



DATE: April 16, 2019

CASE #: Z (CD)-05-19
ACCELA: CN-RZC-2019-00002

DESCRIPTION: Zoning Map Amendment
City of Concord Light Commercial (C-1) to City of Concord
General Commercial Conditional District (C-2CD)

APPLICANT/OWNER: C4 Investments, LLC/First Charter Real Estate

LOCATION: 310 Coddle Market Dr. NW

PIN#s: PINs: p/o 5600-48-3084

AREA: +/- 1.26 acres

ZONING: City of Concord Light Commercial (C-1)

PREPARED BY: Scott Sherrill, Sr. Planner

BACKGROUND AND HISTORY

The subject property consists of a 1.26 acre portion of a 1.4 acre parcel, on the eastern quadrant of the intersection of Coddle Market Dr. NW and George Liles Pkwy NW.

The applicant seeks to amend the zoning to establish a new General Commercial Conditional District (C-2CD) on a portion of the parcel. The proposed conditional district site plan reflects a convenience store of 3,500 square feet with gas sales; additionally, as a condition, the applicant has offered to preclude the following uses: automobile sales, sexually oriented businesses, and psychics. In the existing zoning district (C-1), the convenience store would be limited to 2,000 square feet. The applicant has provided renderings to exemplify the architectural details associated with the project.

HISTORY

The subject property was annexed on December 31, 1995 and is currently zoned C-1.

The subject parcel is one of several commercial outparcels created from subdivisions of land owned by the Elizabeth P Cook Family Ltd. Partnership. Most of the parcels to the north of Coddle Market Dr. NW were zoned C-2, and the property to the south was zoned C-1. Currently another non-adjacent section of the Elizabeth P Cook Family Ltd. Partnership property is being

developed for townhomes in the C-1 zoning district. The majority of the development in the vicinity of the subject parcel has occurred by right, with the conditional request in this case being driven by the desired size of the convenience store.

SUMMARY OF REQUEST

The applicant seeks to amend the zoning to establish a new General Commercial Conditional District (C-2CD) on a portion of the parcel. The proposed conditional district site plan reflects a convenience store of 3,500 square feet with gas sales. In the existing zoning district (C-1), the convenience store would be limited to 2,000 square feet.

Development Context

Property to the north of the subject area is zoned City of Concord General Commercial (C-2) and is used for General Commercial purposes, to include an auto parts store, an orthodontist, a salon, a restaurant, a bank, a real estate office, and a grocery store. Property to the east of the subject property is zoned City of Concord Light Commercial (C-1) and is used as a daycare and being developed as townhomes, although currently vacant. Property to the south of the subject property is zoned City of Concord Light-Commercial(C-1) and is currently vacant, although a portion is being developed as townhomes. Property to the west of the subject property is zoned General Commercial (C-2) and currently consists of vacant land, a car wash, and an animal hospital.

Existing Zoning and Land Uses (Subject Parcel)					
Current Zoning of Subject Property	Zoning Within 500 Feet		Land Uses(s) of Subject Property	Land Uses within 500 Feet	
Light Commercial (C-1)	North	General Commercial (C-2)	Vacant	North	Commercial
	South	Light Commercial (C-1)		South	Vacant and Residential
	East	Light Commercial (C-1)		East	Daycare, Residential
	West	General Commercial (C-2)		West	Commercial, Vacant

Infrastructure

The principal access for the site will be from Coddle Market Dr. NW, a private street. The developer of the property is proposing to install sidewalk and signage in the private right of way.

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as “Mixed Use Activity Center” for which C-2CD is a compatible zoning district.

From the 2030 Land Use Plan:

Mixed Use Activity Centers (MUAC): The intent of the Mixed-Use Activity Center (MUAC) Future Land Use category is to identify areas that serve broader economic, entertainment, and community activities as compared to mixed-use neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of the mixed-use center may stand three or more stories. Residential units or office space may be found above storefronts. Parking is satisfied by using on-street parking, structured parking, and shared rear-lot parking strategies. Structured parking should be encouraged to be incorporated into the principal structure.

A large-scale mixed use activity center may be surrounded by one or more neighborhoods that encourage active living, with a comprehensive and interconnected network of walkable streets.

Areas designated as Mixed-Use Activity Centers Future Land Use category are large geographic areas located at key intersections of major transportation corridors, that have high growth potential, where the infrastructure can support denser development. Mixed Use Activity Centers are located along major corridors where transit facilities are currently planned or envisioned in the future. Mixed-Use Activity Centers may not necessarily be constructed as a single development at one time. The very nature of these areas allows them to be approved in phases and to evolve over time into an area made up of a mix of land uses, usually centered on some type of public transit facility, which affords people the opportunity to live, work, shop, and, in some cases, have immediate access to recreation facilities in one general area. It is also the goal of these districts to reduce vehicle trips by making them single destination points for multiple consumer needs.

The intent of the Mixed-Use Activity Center designation is to encourage the development of a mixture of complementary uses that will function as an integrated center allowing for pedestrian connections between developments and uses. Each of the eleven proposed Mixed-Use Activity Center locations identified on the Land Use Plan have different characteristics and will develop uniquely. The size of these areas is relatively large, with the intent that mixed use development should occur within a one-half mile radius of a transit stop (an estimated ten minute walking distance). Due to the fact that each area designated as a MUAC, applying one development solution to each is not practical. The key is to coordinate development of each parcel within the context of the larger District. Coordinating connectivity and planning for future uses will be critical in this process.

Non-residential uses are recommended at a 2 Floor Area Ratio.

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately 1.4 acres, with the portion for rezoning of approximately 1.26 acres.
- The subject property is vacant.
- The proposed zoning amendment is consistent with the 2030 Land Use Plan (LUP) because it results in a zoning classification which remains consistent with the Mixed Use Activity Center future land use category.

- The zoning amendment is reasonable and in the public interest because it adds a second fuel location near the intersection of George Liles and Poplar Tent on the south side of Interstate 85 and provides a larger retail component than would be allowed in the C-1 zoning district. The proposed design of the project also results in a plan where the structure is located at a minimal setback on George W. Liles Parkway, which emphasizes the principal structure instead of the parking and gas pump canopy.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the request consistent with the 2030 Land Use Plan and the requirements of the Concord Development Ordinance. There is an opportunity at this time to add clarity to the entitlements. The staff has no objections to the petition.

Recommended Conditions:

1. The development shall proceed in accordance with the Prop. Rezoning Plan for C4 Investments, LLC with site location: George W Liles Parkway and Coddle Market Drive NW, City of Concord, Cabarrus County RZ Submittal 3 dated 04/01/19 and elevations dated March 18, 2019.
2. The approval of the proposed site plan is contingent on securing documentation of an agreement for access to the private right of way for sidewalk installation and signage. If such documentation for an agreement is not received, site plan will need to be revised accordingly to reflect sidewalk and signage on the subject property. If the extent of changes exceeds the thresholds set forth in the Concord Development Ordinance, site plan will require re-review by the Planning and Zoning Commission.
3. Full technical site plan approval shall be submitted in compliance with the Concord Code of Ordinances and the Conditions listed herein.
4. Buildings shall be located as shown on the approved preliminary site plan. Minor modifications may be allowed, pursuant to Concord Development Ordinance (CDO) §5.4.10 and 3.2.8.I.
5. The proposed structures shall follow the theme, scale, and architectural guidelines of the provided elevations. Minor modifications may be allowed, pursuant to CDO §5.4.10 and 3.2.8.I.
6. Changes in the uses shown on the site plan may require additional site plan review. Minor modifications may be allowed, pursuant to CDO §5.4.10 and 3.2.8.I.
7. Water system must be installed, tested, verified to provide the needed fire flow, and approved before vertical construction.

PROCEDURAL CONSIDERATIONS

This particular case is a rezoning, 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.



(Please type or print)

Applicant Name, Address, Telephone Number and email address: C4 Investments, LLC
121 West Trade Street, Suite 2550, Charlotte, NC 28202
cbaker@csere.com

Owner Name, Address, Telephone Number: First Charter Real Estate
38 Fountain Square Plaza, Cincinnati, OH 45202

Project Location/Address: 310 Coddle Market Dr. NW

P.I.N.: 56004830840000

Area of Subject Property (acres or square feet): 1.4 AC

Lot Width: 230 ft

Lot Depth: 260 ft

Current Zoning Classification: C-1

Proposed Zoning Classification: C-2(CD)

Existing Land Use: Vacant

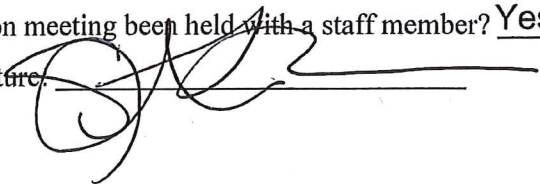
Future Land Use Designation: Commercial

Surrounding Land Use: North Commercial South Vacant

East Commercial West Vacant

Reason for request: To allow a convenience store with greater than 2,000
leasable square feet for enclosed structure and a gas station.

Has a pre-application meeting been held with a staff member? Yes, DRC on 1/24/19

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:

Proposed Commercial Land Use to include a Gas Station
with a Convenience Store.

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):

All uses permitted in the C-2 zoning district are allowed
excluding automobile sales, sexually oriented businesses,
and psychic.

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

[Signature] 02-11-19
 Signature of Applicant Date

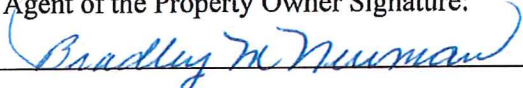
[Signature] 3/14/19
 Signature of Owner(s) Date

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.

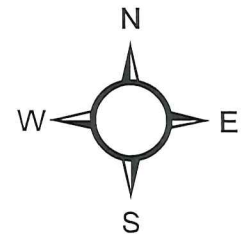
Date: 02-11-19

Applicant Signature: 

Property Owner or Agent of the Property Owner Signature:


Aerial Map Z(CD)-05-19

C4 Investments, LLC
Coddle Market Dr. NW
C-1 (Light Commercial)
to
C2-CD (General
Commercial
Conditional District)
PIN 5600-48-3084



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, its 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.

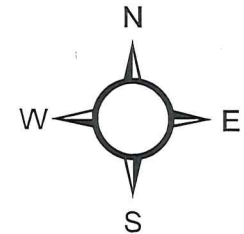


Legend
 Subject Parcel

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

Zoning Map Z(CD)-05-19

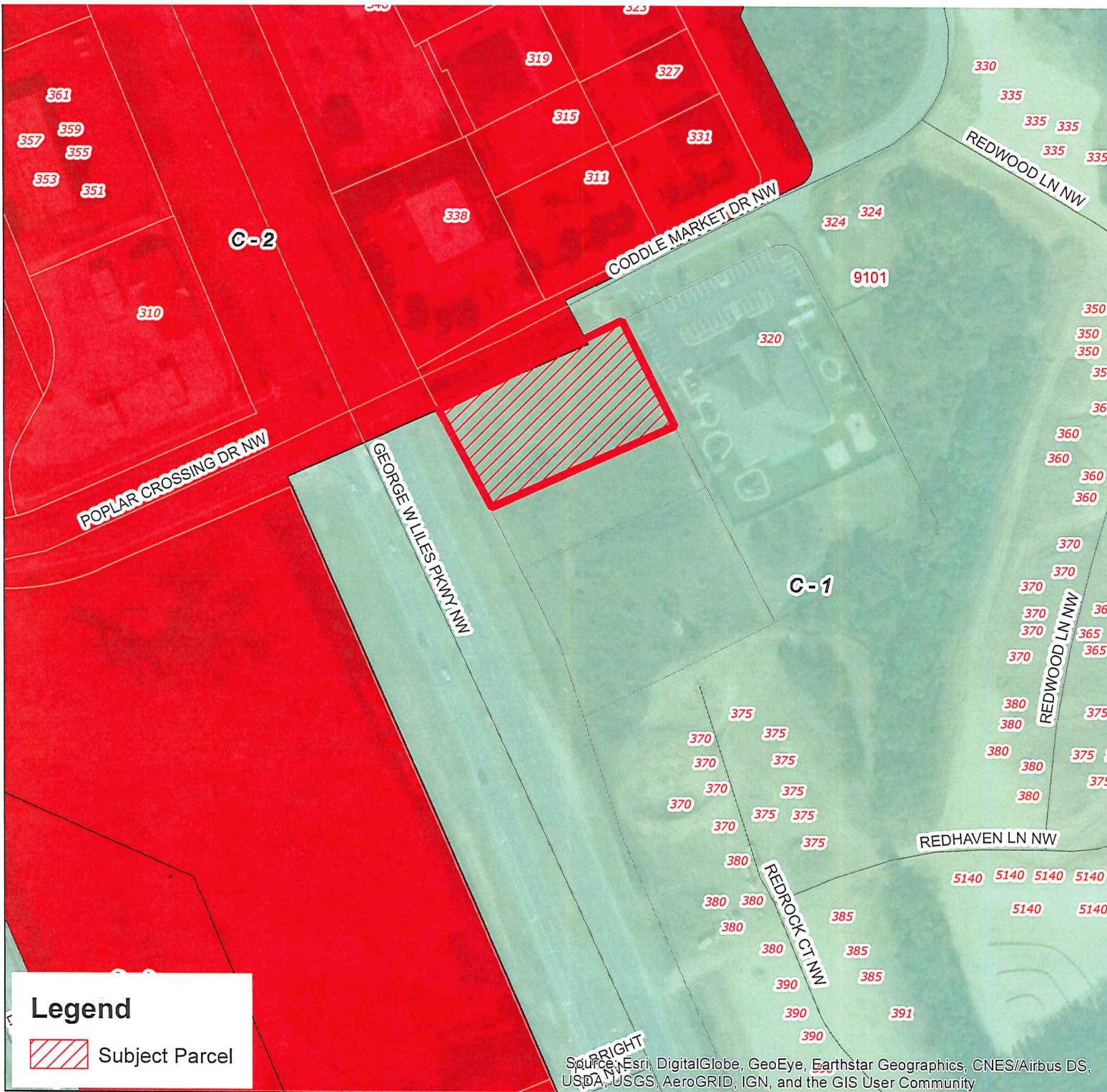
C4 Investments, LLC
Coddle Market Dr. NW
C-1 (Light Commercial)
to
C2-CD (General
Commercial
Conditional District)
PIN 5600-48-3084



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, its 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.



Legend

 Subject Parcel

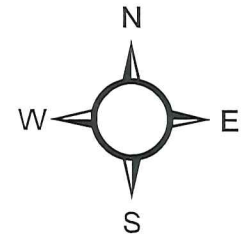
LUP Map Z(CD)-05-19

C4 Investments, LLC

Coddle Market Dr. NW

C-1 (Light Commercial)
to
C2-CD (General
Commercial
Conditional District)

PIN 5600-48-3084





Source: City of Concord
Planning Department

Disclaimer

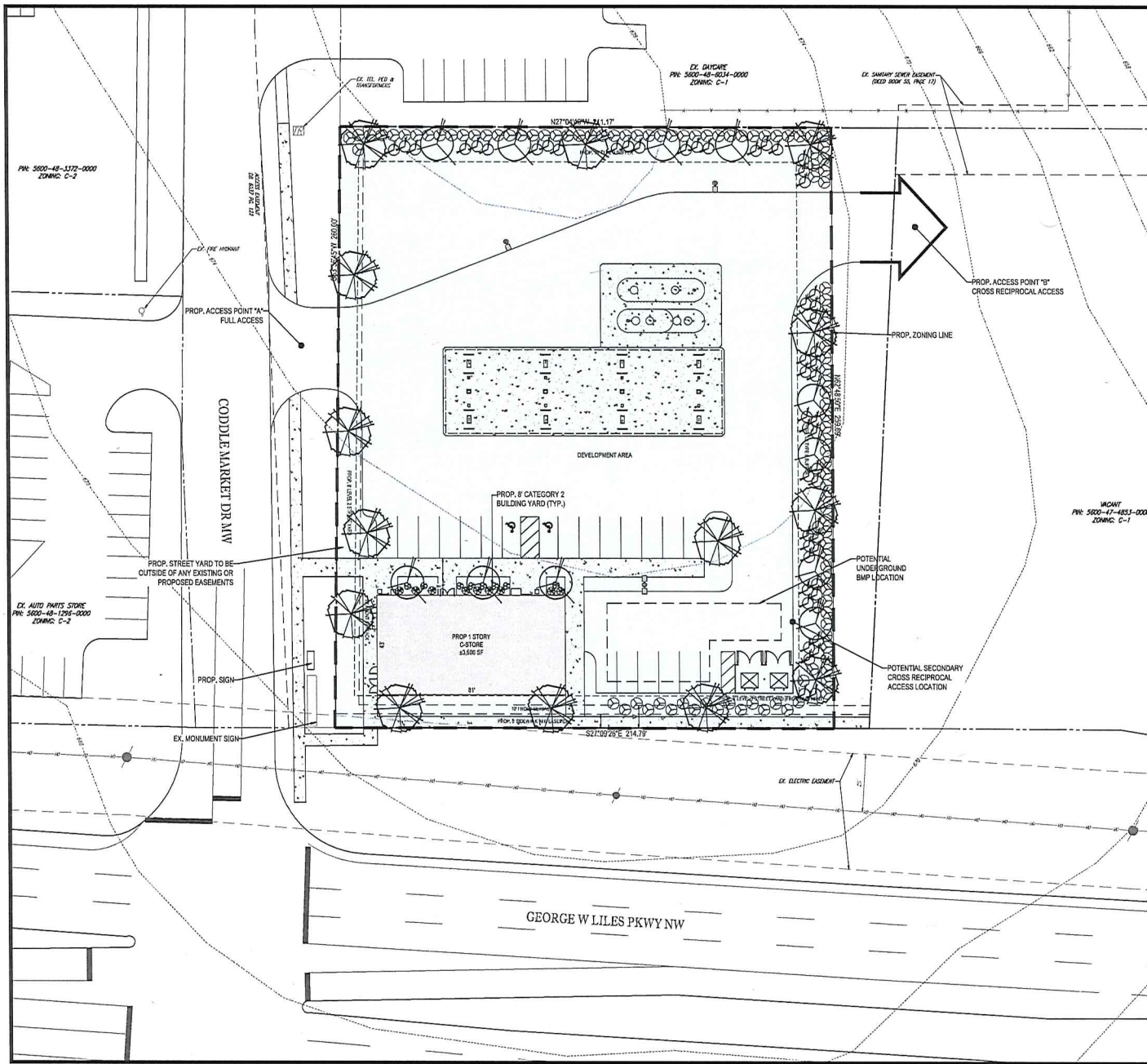
These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, its employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained 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.



Legend

-  Subject Parcel
-  Mixed-Use Activity Center

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



LAND USE AND ZONING INFORMATION

APPLICANT: C4 INVESTMENTS, LLC
 121 WEST TRADE STREET, SUITE 2550
 CHARLOTTE, NC 28202
 CONTACT: COREY BANKER
 PHONE: (704) 414-7472

1. OWNER: FIRST CHARTER REAL ESTATE
 38 FOUNTAIN SQUARE PLAZA
 CINCINNATI, OH 45202

2. PARCEL: 1.40 AC
 5000-48-3084-0000
 SOUTHEAST CORNER OF GEORGE W. LILES PARKWAY NW AND
 CODDLE MARKET DRIVE NW
 CITY OF CONCORD
 CABARRUS COUNTY, NC 28027

3. ZONING:
 EXISTING: C-1 (LIGHT COMMERCIAL)
 PROPOSED: C-2(CD) (GENERAL COMMERCIAL CONDITIONAL USE) (1.27 AC)

4. USES:
 EXISTING: VACANT
 PROPOSED: CONVENIENCE STORE WITH FUEL SALES
 PROHIBITED: ALL USES PERMITTED IN C-2 ARE ALLOWED EXCLUDING ANY
 AUTOMOBILE SALES, SEXUALLY ORIENTED BUSINESSES, AND
 PSYCHIC.

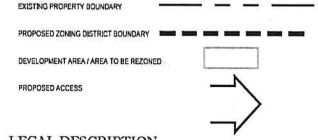
5. MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT, AS ALLOWED BY THE CITY
 OF CONCORD ZONING ORDINANCE. 50% MAXIMUM IMPERVIOUS AREA LIMIT
 FOR C-2 ZONING.
 DEVELOPMENT AREA 1.27 AC
 IMPERVIOUS AREA: 0.60 AC = 71%

6. PARKING: AS REQUIRED BY THE CITY OF CONCORD ZONING ORDINANCE.

7. MAX HEIGHT: THE BUILDING MAX HEIGHT WILL BE AS REQUIRED BY THE CITY
 OF CONCORD ZONING ORDINANCE FOR THE C-2 ZONING DISTRICT.

8. PROPOSED BUILDING TYPE: V-B

LEGEND

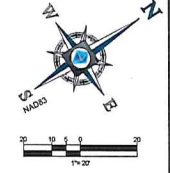


LEGAL DESCRIPTION

BEGINNING AT THE NORTHERN MOST CORNER OF A 1.401 ACRE TRACT AS
 SHOWN ON A PLAT ENTITLED MINOR SUBDIVISION OF ELIZABETH P. COOK LTR
 FAMILY PARTNERSHIP, PREPARED FOR CARPENTER COMMERCIAL, INC. BY
 CONCORD ENGINEERING & SURVEYING, INC., DATED MARCH 30, 2008 AND
 RECORDED IN MAP BOOK 48, PAGE 27 OF THE CABARRUS COUNTY REGISTRY,
 BEING THE POINT OF BEGINNING OF THE TRACT HEREBY DESCRIBED, THENCE
 S37°04'52\" E 211.17' TO A POINT; THENCE S82°44'53\" W 258.69' TO A POINT;
 THENCE N27°09'28\" W, 214.79' TO A POINT; THENCE N83°38'45\" E, 200.00' TO THE
 POINT OF BEGINNING AND CONTAINING 1.270 ACRES.

GENERAL UTILITY NOTES

1. ANY MOVEMENT OF EXISTING COC ELECTRIC UTILITIES CAN BE AT
 OWNER/DEVELOPER COST
2. ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH CITY OF CONCORD
 TECHNICAL STANDARDS MANUAL.



BOHLER
 ENGINEERING NC, PLLC
 ENGINEERING
 PROGRAM MANAGEMENT
 LAND SURVEYING
 SUSTAINABLE DESIGN
 EXHIBITION SERVICES
 PROJECT MANAGEMENT
 PHOTOGRAPHY

REVISIONS

REV	DATE	COMMENT	BY
1	03/19/19	RZ SUBMITTAL 2	RCB
2	04/01/19	RZ SUBMITTAL 3	RCB

811
 KNOW WHAT'S BELOW
 ALWAYS CALL 811
 BEFORE YOU DIG
 It's fast. It's free. It's the law.

NOT APPROVED FOR
 CONSTRUCTION

PROJECT NO: NCC31940
 DRAWN BY: ODR
 CHECKED BY: RCB
 DATE: 2/11/2019
 SCALE: 1\" = 10'
 CAD ID: 621

PROJECT:
**PROP.
 REZONING PLAN**
 FOR
**C4 INVESTMENTS,
 LLC**

LOCATION OF SITE:
 GEORGE W LILES PARKWAY AND
 CODDLE MARKET DRIVE NW
 CITY OF CONCORD
 CABARRUS COUNTY

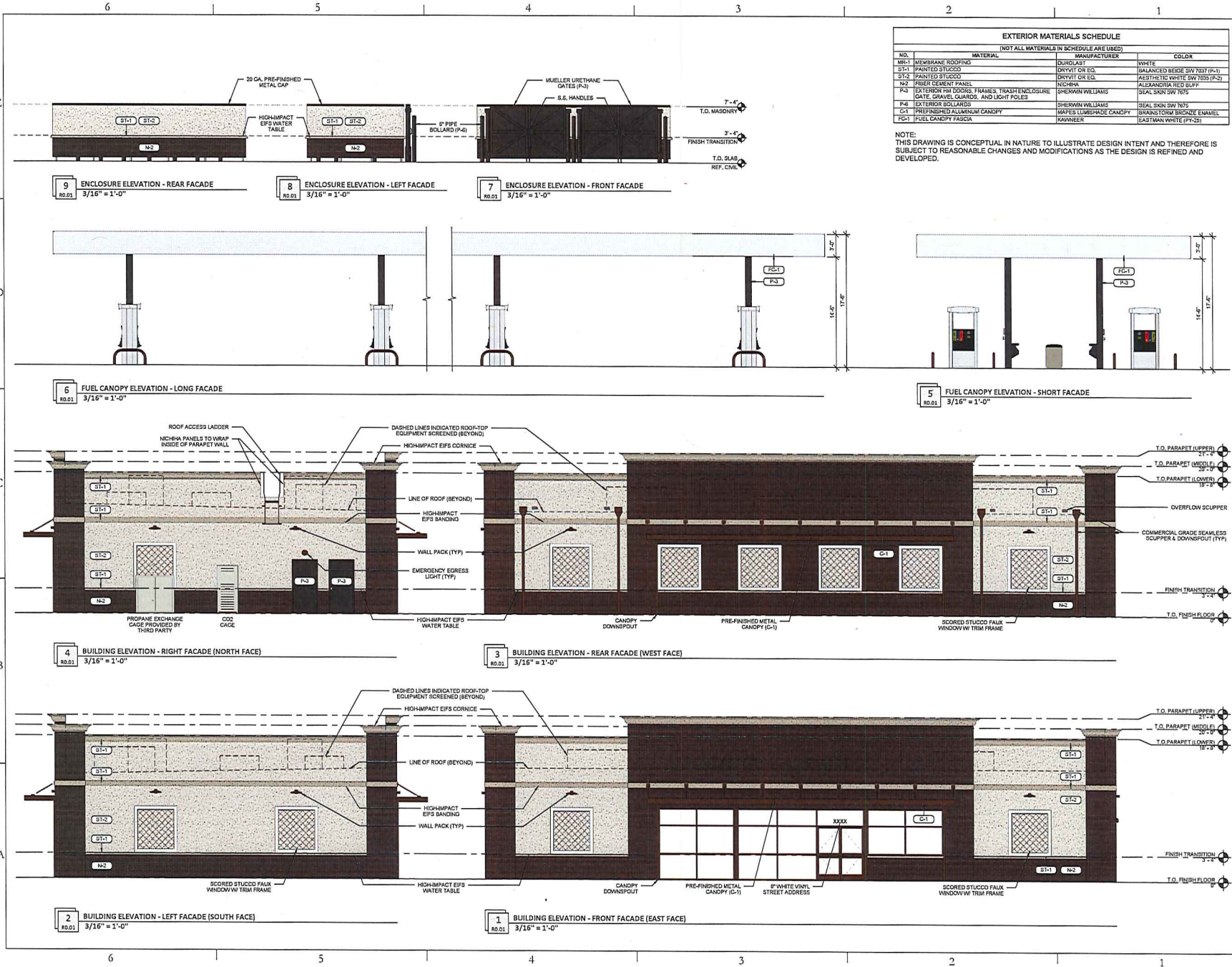
BOHLER
 ENGINEERING NC, PLLC
 1927 S. TRYON STREET, SUITE 310
 CHARLOTTE, NC 28203
 Phone: (800) 272-3400
 Fax: (800) 272-3601
 NC@BohlerEng.com

SHEET TITLE:
**SCHEMATIC
 PLAN**

SHEET NUMBER:
RZ-1

3/18/2019 12:44:43 PM

W:\river\mva\1\1\PROJECTS\2019\PROJECTS\19022 - 7-11 Concord NC @ George Ltd Phy\105 - 105.dwg - Rev\01 - Architect\Concord NC_A_R16.rvt



EXTERIOR MATERIALS SCHEDULE		
(NOT ALL MATERIALS IN SCHEDULE ARE USED)		
NO.	MATERIAL	COLOR
MK-1	MEMBRANE ROOFING	DUROLAST
ST-1	PAINTED STUCCO	MANUFACTURER
ST-2	PAINTED STUCCO	DRYVIT OR EQ.
N-2	FIBER CEMENT PANEL	DRYVIT OR EQ.
P-2	EXT. TRIM (TRIM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, AND LIGHT POLES)	NICHIA
PA	EXTERIOR BOLLARDS	SHERWIN WILLIAMS
C-1	PRE-FINISHED ALUMINUM CANOPY	SHAWNEESIDE CANOPY
PC-1	FUEL CANOPY FASCIA	EASTMAN WHITE (PT-25)
		KAWNEER

NOTE: THIS DRAWING IS CONCEPTUAL IN NATURE TO ILLUSTRATE DESIGN INTENT AND THEREFORE IS SUBJECT TO REASONABLE CHANGES AND MODIFICATIONS AS THE DESIGN IS REFINED AND DEVELOPED.



302 SW 4 STREET, SUITE 2
BENTONVILLE, AR 72712
WWW.BATESARCHITECTS.COM
TEL: 479.633.6855

Copyright © 2019 Bates & Associates, Inc. All rights reserved.
Bates & Associates, Inc. is not responsible for the accuracy or completeness of the information contained herein. The user assumes all liability for the use of the information contained herein. Bates & Associates, Inc. is not responsible for the accuracy or completeness of the information contained herein. Bates & Associates, Inc. is not responsible for the accuracy or completeness of the information contained herein.

PROJECT:
CONSTRUCTION MANAGER:
CROGLAND SOUTH-EAST
131 WEST TRADE STREET, SUITE 2550
CHARLOTTE, NC 28202

TENANT:
7-ELEVEN INC.
3208 MCCREERY RD, IRVING, TX 75063

PROTO:04/27/2017

SE CORNER OF GEORGE LILES PARKWAY & CODDLE MARKET DR.
CONCORD, NC
7-ELEVEN STORE
CROGLAND SOUTH-EAST
131 WEST TRADE STREET, SUITE 2550
CHARLOTTE, NC 28202



03/18/2019
Architect Name - RYAN M FAUST
Architect Number - AR97905

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER 19022
RELEASE DATE 03/18/2019

REVIEW BOARD - ELEVATIONS

R0.01