Unit
Development)**

114 Kerr St NW
PIN: 5620-57-9483



	Subject Property
	Parcels
Land Use Plan	
	Urban Neighborhood
	Mixed-Use Activity Center
	Industrial-Employment
	Civic-Institutional



Z(CD)-04-23

Rezoning application
RC (Residential
Compact)
to
PUD (Planned Unit
Development)

- Case Location
- Streets
- Lakes & Ponds
- Rivers
- Cabarrus Co.
- City of Concord
- Other Municipalities

