



DATE: April 19th, 2022

DESCRIPTION: Zoning Map Amendment from City of Concord MX-CC2 (Mixed Use - Commercial Center Large District) to C-2 and I-1-CD (General Commercial and Light Industrial Conditional District)

CASE NUMBER: Z (CD)-07-21

APPLICANTS Tyler Jones, Robinson Weeks Partners

LOCATION: 4208 and 4515 Davidson Hwy

PARCEL PIN: PINs 5601-77-8447, 5601-88-8181, 5601-87-9077 and 5601-87-7425

AREA: +/-54.8519 Acres

ZONING: MX-CC2 (Mixed Use-Commercial Center Large)

REPORT PREPARED BY: Kristen Boyd-Sullivan, Senior Planner

BACKGROUND

The subject property is located on the north side of Davidson Highway (also referred to as Highway 73), just east of the I-85 interchange, and is +/- 54.8519 acres. It lies along the Highway 73 Corridor, at the northeast corner of International Drive and Highway 73. The International Business Park is located in close proximity to the southwest, as well as I-85, which also borders the projects' northern boundary. The property is currently vacant.

HISTORY

The subject property was annexed into the City on June 30, 1992 as part of a City initiated annexation. After annexation, the property was administratively zoned a combination of Residential Medium and High Density (R-3 and R-4). After the adoption of the Concord Development Ordinance in 2000, the R-3 and R-4 zonings became RC and RV zoning, which is their functional equivalent. A portion of the property was rezoned to Conditional Use Light Industrial (CUI-1) at some point after 1995, however the staff could not locate background information on that zoning case.

On August 21, 2007, a rezoning request from CUI-1 (Light Industrial Conditional Use), RV (Residential Village) and RC (Residential Compact) to Mixed Use – Commercial Center Large (MX-CC2) was approved by the Planning and Zoning Commission (Case Z(CD)-33-07). The approved plan proposed a mixed-use development comprised of approximately 250,000 square feet

of office and 250,000 square feet of commercial uses. Due to the economic climate following the approval of the 2007 rezoning to MX-CC2, the proposed development was never constructed.

The previously approved site plan, conditions and design standards are included with this staff report.

SUMMARY OF REQUEST

The applicant is requesting a rezoning of the subject property from Mixed-Use Commercial Center Large (MX-CC2) to Light Industrial Conditional District (I-1-CD) and General Commercial (C-2) for a proposed Industrial Development (on 49.8510 Acres), and 5.0009 acres designated for a General Commercial (C-2) parcel. There are no proposed plans for the proposed C-2 parcel at this time, and since the C-2 parcel is not a conditional district, any uses allowed in the C-2 zoning district would be permitted if the rezoning is approved. Any development of the site would be required to meet all applicable standards of the CDO as well as the Technical Standards Manual.

As part of the conditional district rezoning, a detailed site plan, elevations, list of prohibited uses as well as development conditions have been provided for the I-1-CD portion. According to the applicant, an office, warehouse, distribution and light industrial business park are the possible uses for the development. These uses are all permissible within the I-1 zoning district. However, if the applicant does decide to move forward with warehousing and distribution as previously indicated, a Special Use Permit would be required. Warehouse and distribution facilities are only permitted within I-1 zoning classifications with the issuance of a Special Use Permit from the Planning and Zoning Commission. It should be noted that the City has received an application for a Special Use Permit for the portion of the subject site requested for I1-CD zoning, including a site plan and elevations that adhere to the current zoning petition. The Special Use Permit public hearing cannot be heard until after a rezoning to I-1 becomes effective. It is possible that a Special Use Permit could be heard, if the rezoning is approved and becomes effective by then next Planning and Zoning Commission meeting in May. However, the applicant has not officially indicated whether they intend to move forward with the Special Use Permit request, delay it, or withdraw the petition.

SITE DETAILS

As depicted on the submitted site plan, two (2) Industrial Buildings, Building A (+/- 178,500 sq. ft.) and Building B (+/- 240,500 sq. ft.), associated parking, loading areas, two (2) amenity areas, and landscape buffers are proposed for the I-1-CD portion of the project. The site has quite a bit of topography which will result in the front building (Building “B”) sitting approximately 15-20’ below the elevation of Hwy 73, as well as the single-family neighborhood to the east (Cambridge Commons). Therefore, parking areas and internal roads will be less visible, and noise as well as ambient light may be lessened by the lower elevation. The second building at the back of the site (Building “A”), will sit at a higher elevation, with more visibility from I-85 than Hwy 73. The building is oriented toward the northwest portion of the site, further from the adjacent residential uses. A stream with undisturbed buffers provides additional buffering and separation from the front of the site along Hwy 73.

As this is a conditional rezoning request, the applicant is proposing additional enhancements for the project. The previous approval included a condition to provide a 50’ Class “D” buffer along the property boundary shared with Cambridge Commons. This condition has been modified to include all vegetation 8” in caliper or greater within the 50’ buffer to be preserved where indicated on the plan. The condition further states that the developer will meet with the City Arborist (or

authorized designee) to tag all trees 8” in caliper or greater in these buffer areas and to establish limits of disturbance for the east perimeter. There are two (2) areas within the 50’ Type D buffer where grading may interfere with this condition, and these two areas are depicted on the accompanied site plan. As requested by staff, a section drawing illustrating the proposed Type D buffer between the proposed development and the Cambridge Commons Subdivision is provided on the site plan. Existing vegetation that does not meet the requirements for a Type D buffer will be supplemented with evergreen trees and shrubs.

In addition to the standard parking lot and street yard requirements along Hwy 73, a 4’ tall black powder-coated aluminum decorative fence with evergreen shrubs planted 5’ O.C. on the street-side of the fence will be installed between the street yard and parking lot yard. Two (2) employee amenity areas are depicted on the plans, which include, at a minimum, benches and picnic tables. The development also preserves a good amount of open space, although not required for Industrial Zoning. Maximum impervious area for I-1 zoning is 80%, while the proposed impervious area for this development is shown as 42.8%, almost half of what is allowable.

ELEVATIONS

The submitted elevations which accompany this staff report specify primarily tilt-up scored concrete in contrasting vertical pattern along the front facades, metal panel accents, metal awnings, glass windows and doors at the main entrances of the two buildings. All elevations meet the C.D.O. standards as required in Article 7.11. The proposed buildings are proposed to be a maximum of 50’ in height, while the maximum building height in I-1 allows up to 72 feet.

TRAFFIC MITIGATION

Traffic continues to be a concern with residents and commuters who travel Highway 73, and was also brought up at the neighborhood meeting. The TIA has been approved by Transportation for the Industrial portion only. According to the “Transportation Mitigation Agreement” as part of the Traffic Impact Analysis, improvements include:

- Construct a southbound right-turn lane with 150 of storage on Rhylna Place/International Drive.
- Construct/stripe the southbound approach of Westgate Circle to contain a single ingress lane, a single egress lane, stop control and a 100-internally protected stem. Construct a westbound right-turn lane with 100 feet of storage.

Phase II, which includes the development of the C-2 parcel, will require a separate approval at the time of development, and will require the Phase II mitigation requirements to be completed at that time. It is not clear if Hwy 73 will be widened in these areas to accommodate the any turn lanes, however, any improvements are required to meet all NCDOT and City technical requirements. Westgate Circle will be a full movement intersection with a stop sign, not a traffic signal. As discussed with previous rezoning proposals off of Highway 73, the NCDOT widening project schedule appears to be quite fluid, and there does not appear to be a definite start date for any future widening, so it is imperative that this project does not impede traffic any further.

NEIGHBORHOOD MEETING

As required per the C.D.O., the applicant chose to hold a neighborhood meeting via ZOOM on Tuesday, November 30, 2021 at 6:30 p.m. According to the applicant, five (5) representatives from the developer were in attendance, with seven (7) attendees not associated with the development team. Two (2) of the attendees posed questions/concerns regarding the landscape buffer (or lack thereof) between the proposed development and the Cambridge Commons Subdivision, as well as traffic concerns. The primary concern of one of the attendees was the potential for noise from

tractor trailers, and lights, and general overall buffering between this proposed use and the residential homes to the east. Concerns around traffic included the question about an additional traffic signal for the second (easterly) entrance.

Existing Zoning and Land Uses					
Zoning of Subject Property	Zoning Within 500 Feet		Land Uses(s) of Subject Property	Land Uses Within 500 Feet	
Residential Village (RV), Residential Compact (RC), Conditional Use Light Industrial (CU-I1)	North	General Commercial (C-2)	Vacant	North	Interstate Highway 85
	East	Residential Compact (RC), Residential Village (RV)		East	Single Family Detached Residential
	South	General Commercial (C-2), General Commercial Conditional District (C-2-CD) Residential Village (RV), Planned Unit Development (PUD), Conditional Use Residential Compact (CU-RC)		South	Multi-family, Townhomes, Mobile Homes, Large Lot Single Family Residential
	West	General Commercial (C-2)		West	Commercial

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as a “Industrial Employment” for which the I-1 (Light Industrial) and C-2 (General Commercial) are listed as corresponding zoning districts to the Land Use Category.

Industrial/Employment Land Use Category Details:

The intent of the Industrial/Employment (IE) Future Land Use category is to identify those areas that have either already developed as industrial or are suited for additional industrial development due to the presence of infrastructure and access to transportation routes, such as major highways and railroads. These industrial areas should be preserved for employment uses to generate jobs for the community.

Industrial uses have already developed in several areas throughout the community, most of which are light industrial in function and impact. The 2030 Plan identifies the need to protect industrial lands, and to encourage additional growth in industrial/employment uses in designated areas,

particularly around Concord Regional Airport, and along I-85 between Pitts School Road and Rocky River. Additionally, some light industrial/employment uses are encouraged to locate in Mixed-Use Districts, depending upon their intensity, as identified earlier in this section.

Industrial/Employment Land Use Plan detail and guidance includes:

5.2 (General Guidance)

Providing adequate infrastructure and services for residents and businesses, both now and in the future. In addition to adequate transportation infrastructure, development requires utilities, stormwater facilities and a variety of services to function properly. As the City grows, it must coordinate the expansion of its infrastructure and services with growth in ways that maintain adequate levels of service for existing and new development in a fiscally sustainable manner.

Policy Guidance for Objective 1.2:

- **Future Land Use Map Amendments:** Prior to amending the Future Land Use Map, make findings that the proposed amendment will:
 - Be consistent with the Plan goals and objectives;
 - Be compatible with future land uses for surrounding areas;
 - Not create a shortage of any category of residential or non-residential land; and
 - Enhance the overall quality of life in the community.

Objective 1.3: *Ensure that the Future Land Use Map allows sufficient development opportunities to meet existing and projected needs for residential, commercial, industrial and other land uses.*

Objective 1.4: *Protect existing and future industrial sites from encroachment of development that would limit their intended uses.*

Policy Guidance for Objective 1.4:

- **Adjacent Development:** *Ensure that adjacent development and street networks are designed to safely and compatibly accommodate planned industrial uses and resulting traffic.*
- **Site Development:** *Limit non-industrial uses to those that are accessory to existing uses or uses to be developed concurrently with the accessory uses.*

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.*

Objective 4.2: *Ensure that industrial and commercial developments are designed to limit encroachment of incompatible traffic, noise, odors and lighting into nearby residential areas.*

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is located on the north side of Davidson Highway (also referred to as Highway 73), just east of the I-85 interchange, is +/- 54.8519 acres, and is currently vacant.
- The subject property was voluntarily annexed on December 31, 1995 and on April 17, 2007 the property was rezoned to MX-CC2. The rezoning included a site plan, technical standards, and architectural renderings/illustrations for the proposed development.
- The proposed I-1-CD (Light Industrial Conditional District) and C-2 (General Commercial) zoning classifications are considered corresponding to the 2030 Land Use Plan's Industrial/Employment land use category. The proposal meets the intent of the Industrial/Employment (IE) Future Land Use category by developing an industrial use suited for additional industrial development due to the presence of infrastructure and access to transportation routes, such as major highways and railroads. Furthermore, Industrial Uses such as the International Business Park and other industrial uses have already developed in close proximity.
- The zoning amendment is reasonable and in the public interest as the petition proposes an Industrial Use in close proximity to I-85 where most tractor trailer traffic will be routed to and from, minimizing the impact on traffic along Highway 73, and allows the property to develop as an Industrial Use which is consistent with the area.

SUGGESTED RECOMMENDATION AND CONDITIONS

The Planning Staff finds the request consistent with the 2030 Land Use Plan. The plan also meets/exceeds the requirements of the Concord Development Ordinance. As 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.”**

The petitioner has consented to the following conditions (which apply only to the I-1-CD Parcel and not the C-2 Parcel):

1. Substantial compliance with the “Hwy 73 Industrial” Rezoning Plans, sheets RZ-1 and RZ-2 revised 04/13/22, “North Elevation – Building A, and South Elevation Building A and East & West Elevation, Building A” dated March 21, 2022, also “South Elevation Building B, North Elevation Building B, and East & West Elevation Building B”, dated March 11, 2022.
2. All uses permitted in the I-1 Zoning District as outlined in the City of Concord CDO shall be permitted excluding those listed below:
 - a. Agricultural Uses

- b. Resource Extraction Uses
 - c. Educational Uses
 - d. Government Facilities
 - e. Passenger Terminals
 - f. Indoor Recreation Uses
 - g. Outdoor Recreation Uses
 - h. Retail Sales and Services
 - i. Vehicle Sales and Service
 - j. Commercial Parking as a Principle Use
 - k. Heavy Industrial Uses
 - l. Self-Service Storage
3. A 50' buffer will be placed along the east property boundary, which adjoins the Cambridge Commons neighborhood, with any existing vegetation 8 inches in diameter or greater shall be preserved to the greatest extent possible. Prior to any land disturbing activities on the site, the developer will meet with the City Arborist or authorized designee to tag all trees 8" or greater and to establish limits of disturbance along the eastern property line.
 4. A maximum of two principle buildings may be developed on the site, with a maximum Gross Floor Area of 419,000 square feet.
 5. The maximum height of any building constructed on the site shall be 50 feet as measured under the Concord Development Ordinance (C.D.O.). For each foot of height over 35 feet, two (2) additional feet of setback shall be provided when abutting residentially zoned property in accordance with Article 7.11.9. of the C.D.O.
 6. All rooftop and above-ground mechanicals shall be screened from view to the greatest extent possible, considering the existing grade relative to the existing grades surrounding the property. This may be achieved through parapets on buildings, other structural screening, and/or landscaping.
 7. A 4' tall black powder-coated aluminum decorative fence with evergreen shrubs planted 5' O.C. on the street-side of the fence will be installed between the street yard and parking lot yard.
 8. Compliance with all minimum requirements relative to landscaping, stormwater, transportation, and Fire protection; and
 9. Technical site review and approval plan shall be required.
 10. The subject plan is not designed to preliminary plat or technical site plan standards and therefore, any intended or perceived deviation from technical standards resulting from the somewhat conceptual nature of the plan shall not constitute approval to deviate from, or negate, technical standards within the Concord Development Ordinance, Technical Standards Manual, or any other regulatory document.

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.

AMENDED APPLICATION (CN – RZC – 2021-00004)
(Please type or print)

Applicant Name, Address, Telephone Number and email address: _____

Robinson Weeks Partners, c/o Tyler Jones; 3350 Riverwood Parkway, Suite 700,

Atlanta, GA 30339; 678-303-0167; Tyler@robinsonweeks.com

Owner Name, Address, Telephone Number: _____

See Exhibit A attached hereto

Project Location/Address: 4208 Davidson Highway

P.I.N.: 5601888181, 5601879077, 5601877425 and 5601778447

Area of Subject Property (acres or square feet): +/- 54.8519 acres (See survey/legal descriptions)

Lot Width: +/- See the survey Lot Depth: +/- See the survey

Current Zoning Classification: MX-CC2

Proposed Zoning Classification: I-1 (CD) and C-2 (See attached legal descriptions)

Existing Land Use: Vacant and residential

Future Land Use Designation: Industrial/Employment per the 2030 Land Use Plan

Surrounding Land Use: North Interstate 85

South Single family/townhomes

East Single family residential

West Commercial & I-85

Reason for request: To accommodate an office, warehouse, distribution and light industrial business park that would contain a maximum of 500,000 square feet of gross floor area on that portion of the site requested to be rezoned to the I-1 (CD) zoning district, and uses allowed in the C-2 zoning district on that portion of the site requested to be rezoned to the C-2 zoning district.

Has a pre-application meeting been held with a staff member? Yes

Staff member signature:  Date: multiple

Planning & Neighborhood Development
35 Cabarrus Ave W • P. O. Box 308 • Concord, NC 28025
Phone 704-920-5152 • Fax 704-920-6962 • www.concordnc.gov

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

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

An office, warehouse, distribution and light industrial business park that would contain a maximum of 500,000 square feet of gross floor area on that portion of the site requested to be rezoned to the I-1 (CD) zoning district (See the Rezoning Plan for permitted and prohibited uses). Uses allowed in the C-2 zoning district on that portion of the site requested to be rezoned to the C-2 zoning district.

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):

Conditions on the Rezoning Plan for the I-1 (CD) portion of the site include the following: (1) A maximum of 500,000 square feet of gross floor area; and (2) the maximum building height shall be 50 feet as measured under the Ordinance.

There are no conditions being offered with respect to that portion of the site requested to be rezoned to the C-2 zoning district, since this is not a conditional rezoning request.

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.

See Attached Signature Page
 Signature of Applicant Date

See Attached Signature Page
 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.

Property Owners

Parcel Identification Nos. 5601879077, 5601877425 and 56011778447

AAC/SHOFFNER DEVELOPMENT LIMITED PARTNERSHIP, a NC limited partnership

By: AAC Concord I Limited Partnership
By: AAC Concord Development GP, LLC

By: 

Name: Paul L. Herndon

Title: Vice President

Date: September 14, 2021

~~**Parcel Identification No. 5601888181**~~

~~**SHOFFNER DEVELOPMENT, LLC**~~

~~By: _____~~

~~Name: _____~~

~~Title: _____~~

~~Date: _____, 2021~~

Applicant

~~**ROBINSON WEEKS PARTNERS**~~

~~By: _____~~

~~Name: _____~~

~~Title: _____~~

~~Date: _____, 2021~~

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.

Property Owners

~~Parcel Identification Nos. 5601879077, 5601877425 and 56011778447~~

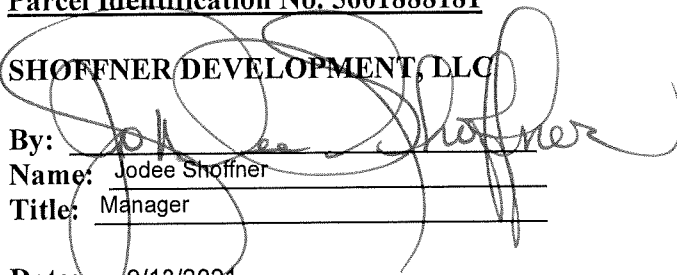
~~AAC/SHOFFNER DEVELOPMENT LIMITED PARTNERSHIP, a NC limited partnership~~

~~By: _____
Name: _____
Title: _____~~

~~Date: _____, 2021~~

Parcel Identification No. 5601888181

SHOFFNER DEVELOPMENT, LLC

By: 
Name: Jodee Shoffner
Title: Manager

Date: 9/13/2021

Applicant

~~ROBINSON WEEKS PARTNERS~~

~~By: _____
Name: _____
Title: _____~~

~~Date: _____, 2021~~

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.

Property Owners

Parcel Identification Nos. 5601879077, 5601877425 and 56011778447

AAC/SHOFFNER DEVELOPMENT LIMITED PARTNERSHIP, a NC limited partnership

By: _____

Name: _____

Title: _____

Date: _____, 2021

Parcel Identification No. 5601888181

SHOFFNER DEVELOPMENT, LLC

By: _____

Name: _____

Title: _____

Date: _____, 2021

Applicant

ROBINSON WEEKS PARTNERS

By: Tyler Jones

Name: Tyler Jones

Title: Senior VP

Date: September 7, 2021

Exhibit A to Application for Zoning Map Amendment
Filed by Robinson Weeks Partners

Property Owners Information

Parcel Identification Nos. 5601879077, 5601877425 and 5601778447

AAC/Shoffner Development Limited Partnership, a NC limited partnership
Attention: Paul Herndon
5950 Fairview Road, Suite 800
Charlotte, NC 28210

Phone: 704-295-4000

Email: pherndon@aacusa.com

Parcel Identification No. 5601888181

Shoffner Development, LLC
Attention: Kelsey Pierce
PO Box 600
Morris, OK 74445

Phone: 918-599-7755

Email: kpierce@barberbartz.com

Applicant

Robinson Weeks Partners
Attention: Tyler Jones
3350 Riverwood Parkway, Suite 700
Atlanta, GA 30339

Phone: 404-987-2445

Email: tyler@robinsonweeks.com


**Signatures of Property Owners to Application for Zoning Map Amendment Filed by
Robinson Weeks Partners**

Parcel Identification Nos. 5601879077, 5601877425 and 5601778447

AAC/SHOFFNER DEVELOPMENT LIMITED PARTNERSHIP, a NC limited partnership

By: AAC Concord I Limited Partnership, its general partner

By: AAC Concord Development GP, LLC, its general partner

By: 
Name: Paul L. Herndon
Title: Vice President

Date: September 14, 2021

~~**Parcel Identification No. 5601888181**~~

~~**SHOFFNER DEVELOPMENT, LLC**~~

~~By: _____
Name: _____
Title: _____~~

~~Date: _____, 2021~~

**Signatures of Property Owners to Application for Zoning Map Amendment Filed by
Robinson Weeks Partners**

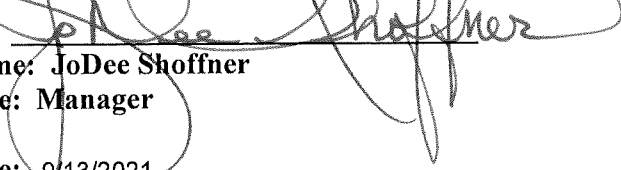
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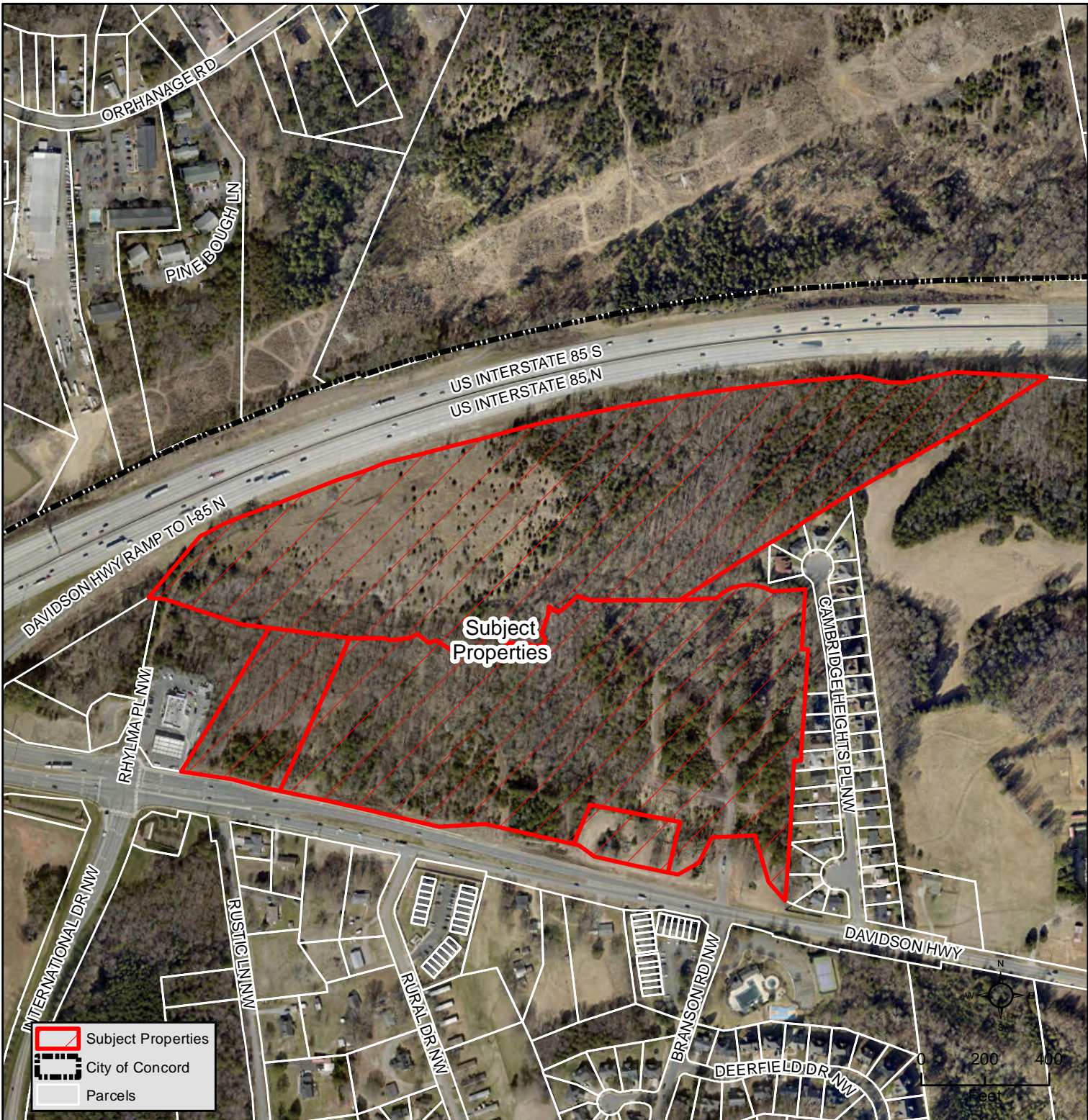
SHOFFNER DEVELOPMENT, LLC

By: 
Name: JoDee Shoffner
Title: Manager
Date: 9/13/2021

Signature of Applicant to Application for Zoning Map Amendment
Filed by Robinson Weeks Partners

ROBINSON WEEKS PARTNERS

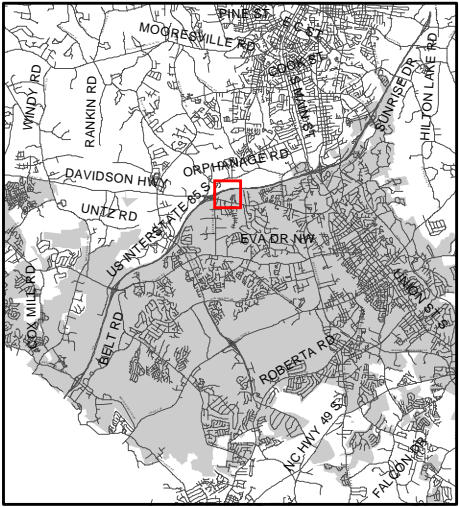
By: 
Name: Tyler Jones
Title: Senior VP
Date: September 7, 2021



**Z(CD)-07-21
AERIAL**

**Application for
Zoning Map Amendment
MX-CC2
(Mixed-Use Commercial Center Large)
to
C-2 (General Commercial)
& I-1-CD (Light Industrial
Conditional District)**

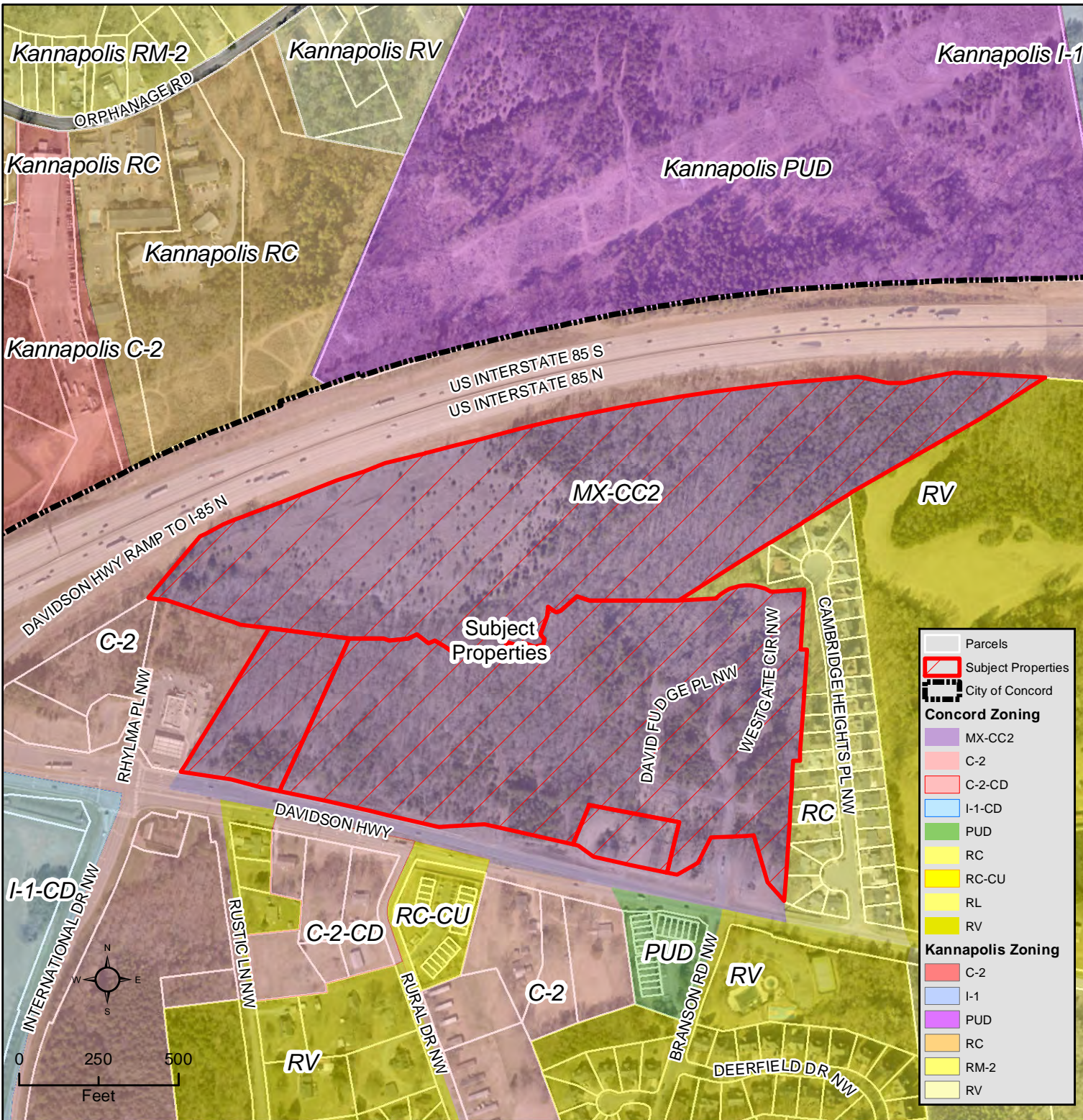
4208 Davidson Hwy
PIN's: 5601-88-8181, 5601-87-9077,
5601-87-7425, 5601-77-8447



Source: City of Concord
Planning Department

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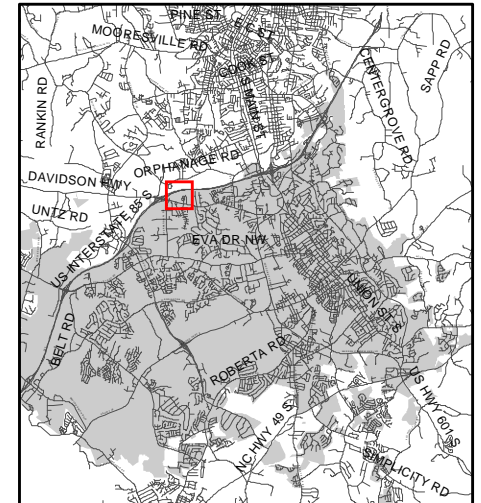


**Z(CD)-07-21
ZONING**

**Application for
Zoning Map Amendment
MX-CC2
(Mixed-Use Commercial Center Large)**

**to
C-2 (Light Commercial
and Office District)
I-1(CD)**

2050 Kannapolis Hwy
PIN: 5612-91-1305



Source: City of Concord
Planning Department

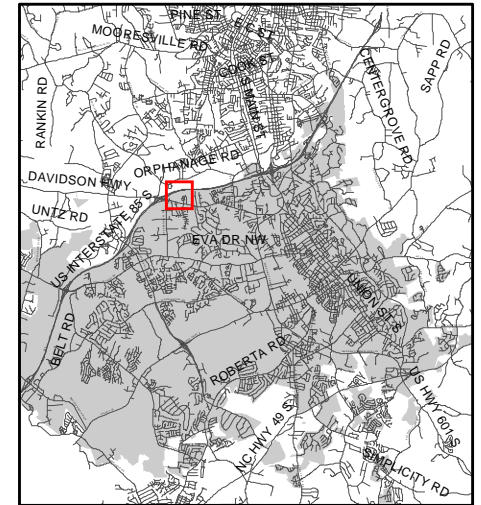
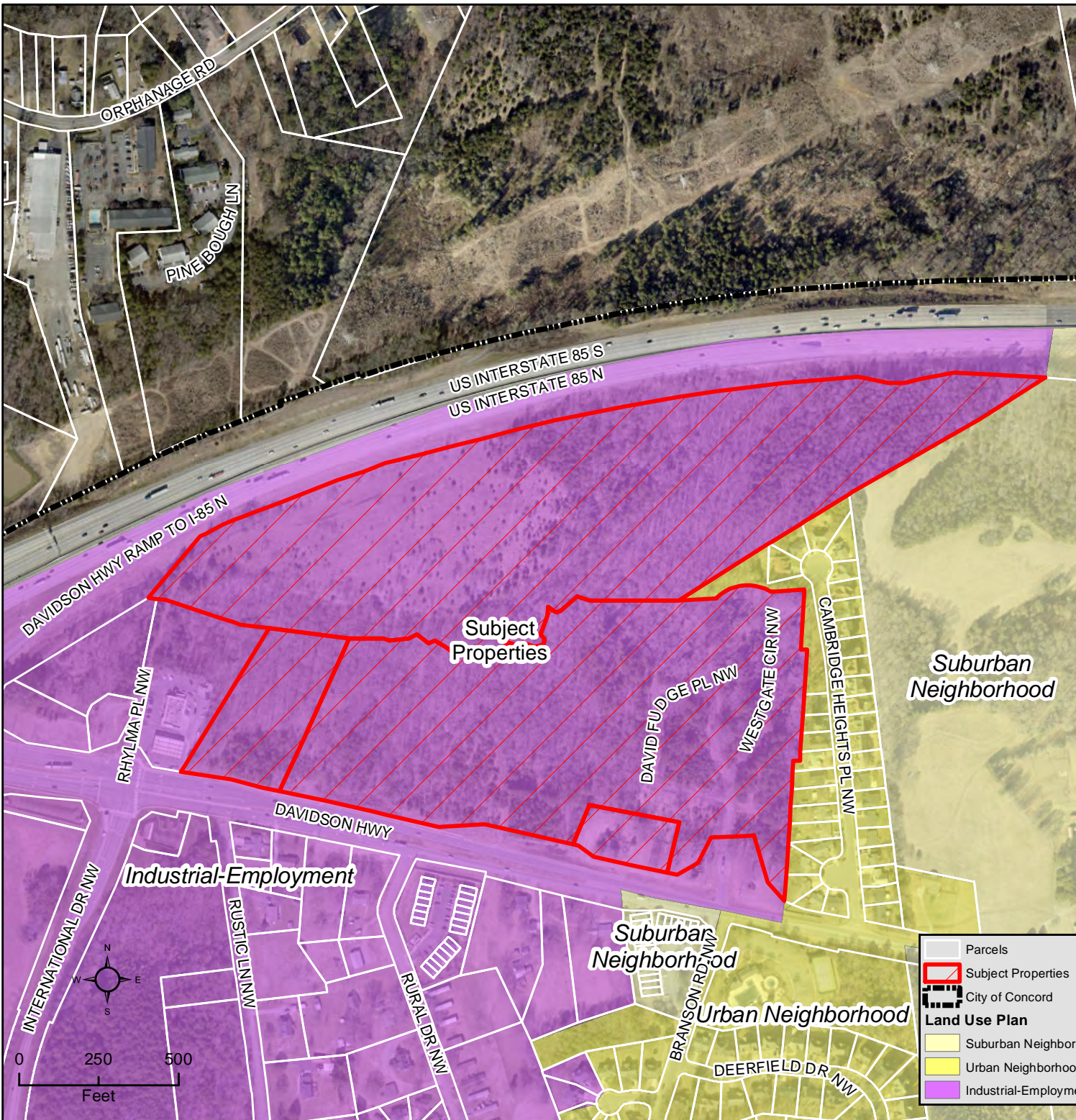
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**Z(CD)-07-21
LAND USE PLAN**

**Application for
Zoning Map Amendment
MX-CC2
(Mixed-Use Commercial Center Large)
to
C-2 (Light Commercial
and Office District)
I-1(CD)**

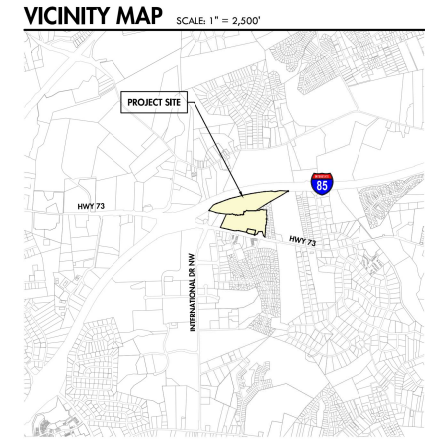
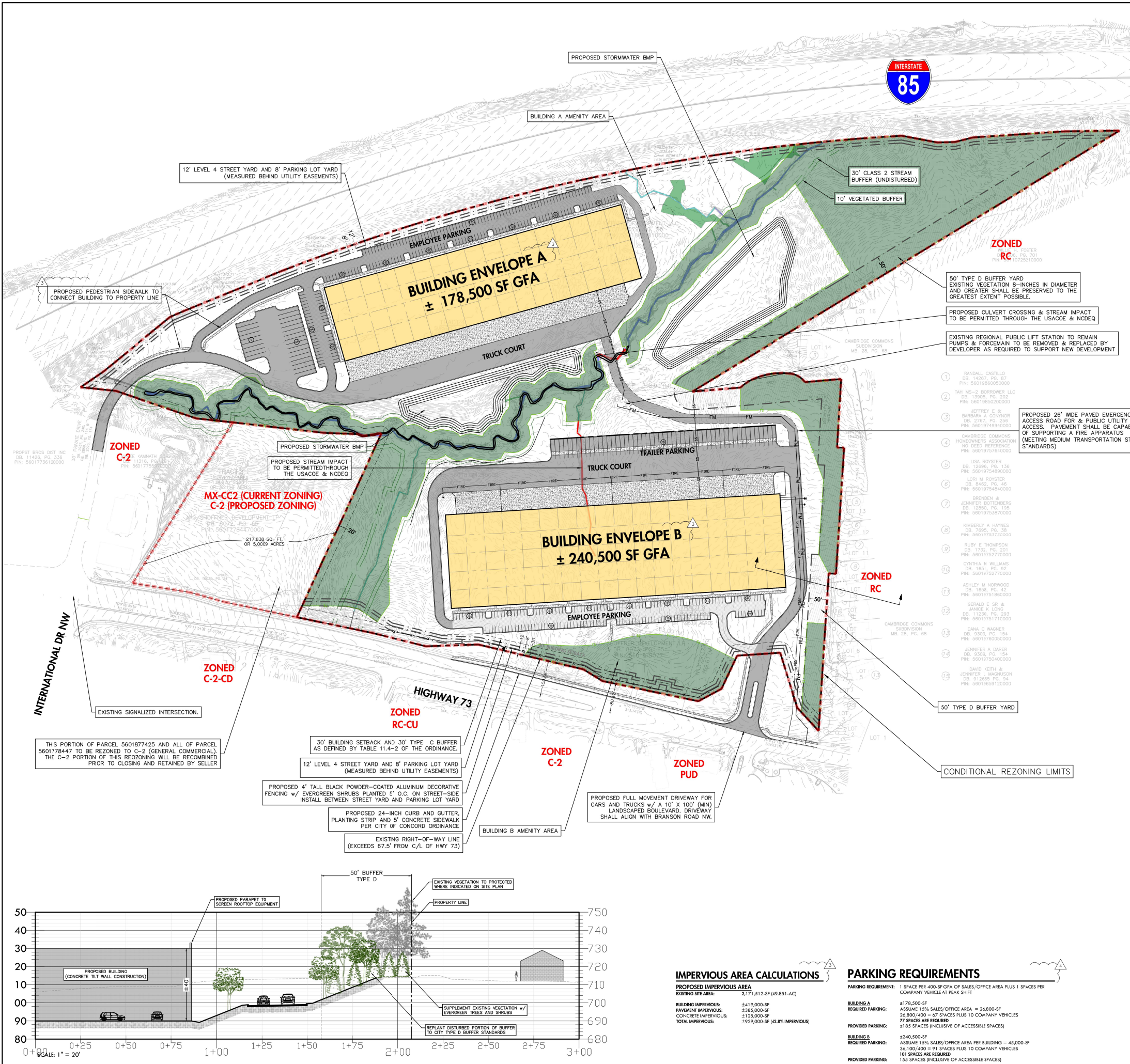
2050 Kannapolis Hwy
PIN: 5612-91-1305



Source: City of Concord
Planning Department

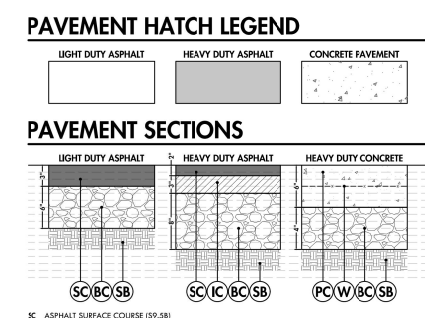
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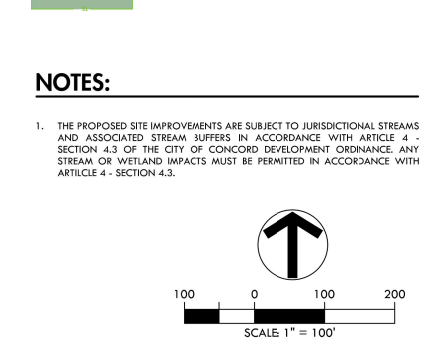
SITE DEVELOPMENT TABLE

PROJECT NAME:	HWY 73 INDUSTRIAL
PETITION NO.:	CN-RZC-2021-00004
PETITIONER:	ROBINSON WEEKS PARTNERS
PLANS PREPARED BY:	OAK ENGINEERING, PLLC
ACREAGE:	±45.85 ACRES
TAX PARCEL NUMBERS:	5601888181, 5601879077, 5601877425 & 5601778447
CURRENT ZONING:	I-1 CD (LIGHT INDUSTRIAL); ALL OF PARCELS 5601888181 & 5601879077 AND PART OF 5601877425
PROPOSED ZONING:	C-2 (COMMERCIAL); ALL OF PARCEL 5601778447 AND PART OF 5601877425
EXISTING USE:	VACANT
PROPOSED LAND USE:	REFER TO SECTION 2. OF THE DEVELOPMENT STANDARDS
MAXIMUM GFA:	± 419,000 SF
MAXIMUM HEIGHT:	50' (ADDITIONAL SETBACKS AS DEFINED IN ARTICLE 7.11.9 SHALL APPLY)
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES
JURISDICTION:	CITY OF CONCORD
WATERSHED DISTRICT:	NONE
FEMA INFORMATION:	MAP NO. 3710560100K MAP DATES: 11/16/2018 FLOOD ZONE: X



NOTES:

- CONFIRM WITH GEOTECHNICAL ENGINEER FOR PAVEMENT SECTIONS AND SUBGRADE. NOTIFY ENGINEER IN CASE OF CONFLICT.
- PROVIDE CONSTRUCTION JOINTS PER ACI AND/OR GEOTECHNICAL ENGINEER RECOMMENDATIONS (CONCRETE PAVEMENT ONLY).



IMPERVIOUS AREA CALCULATIONS

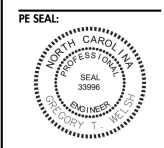
PROPOSED IMPERVIOUS AREA	2,171,512-SF (49.851-AC)
EXISTING SITE AREA:	
BUILDING IMPERVIOUS:	±419,000-SF
PAVEMENT IMPERVIOUS:	±195,000-SF
CONCRETE IMPERVIOUS:	±125,000-SF
TOTAL IMPERVIOUS:	±299,000-SF (42.8% IMPERVIOUS)

PARKING REQUIREMENTS

PARKING REQUIREMENT: 1 SPACE PER 400-SF GFA OF SALES/OFFICE AREA PLUS 1 SPACES PER COMPANY VEHICLE AT PEAK SHIFT

BUILDING A	±178,500-SF	ASSUME 15% SALES/OFFICE AREA = 26,800-SF
REQUIRED PARKING:	26,800/400 = 67 SPACES PLUS 10 COMPANY VEHICLES	77 SPACES ARE REQUIRED
PROVIDED PARKING:	4185 SPACES (INCLUSIVE OF ACCESSIBLE SPACES)	

BUILDING B	±240,500-SF	ASSUME 15% SALES/OFFICE AREA PER BUILDING = 45,000-SF
REQUIRED PARKING:	36,100/400 = 91 SPACES PLUS 10 COMPANY VEHICLES	101 SPACES ARE REQUIRED
PROVIDED PARKING:	155 SPACES (INCLUSIVE OF ACCESSIBLE SPACES)	



HIGHWAY 73 INDUSTRIAL

REZONING PETITION
 CONCORD, NORTH CAROLINA
 ROBINSON WEEKS PARTNERS

REZONING PLAN

DEVELOPMENT STANDARDS

April 13, 2022

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Application for Zoning Map Amendment filed by Robinson Weeks Partners (the "Applicant") for an approximately 49.85 acre site (excluding right of way) located on the north side of Highway 73 (Davidson Highway), east of the Highway 73 - Interstate 85 interchange, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of all of Parcel Nos. 5601888181 and 5601879077 and a portion of Parcel No. 5601877425.
 - B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Concord Development Ordinance (the "Ordinance").
 - C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-1 zoning district shall govern all development taking place on the Site.
 - D. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Article 3 of the Ordinance. Minor amendments to the Rezoning Plan are subject to Section 3.2.9.H of the Ordinance.
- 2. PERMITTED USES/DEVELOPMENT LIMITATIONS**
- A. Subject to the limitations set out below, the Site may be devoted to:
 - (1) any use or uses permitted by right in the I-1 zoning district;
 - (2) any use or uses permitted with supplemental regulations in the I-1 zoning district;
 - (3) any special use or uses permitted in the I-1 zoning district upon the issuance of a special use permit in accordance with Article 6.2 of the Ordinance;
 - (4) any special use or uses with supplemental regulations permitted in the I-1 zoning district upon the issuance of a special use permit in accordance with Article 6.2 of the Ordinance; and
 - (5) any incidental or accessory uses associated with the uses set out above that are permitted under the Ordinance in the I-1 zoning district.
 - B. Notwithstanding the terms of paragraph 2.A above, the uses set out below that are listed in the Table of Uses (Section 8.1.8 of the Ordinance) shall be prohibited on the Site.

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- (1) Agricultural uses.
 - (2) Resource Extraction uses.
 - (3) Educational uses.
 - (4) Government Facilities.
 - (5) Passenger Terminals.
 - (6) Indoor Recreation uses.
 - (7) Outdoor Recreation uses.
 - (8) Retail Sales and Services.
 - (9) Vehicle Sales and Service.
 - (10) Commercial Parking as a Principal Use.
 - (11) Heavy Industrial uses.
 - (12) Self Service Storage.
- C. A maximum of two principal buildings may be developed on the Site.
 - D. A total maximum of 419,000 square feet of gross floor area may be developed on the Site.
 - E. There are two building envelopes depicted on the Rezoning Plan that are designated as Building Envelope A and Building Envelope B. Minor adjustments to the locations of these building envelopes shall be allowed during the permitting process.
 - F. Each principal building constructed on the Site shall be located in one of the two building envelopes depicted on the Rezoning Plan.
 - G. All rooftop and above-ground mechanical equipment shall be screened from view to the greatest extent possible, taking into account the existing grade relative to the existing grades surrounding the property. This may be achieved through parapets on buildings, other structural screening, and/or landscaping.
 - H. A 4' tall black powder-coated aluminum fence with evergreen shrubs planted 5' O.C. on the street-side of the fence will be installed between the street yard and parking lot yard.
- I. Technical Site Plan approval required.
 - J. Compliance with all minimum requirements relative to landscaping, stormwater, transportation, and fire protection.

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3. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the City of Concord and/or the North Carolina Department of Transportation ("NCDOT").
 - B. The alignments of the internal drives and vehicular circulation areas may be modified by Applicant to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the City of Concord and/or NCDOT.
 - C. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
 - D. Off-street parking shall be provided on the Site in accordance with the requirements of the Ordinance.
 - E. Curb, gutter and sidewalk shall be installed along the Site's frontage on Davidson Highway as generally depicted on the Rezoning Plan.
- 4. DENSITY AND DIMENSIONAL STANDARDS/SETBACK**
- A. The development of the Site shall comply with the density and dimensional standards set out in Table 7.6.2.A of the Ordinance.
 - B. The development of the Site shall comply with the setback requirement set out in Table 7.6.2.B of the Ordinance.
- 5. DESIGN STANDARDS**
- A. The maximum height of any building constructed on the Site shall be 50 feet as measured under the Ordinance. For each foot of height over 35 feet, two (2) additional feet of setback shall be provided when abutting residentially zoned property in accordance with Article 7.11.9 of the Ordinance.
 - B. The development of the Site shall comply with the Supplemental Design Standards and Requirements for Industrial Districts set out in Section 7.11 of the Ordinance.
- 6. BUFFER YARDS**
- A. Buffer yards shall be established on the Site as required by the Ordinance and as depicted on the Rezoning Plan.

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7. AMENITY AREA

- A. An amenity area shall be provided on the Site in the location generally depicted on the Rezoning Plan, and this amenity area shall contain, at a minimum, benches and picnic tables.
- 8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
- A. If this Application for Zoning Map Amendment is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns.
 - B. Throughout these Development Standards, the term "Applicant" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.
 - C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Application for Zoning Map Amendment is approved.

SUBSTANTIAL COMPLIANCE WITH THE "HWY 73 INDUSTRIAL" REZONING PLANS, SHEETS RZ-1 AND RZ-2 REVISED 04/13/22, "NORTH ELEVATION - BUILDING A, AND SOUTH ELEVATION BUILDING A AND EAST & WEST ELEVATION, BUILDING A" DATED MARCH 21, 2022, ALSO "SOUTH ELEVATION BUILDING B, NORTH ELEVATION BUILDING B, AND EAST & WEST ELEVATION BUILDING B", DATED MARCH 11, 2022.

THE SUBJECT PLAN IS NOT DESIGNED TO PRELIMINARY PLAT OR TECHNICAL SITE PLAN STANDARDS AND THEREFORE, ANY INTENDED OR PERCEIVED DEVIATION FROM TECHNICAL STANDARDS RESULTING FROM THE SOMEWHAT CONCEPTUAL NATURE OF THE PLAN SHALL NOT CONSTITUTE APPROVAL TO DEVIATE FROM, OR NEGATE, TECHNICAL STANDARDS WITHIN THE CONCORD DEVELOPMENT ORDINANCE, TECHNICAL STANDARDS MANUAL OR ANY OTHER REGULATORY DOCUMENT.

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SEE 8 1/2" X 11" SHEETS AS PART OF STAFF REPORT FOR LEGIBILITY - TITLED "DEVELOPMENT STANDARDS"



PE SEAL:

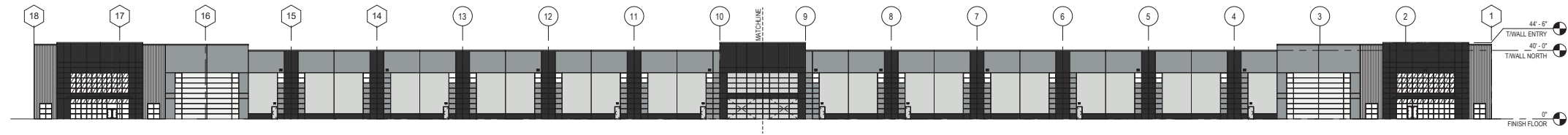


HIGHWAY 73 INDUSTRIAL
REZONING PETITION
CONCORD, NORTH CAROLINA
ROBINSON WEEKS PARTNERS
DEVELOPMENT STANDARDS

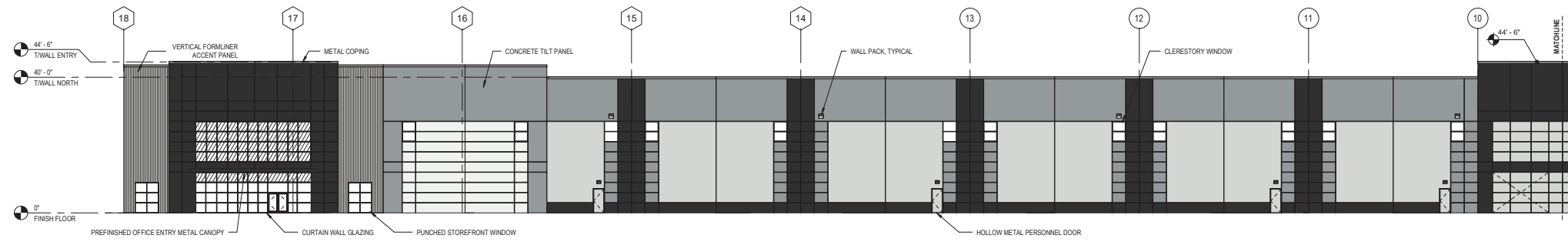
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1. 06/18/21 - CITY STAFF COMMENTS
2. 07/23/22 - CITY STAFF COMMENTS
3. 07/10/22 - CITY STAFF COMMENTS
4. 04/13/22 - CITY STAFF COMMENTS

ENGINEER, CITY
DRAWN BY: ERT
CHECKED BY: LJB
PROJECT #: 021.011

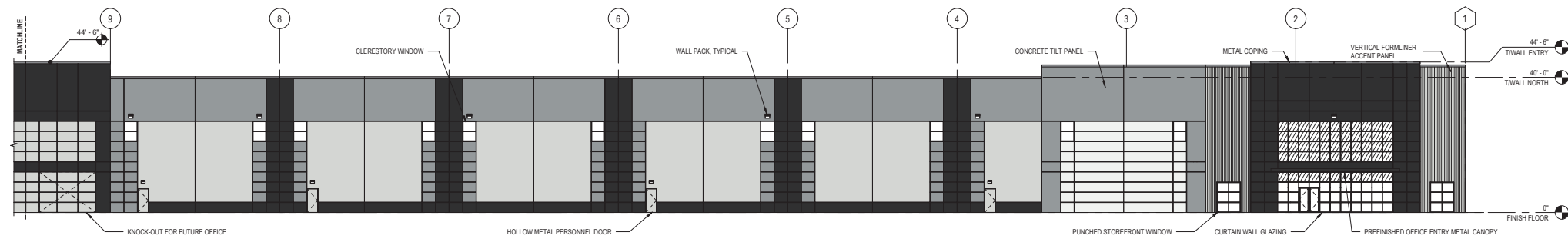
SHEET
RZ-2
SHEET 2 OF 2



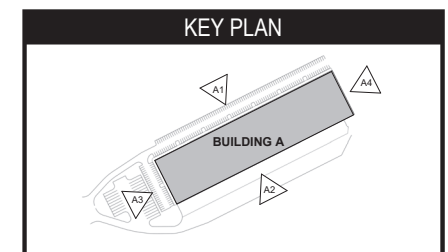
1 ELEVATION A1
A-201 1" = 30'-0"

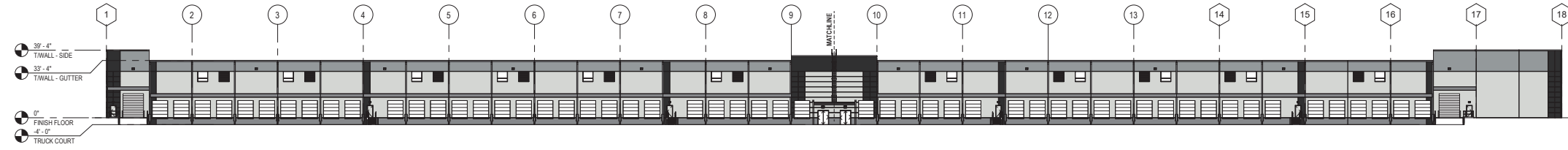


2 A1 NORTHEAST ELEVATION
A-201 1/16" = 1'-0"

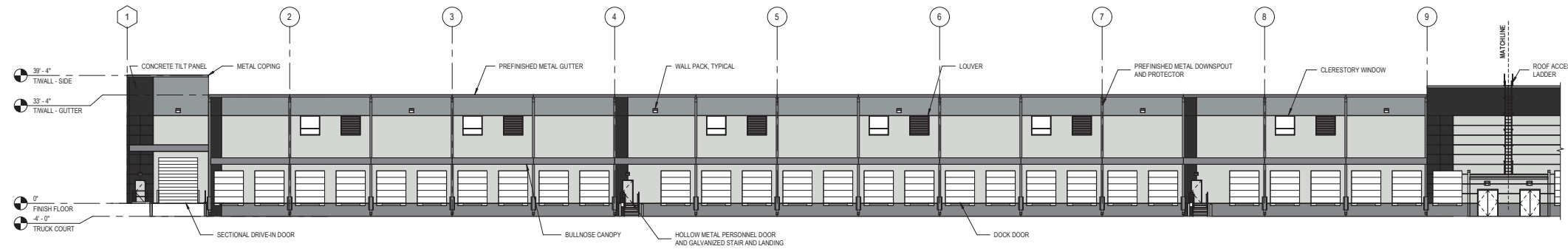


3 A1 NORTHWEST ELEVATION
A-201 1/16" = 1'-0"

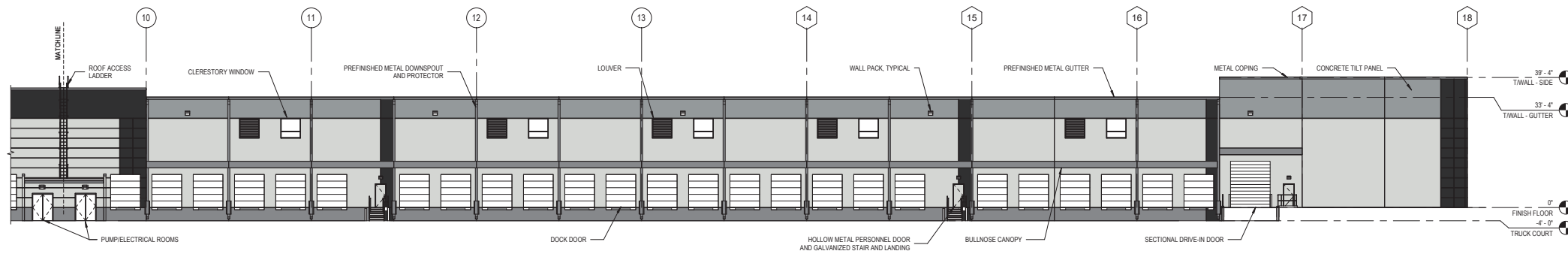




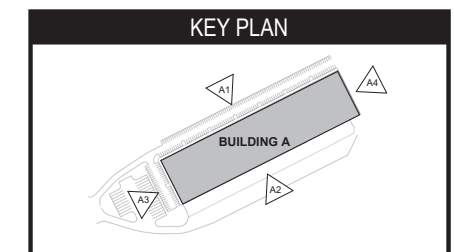
1 ELEVATION A2
A-202 1" = 30'-0"



2 A2 SOUTHWEST ELEVATION
A-202 1/16" = 1'-0"

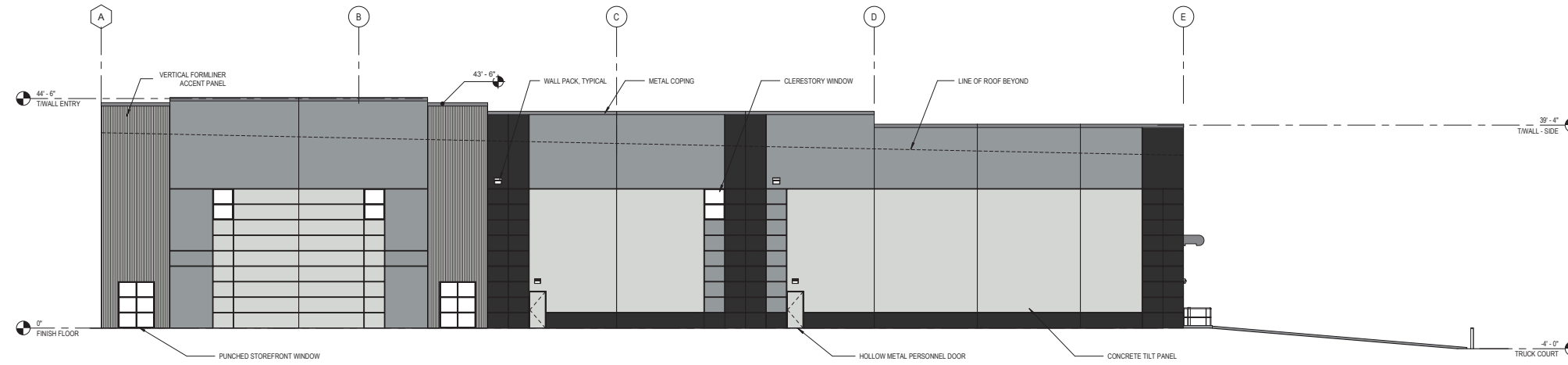


3 A2 SOUTHEAST ELEVATION
A-202 1/16" = 1'-0"

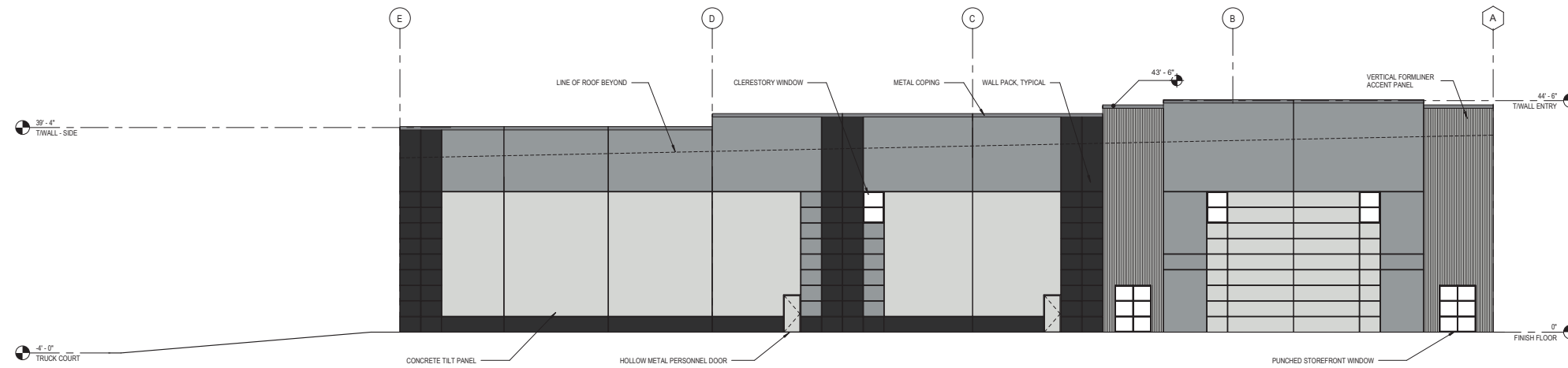


SOUTH ELEVATION - BUILDING A

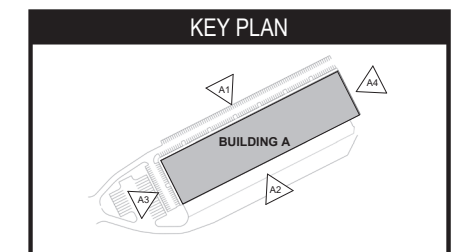




1 ELEVATION A3
A-203 3/32" = 1'-0"

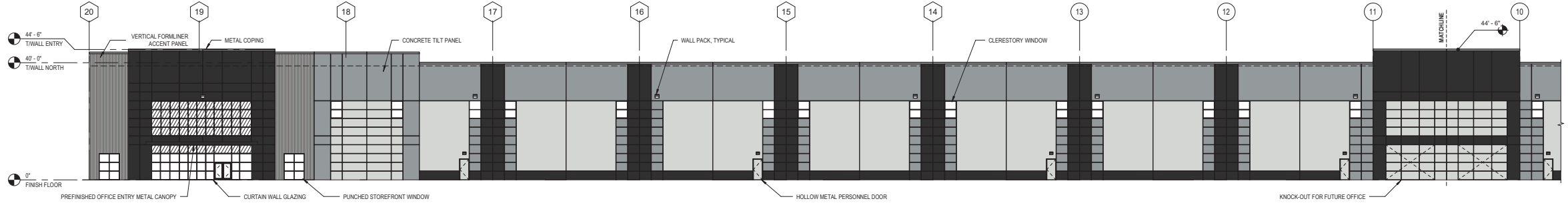


2 ELEVATION A4
A-203 3/32" = 1'-0"

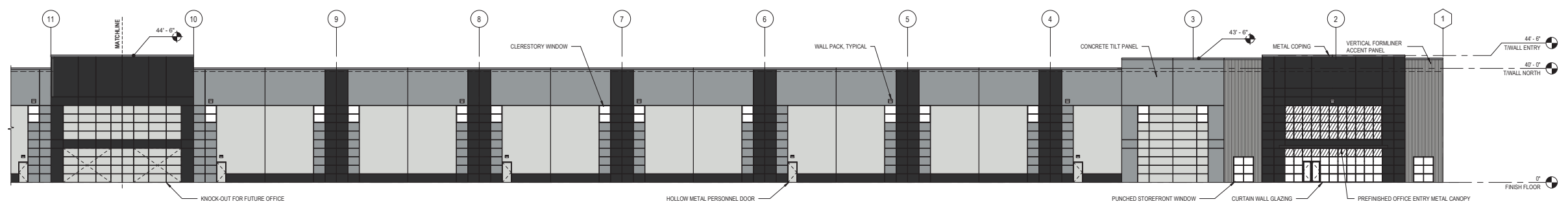




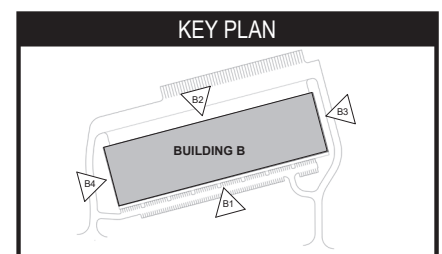
1 ELEVATION B1
A-201 1" = 30'-0"



2 B1 SOUTHWEST ELEVATION
A-201 1/16" = 1'-0"

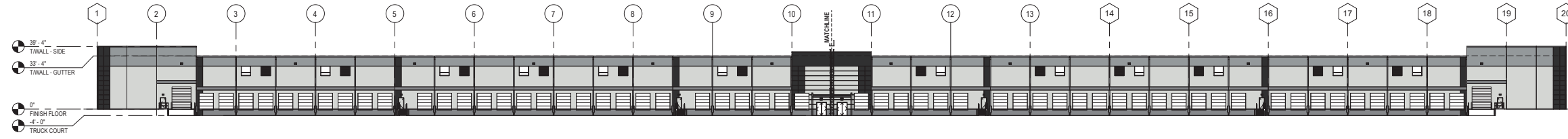


3 B1 SOUTHEAST ELEVATION
A-201 1/16" = 1'-0"

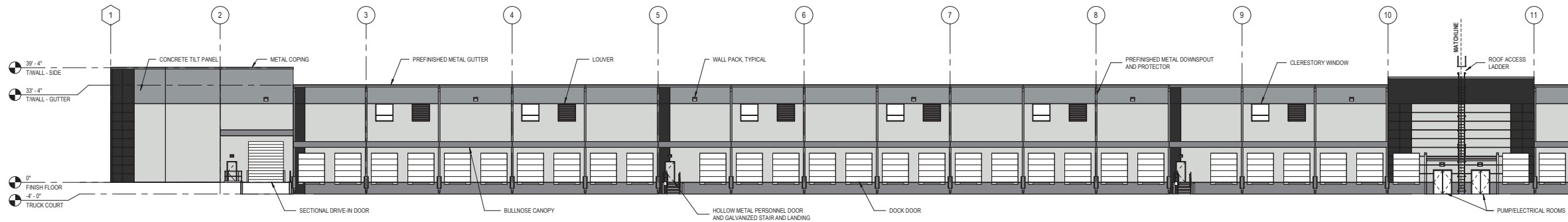


SOUTH ELEVATION - BUILDING B

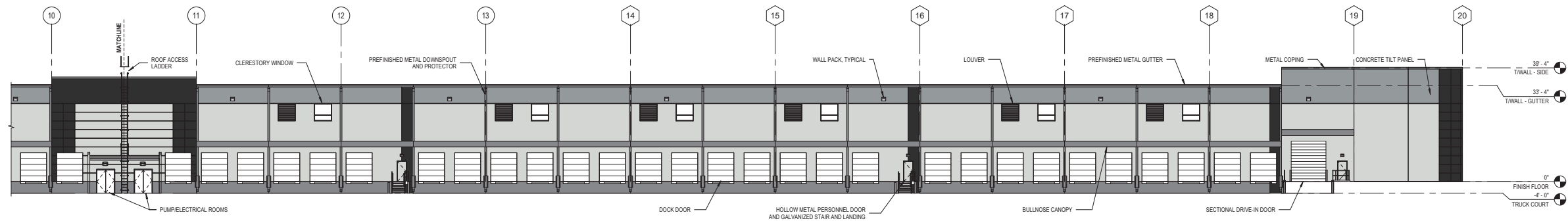




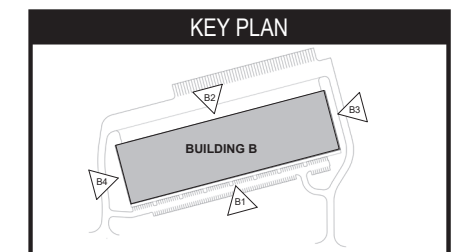
1 ELEVATION B2
1" = 30'-0"

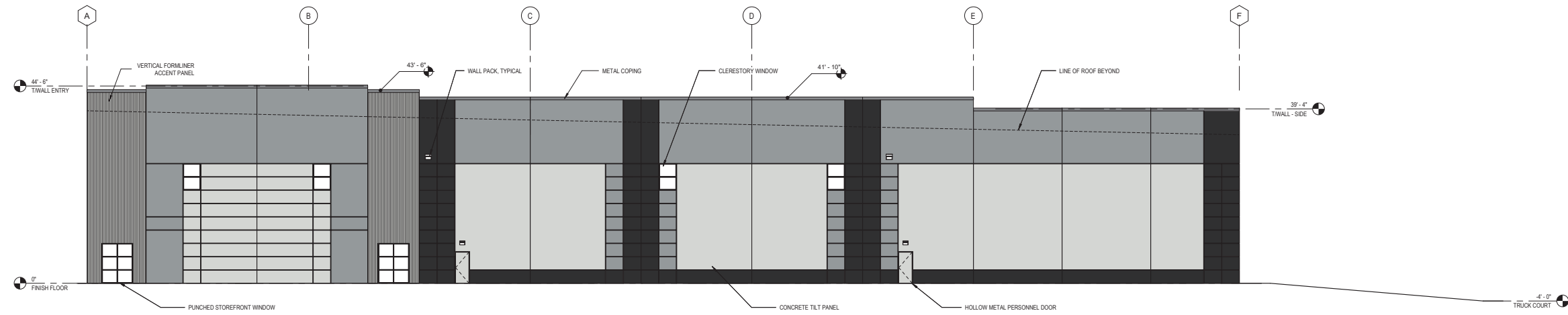


2 B2 NORTHEAST ELEVATION
1/16" = 1'-0"

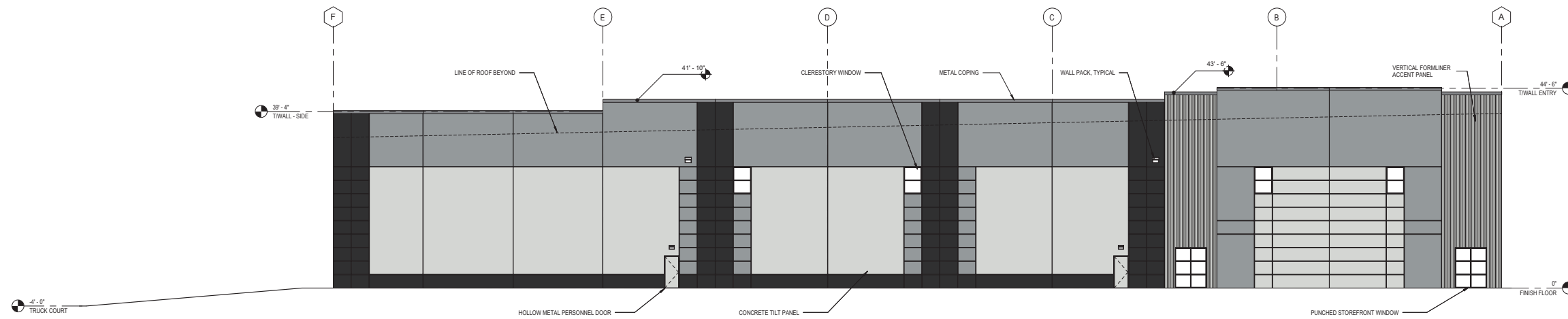


3 B2 NORTHWEST ELEVATION
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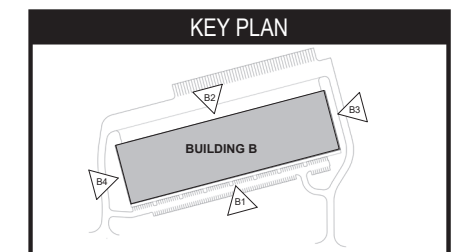




1 ELEVATION B3
A-203 3/32" = 1'-0"



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A-203 3/32" = 1'-0"



DEVELOPMENT STANDARDS

April 13, 2022

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2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. Subject to the limitations set out below, the Site may be devoted to:
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- B. Notwithstanding the terms of paragraph 2.A above, the uses set out below that are listed in the Table of Uses (Section 8.1.8 of the Ordinance) shall be prohibited on the Site.

- (1) Agricultural uses.
 - (2) Resource Extraction uses.
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- D. Off-street parking shall be provided on the Site in accordance with the requirements of the Ordinance.
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- B. The development of the Site shall comply with the Supplemental Design Standards and Requirements for Industrial Districts set out in Section 7.11 of the Ordinance.

6. BUFFER YARDS

- A. Buffer yards shall be established on the Site as required by the Ordinance and as depicted on the Rezoning Plan.

7. AMENITY AREA

- A. An amenity area shall be provided on the Site in the location generally depicted on the Rezoning Plan, and this amenity area shall contain, at a minimum, benches and picnic tables.

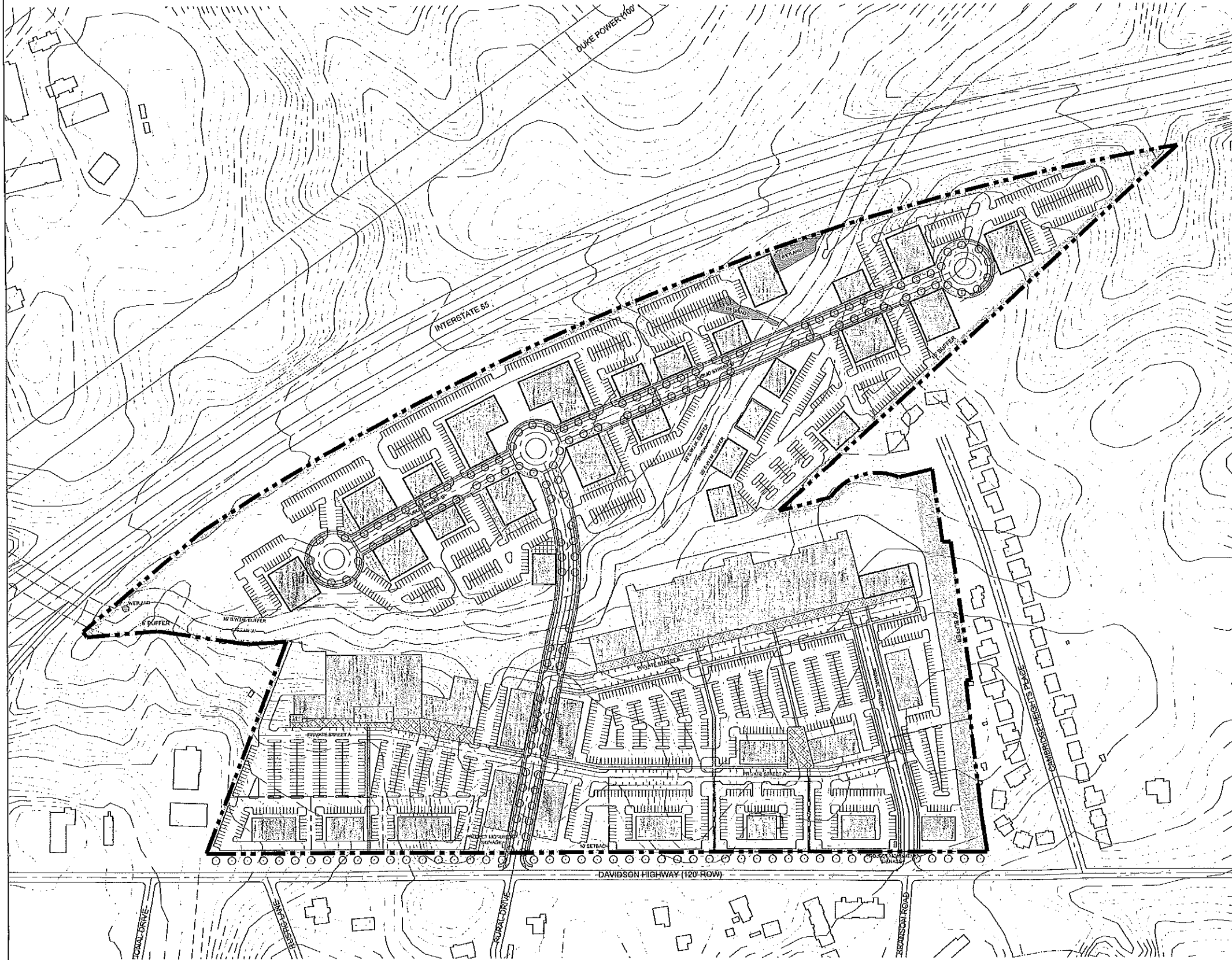
8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

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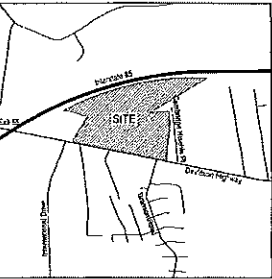
THE SUBJECT PLAN IS NOT DESIGNED TO PRELIMINARY PLAT OR TECHNICAL SITE PLAN STANDARDS AND THEREFORE, ANY INTENDED OR PERCEIVED DEVIATION FROM TECHNICAL STANDARDS RESULTING FROM THE SOMEWHAT CONCEPTUAL NATURE OF THE PLAN SHALL NOT CONSTITUTE APPROVAL TO DEVIATE FROM, OR NEGATE, TECHNICAL STANDARDS WITHIN THE CONCORD DEVELOPMENT ORDINANCE, TECHNICAL STANDARDS MANUAL, OR ANY OTHER

APPROVED SITE PLAN FOR Z(CD)-33-07



NOTE: THE CONCEPT PLAN IS SCHEMATIC NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

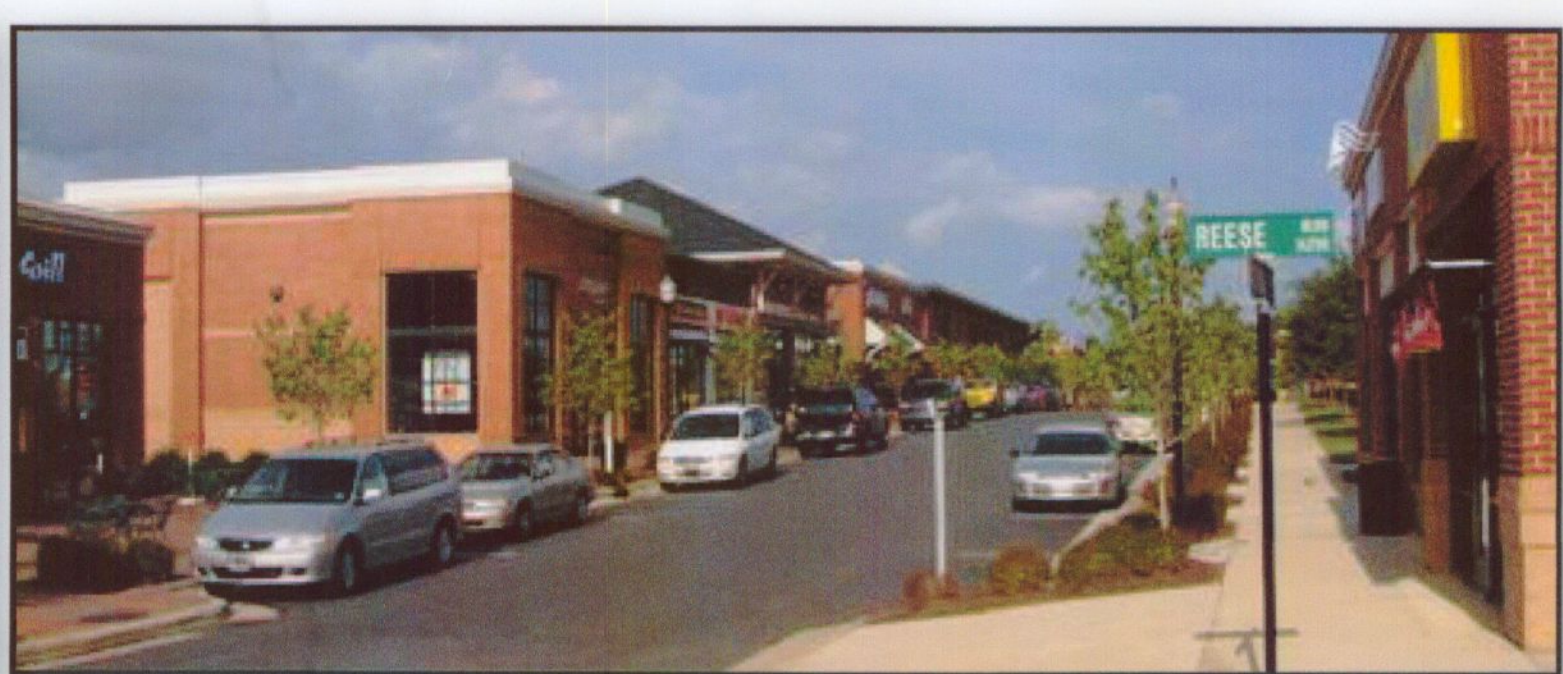
VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING PETITION NO. XXXX

REVISED 11/20/2018

PREVIOUS APPROVAL UNDER Z(CD)-33-07



APPROVED CONDITIONS UNDER Z(CD)-33-07:

Uses Proposed:

- 1) The proposed uses are limited to commercial and office.

Offered Conditions:

- 1) The architecture will follow the motif presented in the attached color elevations.
- 2) A 50' Class "D" buffer will be provided along the east property boundary with Cambridge Commons.
- 3) Building locations shall follow what is depicted on the approved conceptual master plan.
- 4) Developer agrees to not establish restaurant use on the building along the east property boundary adjoining the Cambridge Commons subdivision.