



Staff Report
Planning and Zoning Commission

DATE: September 18, 2018

DESCRIPTION: “Spring Meadow”
Zoning Map Amendment from Conditional Use Residential Village (CUR-V) to Residential Compact – Conditional District (RC-CD)

CASE NUMBER: Z(CD)-09-18

APPLICANT Pulte Home Company, LLC

LOCATION: North and south sides of Roberta Road between Wolf Meadow and Roberta Church Road

PARCEL PIN: 5519-63-0419, 44-7134, 53-0773

AREA: 66.27 Acres +/-

ZONING: Conditional Use – Residential Village

REPORT PREPARED BY: Kevin E. Ashley, AICP Planning and Development Manager

BACKGROUND

The subject property is located generally on four (4) quadrants of the Roberta Road/Philip Morris rail spur intersection. The subject property consists of three (3) lots of record and is agricultural land, with one single family residence.

HISTORY

The subject property was annexed as part of a City-initiated action in 1986. In 2007, the property was rezoned from Residential Estate (RE) and Residential Medium Density (RM-2) to Conditional Use Residential Village (CURV) for the development of a 143 lot single family subdivision. (Note the “conditional use” terminology is relative to the previous terminology in the ordinance prior to the adoption of the “conditional district” process.) The approved subdivision included approximately 33% of the total land area as open space, and the gross density was 2.08 du/ac.

SUMMARY OF REQUEST

The proposed development includes 169 lots, which equates to a density of 2.55 dwelling units per acre. As the properties include four quadrants of the Roberta Road/railway intersection, the proposed development is proposed in four distinct “pods”. The northwest quadrant has 129 lots

with an amenity center and various stormwater facilities. Two access points are proposed onto Roberta Road. The southwest quadrant has twenty one (21) lots with a trail integrated with a stormwater pond, and the southeast quadrant has nineteen (19) lots also with a trail system and each of these areas is served by one access point to Roberta Road. The northeast quadrant includes common open space only, with a trail system and a reservation for a future greenway adjacent to the rail line. This open space is accessible from all three residential areas by crossing either the rail line or crossing Roberta Road.

The petitioner held a neighborhood meeting in accordance with Article 3 of the Concord Development Ordinance.

Proposed amenities within the neighborhood include a pool, cabana and a tot lot. The petition and site plan have been reviewed by the Development Review Committee (DRC) and there are no objections to the site plan. The Fire Department has requested conditions requiring the applicant to submit a utility plan indicating fire hydrant spacing and to conduct a fire hydrant flow test. Additionally, NCDOT has indicated that a traffic impact analysis (TIA) may be required and its necessity would be evaluated at the time of technical site plan review.

As previously discussed, the approved zoning would allow the development of 143 lots with 33% open space. It is acknowledged, from a planning perspective, that the site presents numerous design challenges. However, the proposed petition represents an increase of 18.3% of density and a corresponding decrease of approximately 69% in the overall amount of open space. With the proposed density (2.55 du/ac), a minimum of ten (10) percent open space is required and the petitioner is proposing the minimum amount. There is potential with the development of the former Philip Morris site, that the rail line bisecting the property could once again become active.

The owners of the former Philip Morris property, Keenelend Capital, an affiliate of Bootsmead LeaseCo, LLC has submitted a letter objecting to the proposed increase in density of the project. Additionally, the Cabarrus County Economic Development Corporation has submitted a similar objection.

Existing Zoning and Land Uses					
Zoning of Subject Property	Zoning Within 500 Feet		Land Uses(s) of Subject Property	Land Uses Within 500 Feet	
RV-CU	North	Agriculture (AG) and Heavy Industrial (I-2)	Single family residential and agricultural	North	Industrial (former Philip Morris property)
	East	Residential Estate (RE) Traditional Neighborhood Development (TND), Residential Medium Density (RM-1) and RV		East	Single family residential and vacant land
	South	RM-2 and RV		South	Single family residential and vacant land
	West	AG, RV and I-2		West	Industrial, single family residential and vacant land

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 LUP designates the subject property as “Urban Neighborhood.” This land use category allows for a variety of housing types stating, “*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*”

Guidance specific to the Urban Neighborhood specifies that RC (including conditional district) is a corresponding zoning classification and advises that development should include:

- *Internal/external pedestrian connectivity is important in Urban Neighborhoods.*
- *Architecture and building scale/massing should fit within the surrounding context. This is particularly important for infill sites.*

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

Fostering infill and redevelopment: *A key element of the City’s character is the combination of traditional neighborhood development patterns and newer, more suburban development patterns. Where compatible, infill and redevelopment should be targeted in key areas that have the infrastructure and community facilities in place to absorb the additional intensity. Infill is most desirable within identified Mixed-Use Activity Centers, Village Centers and Urban Neighborhoods.*

Ensuring compatibility between neighboring land uses: *As the diversity of uses and housing types increases, the potential for incompatibility increases. To maintain compatibility between adjacent uses, the City will need to ensure that there are seamless transitions between uses which*

will require a combination of separating certain uses, buffering between uses, and addressing the design, scale, height, orientation and intensity of development as appropriate to the land use transition and the site.

Capitalizing on the unique areas of Concord: *As Concord has grown, sub-sections of the community have taken shape with unique characteristics. In addition to addressing Concord's overall character, it is important to look at how these areas contribute to the vitality of Concord as a whole and ensure that new development and redevelopment preserve and enhance the character-defining qualities of each area. The City's implementation of existing and new small area plans provides an adaptable platform for the design qualities, needs and opportunities in each of the areas.*

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

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 to 4.3:

- **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.*

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately 66.27 Acres +/-.
- The 2030 Land Use Plan designates the subject property as "Urban Neighborhood."
- The subject property consists of three (3) separate lots of record, and the property lies on four quadrants of Roberta Road and the Philp Morris rail spur line.
- The proposed zoning amendment is somewhat consistent with the 2030 Land Use Plan (LUP) because the proposed zoning of RC-CD is deemed to be a consistent zoning district within the "Urban Suburban Neighborhood" land use designations.
- The zoning amendment may be reasonable but is not necessarily in the public interest because the petition proposes an increase in the number of dwelling units and a 69% reduction in the amount of overall open space (to the minimum required) from the petition approved on the property in 2007. Additionally, the property is adjacent to the site of potential future industrial redevelopment where the increase of residential densities over the approved amount may not be appropriate. The improvements within the proposed open space do include active trails and a pool/cabana area.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the request somewhat consistent with the 2030 Land Use Plan and the requirements of the Concord Development Ordinance. However, there are concerns as the petition involves an approximate 18% increase in density, a 69% reduction in the overall amount of open space and limited buffering adjacent to the rail line. The staff has concerns relative 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.”**

The petitioner has consented to the following conditions:

1. Compliance with the “Spring Meadow Site” dated 7/11/18 (three sheets);
2. Submission of a utility plan indicating fire hydrant locations indicating required minimum spacing, and a fire flow test to demonstrate minimum available water supply;
3. Technical site plan (including approval of a preliminary plat) shall be required, and all development must meet minimum CDO and fire requirements.

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:

- N/A 1. Typed metes and bounds description of the property (or portion of property). A recorded deed is sufficient, if the deed contains a separate description of the property to be rezoned. If the property contains multiple tracts, deeds shall be provided describing each tract or multiple tracts.
- X 2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent landowners, including any directly across the street.
- X 3. **FOR CONDITIONAL DISTRICT APPLICATIONS ONLY**, 6 copies of a plan drawn to scale (conditional district plan) for the initial submittal to be reviewed by Development Review Committee. Staff will advise of additional submission requirements for the Planning Commission hearing after the initial review.
- N/A 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: Pulte Home Company, LLC
Attn: Boyd Stanley 704-975-2677 | Boyd.stanley@pultegroup.com
11121 Carmel Commons Blvd Suite 450, Charlotte, NC 28226

Owner Name, Address, Telephone Number: _____
Blackwelder G E Estate - 6725 Mt Olive Road Concord, NC 28025
Ritchie Sharon B - 6208 Cress Road Concord, NC 28025

Project Location/Address: _____
P.I.N.: 55196304190000, 55194471340000, & 55195307730000

Area of Subject Property (acres or square feet): +/- 66.27 Acres (per GIS)

Lot Width: NA Lot Depth: NA

Current Zoning Classification: CU-RV

Proposed Zoning Classification: RC-CD

Existing Land Use: Single Family Residential & Vacant

Future Land Use Designation: Single Family Residential

Surrounding Land Use: North Industrial South Industrial & Residential
East Industrial & SF Residential West Industrial & SF Residential

Reason for request: The development of a single family residential Master Planned Community.

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

Staff member signature: _____ Date: _____

Please Send All Correspondence to:
Matt Mandle, PLA
ESP Associates, Inc.
Email: mmandle@esspassociates.com
Phone: (704) 280-4218

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

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

Single family detached residential homes.

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):

Refer to Conditional District Rezoning Plan

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.

Bay V. Stanley
 Signature of Applicant Date



See Attached Joinder Agreements
 Signature of Owner(s) Date

Staff Use Only:

1. Scheduled for Planning and Zoning Commission consideration:
 Date: _____ Time: _____ Location: _____
2. Date advertised, written notice(s) sent, and property posted: _____
3. Record of decision: Motion to: Approve Deny
 _____ Yea Nay
 _____ Yea Nay
 _____ Yea Nay
 _____ Yea Nay
 _____ Yea Nay
 _____ Yea Nay
 _____ Yea Nay
4. Planning and Zoning Commission recommendation: Approved Denied
 If denied, was an appeal filed? _____
5. Date applicant notified of Planning and Zoning Commission action: _____
6. Scheduled for City Council consideration:
 Date: _____ Time: _____ Location: _____
7. Dates advertised: (a) First notice: _____ (b) Second notice: _____
8. City Council recommendation: Approved Denied
9. Date applicant notified of City Council action: _____
10. Comments: *(see minutes for details)*

Additional Requirements for Conditional District Amendments Only
(SEE SECTION 3.2.8)

A petition for conditional zoning must include a site plan, drawn to scale, with supporting information and text that specifies the actual use or uses intended for the property and any proposed conditions that will govern development and use of the property. The following information shall be provided, if applicable:

1. A boundary survey and vicinity map showing the property's total acreage, zoning classification(s), location in relationship to major streets, railroads, the date, and a north arrow;
2. All existing easements, reservations and rights-of-way;
3. Areas in which structures are proposed;
4. Proposed use of all land and structures including the number of residential units and square footage of nonresidential development;
5. Proposed and required screening and landscaping as specified in Article 11;
6. Existing and proposed points of access to public streets and to adjacent property;
7. Location of 100 year floodplains and location of proposed stream buffers as specified in Article 4;
8. General parking and circulation plans;
9. Additional data and information as specified in Article 9, if applicable.

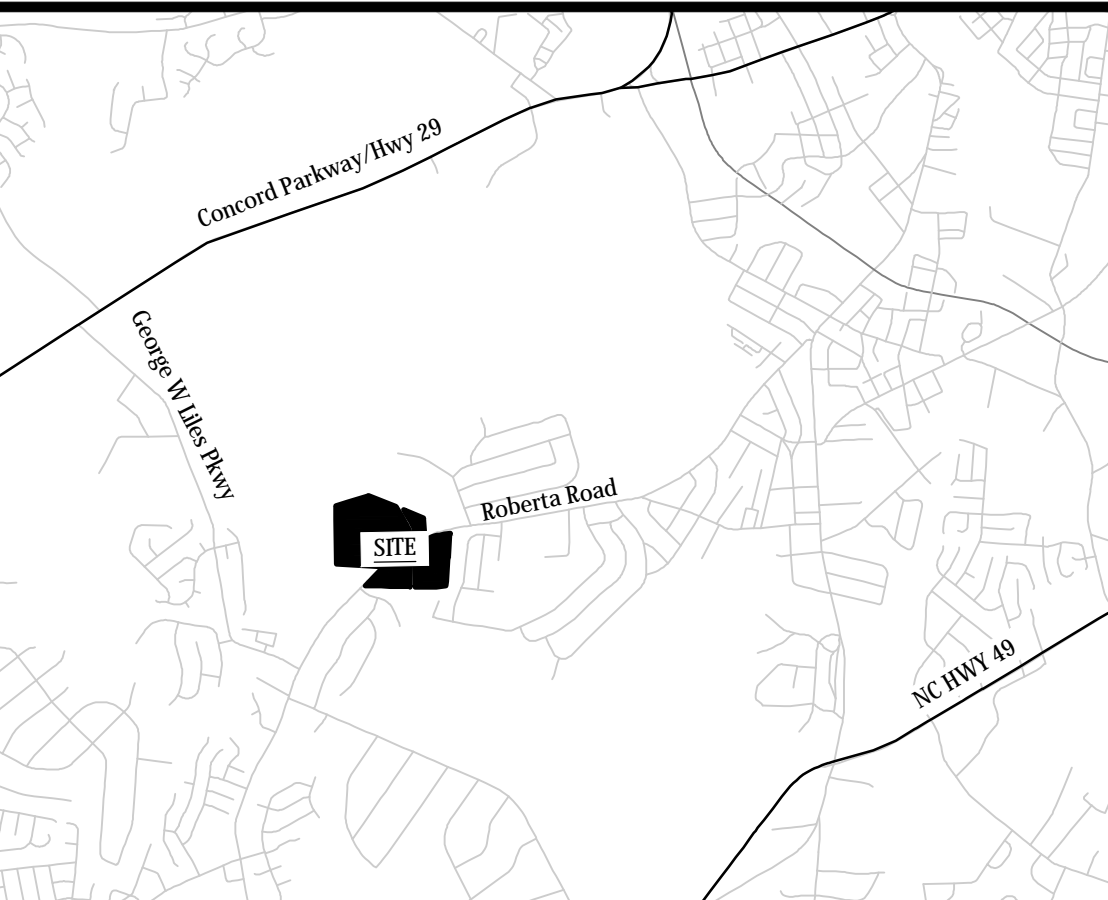
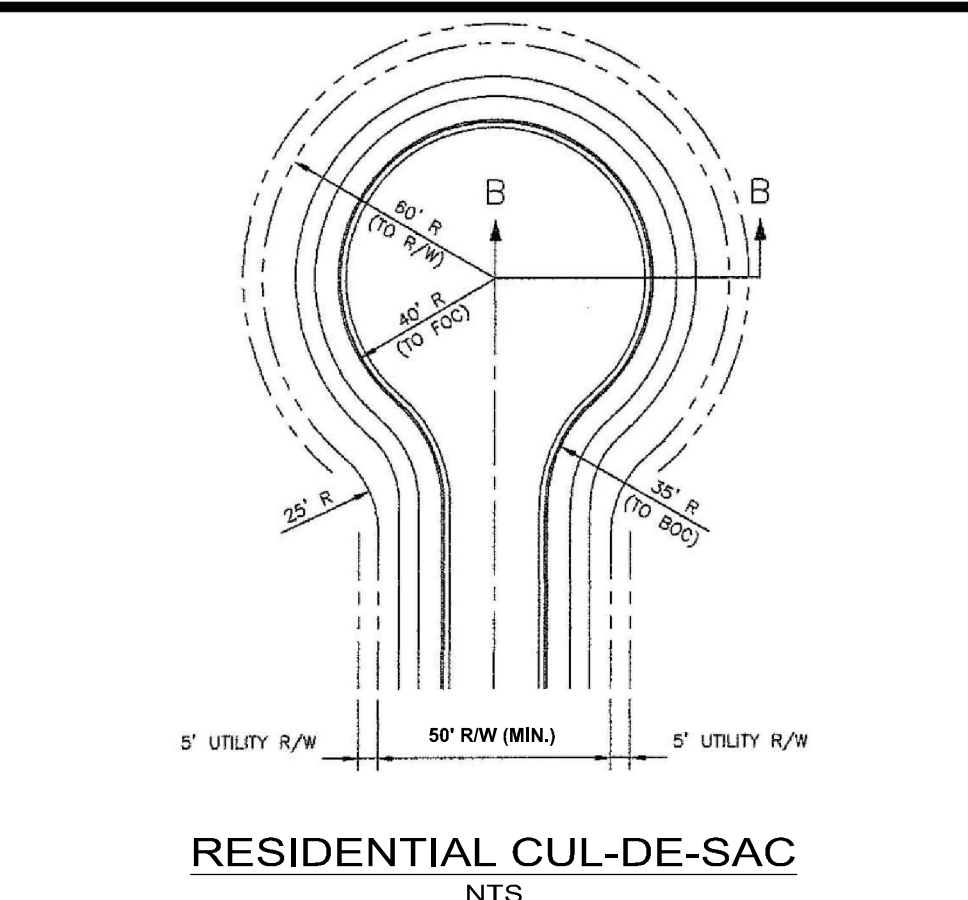
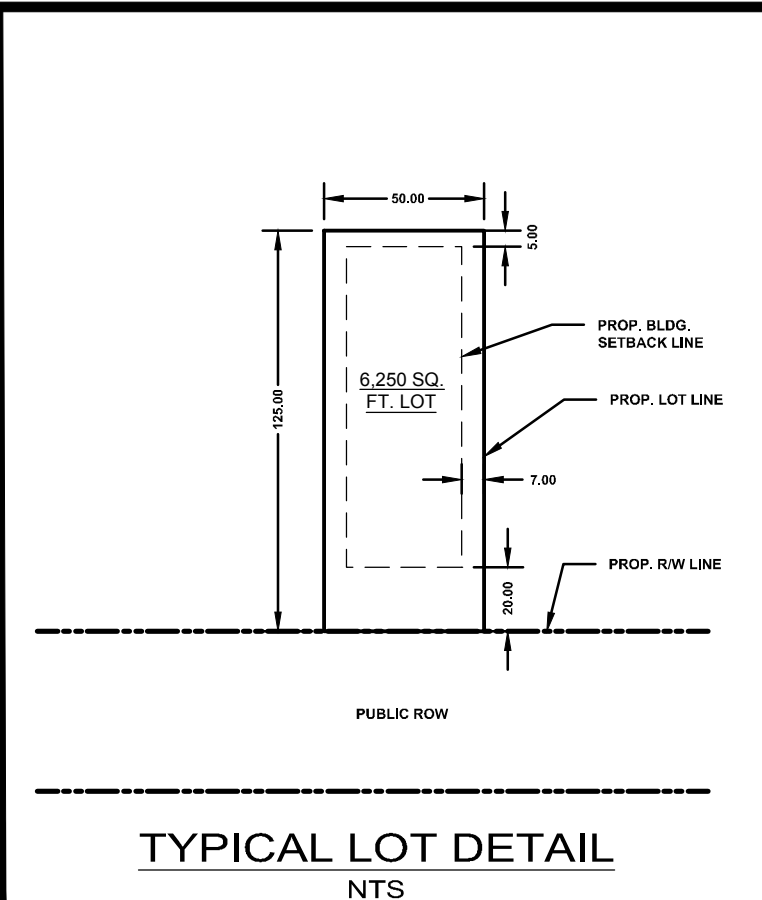
In the course of evaluating the application, the Administrator, Planning and Zoning Commission or City Council may request additional information from the petitioner. This information may include the following;

1. The exterior features of the proposed development including height and exterior finish;
2. Existing and general topography of the site;
3. Existing vegetation and tree cover; and
4. Location and number of proposed signs.

The site plan and all supporting materials and text shall constitute part of the petition for all purposes under this Chapter.

For conditional district rezonings, after receipt of the petition, the staff shall forward the petition including the site plan to the Development Review Committee (DRC) for review and comments prior to the hearing. The DRC shall concur that the site plan sufficiently meets minimum requirements prior to the item proceeding to the Planning Commission for public hearing. Comments from the DRC may necessitate changes to the rezoning plan prior to the public hearing.

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 OF 3	COVER - SHEET 1 OF 3	03/18/2018	07/11/2018
2 OF 3	CONDITIONAL DISTRICT REZONING PLAN - SHEET 2 OF 3	03/18/2018	07/11/2018
3 OF 3	CONDITIONAL DISTRICT REZONING PLAN - SHEET 3 OF 3	03/18/2018	07/11/2018



SITE DATA:

TAX PARCELS: 55196304190000, 55195307730000, & 55194471340000

TOTAL ACREAGE: ± 66.27 ACRES (PER GIS)

LOCATION: EXISTING: CITY OF CONCORD, NC

ZONING: EXISTING: CU-RV, PROPOSED: RC-CD (TBD)

TOTAL LOTS: UP TO ± 169 LOTS (50' X 125')

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

PROPOSED RC-CD ZONING STANDARDS:

MINIMUM LOT SIZE: 5,000 SQUARE FEET
 MINIMUM LOT WIDTH: 50'
 MINIMUM LOT DEPTH: 125'
 AVERAGE LOT SIZE: 6,250 SQUARE FEET
 FRONT SETBACK: 20'
 SIDE SETBACK: 7'
 SIDE STREET SETBACK: 20'
 REAR SETBACK: 5'
 MAXIMUM BUILDING HEIGHT: 35'

OPEN SPACE:

REQUIRED: ± 6.6 ACRES (10%)
 PROPOSED: ± 6.6 ACRES (10%)
 MINIMUM CONTIGUOUS REQUIRED: ± 3.96 ACRES (60% OF REQUIRED OPEN SPACE)
 MINIMUM CONTIGUOUS PROPOSED: ± 3.96 ACRES (60% OF REQUIRED OPEN SPACE)

DENSITY:

MAXIMUM DENSITY PROPOSED: UP TO ± 2.55 DU/AC

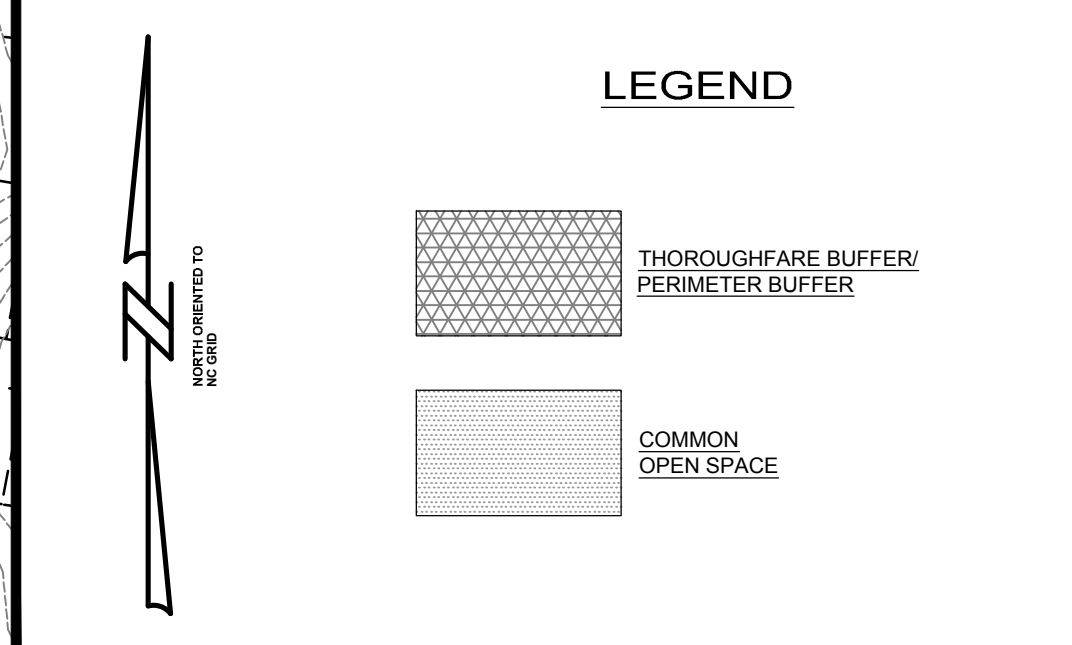
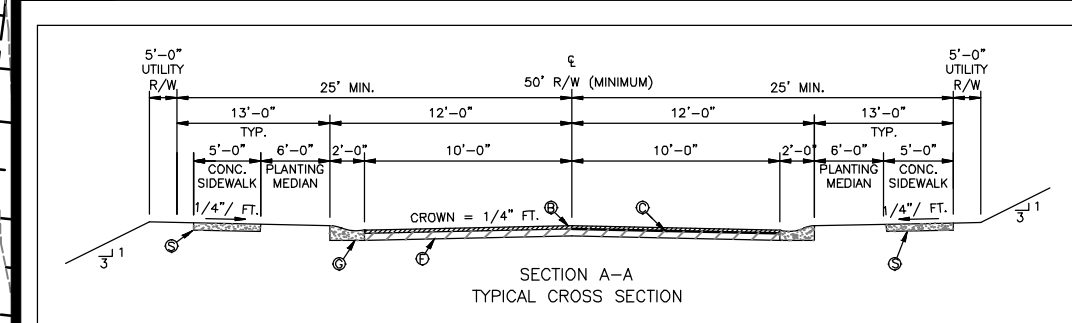
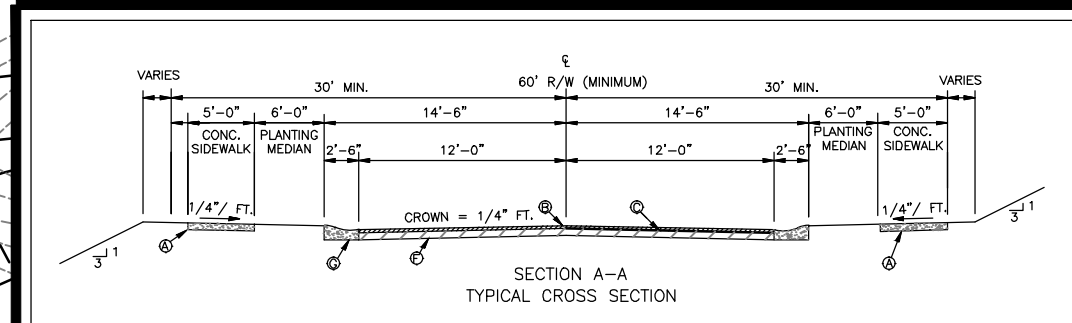
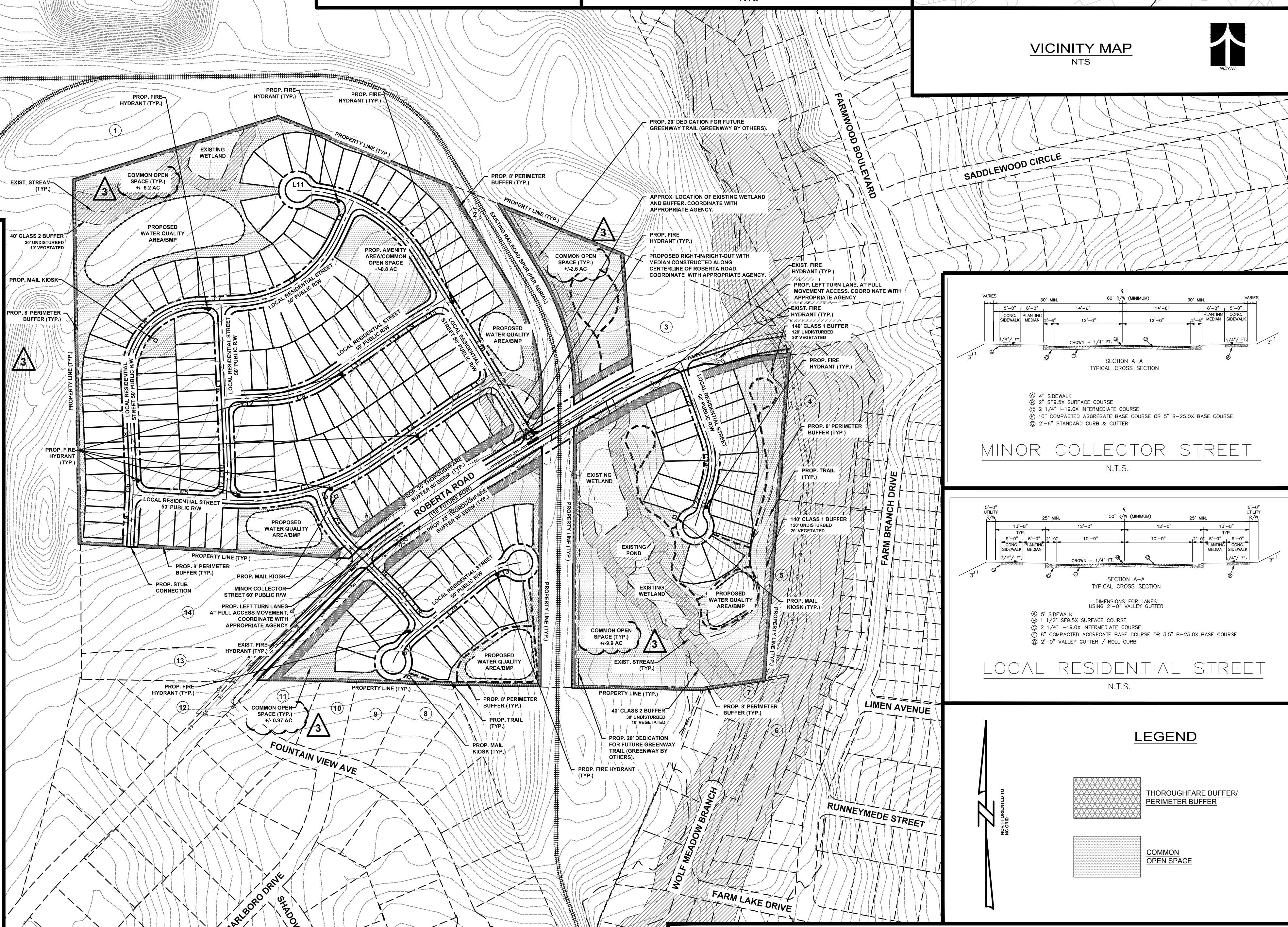
PERMITTED USES:

- SINGLE FAMILY HOMES AND ACCESSORY STRUCTURES
- COMMUNITY RECREATION AREAS
- AMENITY AREAS
- ACTIVE AND PASSIVE OPEN SPACES
- OTHER USES COMMONLY ASSOCIATED WITH RESIDENTIAL UNITS AND AS ALLOWED BY THE CITY OF CONCORD DEVELOPMENT ORDINANCE

ESP ASSOCIATES, INC.
 P.O. Box 2030
 Charlotte, NC 28241
 3475 Lakemont Blvd.
 Fort Mill, SC 29708
 704-583-9449 (NC)
 803-802-2440 (SC)
 www.espassociates.com

Line & Curve Table

Line #/Curve #	Length	Direction/Delta	Radius
L6	126.306	N24° 59' 46.37"E	365.000
C4	399.243	062.6711	365.000
L7	126.028	N87° 40' 02.41"E	
C5	361.283	090.0000	230.000
L8	330.814	N02° 19' 57.59"W	
C6	29.047	005.3685	310.000
L9	172.377	N03° 02' 09.13"E	
L12	140.995	S87° 40' 02.41"W	
C8	197.199	032.2819	350.000
L13	204.299	S55° 23' 07.67"W	
L14	91.334	S55° 23' 07.67"W	
C9	29.324	002.7544	610.000
L15	127.173	S58° 08' 23.40"W	
L16	523.130	N02° 19' 57.59"W	
C10	21.551	005.3685	230.000
L17	80.200	N03° 02' 09.13"E	
L18	110.716	S38° 54' 29.61"E	
C11	31.801	005.8775	310.000
L19	148.385	S44° 47' 08.74"E	
L21	257.271	N19° 42' 46.45"W	
C14	149.898	037.3415	230.000
L22	142.302	N17° 37' 43.04"E	
L10	690.630	S31° 51' 36.60"E	
C7	456.629	058.1398	450.000
L11	3.872	N90° 00' 00.00"E	
C12	116.681	029.0667	230.000
L20	280.703	S51° 05' 30.39"W	
C13	130.009	032.3867	230.000
L1	80.478	S44° 21' 07.11"E	
C1	132.427	024.4759	310.000
L2	56.053	S19° 52' 33.88"E	
L3	127.173	N58° 08' 23.40"E	
C2	14.903	002.7544	310.000
L4	330.752	N55° 23' 07.67"E	
C3	459.986	037.6504	700.000
L5	325.402	S86° 57' 50.87"E	



ENGINEERING FIRM: ESP ASSOCIATES, INC. 3475 LAKEMONT BLVD FORT MILL, SC 29708 (803) 802-2440 (803) 802-2515 MATT MANDELA, PLA

DEVELOPER: PULTE HOME COMPANY, LLC 11121 CARMEL COMMONS BLVD SUITE 450 (704) 975-2677 (704) 543-6630 MR. BOYD STANLEY

ADJOINING PARCEL INFORMATION

PID	OWNER NAME	ADDRESS	CITY	STATE	ZIPCODE	ZONING	
1	55195756400000	BOOTSMEAD LEASECO LLC	ATTN: A WELFORD TABOR 2820 SELWYN AVE STE 550	CHARLOTTE	NC	28209	AG & I-2
2	55187986520000	BOOTSMEAD LEASECO LLC	ATTN: A WELFORD TABOR 2820 SELWYN AVE STE 550	CHARLOTTE	NC	28209	CURV & RM-2
3	55195491730000	CRISCO BROADUS L	3006 ROBERTA RD	CONCORD	NC	28027	RE
4	55197401900000	HAMPDEN VILLAGE HOMEOWNERS ASSOCIATION INC	C/O ASSOC MNGMNT SOLUTIONS P O BOX 38809	CHARLOTTE	NC	28278	TND
5	55196332650000	HAMPDEN VILLAGE HOMEOWNERS ASSOCIATION INC	C/O ASSOC MNGMNT SOLUTIONS P O BOX 38809	CHARLOTTE	NC	28278	TND
6	55196226390000	HAMPDEN VILLAGE HOMEOWNERS ASSOCIATION INC	2919 PROVIDENCE VILLAGE	CHARLOTTE	NC	28270	TND
7	55196218360000	SILL GARY L SILL GLORIA J / WIFE	3741 FARM LAKE DRIVE SW	CONCORD	NC	28027	MDR
8	55195218320000	ENGELHAUPT JUDY JOANN	3067 FOUNTAINVIEW AVENUE	CONCORD	NC	28027	MDR
9	55194298500000	DAVIS LISA FLOYD DAVIS RICHARD E HSB	12301 GRIER PL	MATTHEWS	NC	28105	MDR
10	55194288430000	METZLER ALLEN C/METZLER GAIL P WF	3085 FOUNTAINVIEW AVE	CONCORD	NC	28027	MDR
11	55194268860000	LORENZ DWAYNE F/LORENZ MARJORIE M WF	3097 FOUNTAINVIEW AVE	CONCORD	NC	28027	MDR
12	55194238580000	LITTLE DANA DELRAE AND LITTLE BILLY J	3104 ROBERTA ROAD	CONCORD	NC	28027	RV
13	55194330530000	EASLEY DARRIN E	8200 MIDDLETON CR	HARRISBURG	NC	28075	RE
14	55194332020000	CEBEL PROPERTIES LLC A NC LLC	C/O CHRISTOPHER G HERRIN PO BOX 5432	CONCORD	NC	28026	RE

ADDITIONAL USE DEVELOPMENT COMMITMENTS:

- MAXIMUM DENSITY, MINIMUM LOT STANDARDS, AND ALLOWED USES IN THIS RESIDENTIAL COMPACT-CONDITIONAL DISTRICT SHALL BE AS SHOWN ABOVE.
- CONDITIONS ESTABLISHED AS PART OF THIS CONDITIONAL USE REZONING SHALL BE ATTACHED TO THE LAND AND SHALL BE BINDING ON THE PETITIONER/OWNER OF THIS LAND AND ANY ASSIGNED SUCCESSOR.
- ADMINISTRATIVE AND OTHER CHANGES TO THIS REZONING SHALL BE ALLOWED AS PROVIDED IN THE CITY OF CONCORD DEVELOPMENT ORDINANCE (CDO).
- GENERAL SITE LAYOUT SHALL BE AS DEPICTED ON THIS SITE PLAN. ADJUSTMENTS TO THIS LAYOUT MAY BE MADE DURING PRELIMINARY PLAT AND CONSTRUCTION DOCUMENT PHASES OF DESIGN AS MAY BE NEEDED TO ACCOMMODATE SITE FEATURES, REVIEW STAFF COMMENTS, AND FINAL ENGINEERING CONSTRAINTS.
- EASTERN MOST ACCESS POINT INTO THE SITE LOCATED ALONG THE NORTH SIDE OF ROBERTA ROAD TO BE PROVIDED VIA RIGHT IN/RIGHT OUT. RIGHT IN/RIGHT OUT TO BE CONSTRUCTED WITH A MEDIAN ALONG THE CENTERLINE OF ROBERTA ROAD. APPLICANT TO COORDINATE DESIGN AND LOCATION OF ACCESS WITH NCDOT AND CITY OF CONCORD.
- APPLICANT TO PROVIDE SATISFACTORY LINE OF SIGHT FOR THE ENTRANCE EAST OF THE RAIL ROAD LOCATED ON THE SOUTH SIDE OF ROBERTA ROAD TO MEET MINIMUM DESIGN STANDARDS ESTABLISHED BY NCDOT AND CITY OF CONCORD.
- APPLICANT TO PROVIDE LEFT TURN LANES AT FULL MOVEMENT ACCESS POINTS. TURN LANES PROVIDED TO MEET MINIMUM DESIGN STANDARDS ESTABLISHED BY NCDOT AND CITY OF CONCORD.
- RIGHT OF WAY NECESSARY TO BUILD ROADWAY IMPROVEMENTS SHALL BE OBTAINED PRIOR TO ISSUANCE OF THE DRIVEWAY PERMIT.
- CURB/GUTTERS/SIDEWALK TO BE PROVIDED ON PROJECT FRONTAGE. EXIST SIZE/SPECIFICATIONS TO BE DETERMINED DURING CONSTRUCTION AND DOCUMENTATION PHASE.
- PEDESTRIAN TRAILS TO BE SOFT SURFACE.
- COMMUNITY AMENITIES SHALL INCLUDE POOL, CABANA, AND TOT LOT.

CONNECTIVITY RATIO:

REQUIRED: 1.4 (Links/Nodes)
 PROPOSED: 1.46 (19 Links/ 13 Nodes)

GENERAL NOTES:

- BASE INFORMATION PROVIDED BY CABARRUS COUNTY GIS DATA AND ESP ASSOCIATES, INC. SURVEY TITLED "ALTANSPS LAND TITLE SURVEY OF G.E. BLANKENBELLER ESTATE", DATED 9/29/18 SHOULD BE VERIFIED FOR ACCURACY.
- ALL SITE PLAN, ZONING, AND WETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONSIDERED TO BE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AND FINAL VERIFICATION.

FLOODPLAIN INFORMATION:

FLOODPLAIN IS NOT LOCATED ON SITE. INFORMATION OBTAINED FROM FEMA FIRM PANEL 3710519003 EFFECTIVE DATE OF STUDY 11/05/2008.

STREAM/WETLAND INFORMATION:

STREAM/WETLAND INFORMATION IS BASED ON PRELIMINARY INFORMATION PROVIDED TO ESP BY CABARRUS COUNTY GIS DATA AND WETLANDS REPORT BY WETLANDS & WATERS, INC. TITLED "PRELIMINARY ASSESSMENT WETLANDS AND WATERS OF THE US, ROBERTA ROAD PROPERTY" DATED APRIL 3, 2018. FOR PURPOSES OF PREPARATION OF THIS CONDITIONAL REZONING PLAN, ANY POTENTIAL WETLAND AREAS AND STREAM FEATURES DEPICTED ON THE PLAN ARE CONSIDERED TO BE PRELIMINARY IN NATURE AND APPROXIMATE LOCATION. THE CONDITIONAL REZONING PLAN WILL NEED TO BE REVISED ONCE ALL AGENCIES APPROVED ON-SITE WETLAND/STREAM AND APPROPRIATE JURISDICTIONAL BOUNDARIES ARE SURVEYED AND VERIFIED WITH ACCEPTABLE LEVELS OF ACCURACY. UNIT LOSS MAY OCCUR.

ACCESS POINTS/DRIVEWAYS/STREETS:

- PROPOSED PROJECT SITE ENTRANCE LOCATIONS ARE CONSIDERED PRELIMINARY IN NATURE AND NEED TO BE VERIFIED FOR ADEQUATE SIGHT DISTANCE.
- ALL ROADWAY AND STREET SYSTEMS ARE CONSIDERED TO BE PRELIMINARY AND WILL NEED TO BE VERIFIED FOR SATISFACTORY TO SATISFY OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE CITY OF CONCORD DEVELOPMENT AND SUBDIVISION ORDINANCES AND APPLICABLE STANDARDS IDENTIFIED BY NCDOT. STREET CONNECTIONS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE BASED ON AGENCY INPUT AND REVIEW.

OPEN SPACE:

OPEN SPACE AREAS ARE CONCEPTUAL AND PRELIMINARY. THE EXACT LOCATION OF THESE AREAS MAY CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FINAL YIELD, PRODUCT ALLOCATION, AND AS OTHER SPATIALLY DEPENDENT COMPONENTS SUCH AS DETENTION, WETLAND AREAS, UTILITY FEATURES, AND BUFFERS, (AS APPLICABLE) FOR THIS PROJECT ARE BETTER DEFINED.

POTENTIAL STORMWATER QUALITY AREAS:

LOCATION OF PROPOSED STORMWATER AREAS ARE CONCEPTUAL AND PRELIMINARY AND STILL NEED TO BE DETERMINED. THE EXACT SIZE AND LOCATION OF THESE AREAS WILL CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FINAL LAYOUT, PRODUCT ALLOCATION, AND AS OTHER PROPOSED CHANGES TO THE PROJECT ARE BETTER DEFINED. LAYOUT AND UNIT COUNT SUBJECT TO CHANGE BASED ON FINAL DESIGN OF STORMWATER AREAS.

PUBLIC INFORMATION:

ESP ASSOCIATES IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE, MISSING OR OUTDATED INFORMATION DERIVED FROM PUBLIC SOURCES SUCH AS GIS, PLANNING AND ZONING DEPARTMENTS.

GRAPHIC SCALE

(IN FEET)
 1 INCH = 200 FT.

CONDITIONAL REZONING PLAN
 SHEET 1 OF 3

SPRING MEADOW SITE
 ACCELA #: CN-RZZ-2018-00005

PROJECT INFORMATION

PROJECT MANAGER: MM
 DESIGNED BY: GM
 DRAWN BY: GM
 PROJECT NUMBER: F028.100
 ORIGINAL DATE: 04/18/2018

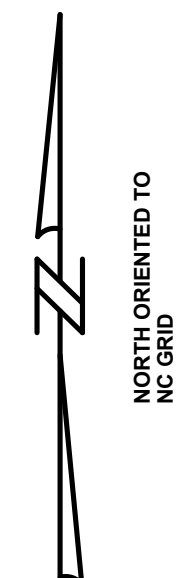
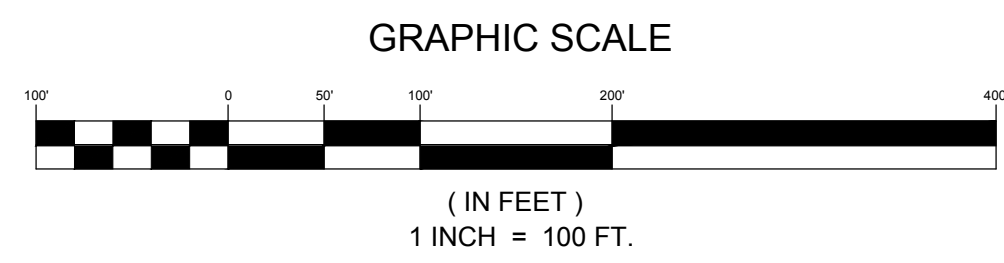
SHEET:
1 OF 3

NO.	DATE	REVISION	BY	CM	ZW	ZW
1	06.06.2018	REVISED PRELIMINARY COMMENTS DATED 05.12.2018				
2	06.28.2018	REVISED PRELIMINARY COMMENTS DATED 06.28.2018				
3	07.11.2018	REVISED PRELIMINARY COMMENTS DATED 07.11.2018				

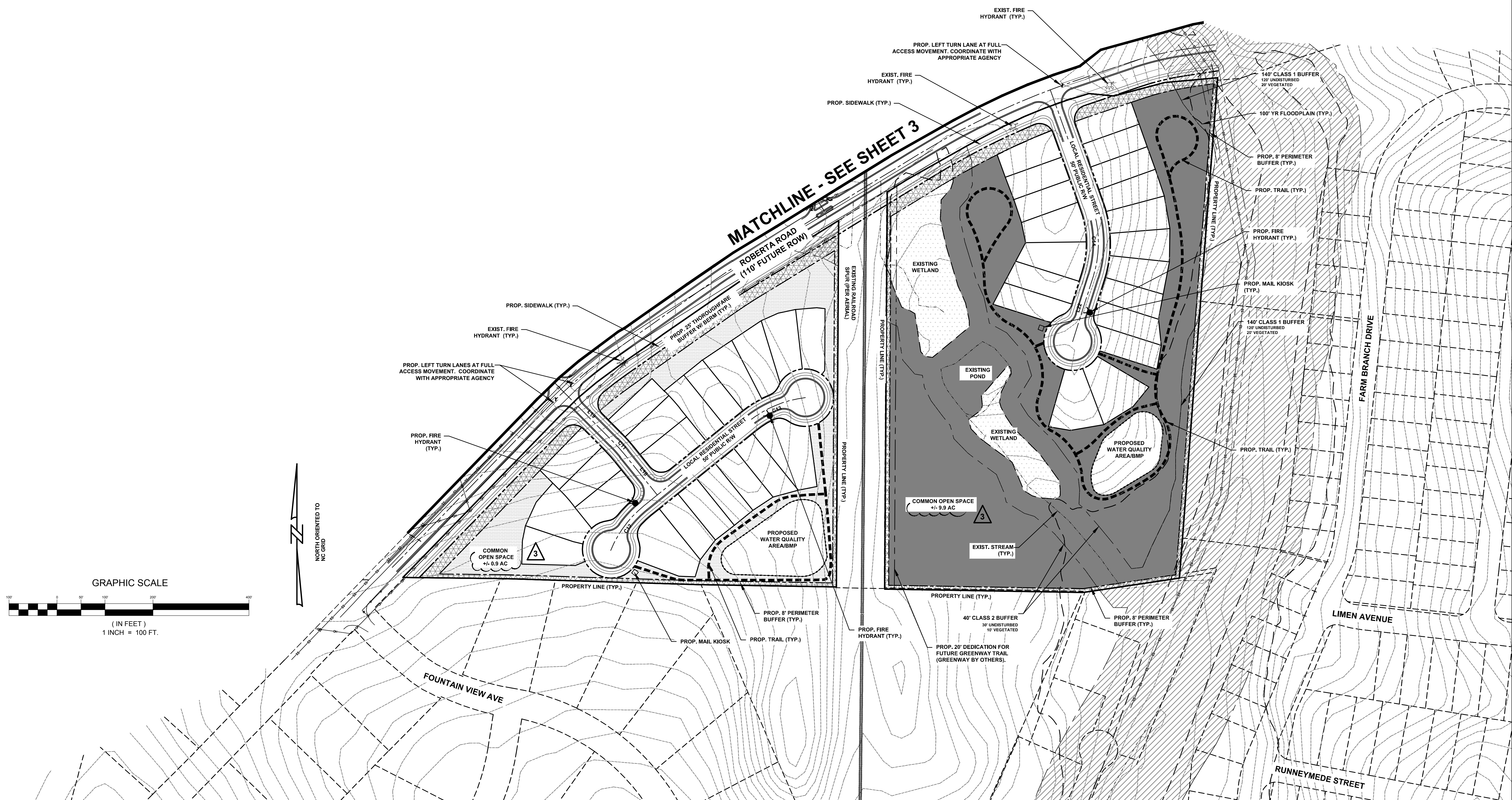
CONCORD, NC

Pulte Home Company, LLC

U:\2017 Projects (FY18) - Roberta Road (Puls) Submittal Working Drawings\2018-7-11_3rd Admin Amendment Submittal\04\FU28-CC-REZONING-PLAN.dwg - SHEET 2 OF 3 - abooda



MATCHLINE - SEE SHEET 3




**CONDITIONAL DISTRICT REZONING PLAN
(SHEET 2 OF 3)**

SPRING MEADOW SITE
ACCELA #: CN-RZZ-2018-00005
Pulte Homes Company, LLC
CONCORD, NC

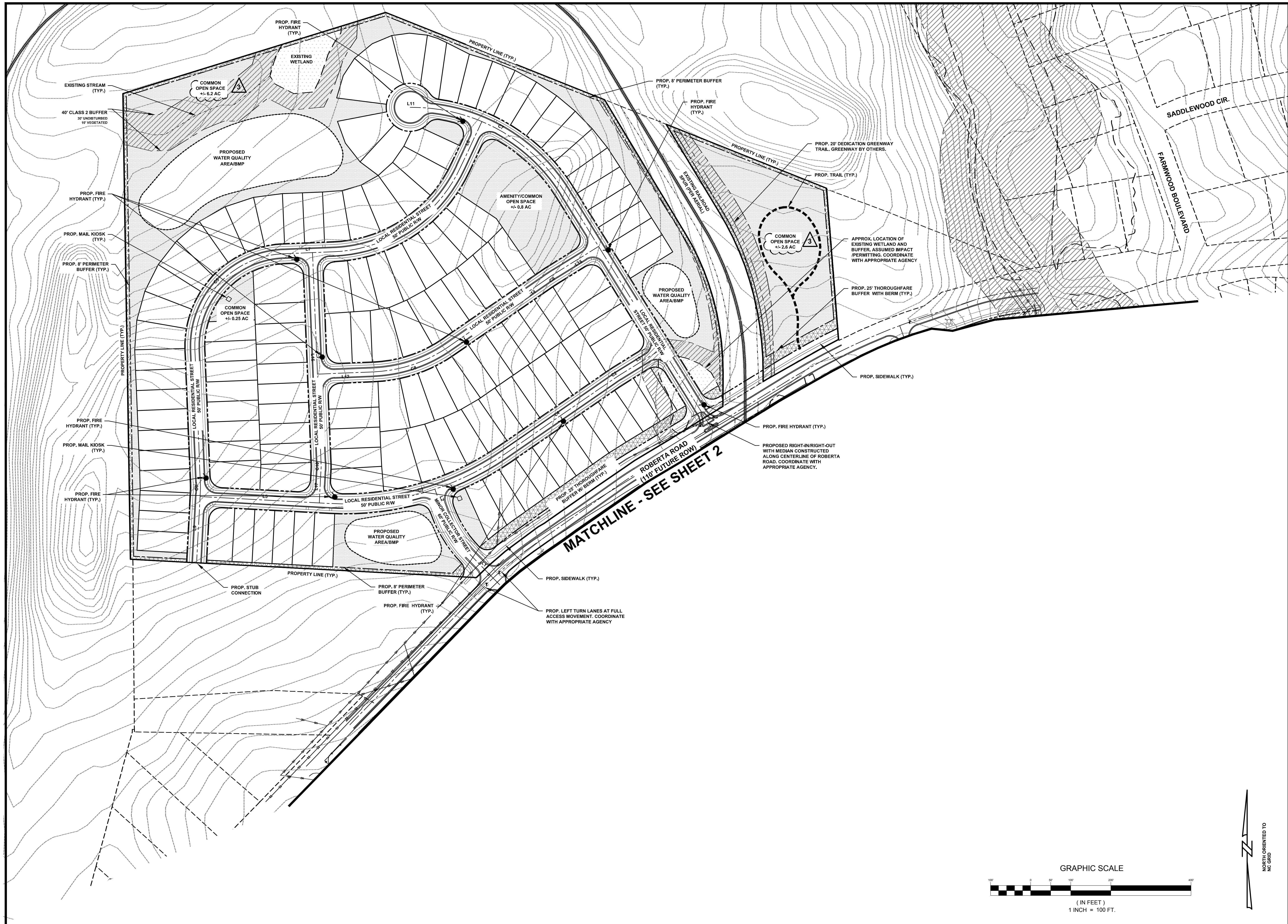
PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	GM
DRAWN BY:	GM
PROJECT NUMBER:	FU28.100
ORIGINAL DATE:	04/18/2018
SHEET:	2 OF 3

NO.	DATE	REVISION	BY
1	06.06.2018	REVISED PER STAFF COMMENTS DATED 05.11.2018	GM
2	06.20.2018	REVISED PER STAFF COMMENTS DATED 06.26.2018	ZW
3	07.11.2018	REVISED PER STAFF COMMENTS DATED 07.02.2018	ZW



ESP
Associates, Inc.
P.O. Box 2703
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-0440 (NC)
803-502-2440 (SC)
www.espassociates.com

U:\2017 Projects (FY18) - Roberta Road (Pulley) Submittal Working Drawings\2018-7-11_3rd Admin Amendment Submittal\dwg\U28-CC-REZONING-PLAN.dwg, SHEET 3 OF 3, 8/20/2018



ESP
 ESP Associates, Inc.
 P.O. Box 7030
 Charlotte, NC 28241
 3475 Lakewood Blvd.
 Fort Mill, SC 29708
 704-583-0440 (NC)
 803-502-2440 (SC)
 www.espsociates.com

NO.	DATE	REVISION
1	06/06/2018	REVISED PER STAFF COMMENTS DATED 05/12/2018
2	06/20/2018	REVISED PER STAFF COMMENTS DATED 06/26/2018
3	07/11/2018	REVISED PER STAFF COMMENTS DATED 07/02/2018

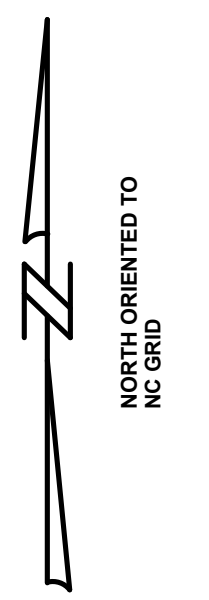
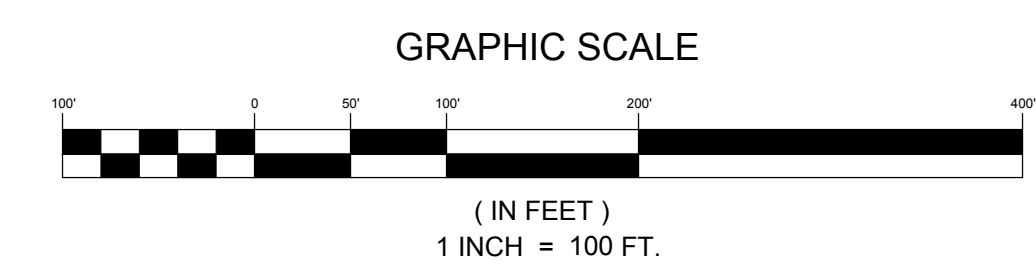
BY	CM	ZW	ZW

CONDITIONAL DISTRICT REZONING PLAN
 (SHEET 3 OF 3)
SPRING MEADOW SITE
 ACCELA #: CN-RZZ-2018-00005
 Pulle Homes Company, LLC
 CONCORD, NC

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	GM
DRAWN BY:	GM
PROJECT NUMBER:	FU28.100
ORIGINAL DATE:	04/18/2018

SHEET:
3 OF 3





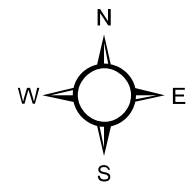
Aerial Map

Case:
Z(CD)-09-18

Boyd Stanley,
Pulte Home
Company LLC,

3040,3084, and
3039 Roberta Rd

CU-RV (Conditional
Use Residential Village)
to
RC-CD (Residential
Compact Conditional
District)



Source: City of Concord
Planning Department








Disclaimer

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



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

Legend

-  Parcels selection 4
-  FrankLiskePark
-  Industrial_Employment
-  Mixed-UseActivityCenter
-  SuburbanNeighborhood
-  UrbanNeighborhood
-  VillageCenter



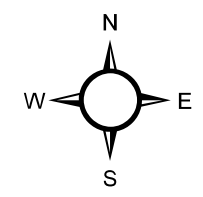
Land Use Plan Map

Z(CD)-09-18

Boyd Stanley,
Pulte Home Company

3040,3084, and 3039
Roberta Rd

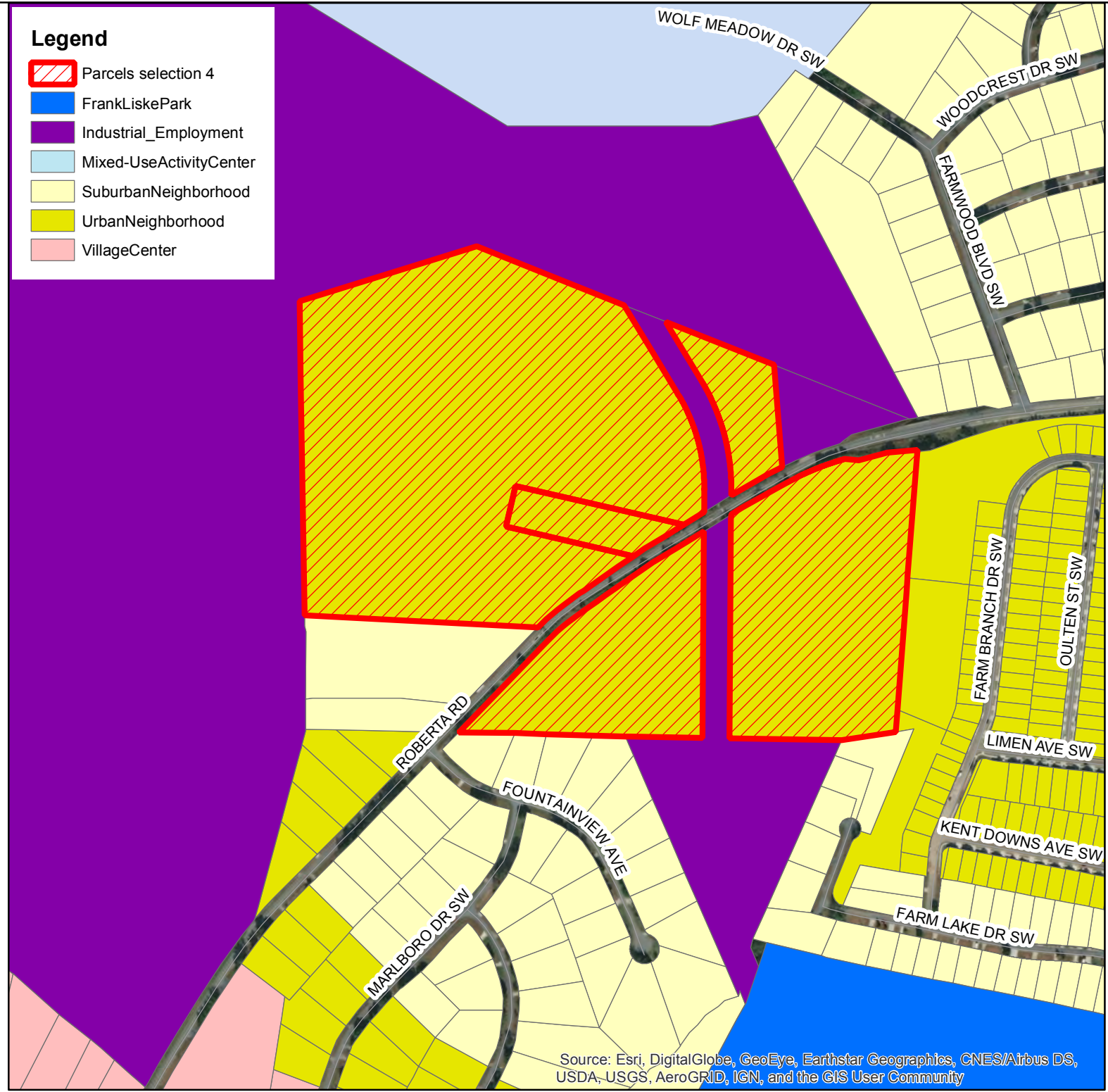
CU-RV
to
RC-CD



Source: City of Concord
Planning Department

Disclaimer

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



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

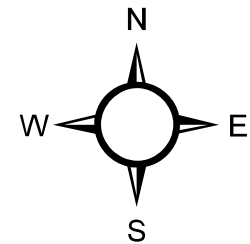


Zoning Map Z(CD)-09-18

**Boyd Stanley,
Pulte Home Company**

**3040, 3084, and 3039
Roberta Rd**

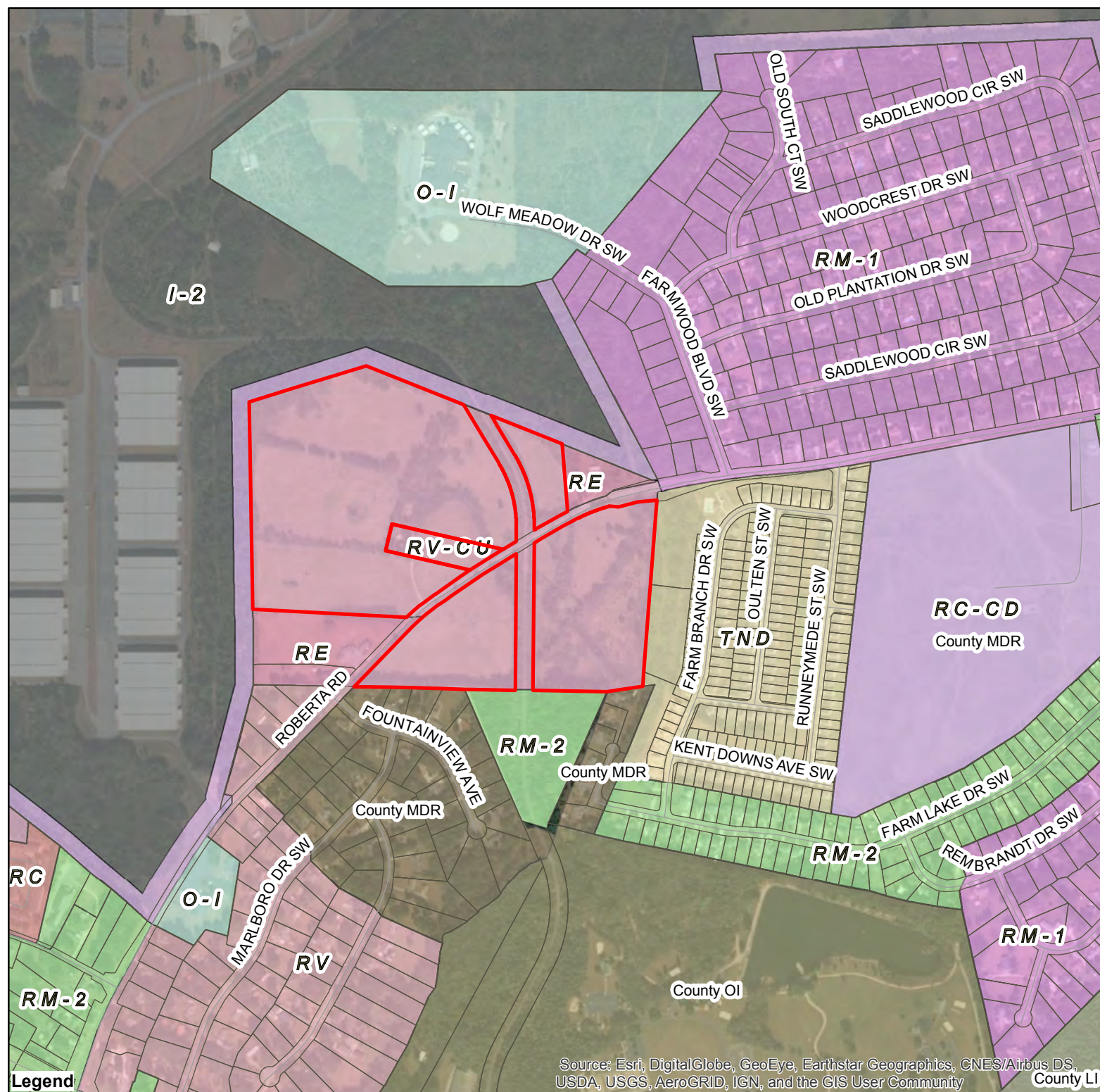
**CU-RV
to
RC-CD**



Source: City of Concord
Planning Department

Disclaimer

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



Legend

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

County LI