

**DATE:** January 21, 2025

**REZONING CASE #:** Z(CD)-11-23

**ACCELA:** CN-RZC-2023-00004

**DESCRIPTION:** Zoning Map Amendment  
I-2 (General Industrial) to PUD (Planned Unit Development)

**APPLICANT/OWNER:** Ed Hosack, Cooperative Christian Ministry

**LOCATION:** 540 Cabarrus Ave. W

**PIN #:** 5620-34-3147

**AREA:** +/- 10.509 acres

**ZONING:** I-2 (General Industrial)

**PREPARED BY:** Autumn James, PhD, AICP, Planning & Development Manager

**BACKGROUND**

The subject property consists of one (1) parcel comprising +/- 10.509 acres near the intersection of Cabarrus Ave W. and White St. NW The property is vacant warehouses and warehouse storage.

To the north of the property the zoning is RV (Residential Village) made up of single-family residential. The adjacent properties to the east are RC (Residential Compact), I-1 (Light Industrial), and O-I (Office-Institutional) which are single-family residences and offices. To the west, across White St., the properties are zoned RV (Residential Village) and PUD (Planned Unit Development) and to the South, across Cabarrus Ave., the properties are zoned C-2 (General Commercial) and RV (Residential Village) which are commercial and residential uses.

**HISTORY**

The property was annexed into the City pre-1978, with the oldest referenceable map indicating an I-2 (General Industrial) zoning designation. The existing multiple buildings were constructed at various times with the oldest buildings dating back to 1918. Cabarrus Cooperative Christian Ministry Inc. acquired the property by deed recorded in the Cabarrus County Register of Deeds Book 16551 Page 200 on June 29, 2023.

## **SUMMARY OF REQUEST**

The applicant is requesting to rezone the subject property from I-2 (General Industrial) to PUD (Planned Unit Development) for a three-phase campus establishing transitional housing capacity that will ultimately consist of four apartment buildings, program/activity center to include daycare facilities for resident families, common meeting, work, study, leisure and recreational space for on-campus residents, administrative offices, and support services. Additionally, the property will incorporate retail/commercial components, health and wellness services, vocational training, other partner resources and Cooperative Christian Ministry's Service Headquarters.

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

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

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

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

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

- A. *When Thirty (30) or more residential units are proposed, the project shall include a variety of housing stock that serves a range of incomes and age groups. Examples may include attached and detached single family, multifamily and dwelling units above commercial. The variety may include differing sizes of the same housing type, such as a mixture of larger and smaller lot sizes to accommodate a variety of single-family home designs.*
- B. *Uses are compact and well- integrated as opposed to widely separated and buffered.*
- C. *The project is well integrated into established adjacent areas relative to existing development standards, scale and use, with compatibility being achieved through effective architectural design and site planning.*
- D. *Open space is a significant element of the project's design. These open spaces shall include active and passive open space with an emphasis on accessible trails and connections to both existing and proposed greenways. The City's Open Space and Connectivity Analysis (OSCA) and other adopted plans shall be consulted for further guidance. All open space shall be specifically labeled and defined on the submitted site plan to include uses and aesthetic design. Additionally, all open spaces shall be accessible by a street, sidewalk, greenway or trail. While environmentally sensitive areas (floodplains, wetlands, etc.) may be within the minimum open space, at least 50% of the open space shall be upland area (non-environmentally sensitive). At least twenty-five percent (25%) of the overall gross land area of the site shall be designated as open space and thirty percent (30%) of the required open space on the site shall consist of active open space, except that this requirement may be modified in the event that the applicant demonstrates that the project is "infill" and is located adjacent to a sidewalk or trail network and is within walkable distance of active open space. Areas designated as "tree save" pursuant to Article 10 shall be considered active open space for the purposes of this section.*
- E. *The proposed development includes a variety of interconnected street types that are accessible to pedestrian, bicycle and automobile, and residential and non-residential areas shall be connected for both vehicles and pedestrians. The street pattern shall be designed in such a way as to encourage walking and to reduce the number and length of automobile trips. Bicycle lanes shall be provided along at least seventy percent (70%) of all collector streets.*
- F. *Enhanced design elements may include, but are not limited to*
  - a. *Increased open space and unique open space designs;*
  - b. *preservation of heritage trees and significant native tree canopy;*
  - c. *establishment of habitat preservation measures and/or wildlife sanctuary areas; and*
  - d. *use of native plants and pollinator gardens within the site. See Sections 9.3 and 9.4 for enhanced design elements that may be utilized in PUD zoning districts.*
- G. *The project includes building types that delineate the streets and civic/nonresidential areas to minimize the visibility of parking lots. See Sections 9.3 and 9.4 for designs that accomplish this principle.*
- H. *Grading and clearing shall be minimized to the extent possible and the natural topography should be integrated into the site design and amenities.*
- I. *Low Impact Development (LID) stormwater facilities shall be used and integrated into the development. At least twenty five percent (25%) of the stormwater generated by the development shall be addressed by LID measures as specified in Section 9.11. When larger,*

*stand-alone stormwater ponds and basins are proposed, they shall be designed and constructed as amenities.*

J. *The proposed development shall provide for both current and future transit needs.*

The proposed restoration and revitalization of the existing structures appears to be compliant with these design principles. The existing warehouses have been present for many years and applicants are actively working to ensure they remain compatible, while providing innovative uses, providing a unique approach to transitional housing and commercial/retail opportunities that align with Concord's vision for the future. Enhanced design elements include a commitment to working with the City on the use of native plants and pollinator gardens, as well as increased open space and open space designs.

### Commercial

Existing commercial buildings will be restored and revitalized during Phases 1 & 2 of the project. In Phase 1, these will include a daycare and a laundromat and in Phase 2, this will include retail and office spaces.

### Multi-Family Residential

There are four (4) proposed apartment buildings with two (2) to be constructed in Phase 1, and two (2) to be constructed in Phase 3. In Phase 1, Apartment Buildings 1 & 2, individually, will be three (3) stories and include 24 total units per building. Of those 24 units, nine (9) will be three-bedroom, nine (9) will be two-bedroom, and six (6) will be one-bedroom. In Phase 3, Apartment Buildings 3 & 4, individually, will be three (3) stories and include 24 total units per building. Of those 24 units, nine (9) will be three-bedroom, nine (9) will be two-bedroom, and six (6) will be one-bedroom.

### Open Space

Within the site will be a ga-ga ball court, playground, bike training loop, bike practice loop, and dog park. Of the 10.51 acres, 0.878 (20%) acres is required for the multi-family component and 2.07 acres has been provided (1.23 acres of active open space; 0.85 acres of passive open space). The combined 2.07 acres is more than double the requirement. For the commercial component, the CDO requires 1.53 (25%) acres of dedicated open space, and 1.53 acres is provided.

The open space requirement for the total site is 2.62 acres (20% of 10.51 total acres) with 3.61 acres provided (34.3% of 10.51 total acres). Of this total site acreage, 30% of the open space must be considered active (30% of 2.62 required acres) equaling 0.79 acres. The applicant is showing 1.23 acres. These calculations meet the requirements as noted in 9.1.9.D of the CDO that *"at least twenty-five percent (25%) of the overall gross land area of the site shall be designated as open space and thirty percent (30%) of the required open space on the site shall consist of active open space."*

### Connectivity

The proposed plan provides vehicular, bicycle, and pedestrian connectivity internally. Vehicular access is available off Cabarrus Ave. W, White St. NW, and Andrews St. NW for the commercial and residential areas. Pedestrian connectivity provides movement between the commercial and residential portions through sidewalks both within the PUD, and on the periphery. A granite path is also present internally along with a bicycle training loop and bicycle



practice loop beginning off of White St. NW and continuing along the rear of the existing building, continuing along the side of Apartment Building 3 and ending behind Apartment Building 3 at a parking lot off of Andrews St. NW. A transit stop with a covered shelter and bike rack is available on Cabarrus Ave. W, in addition to covered bus stop located on White St. NW heading toward the intersection of Cabarrus Ave. W.

#### Deviations from Standards

PUD zoning is intended to permit innovation and flexibility in the design, construction, and processing of mixed-use developments in exchange for enhanced design elements that exceed CDO requirements. In some instances, these unique and creative designs may deviate from the standards set forth in the CDO.

#### Parking

The property currently has minimal parking, however, as the project is developed, more parking is to be added. Per the Concord Development Ordinance (CDO), 1.5 spaces per unit are required for residential uses (144 spaces), 1 space per 1000 square feet is required for general office use (73 spaces), 1 space per 500 square feet is required for personal services (180 spaces), and warehouse & storage uses require 2 per 3 employees at peak shift (14 spaces) for a total of 411 spaces. There are fourteen (14) handicap van accessible spaces. Bicycle requirements are to be provided at 1 space per 5 units for multi-family (19 spaces), Office/Commercial 4 spaces plus 1 per 15,000 square feet GFA (9 spaces), and warehouse use requirements are 4 spaces plus 1 per 50,000 square feet GFA (6 spaces) for a total of 34 spaces.

For this proposed PUD, the applicants have requested a deviation in the number of parking spaces to be provided. As currently proposed, 411 spaces are required per the CDO, and 309 spaces are provided. This campus will serve single and two-parent families with children, senior adults, and working age adults in employment transition with nutrition, health, academic, and employment support within walking distance of their homes. The campus provides access to public transportation and the applicants have secured a shared parking agreement with an adjacent property owner for supplemental use of fifty (50) parking spaces.

#### Enhancements Above Standard Zoning Districts

The applicant has agreed to the use of native plants and pollinator gardens within the site. Specifically, the proposed plan shows a pollinator garden that will include American Beautyberry (4), Butterfly Weed (12), and Purple Coneflower (10) all of which are native species. Other non-native species to diversify the garden includes Sonic Bloom Weigela (4), Blue Chip Jr. Butterfly Bush (4), Radiance Abelia (4), and Skylark California Lilac (2).

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	
I-2 (General Industrial)	North	RV (Residential Village)	Residential; office; retail; commercial	North	Residential
	South	C-2 (General Commercial), RV (Residential Village)		South	Residential; Commercial
	East	RC (Residential Compact), I-1 (Light Industrial), O- I (Office-Industrial)		East	Residential; Office
	West	RV (Residential Village), PUD (Planned Unit Development)		West	Residential; Vacant

**COMPLIANCE WITH 2030 LAND USE PLAN**

The 2030 Land Use Plan (LUP) designates the subject property as “Mixed Use Activity Centers (MUAC).” PUD (Planned Unit Development) is *listed* as a corresponding zoning district to the “Mixed Use Activity Centers” land use category, and therefore is consistent with the land use plan.

The corresponding zoning districts for the “Mixed Use Activity Centers” land use category are RV (Residential Village), RC (Residential Compact), O-I (Office Institutional), CC (Center City), TND (Traditional Neighborhood Development), MX-NC (Mixed Use - Neighborhood Center), MX-CC1 (Mixed Use - Commercial Center Small) , MX-CC2 (Mixed Use - Commercial Center - Large), MX-IB (Mixed Use - Industrial/Business Center), PRD (Planned Residential Development District), C-1 (Light Commercial and Office), C-2 (General Commercial), PUD (Planned Unit Development), I-1 (Light Industrial).

**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 is 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.*

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

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

Objective 1.3: 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.

- *Monitor Land Use: Monitor existing, approved and planned land uses and compare development capacities with projected demands for all types of residential and non-residential development. The Future Land Use Map should provide adequate land to meet projected demands and provide market flexibility throughout the City.*

Objective 1.5: Foster an attractive and functional mix of living, working, shopping and recreational uses with Mixed-Use Activity Centers.

- *Ensure that applicable zoning districts and development regulations facilitate development of a mix of compatible integrated residential and non-residential uses within each Mixed-Use Activity Center.*

**The following goals from the recently adopted Strategic Plan also relate to the proposed zoning amendment:**

Goal 2: Create Economic Opportunities for Individuals and Businesses

*Encourage economic vitality through business expansion, job creation, and diverse housing development.*

Goal 6: Leverage Communication and Partnerships

*Actively engage with external stakeholders to accomplish its' mission inclusively and effectively.*

**SUGGESTED STATEMENT OF CONSISTENCY**

- The subject property is approximately +/- 10.509 acres and currently zoned I-2 (General Industrial).
- The subject property was annexed into the City prior to 1978.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as PUD (Planned Unit Development) is a corresponding zoning classification to the Mixed Use Activity Centers (MUAC) Land Use Category and the proposed use is compatible with those existing in the surrounding area.
- The zoning amendment is reasonable and in the public interest as the petition proposes the restoration and revitalization of existing buildings, along with the addition of new buildings to create a mixed-use development to establish transitional housing capacity along with complimentary non-residential uses.

**OR**

- The zoning amendment is not reasonable and in the public interest as the petition does not propose the restoration and revitalization of existing buildings, the addition of new buildings, or the creation of a mixed-use development to establish transitional housing capacity along with complimentary non-residential uses.

**SUGGESTED RECOMMENDATION AND CONDITIONS**

Staff finds the request consistent with the 2030 Land Use Plan and the requirements of the Concord Development Ordinance (CDO). Because this petition is a conditional district request, the Commission, should they decide to approve the request, may, according to Section 3.2.9.E of the CDO, suggest the Commission or Council may 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 plan has also been reviewed by the Development Review Committee and there are no objections to the petition.

The petitioner has consented to the following conditions:

1. Compliance with "The Rebuilder's Campus @ Brown Mill Commons" CU Rezoning Site Plan, sheets C-2.0, dated June 20, 2024.
2. Compliance with "Proposed Elevations", sheets A-8, A-9, dated June 11, 2024.
3. Compliance with "Exterior Elevations", sheet A-15, dated April 11, 2024.
4. The applicant must obtain a separate Special Use Permit (SUP) approval for their Comprehensive Sign Package, if they propose alternative regulations for the installation and display of signs within the development, pursuant to Article 12.1.10 of the CDO.
5. Future modifications/additions to the approved site plan may require further approval from the Planning and Zoning Commission.
6. Technical site review and approval is required including all approvals from outside local, state, and federal agencies.

#### **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.

CN-RZC-2023-00004



Application for  
Zoning Map Amendment

(Please type or print)

Applicant Name, Address, Telephone Number and email address: Ed Hosack, CEO,  
Cooperative Christian Ministry, PO Box 1717, Concord, NC 28026;  
ehosack@cooperativeministry.com; 704-706-9047

Owner Name, Address, Telephone Number: Nathanial J. McManus, III, E3 Catalyst,  
PO Box 1127, Concord, NC 28026-1127; 980-622-9770

Project Location/Address: 540 Cabarrus Avenue West, Concord, NC 28027

P.I.N.: 2-21-21.1

Area of Subject Property (acres or square feet): 10.509 acres

Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_

Current Zoning Classification: I-2, Heavy Industrial District

Proposed Zoning Classification: PUD, Planned Unit Development

Existing Land Use: Industrial-Distribution Warehouse

Future Land Use Designation: Mixed Use Activity Center per 2030 LU Plan

Surrounding Land Use: North Residential RV South Commercial C-2  
East Residential RC West PUD & Residential RV

Reason for request: See narrative

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

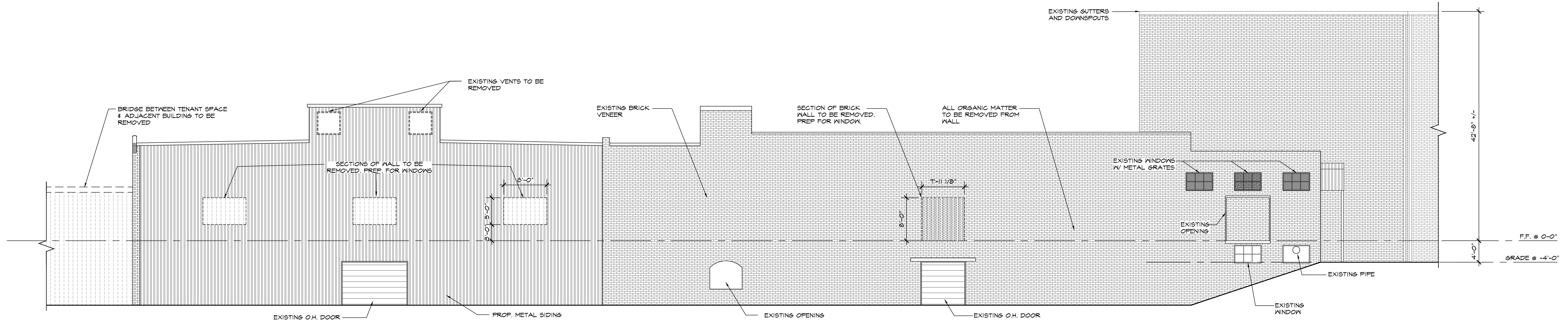
Staff member signature: Autumn C. James Date: 4/21/23



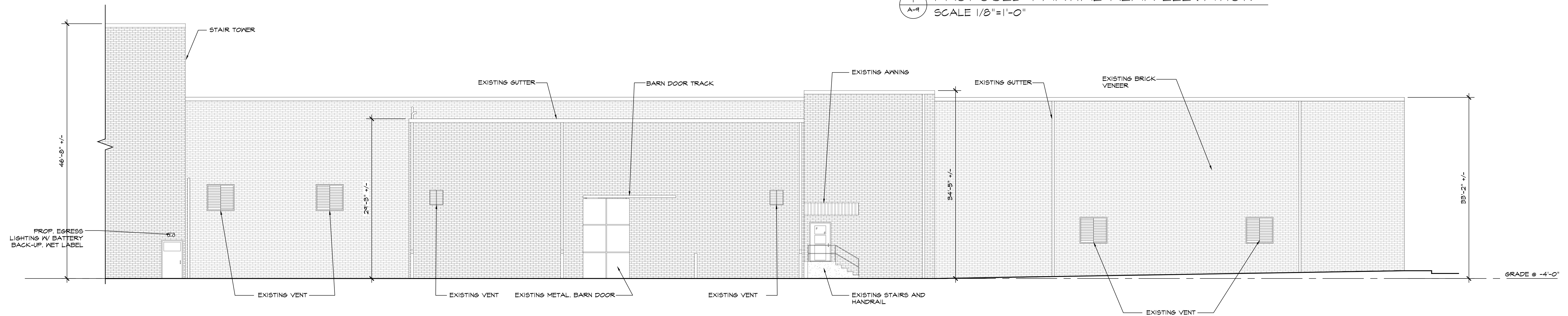




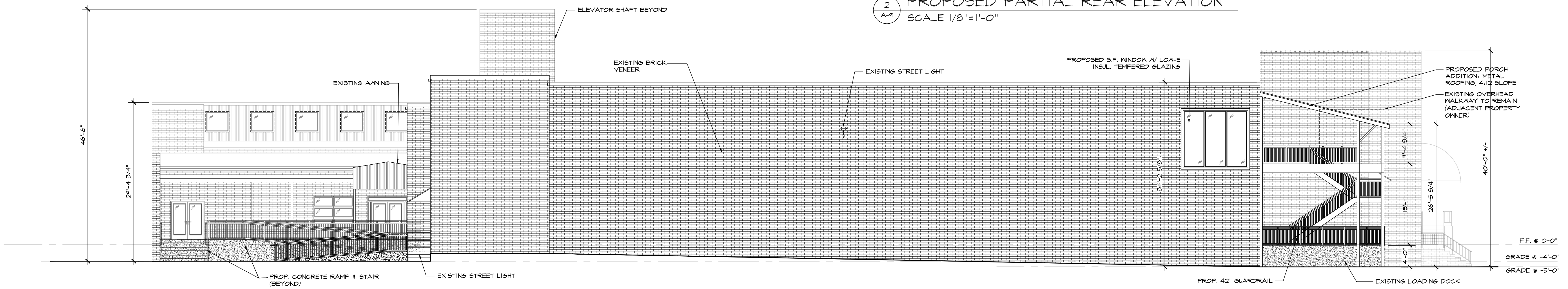




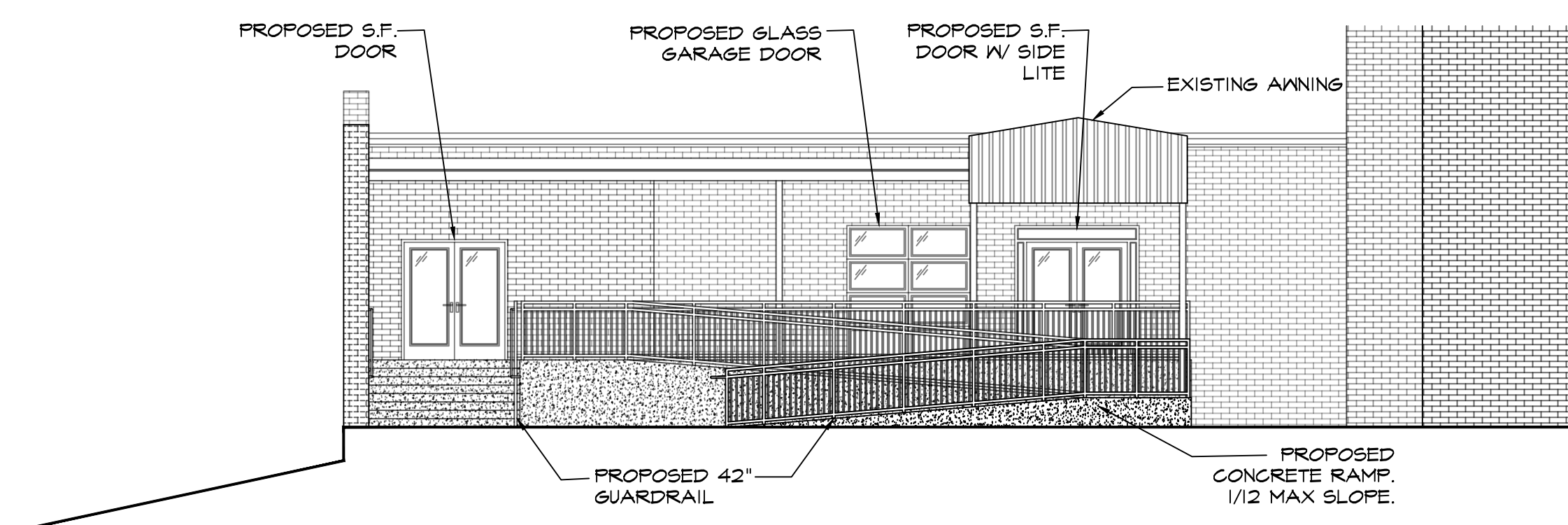
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PROPOSED PARTIAL REAR ELEVATION  
SCALE 1/8"=1'-0"



2  
A-9  
PROPOSED PARTIAL REAR ELEVATION  
SCALE 1/8"=1'-0"



3  
A-9  
PROPOSED LEFT ELEVATION  
SCALE 1/8"=1'-0"



4  
A-9  
PROPOSED LOADING DOCK ELEVATION  
SCALE 1/8"=1'-0"

NOTES:  
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T-704-788-8838 F-704-782-0487  
WWW.CMOOREARCH.COM

PROJECT TITLE: TENANT UPGIT FOR CCM BROWN MILL  
530 CABARRUS AVE. CONCORD, NC  
SHEET TITLE: PROPOSED ELEVATIONS

TODAY'S DATE: 06.11.2024  
SCHEMATIC DESIGN APPR. XXXX  
ORIGINAL SEAL DATE: XXXX

REVISIONS:

DRAWING #: 220801 EL  
DRAWN BY: DCOK  
PROJECT MGR: VLM  
CHECKED BY: V. MOORE

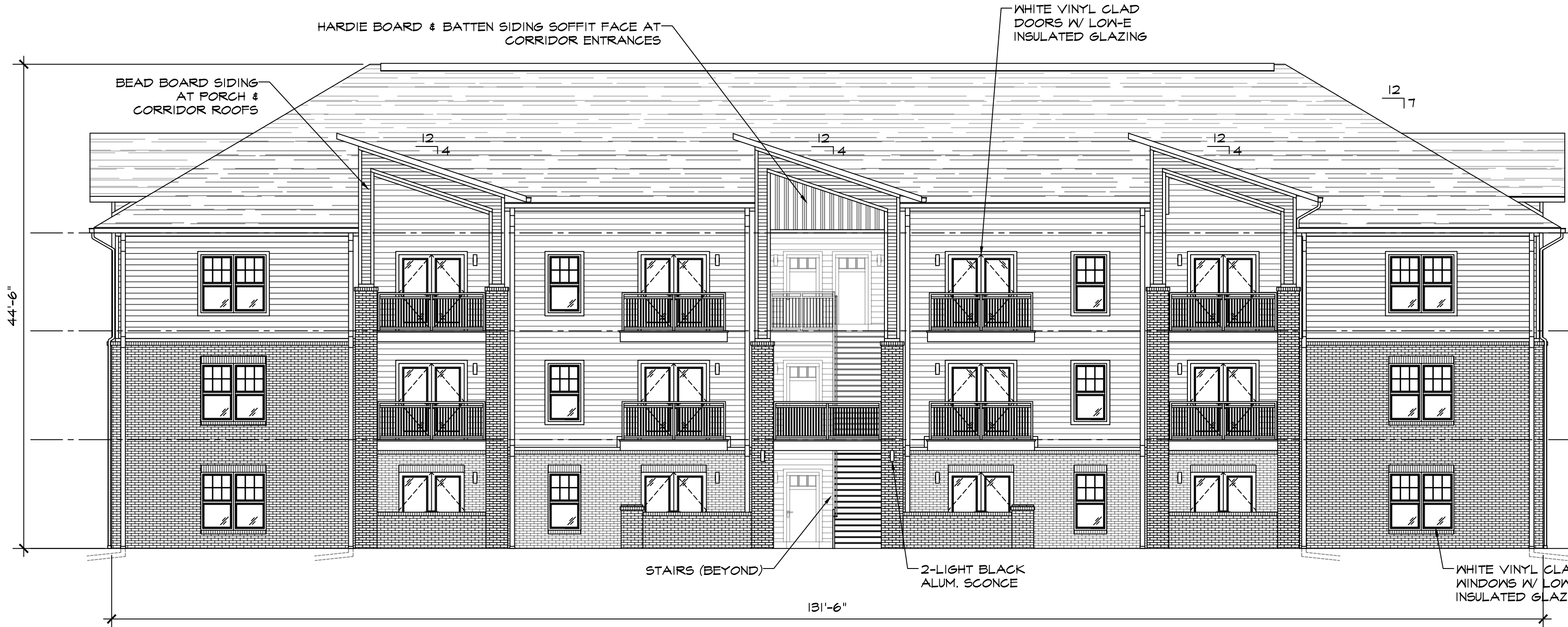
SHEET  
A-9  
TOTAL # OF SHEETS: 9

PRELIMINARY  
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CONSTRUCTION

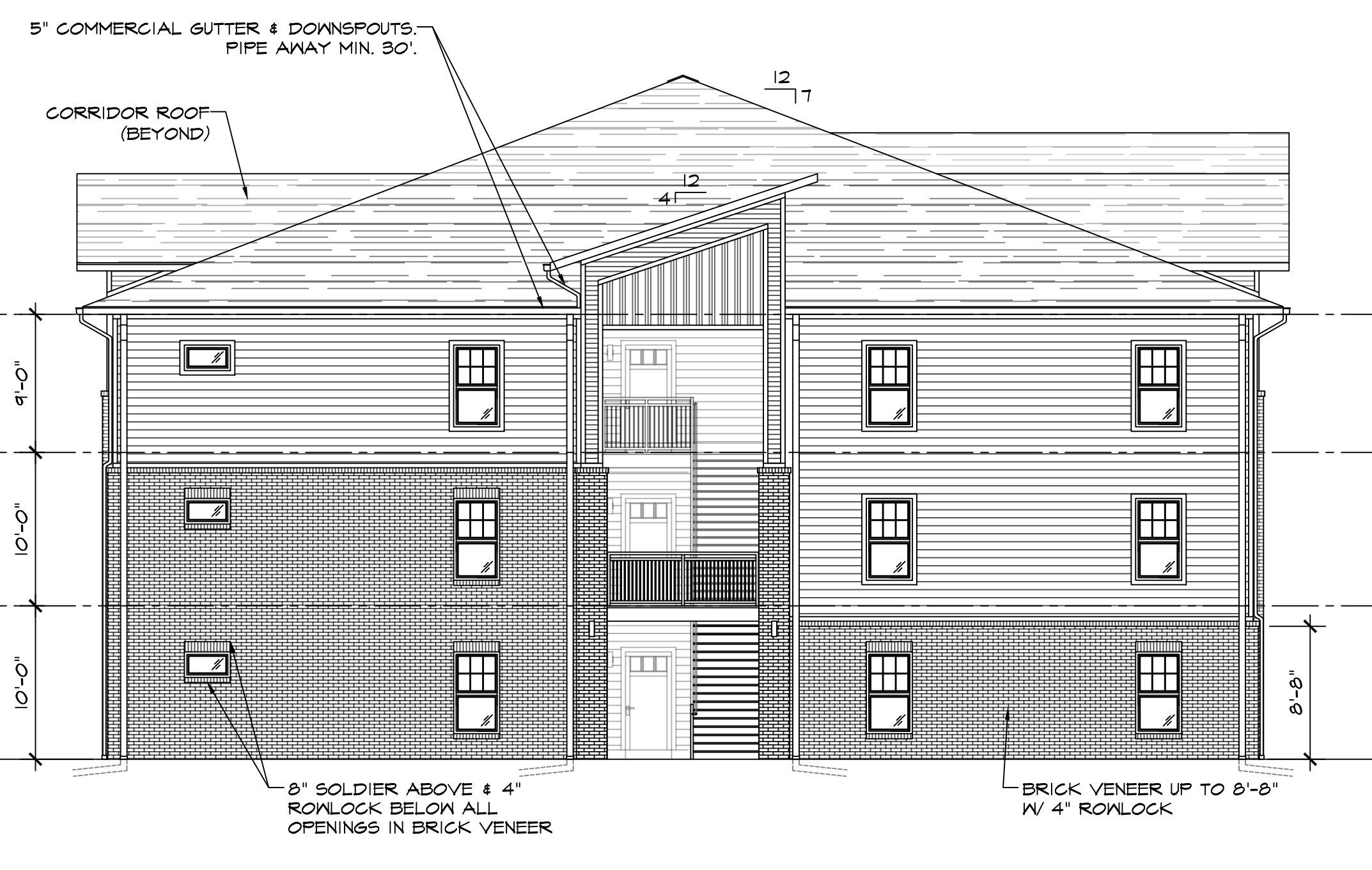
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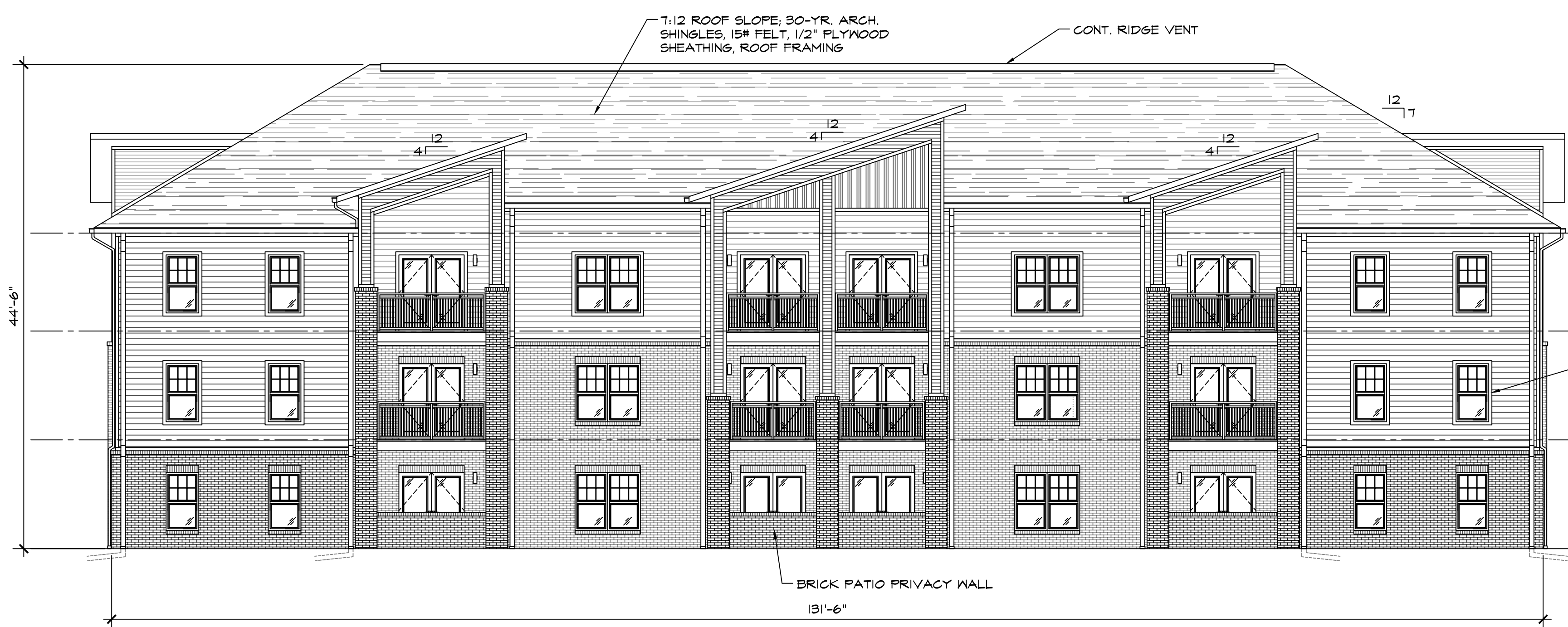
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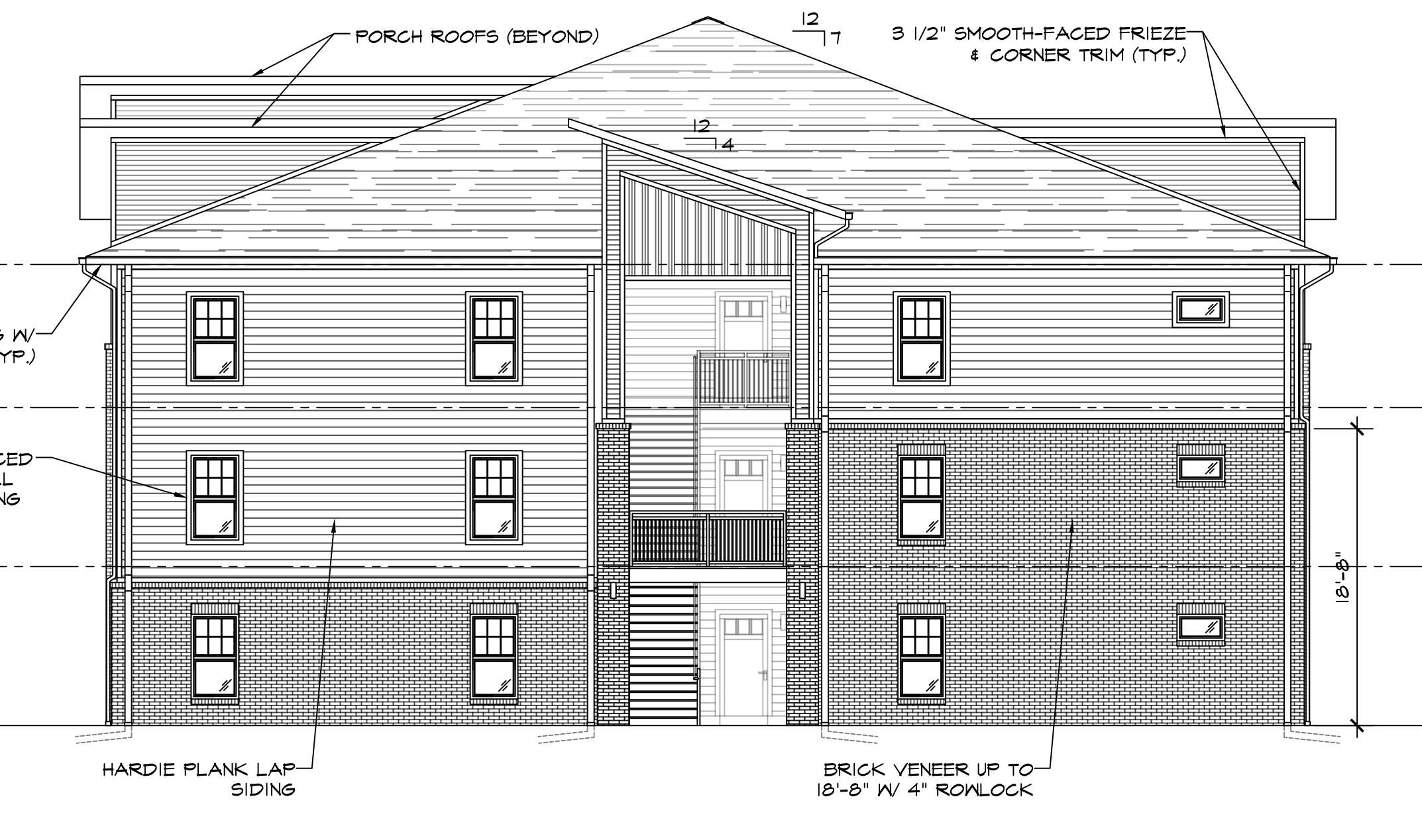
1 FRONT ELEVATION  
SCALE 1/8"=1'-0"



2 RIGHT ELEVATION  
SCALE 1/8"=1'-0"



3 REAR ELEVATION  
SCALE 1/8"=1'-0"



4 LEFT ELEVATION  
SCALE 1/8"=1'-0"

PROJECT TITLE: NEW CONSTRUCTION FOR  
CCM - H2H  
78 WHITE ST., CONCORD, NC  
SHEET TITLE: EXTERIOR ELEVATIONS

TODAY'S DATE: 04.11.2024  
SCHEMATIC DESIGN APPR: XXXX  
ORIGINAL SEAL DATE: XXXX

REVISIONS:

DRAWING #: 220801 Elev2  
DRAWN BY: DCOK  
PROJECT MGR: VLM  
CHECKED BY: V. MOORE

SHEET  
A-15  
OF 20 TOTAL # OF SHEETS:





### SITE DATA

**OWNER:**  
 CABARRUS COOPERATIVE CHRISTIAN MINISTRY, INC.  
 PO BOX 1717  
 CONCORD, NC 28026

**IDENTIFICATION:**  
 5620 34 3147 (10.51 ACRES)  
 DB 16551 PG 200

**ACREAGE:**  
 TOTAL ACRES = 10.51 = 457,815.6 SF

**ZONING:**  
 EXISTING: I-2  
 PROPOSED: PUD  
 CURRENT USE IS VACANT WAREHOUSE & WAREHOUSE STORAGE  
 PROPOSED USE IS A MIX OF MULTI-FAMILY, RETAIL, BUSINESS, EDUCATION, & STORAGE.

**TYPE OF CONSTRUCTION (PROPOSED RESIDENTIAL BUILDINGS):** V-B

**alley, willams, carmen & king, inc.**  
 CONSULTING ENGINEERS, SURVEYING & INSPECTION

Prof. License No. F-6203  
 120 S. MAIN STREET  
 PO BOX 1248  
 KANNAPOLIS, NC 28081  
 704.938.1515  
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Prepared for:



PO BOX 1717  
 CONCORD NC, 28026

# THE REBUILDER'S CAMPUS @ BROWN MILL COMMONS

CABARRUS AVENUE W  
 CONCORD, NORTH CAROLINA

## CU REZONING SITE PLAN

DATE	REVISION	BY	REVISION
1/15/2024	City Review Comments	RDF	
2/16/2024	City Review Comments	RDF	
3/6/2024	City Review Comments	RDF	

SCALE: 1" = 40'  
 DATE: 1-2-24  
 JOB # 23517  
 C-2.0



### GENERAL NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF CONCORD AND NCDOT STANDARD SPECIFICATIONS AND PROJECT SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT THE STRICTER SHALL BE HELD.
- SEE PLAN SHEET C-2.1 FOR ALL GENERAL AND CONSTRUCTION NOTES.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
- THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UTILITIES, LINES, APPURTENANCES, ETC., AND THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, PIPES, VALVES, ETC., AS SHOWN ARE IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES, LINES, PIPES, ETC., BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, PIPES AND VALVES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS WITH EXISTING OR PROPOSED FACILITIES TO DETERMINE IF AN ITEM WILL NEED TO BE RELOCATED.
- THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS; OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION EXPRESSED OR INFERRED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY KIND OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR ANY WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- DIMENSIONS AS SHOWN ARE TO FACE OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

#### LEGEND

	EXISTING IRON PIN		NAIL IN PAVEMENT
	ELECTRIC BOX		FIRE HYDRANT
	HEAT PUMP		CATCH BASIN
	WATER VALVE		LIGHT POLE
	GAS MAIN		UTILITY POLE
	FIBEROPTIC		TRAFFIC SIGNAL POLE
	GAS VALVE		DROP INLET
	STORM MANHOLE		SANITARY SEWER MANHOLE
	SIGN		FIRE DEPARTMENT CONNECTOR
	BOLLARD		TRANSFORMER
	TREE		

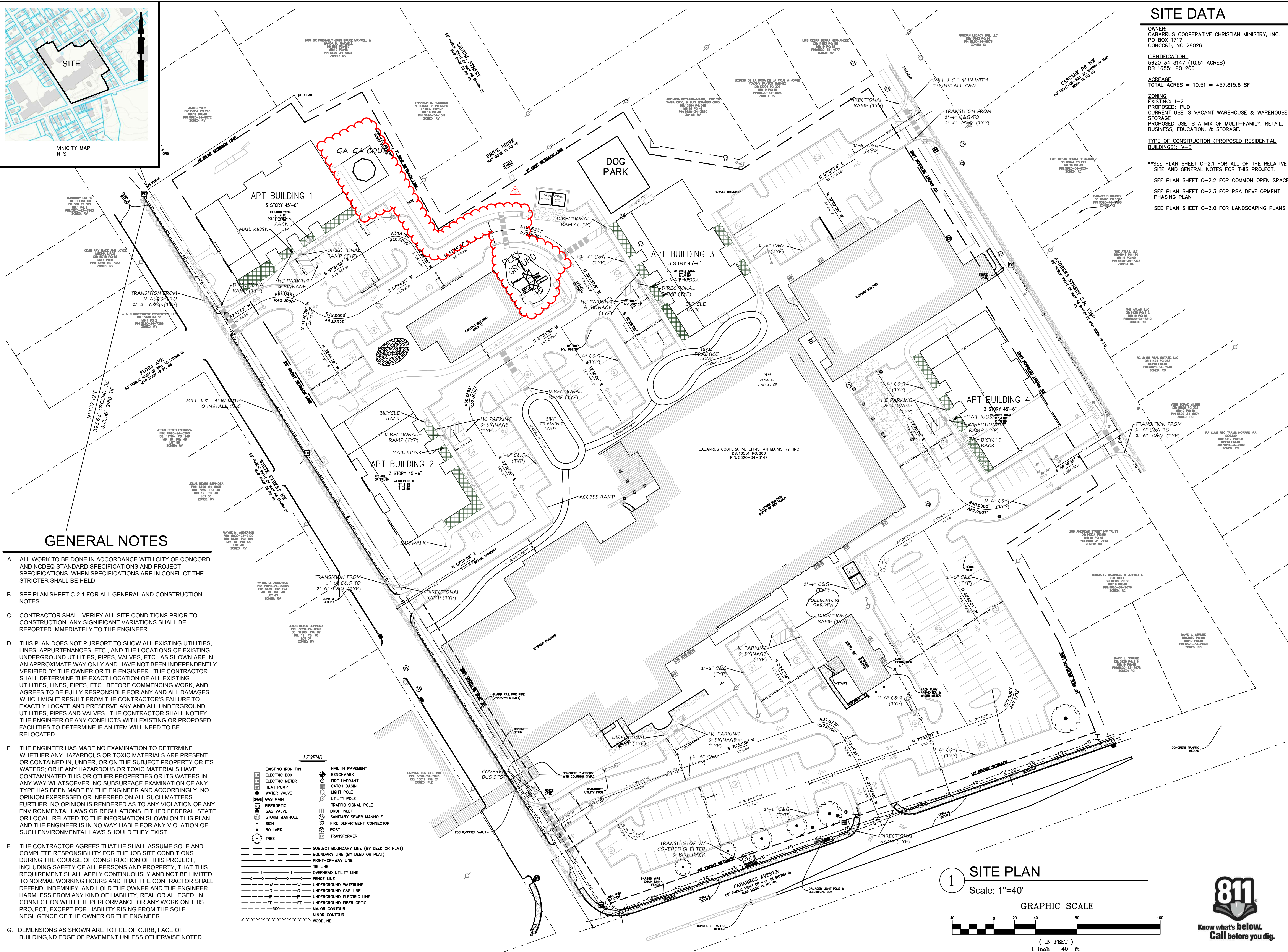
	SUBJECT BOUNDARY LINE (BY DEED OR PLAT)
	BOUNDARY LINE (BY DEED OR PLAT)
	RIGHT-OF-WAY LINE
	THE LINE
	OVERHEAD UTILITY LINE
	FENCE LINE
	UNDERGROUND WATERLINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND FIBER OPTIC
	MAJOR CONTOUR
	MINOR CONTOUR
	WOODLINE

### 1 SITE PLAN

Scale: 1"=40'

GRAPHIC SCALE

( IN FEET )  
 1 inch = 40 ft.





## SITE DATA

**OWNER:**  
CABARRUS COOPERATIVE CHRISTIAN MINISTRY, INC.  
PO BOX 1717  
CONCORD, NC 28026

**IDENTIFICATION:**  
5620 34 3147 (10.51 ACRES)  
DB 16551 PG 200

**ACREAGE**  
TOTAL ACRES = 10.51 = 457,815.6 SF

**STORMWATER:**  
SINCE MORE THAN ONE ACRE IS BEING DISTURBED, THEN PRE-POST ATTENUATION WILL BE REQUIRED IN ACCORDANCE WITH ARTICLE 4 OF THE CDO.

SINCE THE NET INCREASE IN IMPERVIOUS AREA IS LESS THAN 20,000 SF WATER QUALITY WILL NOT BE REQUIRED IN ACCORDANCE WITH ARTICLE 4 OF THE CDO.

**IMPERVIOUS SURFACE CALCULATIONS**

**PRE-DEVELOPMENT**  
COMMERCIAL-80% MAX  
10,51AC TOTAL  
IMPERVIOUS AREA-6.71 AC (292314SF) - 63.85%

NO RESIDENTIAL DEVELOPMENT

**POST-DEVELOPMENT**  
COMMERCIAL-80% MAX  
RESIDENTIAL-50% MAX

COMMERCIAL-6.12 AC TOTAL  
IMPERVIOUS-4.74 AC (77.2%)

RESIDENTIAL-4.39 AC TOTAL  
IMPERVIOUS-2.21 AC (49.7%)

**EXISTING SF**

TO REMAIN	TO BE REMOVED
106,931	-185,383

**PROPOSED SF**

TO REMAIN	APARTMENTS	HARD SURFACE
106,931	37,976	156,964

**TOTALS**

TO REMAIN	POST-CONSTR.	NET GAIN
106,931	195,811	10,428

**ZONING**  
EXISTING: I-2  
PROPOSED: PUD  
CURRENT USE IS VACANT WAREHOUSE & WAREHOUSE STORAGE  
PROPOSED USE IS A MIX OF MULTI-FAMILY, RETAIL, BUSINESS, EDUCATION, & STORAGE.

**SETBACKS-MULTIFAMILY (CDO TABLE 7.8.17)**  
FRONT: 20'  
SIDE: 20'  
REAR: 20'  
MAX BLDG HT.: 3 STORY-36'  
TOTAL BUILDINGS SF -69,300SF

**SETBACKS-COMMERCIAL (CDO TABLE 7.6.2.B)**  
FRONT: 10'  
SIDE: N/A  
REAR: N/A  
MAX BLDG HT.: EXISTING 3 STORY-48'  
TOTAL BUILDINGS SF -225,425SF

**TYPE OF CONSTRUCTION (PROPOSED RESIDENTIAL BUILDINGS): V-B**

**PARKING REQUIREMENTS:**  
RESIDENTIAL USE-15 SPACES PER UNIT  
1.5 SPACES/UNIT \* 96 UNITS = 144 SPACES

GENERAL OFFICE-1 SPACE/1000 SF  
72,673 SF/1000 SF=73 SPACES

WAREHOUSE & STORAGE-2/3 EMPLOYEES AT PEAK SHIFT  
20 EMPLOYEES/3 EMPLOYEES \* 2 SPACES=14 SPACES

PERSONAL SERVICES-1/500 SF  
90,000 SF/500 SF=180 SPACES

**BICYCLE PARKING**  
MULTIFAMILY: 1 SPACE/5 UNITS  
96 UNITS/5=19 SPACES

COMMERCIAL: 4+1/15,000 GSF  
72,673 SF/15,000+4=9 SPACES

WAREHOUSE: 4+1/50,000 GSF  
75,752 SF/50,000+4=6 SPACES

**TOTAL PARKING PROVIDED**  
295 REGULAR SPACES  
14 HANDICAP VAN ACCESSIBLE  
309 TOTAL SPACES  
34 BICYCLE SPACES

**OPEN SPACE REQUIREMENTS (CDO TABLE 10.5.13)**  
TOTAL SITE ACREAGE-10.51 ACRES  
REQUIRED: MULTI-FAMILY-20%  
4.39 ACRES @20%=0.878 ACRES  
COMMERCIAL-25%  
6.12 ACRES @ 25% = 1.530 ACRES  
PROVIDED: MULTI-FAMILY  
ACTIVE-1.23 ACRES  
PASSIVE-0.85 ACRES  
TOTAL-2.07 ACRES (47.1%)  
COMMERCIAL-25%  
PASSIVE-1.53ACRES (25.01%)

PER CDO 9.1.9.D: 25% OF THE OVERALL GROSS LAND AREA OF THE SITE SHALL BE DESIGNATED AS OPEN SPACE AND 30% OF THE REQUIRED OPEN SPACE ON THE SITE SHALL CONSIST OF ACTIVE OPEN SPACE.

TOTAL SITE REQUIRED OPEN SPACE-2.62 ACRES  
TOTAL SITE OPEN SPACE COVERAGE-34.3% (3.61/10.51)  
REQUIRED ACTIVE OPEN SPACE-0.79 ACRES (2.62x0.30)  
PROVIDED ACTIVE OPEN SPACE-1.23 ACRES

\*SEE SITE PLAN C-2.4 FOR OPEN SPACE LOCATIONS

## GENERAL NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF CONCORD, WSACC, NCDOT, NCDE&NR STANDARD SPECIFICATIONS AND PROJECT SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT THE STRICTER SHALL BE HELD.
  - ALL BENCHMARK LOCATIONS AND ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
  - THE CONTRACTOR SHALL PROVIDE THE APPROPRIATE BARRICADES, WARNING LIGHTS AND SIGNS TO ENSURE THE SAFETY OF THE PUBLIC AT ALL TIMES.
  - THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UTILITIES, LINES, APPURTENANCES, ETC., AND THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, PIPES, VALVES, ETC., AS SHOWN ARE IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES, LINES, PIPES, ETC., BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, PIPES AND VALVES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS WITH EXISTING OR PROPOSED FACILITIES TO DETERMINE IF AN ITEM WILL NEED TO BE RELOCATED.
  - CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
  - DIMENSIONS AS SHOWN, ARE TO FACE OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  - LANDSCAPE CONTRACTOR SHALL HAVE UNDERGROUND UTILITY CONTRACTOR LOCATE LINES PRIOR TO INSTALLATION OF TREES AND SHRUBS.
  - SEWER SERVICE LATERALS AND WATER SERVICE CONNECTIONS AND MAINS, ARE SUBJECT TO THE MINIMUM CLEARANCE REQUIREMENTS OF TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL FROM THE MAIN. WHEN ONE LINE IS ABOVE OR BELOW BUT LESS THAN EIGHTEEN (18) INCHES CLEARANCE, BOTH LINES SHALL BE CONSTRUCTED TO CLASS 50 D.I.P. WITH MECHANICAL JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF TEN (10) FEET MEASURED AT RIGHT ANGLES ON EACH SIDE OF SAID LINES.
  - WHENEVER A WATER MAIN CROSSES OVER A BURIED UTILITY DITCH, EITHER OVER OR UNDER WITH LESS THAN ONE AND ONE HALF (1.5) FEET OF VERTICAL CLEARANCE, THE UTILITY DITCH SHALL BE SPANNED WITH D.I.P. FOR A DISTANCE OF TEN (10) FEET EACH SIDE OF SAID LINE.
- WHENEVER A WATER MAIN CROSSES OVER A BURIED UTILITY DITCH, EITHER OVER OR UNDER WITH LESS THAN ONE AND ONE HALF (1.5) FEET OF VERTICAL CLEARANCE, THE UTILITY DITCH SHALL BE SPANNED WITH D.I.P. FOR A DISTANCE OF TEN (10) FEET EACH SIDE OF SAID LINE.
- THREE (3) FEET MINIMUM COVER SHALL BE PROVIDED FOR WATER AND SEWER LINES UNLESS FERROUS MATERIAL PIPE IS SPECIFIED. FERROUS MATERIAL PIPE OR OTHER PIPE WITH THE PROPER BEDDING TO DEVELOP THE REQUIRED DESIGN SUPPORTING STRENGTH SHALL BE PROVIDED WHERE WATER AND SEWER LINES ARE SUBJECT TO TRAFFIC BEARING LOADS.
  - THE EXISTING UTILITIES SHALL REMAIN IN SERVICE UNTIL NEW LINES ARE IN PLACE AND ACTIVATED. THE CONTRACTOR SHALL COORDINATE REMOVAL OF SERVICES WITH THE APPROPRIATE UTILITY COMPANY AND THE OWNER.
  - THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS; OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION EXPRESSED OR INFERRED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.
  - THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY KIND OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR ANY WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
  - AT ALL TIMES, THE CONTRACTOR SHALL PERFORM PROJECT DEMOLITION WITH MINIMAL DISTURBANCE TO THE ADJACENT PROPERTIES. ALL DEBRIS GENERATED DURING THE DEMOLITION PHASE OF THE PROJECT, SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
  - BOUNDARY, PHYSICAL, AND TOPOGRAPHIC INFORMATION AS SHOWN TAKEN FROM A SURVEY PREPARED BY THE ISAACS GROUP TITLED LANDS OF KANNAPOLIS PROPERTIES, LLC. DATED 5/17/2022 BY STEPHEN S. DYER PLS L-3059.

## TRANSPORTATION NOTES

- CONTRACTOR SHALL CONTACT CITY OF CONCORD INSPECTOR AT LEAST 72 HOURS IN ADVANCE TO SET UP AN ON-SITE PRE-CONSTRUCTION MEETING TO DISCUSS THESE UTILITY CROSSINGS.
- EXISTING UTILITIES SHALL BE SPOT DUG, PRIOR TO WORK BEGINNING.
- WORK WITHIN THE STREET R/W SHALL BE ALLOWED ONLY FROM 8AM TO 5PM. THIS INCLUDES PLACEMENT AND REMOVAL OF TRAFFIC CONTROL MEASURES.
- CONTRACTOR SHALL BE PREPARED FOR EITHER A LANE SHIFT OR LANE CLOSURE, AND SHALL HAVE THE APPROPRIATE FLAGGERS/LIGHTS/BARRELS AVAILABLE TO MAINTAIN TRAFFIC AT ALL TIMES.
- A 3' CLEAR ZONE SHALL BE MAINTAINED FROM THE THEORETICAL 1:1 SLOPE AND THE EXCAVATION WORK. CONTRACTOR SHALL USE JERSEY BARRIERS, TRENCH BOX, AND/OR HYDRAULIC PLATES AS REQUIRED TO MAINTAIN THE 1:1 SLOPE.
- THE REQUIREMENTS OF THE APPLICABLE CITY DETAIL, MISC-202, FOR UTILITY CUTS WILL BE MET FOR UTILITY WORK WITHIN PUBLIC CITY STREETS. THE APPLICABLE NCDOT DETAIL, STD. 654.01 SHALL BE MET FOR ANY UTILITY CUTS IN PUBLIC NCDOT STREETS.
- NO EXCAVATION WITHIN THE CLEAR RECOVERY ZONE SHALL BE LEFT OPEN OVERNIGHT.
- THE CITY OF CONCORD AUTHORITY SHALL REQUIRE A TRAFFIC CONTROL PLAN 72 HOURS PRIOR TO TRAFFIC CONTROL PLAN BEING IMPLEMENTED. TRAFFIC CONTROL PLAN WILL NEED TO BE APPROVED PRIOR TO WORK BEGINNING. ALL TRAFFIC CONTROL WORK SHALL BE REQUIRED TO MEET MUTCD GUIDELINES.
- APPROVAL OF REZONING PLAN DOES NOT CONSTITUTE APPROVAL OF ANY PLAN ELEMENTS WHICH DO NOT MEET TRANSPORTATION TECHNICAL STANDARDS. TRANSPORTATION TECHNICAL REVIEW WILL BE DONE THROUGHOUT THE PRELIMINARY PLAN/SITE PLAN/CONSTRUCTION DOCUMENTS REVIEW AND APPROVAL PROCESS AND MAY REQUIRE MINOR AND/OR SIGNIFICANT CHANGES TO THE SITE AS IT IS SHOWN IN THIS REZONING PLAN.
- RESTRIPING OF EXISTING BIKE LANE ALONG CABARRUS AVE. TO BE HANDLE UNDER THE NCDOT DRIVEWAY PERMIT PROCESS.

## CONCORD UTILITY NOTES

- PER CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 3, SECTION 62-98 (2) ALL MATERIALS, EQUIPMENT, LABOR AND WORKMANSHIP ASSOCIATED WITH PUBLIC WATER AND/OR SEWER EXTENSION AND/OR MODIFICATION SHALL BE IN ACCORDANCE WITH AND SUBJECT TO THE WATER AND SEWER AUTHORITY OF CABARRUS COUNTY'S STANDARD SPECIFICATIONS. THE CITY OF CONCORD'S ORDINANCES, POLICIES, AND STANDARD SPECIFICATIONS; AND THE NORTH CAROLINA ADMINISTRATIVE CODE FOR WASTE WATER COLLECTION AND WATER DISTRIBUTION SYSTEMS. IN THE EVENT OF A CONFLICT BETWEEN THE WATER AND SEWER AUTHORITY OF CABARRUS COUNTY'S STANDARD SPECIFICATIONS, THE CITY OF CONCORD'S ORDINANCES, POLICIES, AND STANDARD SPECIFICATIONS, OR THE NORTH CAROLINA ADMINISTRATIVE CODE, THE MORE RESTRICTIVE SHALL APPLY.
- REVIEW AND APPROVAL OF THE PLANS DOES NOT RELIEVE THE OWNER, CONTRACTOR, OR DEVELOPER FROM MEETING THE REQUIREMENTS OF THE CITY OF CONCORD'S OR CABARRUS COUNTY'S ORDINANCES, POLICIES, AND STANDARD SPECIFICATIONS. (AS APPLICABLE), CONCORD WATER & SEWER POLICIES AND TECHNICAL SPECIFICATIONS, THE STANDARD SPECIFICATIONS FOR WASTEWATER COLLECTION & WASTE DISTRIBUTION FOR CABARRUS COUNTY (WSACC MANUAL) AND ANY OTHER LOCAL, STATE, AND FEDERAL REGULATIONS AND APPROVALS.
- THE CONTRACTOR MUST CONTACT THE CITY OF CONCORD ENGINEERING DEPARTMENT, CITY MANAGER AT 704-920-3425 AT LEAST 24 HOURS PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
- CONCORD CODE OF ORDINANCES CHAPTER 62, ARTICLE II WATER AND SEWER SERVICE, SEC. 62-34(i) - THE CUSTOMER SHALL BE RESPONSIBLE FOR INSTALLING THE NECESSARY AND APPROVED DEVICE(S) TO MAKE ANY ADJUSTMENTS TO THE WATER PRESSURE SUPPLIED BY THE UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SUCH DEVICES.
- PER THE CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 3, SECTION 62-98- THE FOLLOWING MINIMUM SEPARATIONS MUST BE INDICATED, UNLESS OTHERWISE APPROVED BY THE CITY
- A MINIMUM HORIZONTAL SEPARATION OF 5 FT SHALL BE MAINTAINED BETWEEN ANY TYPE OF MAINTENANCE OBSTRUCTION AND THE CITY'S WATER DISTRIBUTION LINES, WASTEWATER COLLECTION LINES, AND ASSOCIATED APPURTENANCES UNLESS AN EXCEPTION IS GRANTED. GREATER SEPARATION DISTANCES MAY BE REQUIRED AS SPECIFIED BY FEDERAL, STATE, OR LOCAL ORDINANCES.
- A MINIMUM VERTICAL SEPARATION OF 2 FT SHALL BE MAINTAINED BETWEEN ANY TYPE OF MAINTENANCE OBSTRUCTION, INCLUDING BUT NOT LIMITED TO ANY OTHER UTILITY PROVIDER'S LINES OR EQUIPMENT, AND IF AN EXCEPTION IS GRANTED, A MINIMUM OF 1 FT MUST BE MAINTAINED AND THE CITY WATER DISTRIBUTION LINES, WASTEWATER COLLECTION LINES, AND ASSOCIATED APPURTENANCES SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE OR AN APPROVED FERROUS MATERIAL WITH JOINTS THAT ARE EQUIVALENT TO POTABLE WATER MAIN STANDARDS FOR A DISTANCE OF 10 FT ON EITHER SIDE OF THE POINT OF CROSSING. GREATER SEPARATION DISTANCES MAY BE REQUIRED AS SPECIFIED BY FEDERAL, STATE, OR LOCAL REGULATIONS.
- A MINIMUM HORIZONTAL SEPARATION OF 10 FT SHALL BE MAINTAINED BETWEEN THE CITY WATER DISTRIBUTION SYSTEM AND THE WASTEWATER COLLECTION LINES, AND ASSOCIATED APPURTENANCES, UNLESS AN EXCEPTION IS GRANTED.
- BEDDING FOR PVC SEWER MAINS AND LATERALS SHOULD BE WSACC CLASS B BEDDING. UNLESS OTHERWISE NOTED, WATERLINES SHALL BE PVC C900 FOR 6"-12" DIAMETER AND PVC SDR 13.5 FOR 2"-4" DIAMETER PER WSACC STANDARDS.
- UNLESS OTHERWISE NOTED, SEWER MAINS SHALL BE PVC SDR 35 PER WSACC STANDARDS.
- NON-METALLIC LOCATION TAPE SHALL BE PLACED 1' ABOVE ALL PVC MAINS

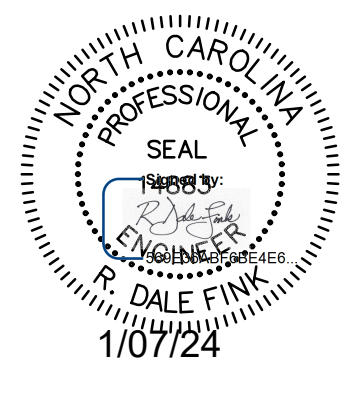
## CONCORD LANDSCAPE NOTES

- Landscaping contractor shall coordinate an on-site meeting with the City Arborist before installation of any plant material.
- All work shall be in accordance with the current edition of the ANSI A300 Standard for Tree, Shrub, and other Woody Plant Management-Standard Practices.
- All plant stock shall comply with the current edition of ANSI Z60.1 American Standard for Nursery Stock.
- Only biodegradable tree support materials shall be used.
- All planting areas shall meet the requirements of the Concord Development Ordinance Article 11 and Technical Standards Article 7.
- Height and width of plant material supersedes container size.
- Utilities shall be located before planting. www.nc811.org.
- Planting locations will be adjusted to provide sufficient space for utilities, easements, street lighting, traffic signs, and sight triangles. 5' clearance around all sides of fire hydrants and utility appurtenances. No trees shall be planted within 7' of a residential stop sign. No plants or trees located within site triangles. 15' clearance from all street light poles. Shade trees shall be at least 20' from overhead primary electric lines. All tree and plant trunks shall be installed at least 4' from buildings, curbs, sidewalks, asphalt, fences and adjacent property lines.
- Any proposed redesign of the approved planting plan or plant species substitutions shall be approved by the City Arborist before installation.
- All trees and their planted location shall be inspected by City staff before approval. Any plant material which has died, turned brown, or defoliated prior to inspection shall be rejected.
- Any proposed private irrigation may bisect but shall not run parallel within utility easements or street right of ways and shall meet the requirements of the City of Concord Code of Ordinance Chapter 62, section 62-164.



alley, willams,  
carmen & king, inc.  
CONSULTING ENGINEERS,  
SURVEYING & INSPECTION

Flm License No. F-6203  
120 S. MAIN STREET  
PO BOX 1248  
KANNAPOLIS, NC 28081  
704.938.1515  
www.awck.com



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Prepared for:



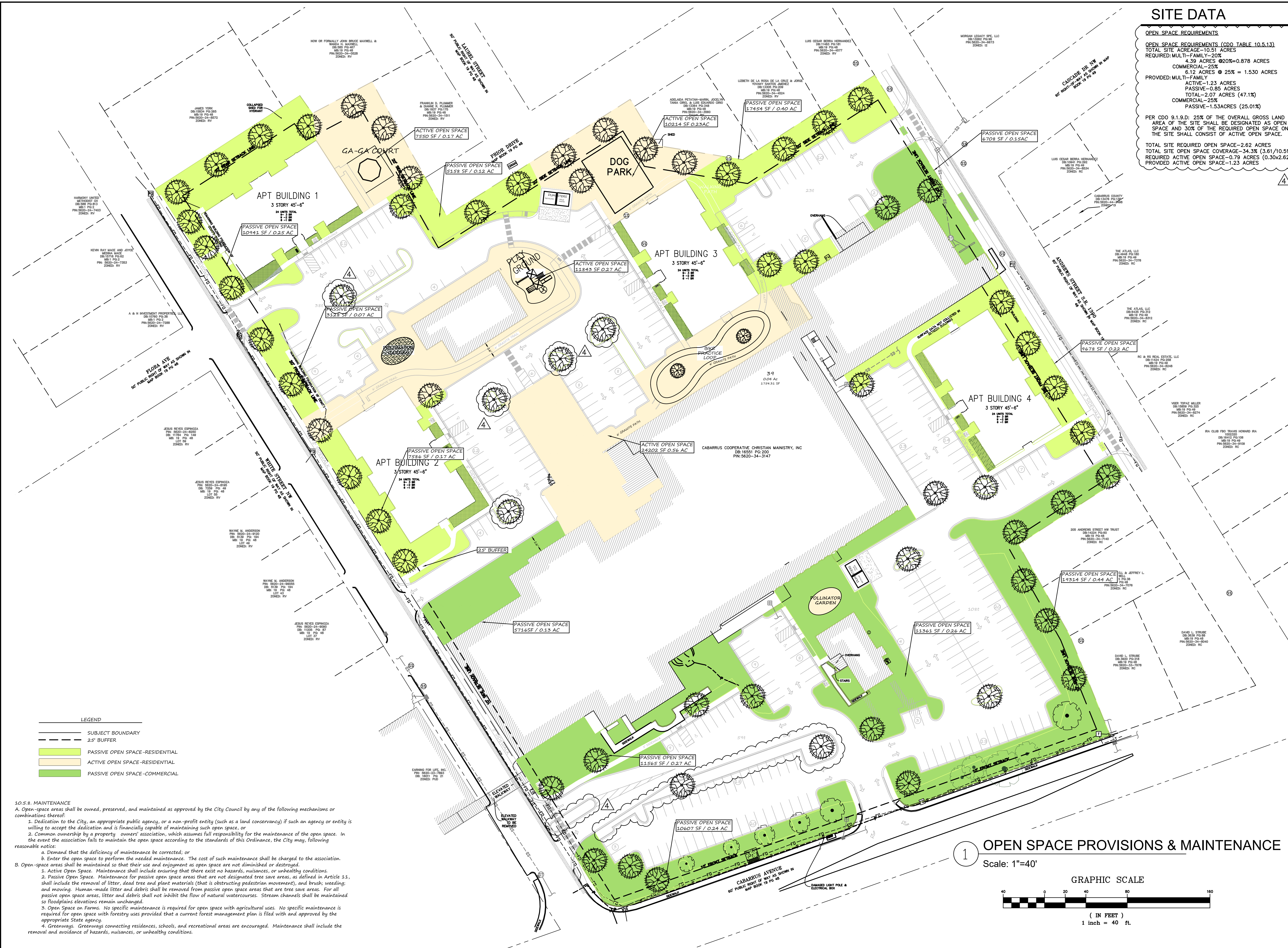
PO BOX 1717  
CONCORD NC, 28026

THE REBUILDER'S CAMPUS  
@ BROWN MILL COMMONS  
CABARRUS AVENUE W  
CONCORD, NORTH CAROLINA  
CU REZONING GEN. & CONSTR. NOTES

#	DATE	REVISION	BY
1	5/15/2024	City Review Comments	RDF
2	6/07/2024	City Review Comments	RDF
3	6/20/2024	City Review Comments	RDF
4	9/27/2024	City Review Comments	RDF

SCALE: 1" = 40'  
DATE: 1-2-24  
JOB # 23517  
C-2.1





### SITE DATA

**OPEN SPACE REQUIREMENTS**

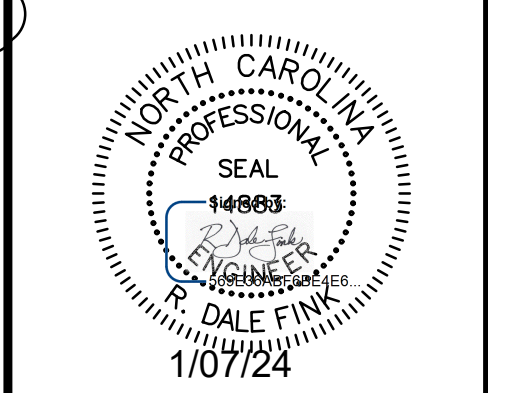
OPEN SPACE REQUIREMENTS (CDD TABLE 10.5.13)  
 TOTAL SITE ACREAGE=10.51 ACRES  
 REQUIRED: MULTI-FAMILY-20%  
 4.39 ACRES @20%=0.878 ACRES  
 COMMERCIAL-25%  
 5.12 ACRES @ 25% = 1.530 ACRES  
 PROVIDED: MULTI-FAMILY  
 ACTIVE-1.23 ACRES  
 PASSIVE-0.85 ACRES  
 TOTAL-2.07 ACRES (47.1%)  
 COMMERCIAL-25%  
 PASSIVE-1.53ACRES (25.01%)

PER CDD 9.1.9.D: 25% OF THE OVERALL GROSS LAND AREA OF THE SITE SHALL BE DESIGNATED AS OPEN SPACE AND 50% OF THE REQUIRED OPEN SPACE ON THE SITE SHALL CONSIST OF ACTIVE OPEN SPACE.

TOTAL SITE REQUIRED OPEN SPACE=2.62 ACRES  
 TOTAL SITE OPEN SPACE COVERAGE=34.3% (3.61/10.51)  
 REQUIRED ACTIVE OPEN SPACE=0.79 ACRES (0.30x2.62)  
 PROVIDED ACTIVE OPEN SPACE=1.23 ACRES

Alley, Williams, Carmen & King, Inc.  
 CONSULTING ENGINEERS,  
 SURVEYING & INSPECTION

Perm License No. F-2023  
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 704.938.1515  
 www.awck.com



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Prepared for:  
 COOPERATIVE CHRISTIAN MINISTRY  
 PO BOX 1717  
 CONCORD NC, 28026

**THE REBUILDER'S CAMPUS  
 @ BROWN MILL COMMONS**  
 CABARRUS AVENUE W  
 CONCORD, NORTH CAROLINA  
 OPEN SPACE PROVISIONS & MAINTENANCE

#	DATE	REVISION	BY
1	15/15/2024	City Review Comments	RDF
2	16/07/2024	City Review Comments	RDF
3	16/20/2024	City Review Comments	RDF
4	19/27/2024	City Review Comments	RDF
5	10/16/24	Renumbered Plan Sht.	RDF

SCALE: 1" = 40'  
 DATE: 1-2-24  
 JOB # 23517  
 C-2.2

**1 OPEN SPACE PROVISIONS & MAINTENANCE**  
 Scale: 1"=40'

GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 40 ft.

**LEGEND**

- SUBJECT BOUNDARY
- 25' BUFFER
- PASSIVE OPEN SPACE-RESIDENTIAL
- ACTIVE OPEN SPACE-RESIDENTIAL
- PASSIVE OPEN SPACE-COMMERCIAL

10.5.8. MAINTENANCE  
 A. Open-space areas shall be owned, preserved, and maintained as approved by the City Council by any of the following mechanisms or combinations thereof:  
 1. Dedication to the City, an appropriate public agency, or a non-profit entity (such as a land conservancy) if such an agency or entity is willing to accept the dedication and is financially capable of maintaining such open space, or  
 2. Common ownership by a property owners' association, which assumes full responsibility for the maintenance of the open space. In the event the association fails to maintain the open space according to the standards of this Ordinance, the City may, following reasonable notice:  
 a. Demand that the deficiency of maintenance be corrected; or  
 b. Enter the open space to perform the needed maintenance. The cost of such maintenance shall be charged to the association.  
 B. Open-space areas shall be maintained so that their use and enjoyment as open space are not diminished or destroyed.  
 1. Active Open Space. Maintenance shall include ensuring that there exist no hazards, nuisances, or unhealthy conditions.  
 2. Passive Open Space. Maintenance for passive open space areas that are not designated tree save areas, as defined in Article 11, shall include the removal of litter, dead tree and plant materials (that is obstructing pedestrian movement), and brush; weeding; and moving: Human-made litter and debris shall be removed from passive open space areas that are tree save areas. For all passive open space areas, litter and debris shall not inhibit the flow of natural watercourses. Stream channels shall be maintained so floodplains elevations remain unchanged.  
 3. Open Space on Farms. No specific maintenance is required for open space with agricultural uses. No specific maintenance is required for open space with forestry uses provided that a current forest management plan is filed with and approved by the appropriate State agency.  
 4. Greenways. Greenways connecting residences, schools, and recreational areas are encouraged. Maintenance shall include the removal and avoidance of hazards, nuisances, or unhealthy conditions.





### SITE DATA

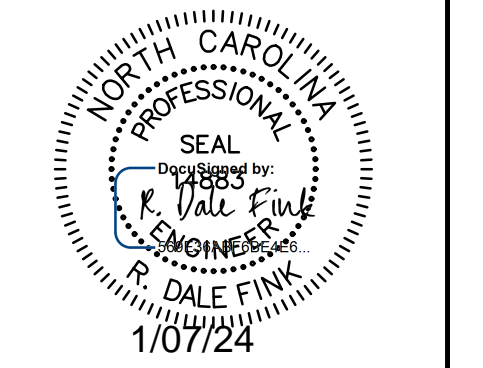
PSA DEVELOPMENT PHASING:

- PHASE 1: 2 APARTMENT BUILDINGS, 1 DAYCARE & LAUNDROMAT
- PHASE 2: BROWN MILL COMMERCIAL SPACES
- PHASE 3: FINAL 2 APARTMENT BUILDINGS

\*SEE PLAN SHEET C-2.1 FOR ALL OF THE RELATIVE SITE AND GENERAL NOTES FOR THIS PROJECT.

**alley, williams, carmen & king, inc.**  
CONSULTING ENGINEERS, SURVEYING & INSPECTION

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Prepared for:

PO BOX 1717  
CONCORD NC, 28026

# THE REBUILDER'S CAMPUS @ BROWN MILL COMMONS

CABARRUS AVENUE W  
CONCORD, NORTH CAROLINA

## CU REZONING SITE PLAN

#	DATE	REVISION	BY
1	15/15/2024	City Review Comments	RDF

SCALE: 1" = 40'

DATE: 1-2-24

JOB # 23517

C-2.3

### GENERAL NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF CONCORD AND NCDOT STANDARD SPECIFICATIONS AND PROJECT SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT THE STRICTER SHALL BE HELD.
- SEE PLAN SHEET C-2.1 FOR ALL GENERAL AND CONSTRUCTION NOTES.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
- THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UTILITIES, LINES, APPURTENANCES, ETC., AND THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, PIPES, VALVES, ETC., AS SHOWN ARE IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES, LINES, PIPES, ETC., BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, PIPES AND VALVES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS WITH EXISTING OR PROPOSED FACILITIES TO DETERMINE IF AN ITEM WILL NEED TO BE RELOCATED.
- THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS; OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION EXPRESSED OR INFERRED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY KIND OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR ANY WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- DIMENSIONS AS SHOWN ARE TO FACE OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

#### LEGEND

	EXISTING IRON PIN		NAIL IN PAVEMENT
	ELECTRIC BOX		BENCHMARK
	ELECTRIC METER		FIRE HYDRANT
	HEAT PUMP		CATCH BASIN
	WATER VALVE		LIGHT POLE
	GAS MAIN		UTILITY POLE
	FIBEROPTIC		TRAFFIC SIGNAL POLE
	GAS VALVE		DROP INLET
	STORM MANHOLE		SANITARY SEWER MANHOLE
	SIGN		FIRE DEPARTMENT CONNECTOR
	BOLLARD		POST
	TREE		TRANSFORMER

	SUBJECT BOUNDARY LINE (BY DEED OR PLAT)
	BOUNDARY LINE (BY DEED OR PLAT)
	RIGHT-OF-WAY LINE
	TIE LINE
	OVERHEAD UTILITY LINE
	FENCE LINE
	UNDERGROUND WATERLINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND FIBER OPTIC LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	WOODLINE

### 1 PSA PHASING PLAN

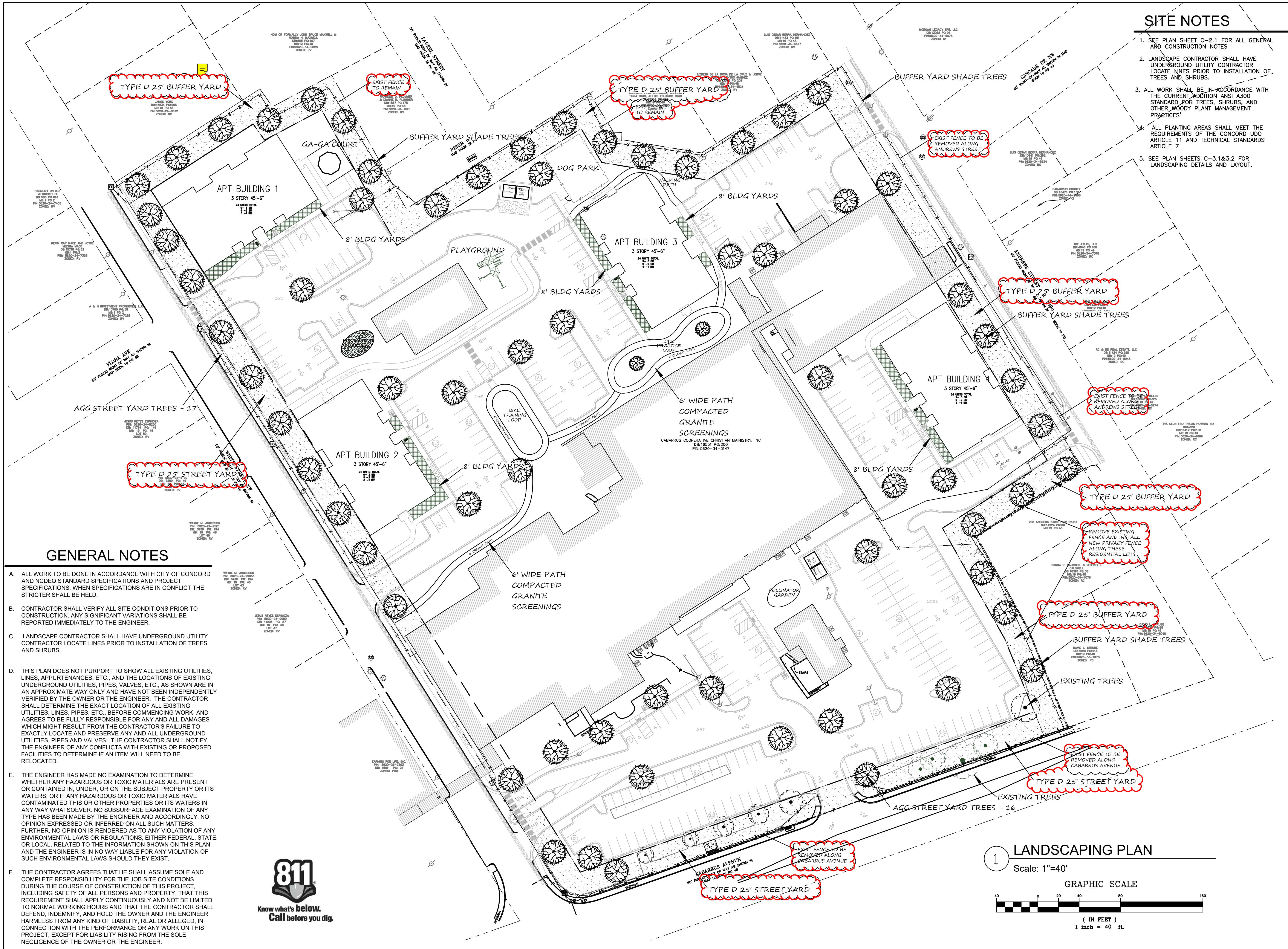
Scale: 1"=40'

GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.

811  
Know what's below.  
Call before you dig.





**SITE NOTES**

1. SEE PLAN SHEET C-2.1 FOR ALL GENERAL AND CONSTRUCTION NOTES
2. LANDSCAPE CONTRACTOR SHALL HAVE UNDERGROUND UTILITY CONTRACTOR LOCATE LINES PRIOR TO INSTALLATION OF TREES AND SHRUBS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT ADDITION ANSI A300 STANDARD FOR TREES, SHRUBS, AND OTHER WOODY PLANT MANAGEMENT PRACTICES
4. ALL PLANTING AREAS SHALL MEET THE REQUIREMENTS OF THE CONCORD UDO ARTICLE 11 AND TECHNICAL STANDARDS ARTICLE 7
5. SEE PLAN SHEETS C-3.1&3.2 FOR LANDSCAPING DETAILS AND LAYOUT.

**GENERAL NOTES**

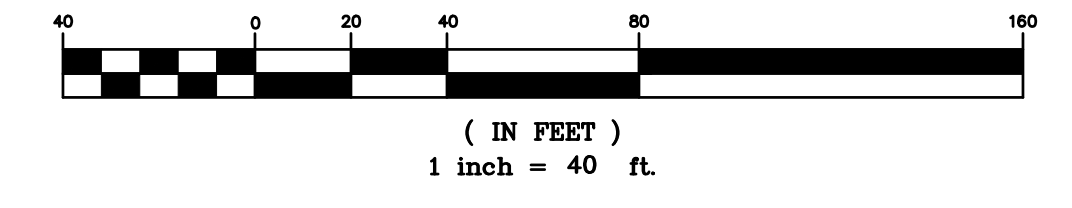
- ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF CONCORD AND NCEOD STANDARD SPECIFICATIONS AND PROJECT SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT THE STRICTER SHALL BE HELD.
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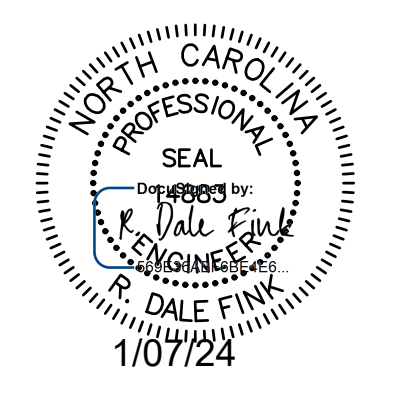
**1 LANDSCAPING PLAN**

Scale: 1"=40'

GRAPHIC SCALE



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Prepared for:



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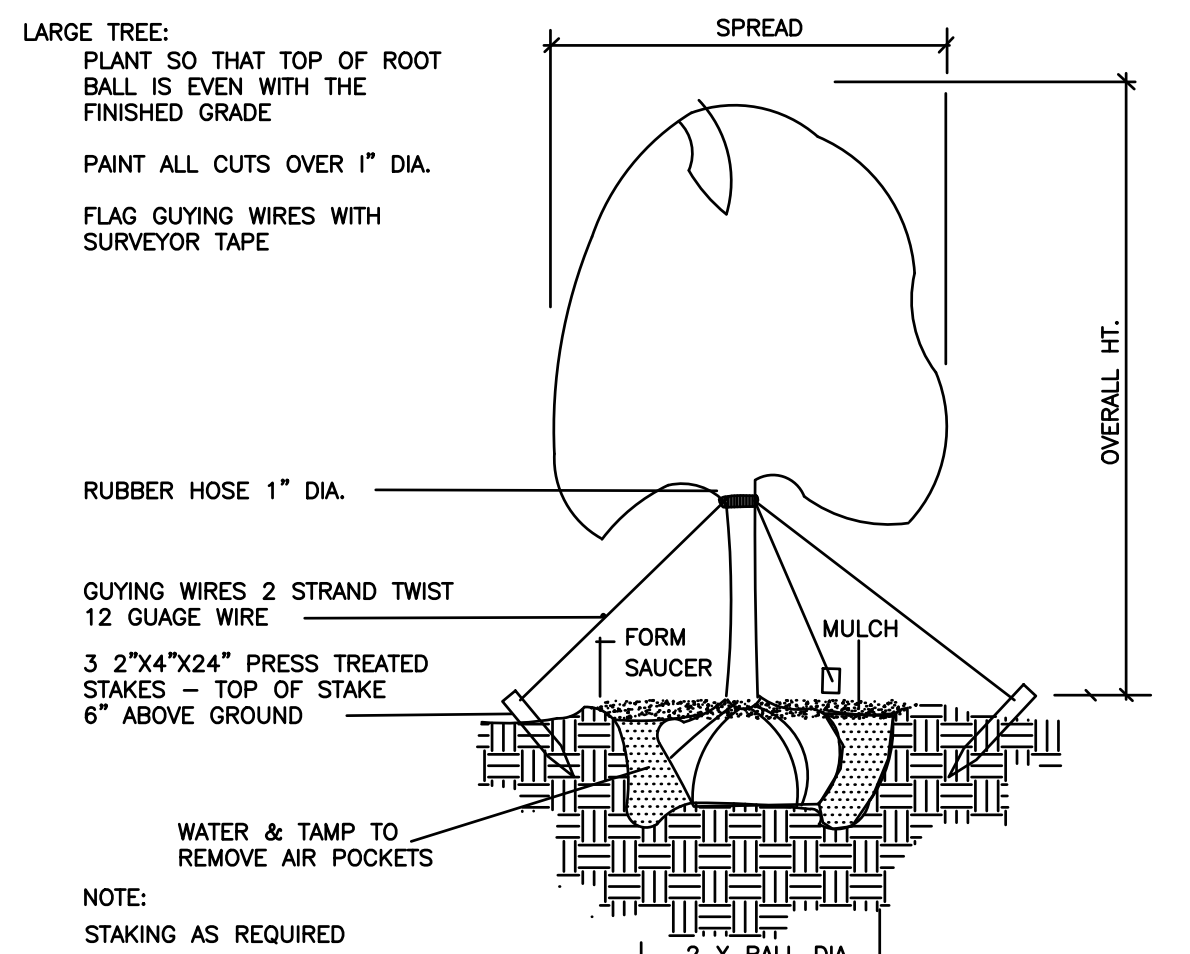
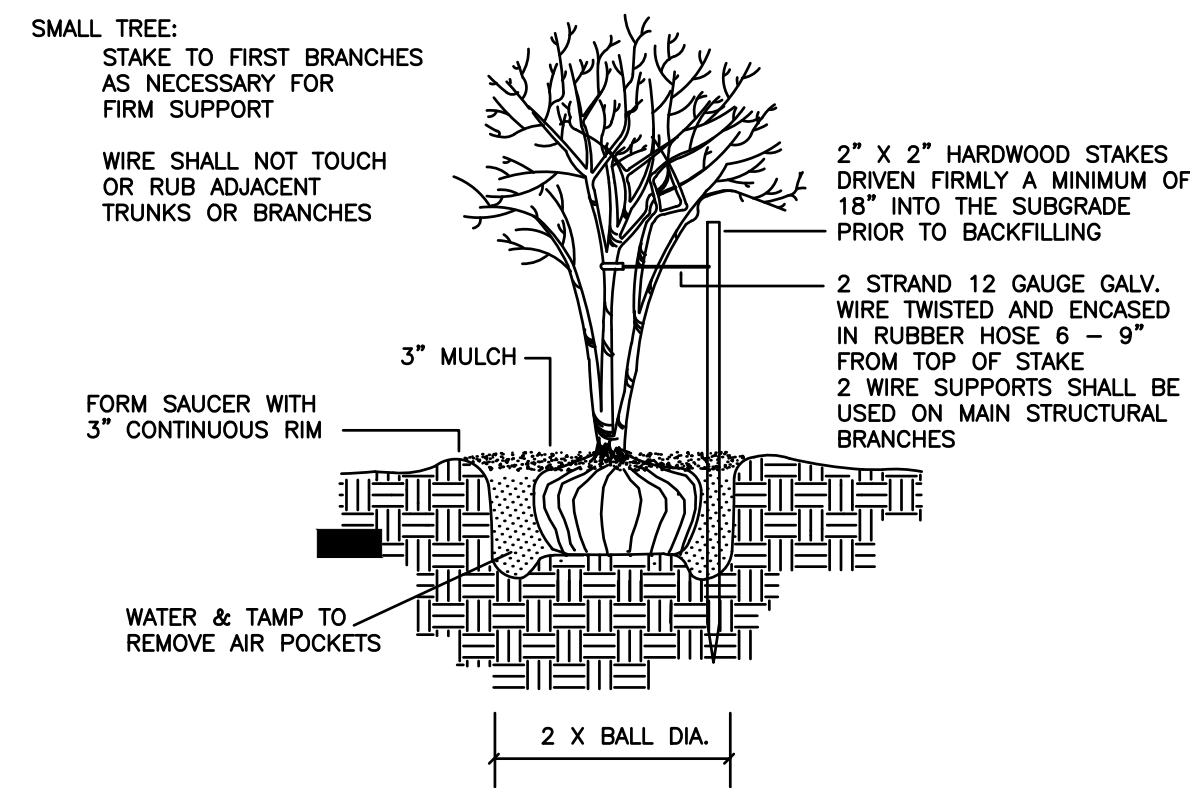
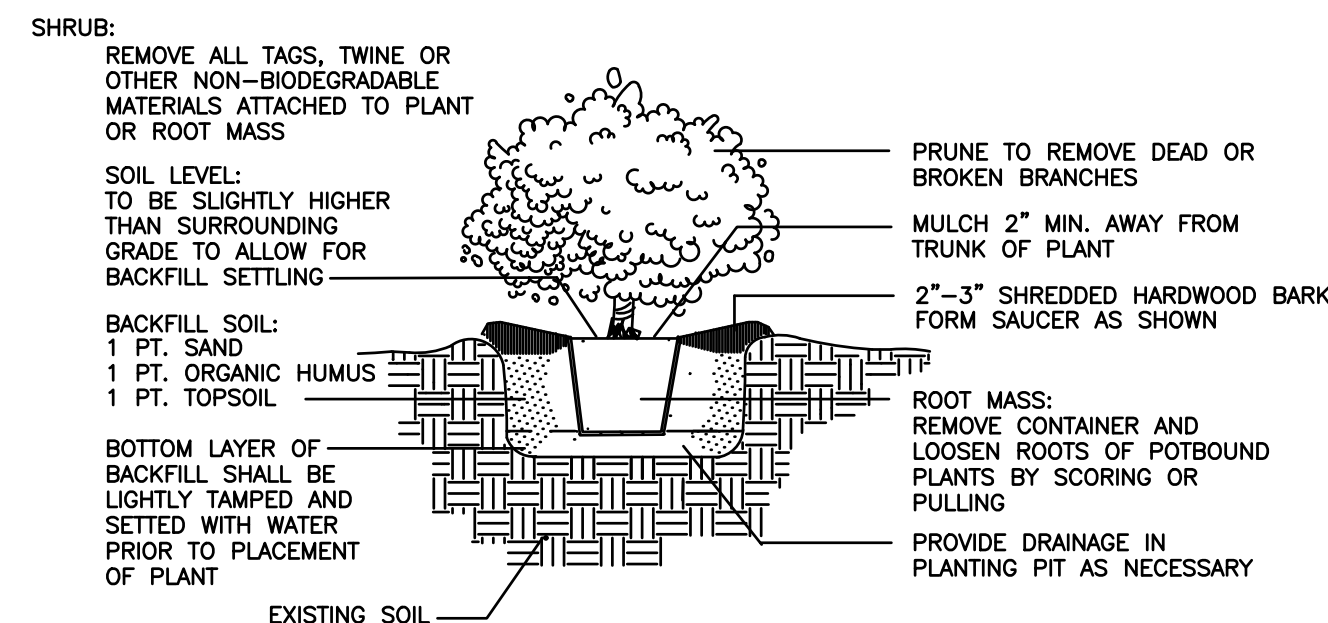
**THE REBUILDER'S CAMPUS  
@ BROWN MILL COMMONS**  
CABARRUS AVENUE W  
CONCORD, NORTH CAROLINA  
**LANDSCAPE PLAN**

#	DATE	REVISION	BY
1	15/15/2024	City Review Comments	RDF
2	6/07/2024	City Review Comments	RDF

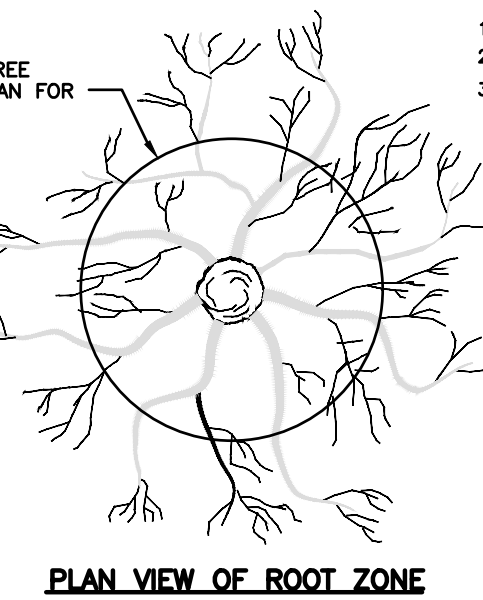
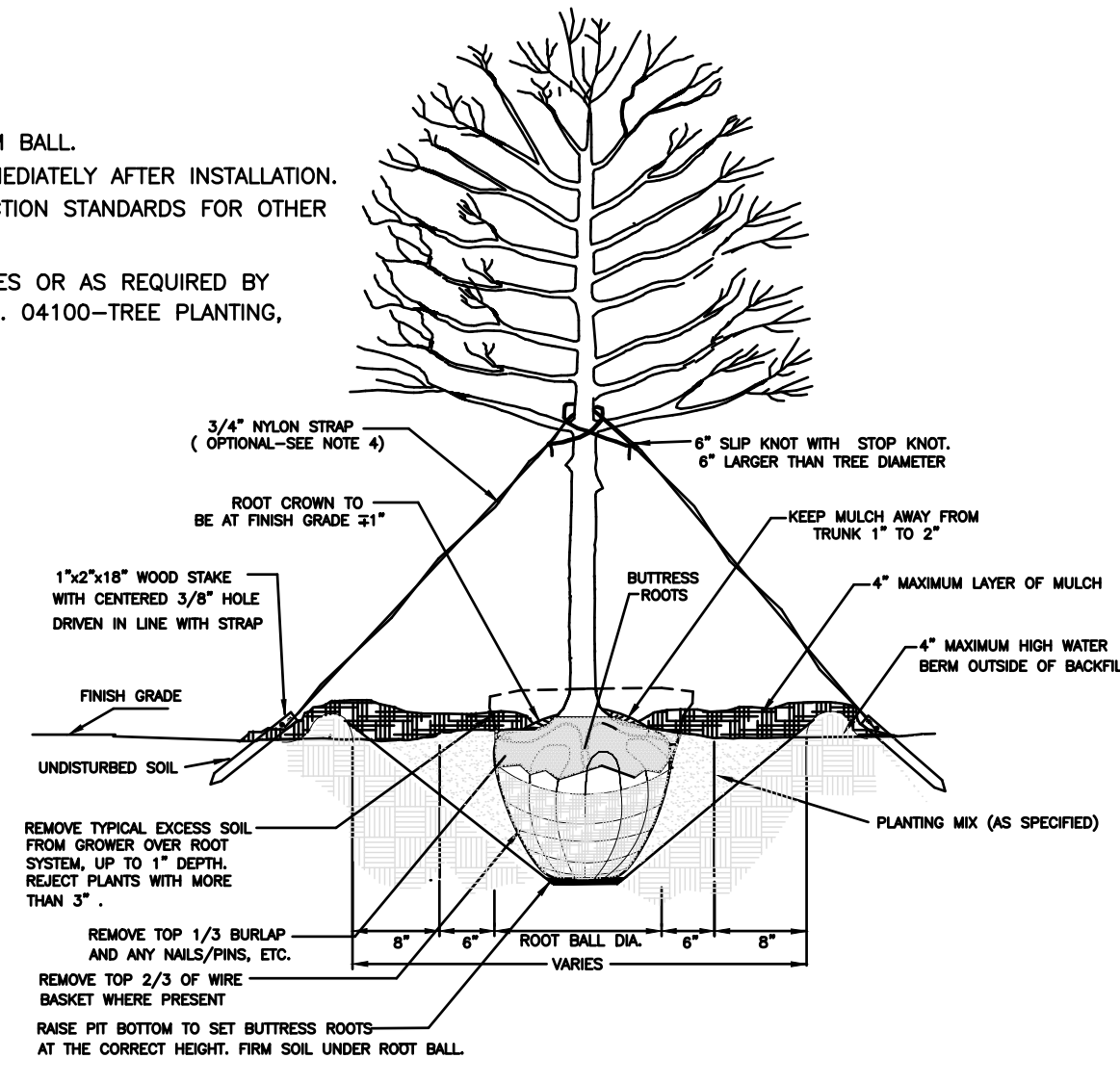
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DATE: 1-2-24  
JOB # 23517  
C-3.0



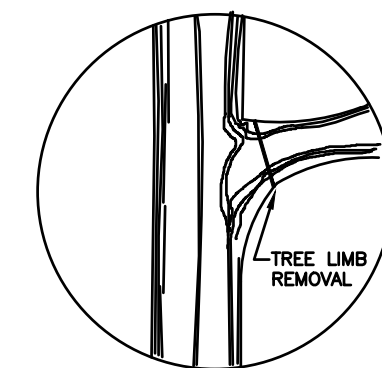
PLANTING DETAILS



- NOTES: 1. REMOVE WIRE OR NYLON TWINE FROM BALL. 2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION. 3. SEE ATTACHED LANDSCAPE CONSTRUCTION STANDARDS FOR OTHER PLANTING REQUIREMENTS. 4. STAKING REQUIRED FOR LEANING TREES OR AS REQUIRED BY CONTRACT. SEE GENERAL NOTES: SEC. 04100-TREE PLANTING, PART 3 PARAGRAPH B.9.



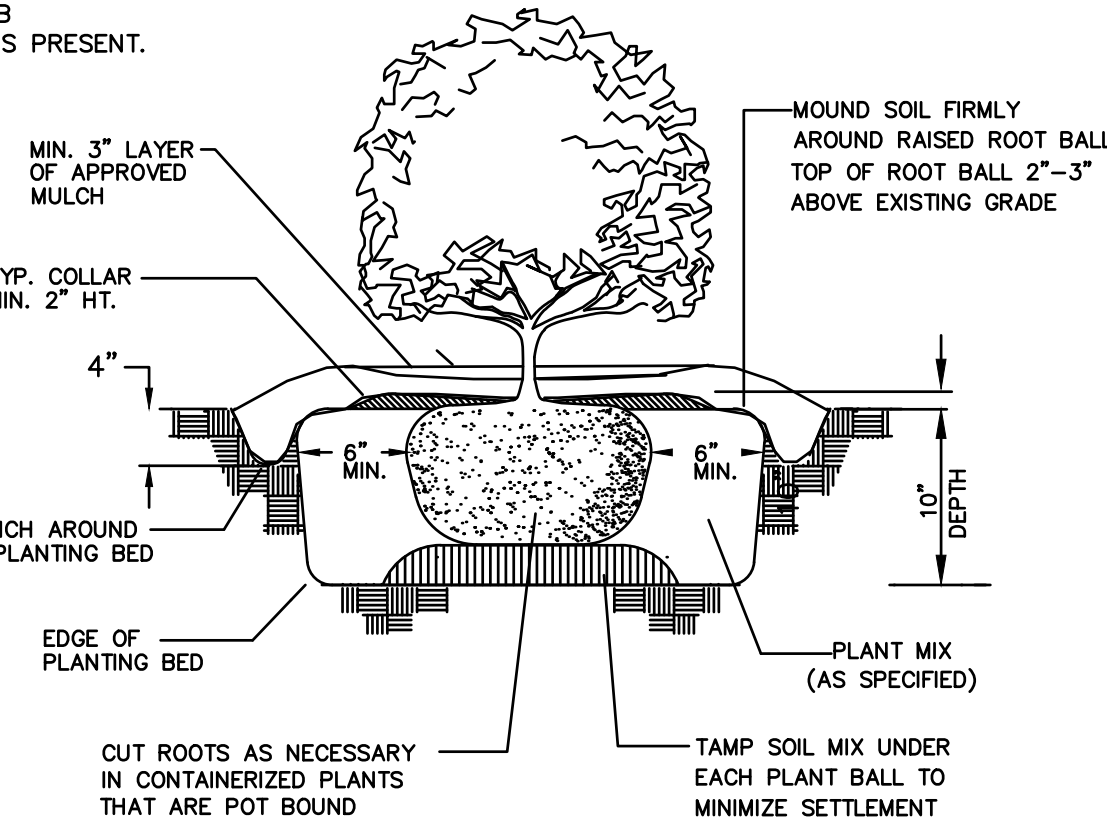
PLAN VIEW OF ROOT ZONE



3 TREE PROTECTION DETAIL NTS

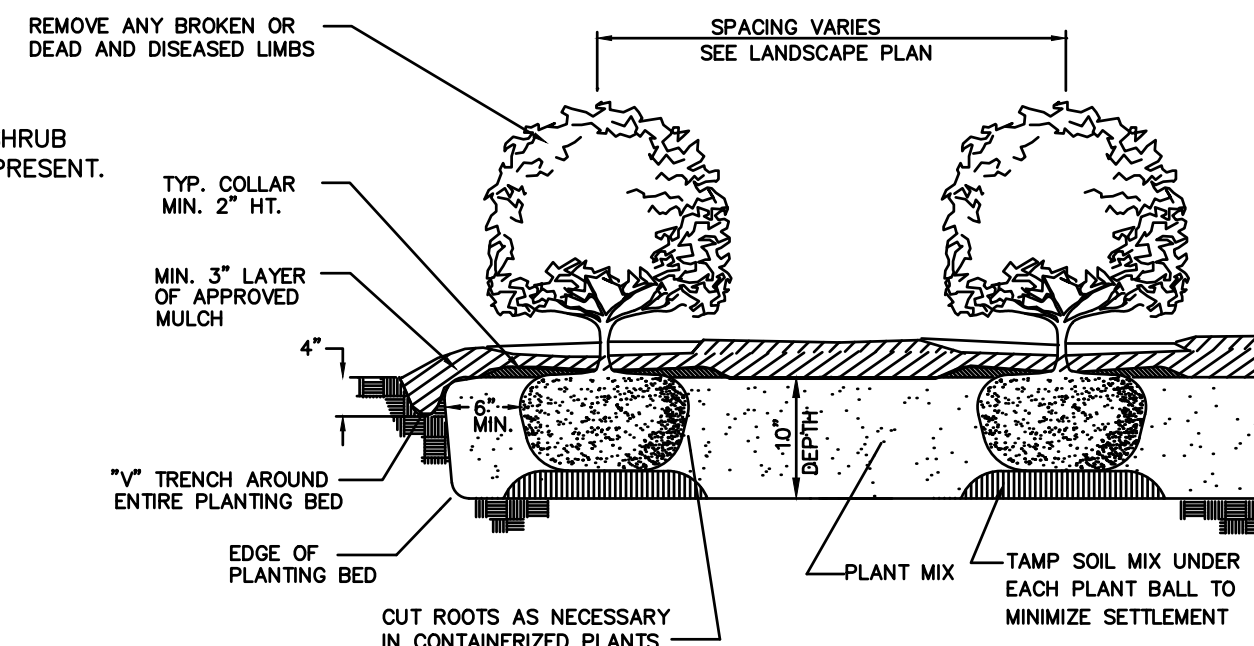
2 TREE PLANTING NTS

- NOTES: 1. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT. 2. INSTALL TOP OF PLANT BALL 2"-3" ABOVE ADJACENT GRADE. 3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL. 4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION. 5. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.

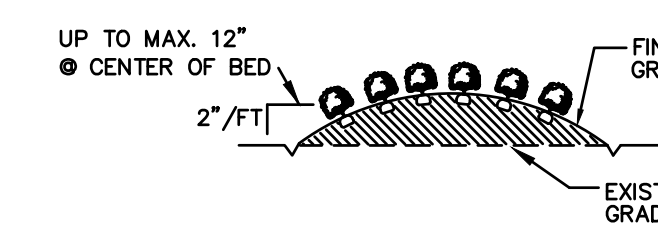


TYPICAL PLANTING BED DETAIL

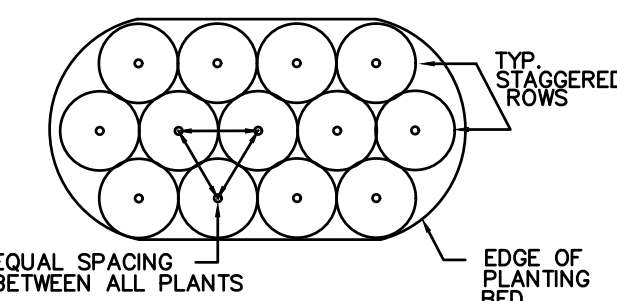
- NOTES: 1. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT. 2. INSTALL TOP OF PLANT BALL 2" ABOVE ADJACENT GRADE. 3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL. 4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL



TYPICAL BED MOUNDING



TYPICAL PLANTING BED PLAN

4 SHRUB PLANTING DETAIL NTS

CONCORD UDO ART 11

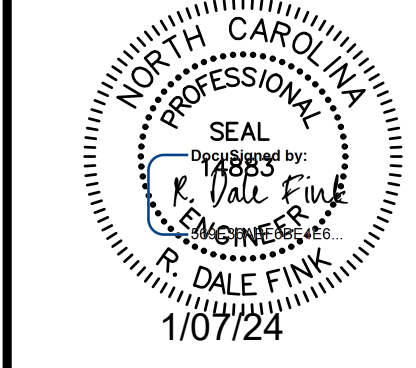
EXCERPTS FROM THE CITY OF CONCORD'S U.D.O., ARTICLE 11, LANDSCAPING: 11.8.1. SIZE STANDARDS THE MINIMUM ALLOWABLE PLANT FOR NEW INSTALLATIONS SHALL BE AS SET FORTH HEREIN. ... A. SHADE TREES ... B. ORNAMENTAL TREES ... C. LARGE SHRUBS ... D. SMALL SHRUBS ... E. GROUND COVER (ORGANIC) ... F. GROUND COVER (INORGANIC) ... 11.8.2. SELECTION OF PLANT MATERIALS ... A. SUBSTITUTION OF PLANT MATERIALS ... B. MIX OF GENUS AND SPECIES ENCOURAGED

CONCORD LANDSCAPE NOTES

- 1. Landscape contractor shall coordinate an on-site meeting with the City Arborist before installation of any plant material. 2. All work shall be in accordance with the current edition of the ANSI A300 Standard for Tree, Shrub, and other Woody Plant Management-Standard Practices. 3. All plant stock shall comply with the current edition of ANSI Z60.1 American Standard for Nursery Stock. 4. Only biodegradable tree support materials shall be used. 5. All planting areas shall meet the requirements of the Concord Development Ordinance Article 11 and Technical Standards Article 7. 6. Height and width of plant material supersedes container size. 7. Utilities shall be located before planting. www.nc811.org. 8. Planting locations will be adjusted to provide sufficient space for utilities, easements, street lighting, traffic signs, and sight triangles. 5' clearance around all sides of fire hydrants and utility appurtenances. No trees shall be planted within 75' of a residential stop sign. No plants or trees located within site triangles. 15' clearance from all street light poles. Shade trees shall be at least 20' from overhead primary electric lines. All tree and plant trunks shall be installed at least 4' from buildings, curbs, sidewalks, asphalt, fences and adjacent property lines. 9. Any proposed redesign of the approved planting plan or plant species substitutions shall be approved by the City Arborist before installation. 10. All trees and their planting location shall be inspected by City staff before approval. Any plant material which has died, turned brown, or defoliated prior to inspection shall be rejected. 11. Any proposed private irrigation may bisect but shall not run parallel within utility easements or street right of ways and shall meet the requirements of the City of Concord Code of Ordinance Chapter 62, section 62-164.



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Prepared for: CCM COOPERATIVE CHRISTIAN COMMUNITY INC. PO BOX 1717 CONCORD NC, 28026

THE REBUILDER'S CAMPUS @ BROWN MILL COMMONS CABARRUS AVENUE W CONCORD, NORTH CAROLINA LANDSCAPE DETAILS

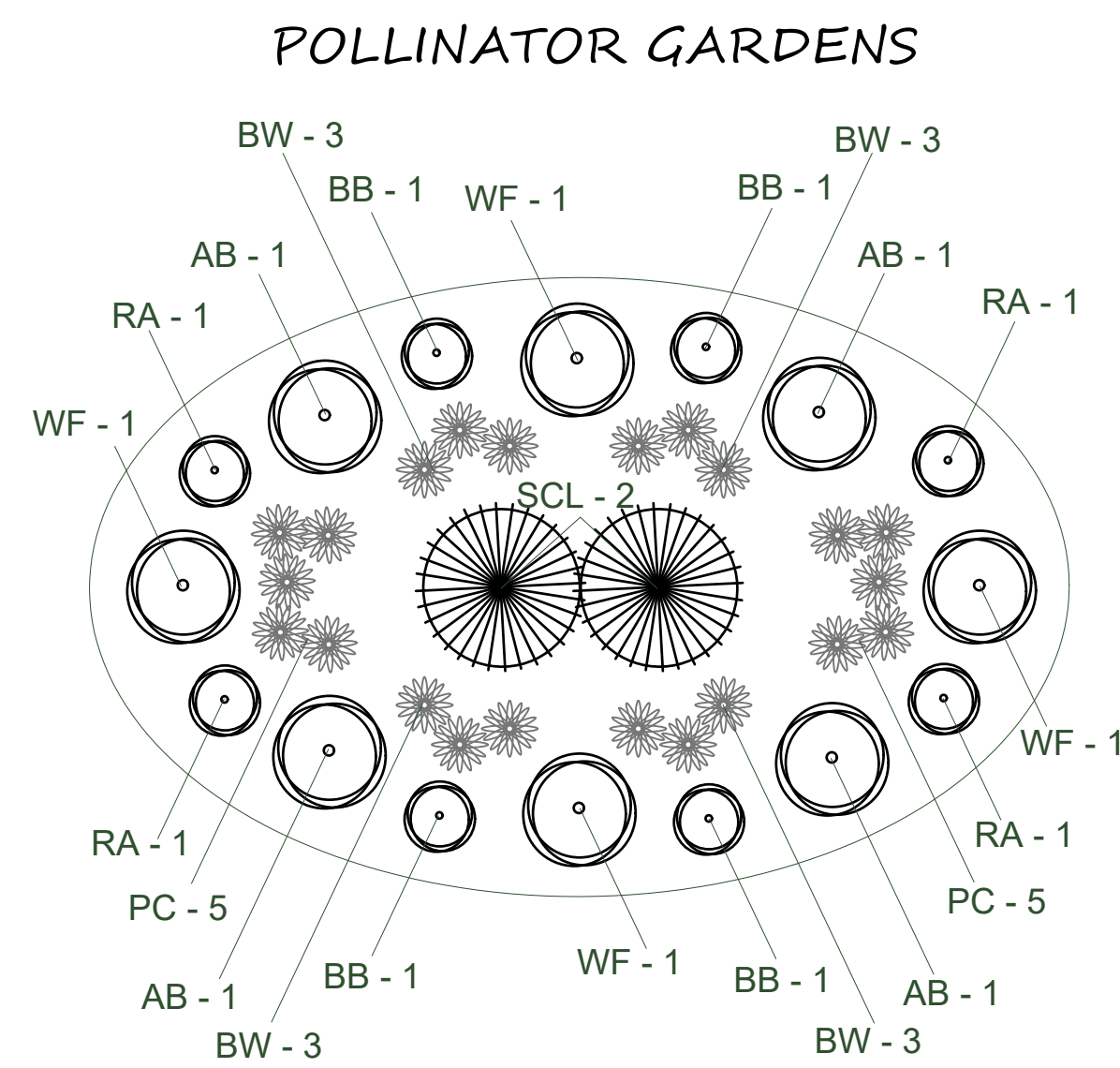
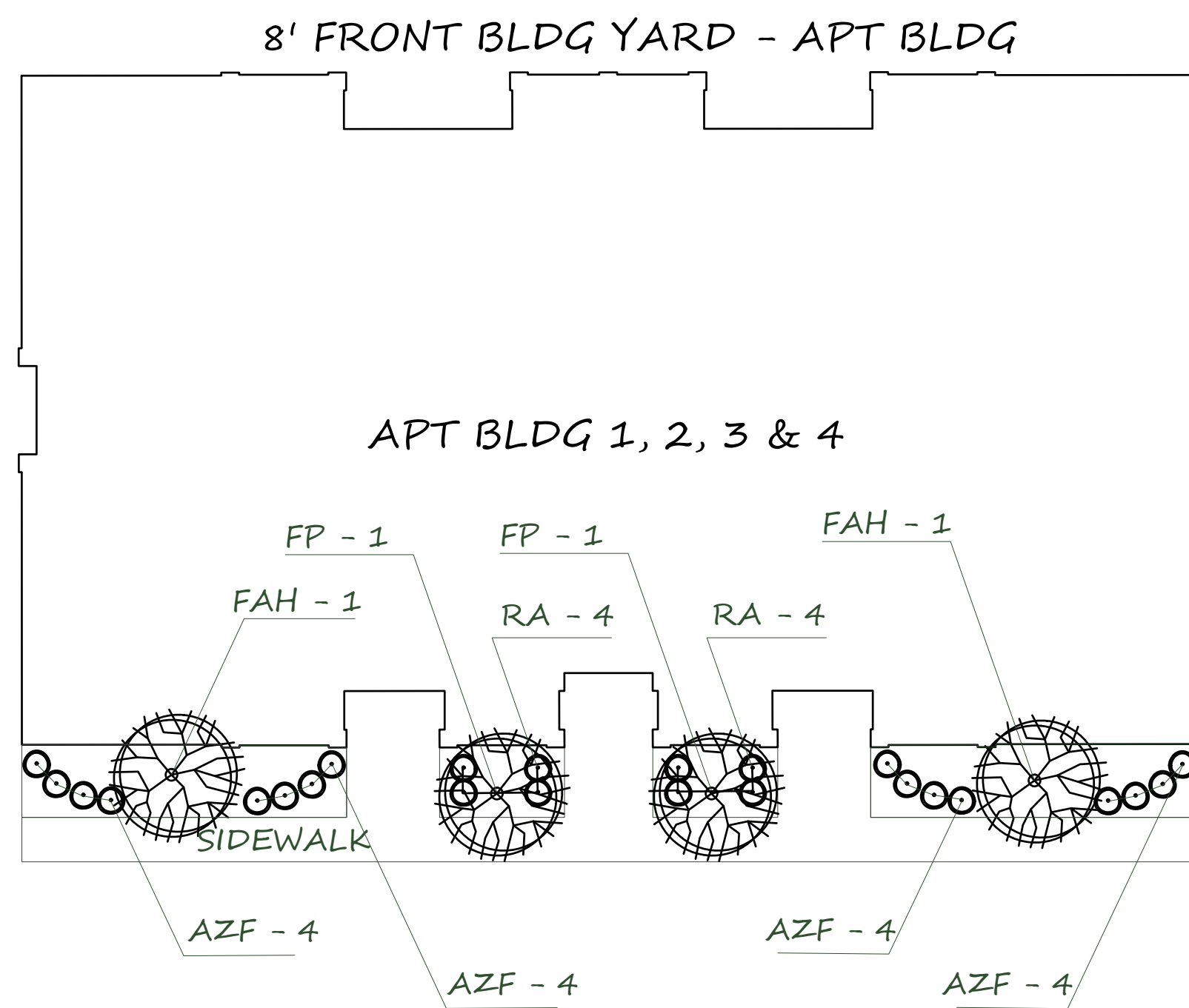
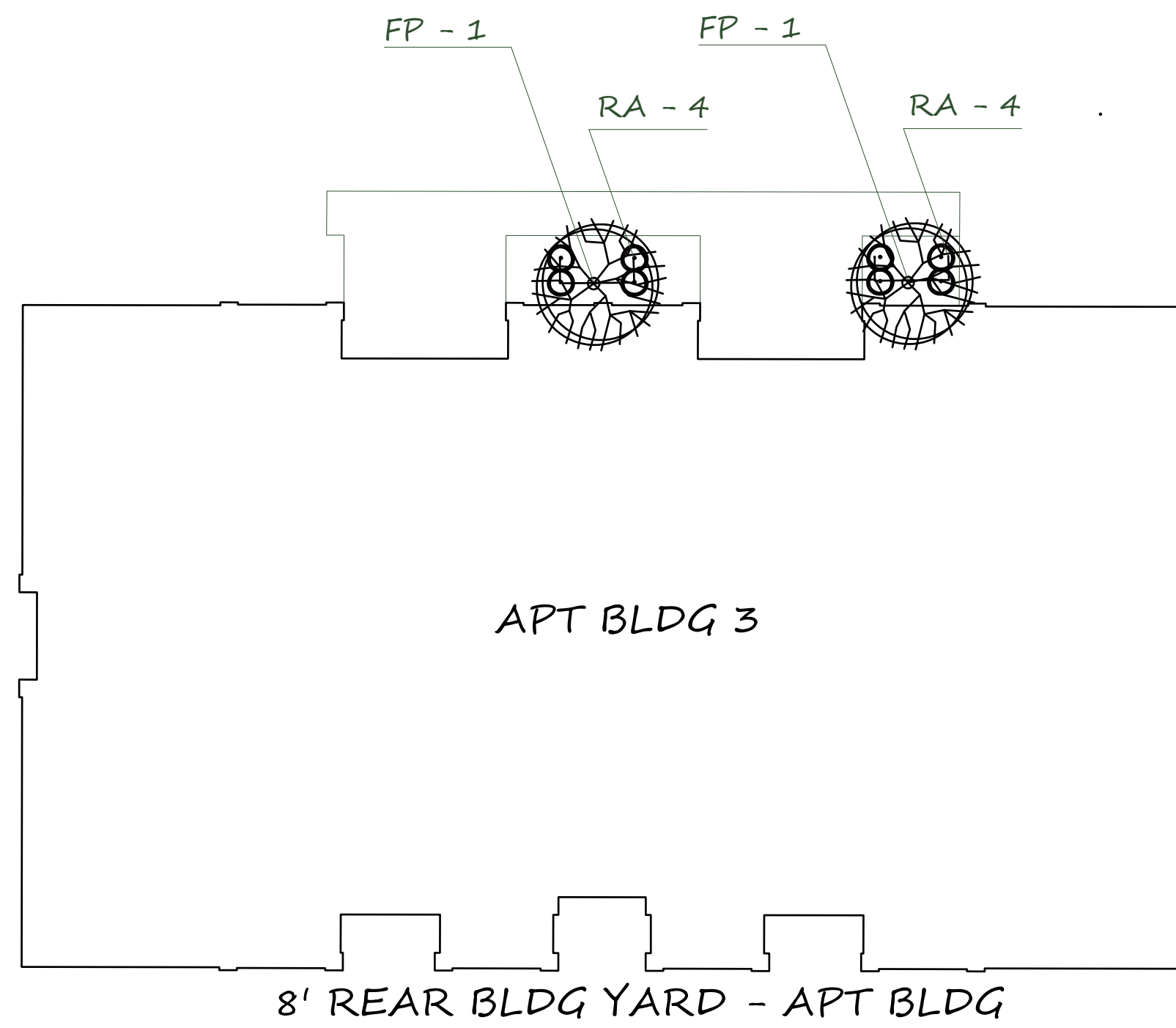
Table with columns: Key, Common Name, Botanical Name, Min. Size, Quantity, Native, Notes. Lists plants for Brown Mill/CCM - Plant List including Red Sunset Maple, Nuttall Oak, Forest Pansy Redbud, etc.

General Notes: Mulch all plant beds with pine needles, or small size pine bark to a depth of 2 to 3 inches. Bufferyard: Type D bufferyard, 1.683' in length, 25' in width - USE EXISTING VEGETATION EVERYWHERE POSSIBLE. Building Yard: Apartment Buildings 132 lin ft facing parking. Parking Lot: Paved parking and driveway area approx. 123,680 sq. ft. Street Trees: 1,339 linear feet of street frontage minus 132 feet of existing building obstruction minus 342 feet of existing street trees = 865 feet.

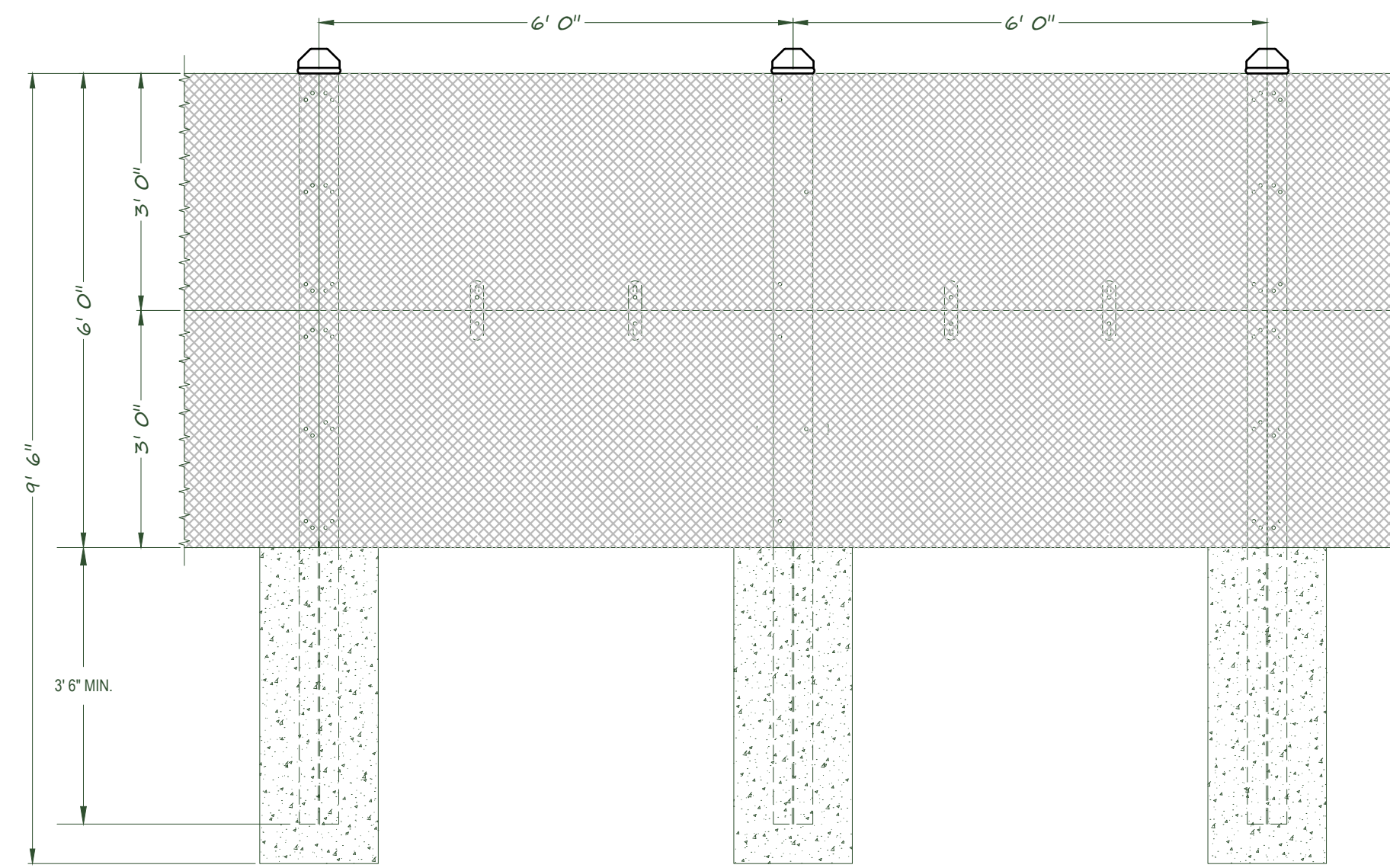
Revision table with columns: #, DATE, REVISION, BY, R/FD. Shows revision 1 on 11/15/2024 by City Review Comments.

SCALE: 1" = 40' DATE: 12-28-23 JOB # 23517 C 3.1

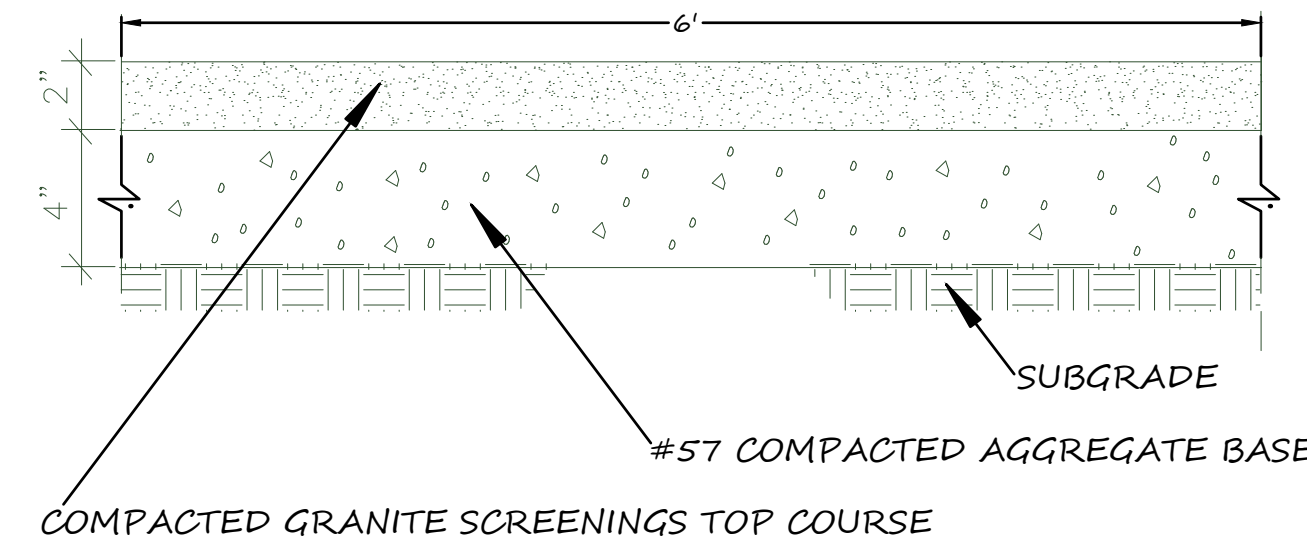




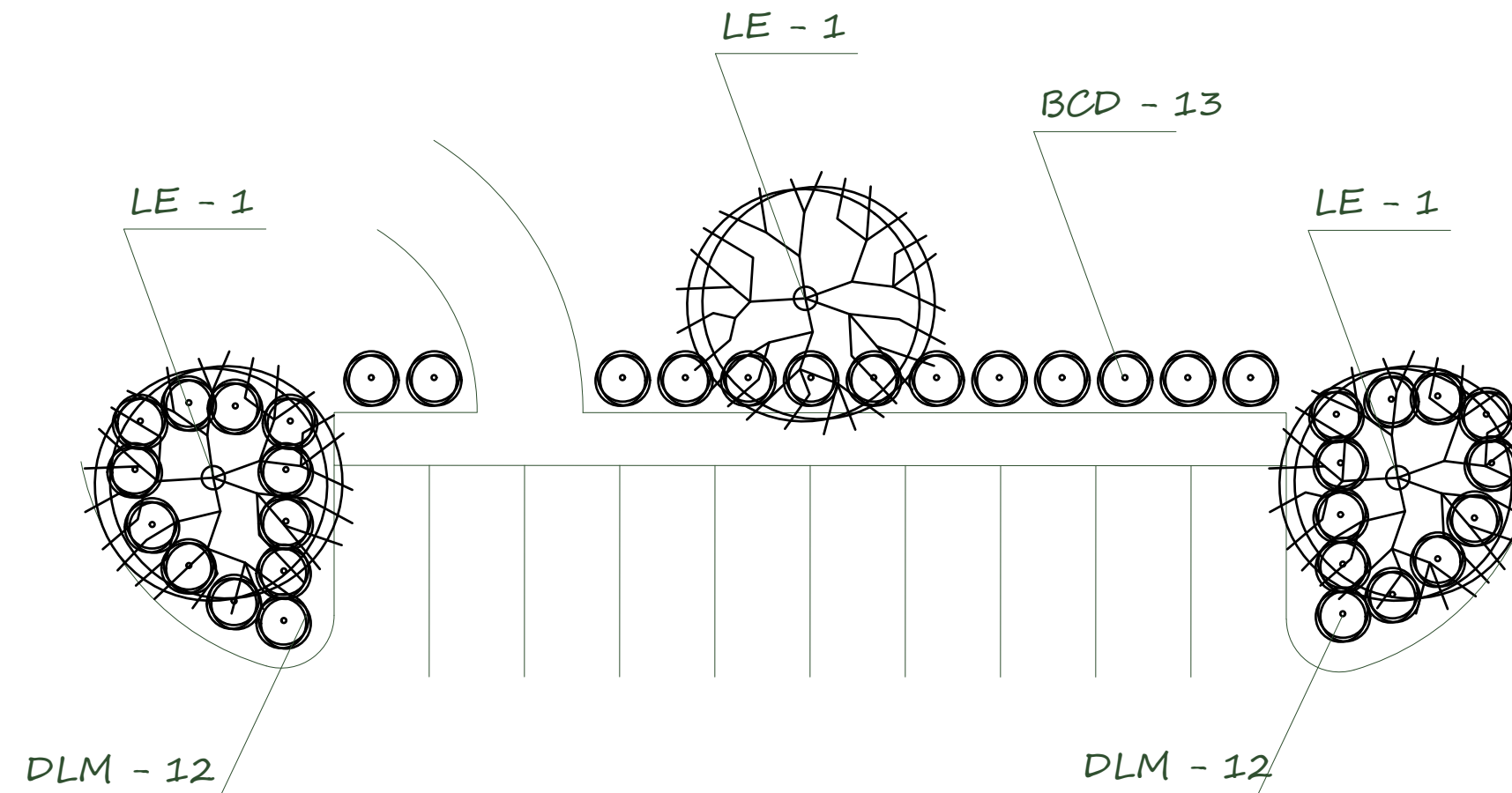
DOG PARK CHAIN LINK FENCE DETAIL



WALKWAY & BIKE PATH DETAIL

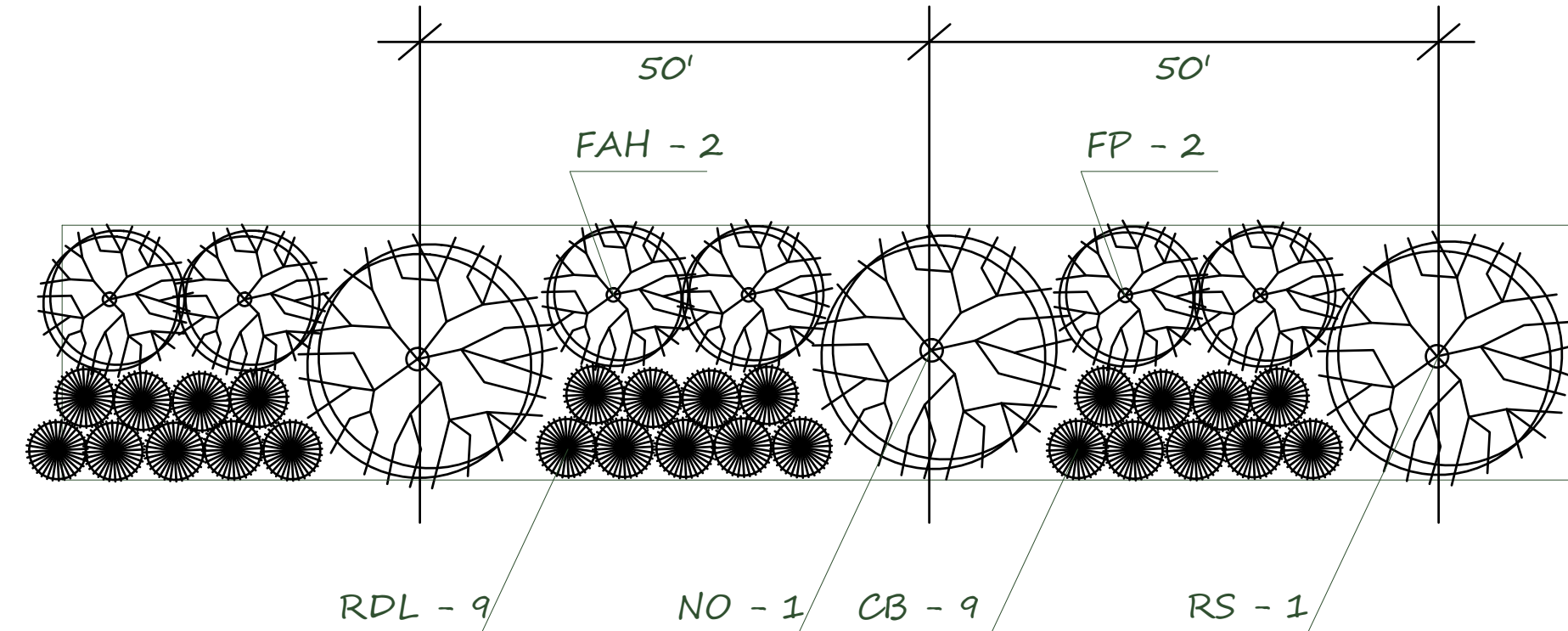


TYPICAL PARKING LOT YARD



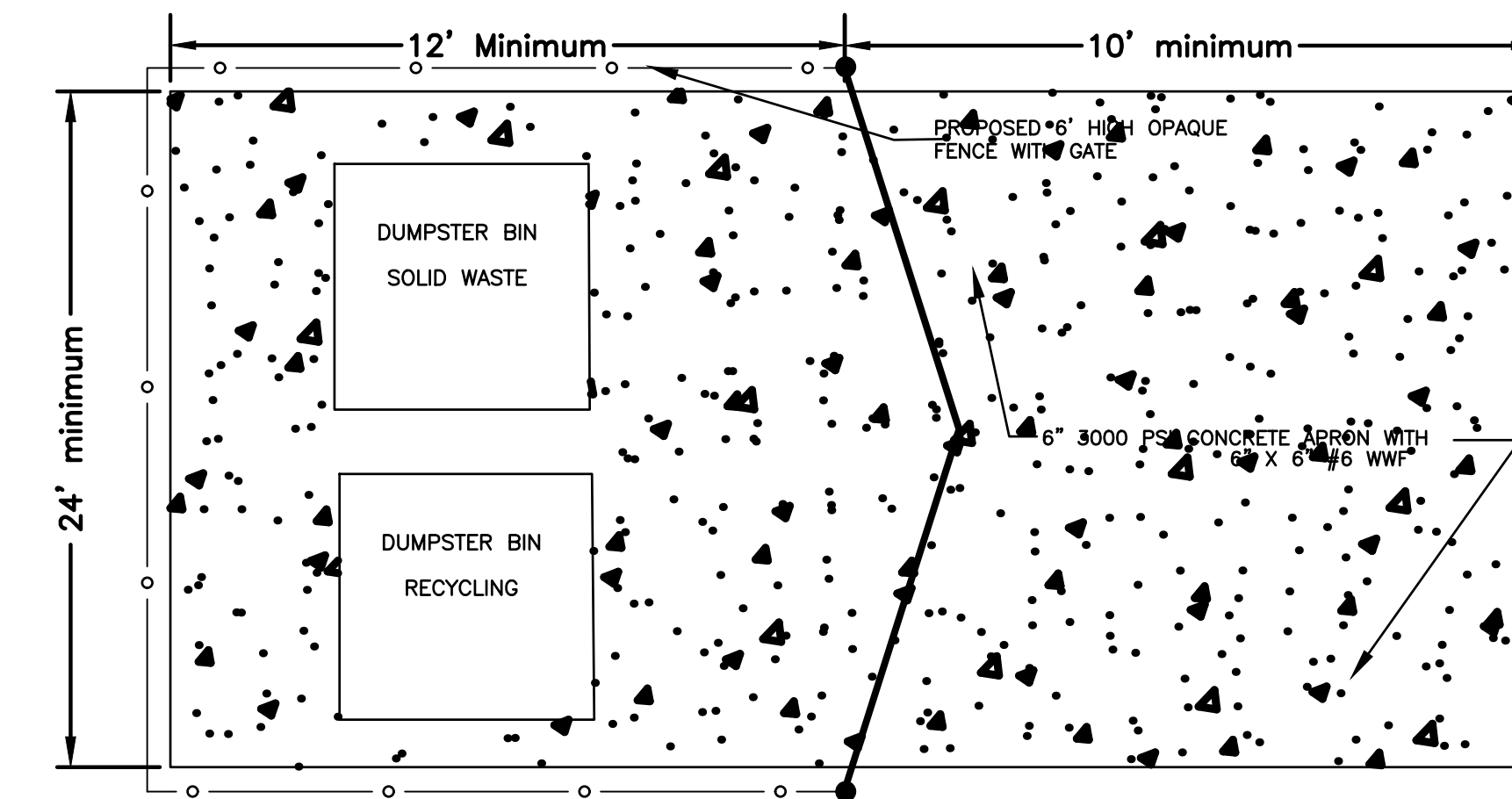
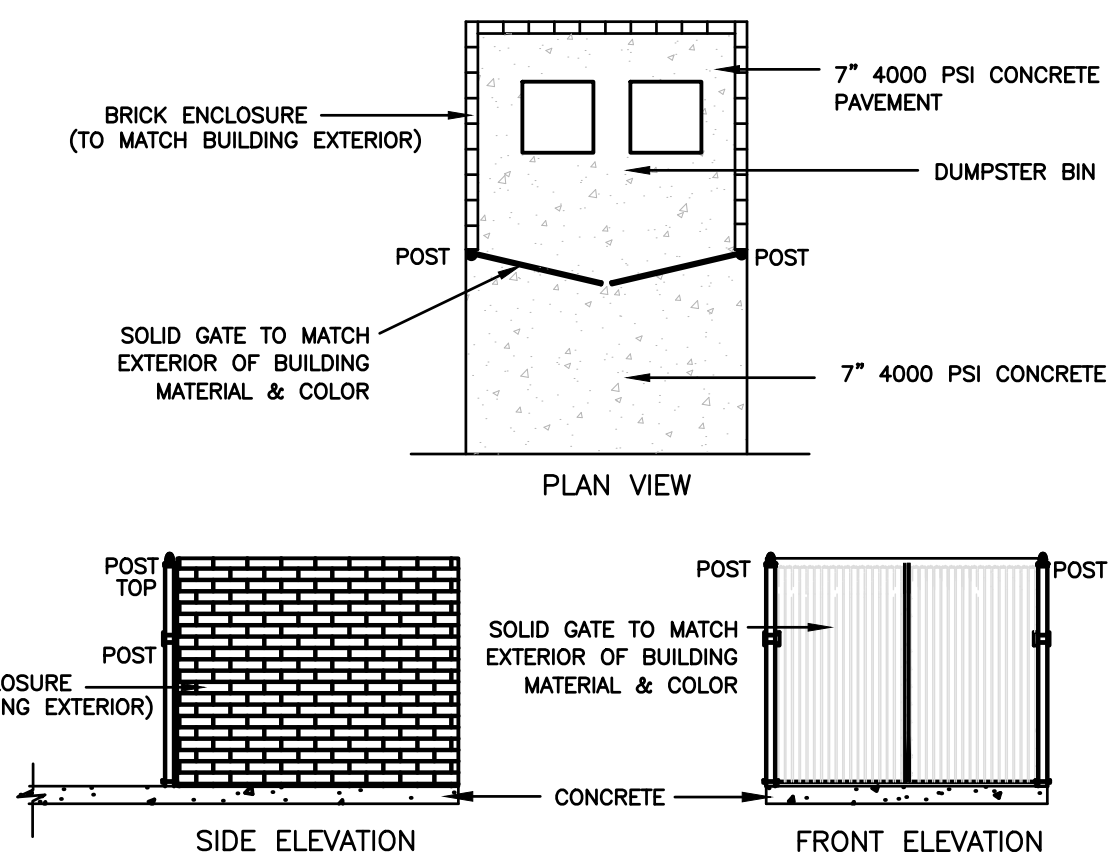
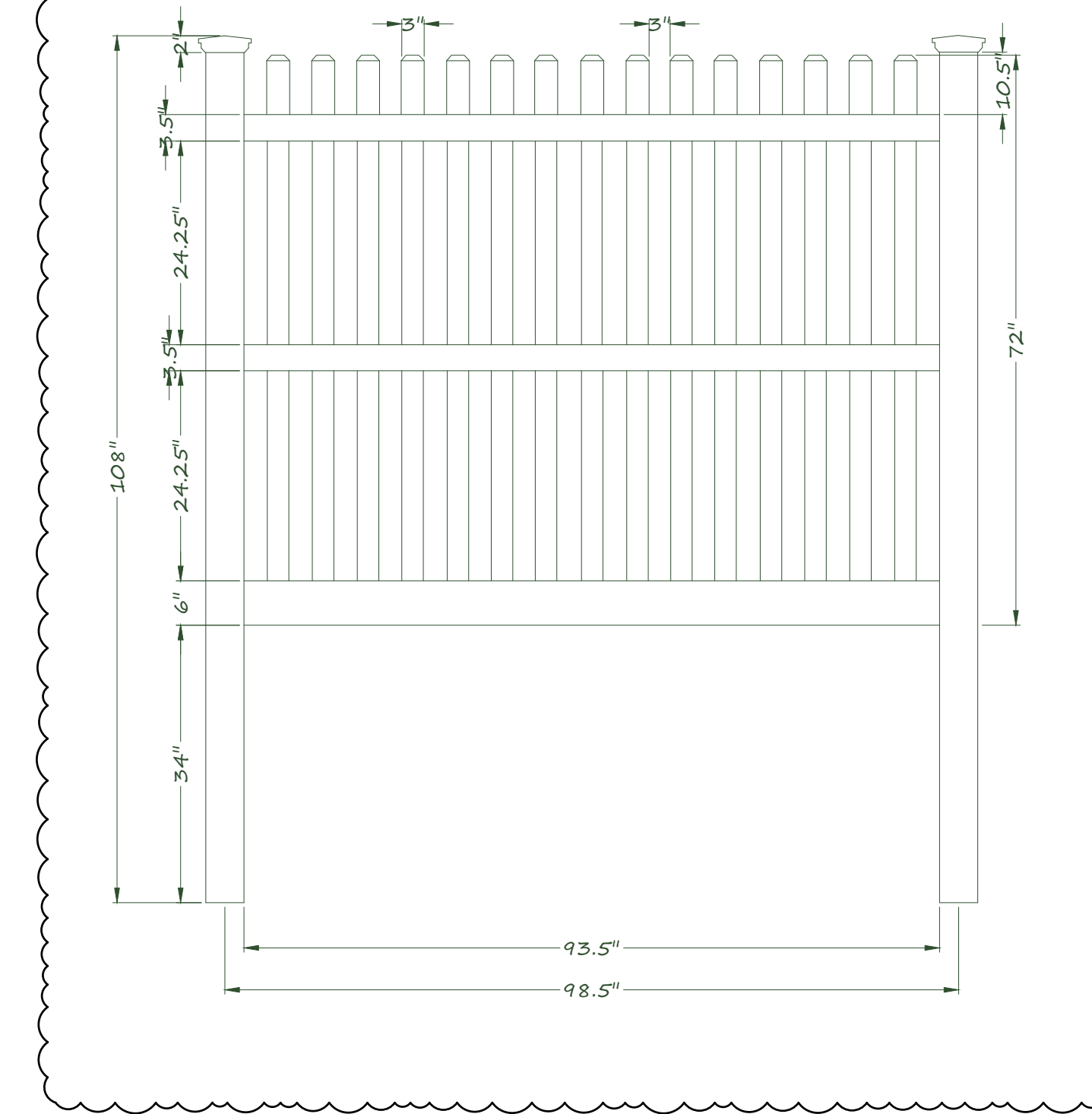
USE FIELD DISCRETION TO PLACE PARKING LOT SHRUBS IN ISLANDS AND ALONG SIDEWALKS SIMILAR TO ABOVE

TYPICAL BUFFER YARD 50' SECTIONS



ALTERNATE PLANTS IN THE 50' SEGMENTS AS SHOWN  
USE EXISTING VEGETATION EVERYWHERE POSSIBLE

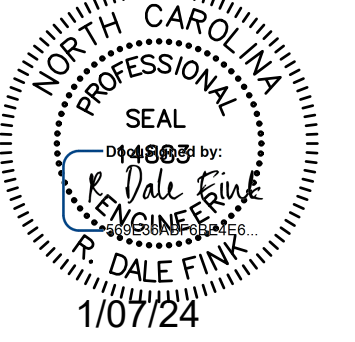
PERIMETER VINYL FENCE DETAIL



NOTE: MATERIAL & COLOR FOR DUMPSTER ENCLOSURE SHALL MATCH BUILDING.  
REFER TO ARCHITECTURAL PLANS FOR SPECIFIC BUILDING MATERIALS.



alley, williams,  
carmen & king, inc.  
CONSULTING ENGINEERS,  
SURVEYING & INSPECTION  
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Prepared for:



PO BOX 1717  
CONCORD NC, 28026

THE REBUILDER'S CAMPUS  
@ BROWN MILL COMMONS  
CABARRUS AVENUE W  
CONCORD, NORTH CAROLINA  
LANDSCAPE DETAILS

DATE	REVISION	BY
1/15/2024	City Review Comments	RDF
2/6/2024	City Review Comments	RDF

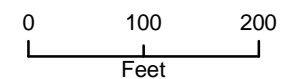
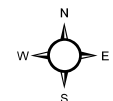
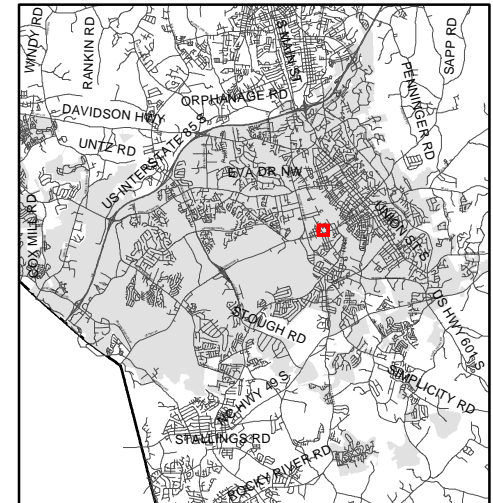
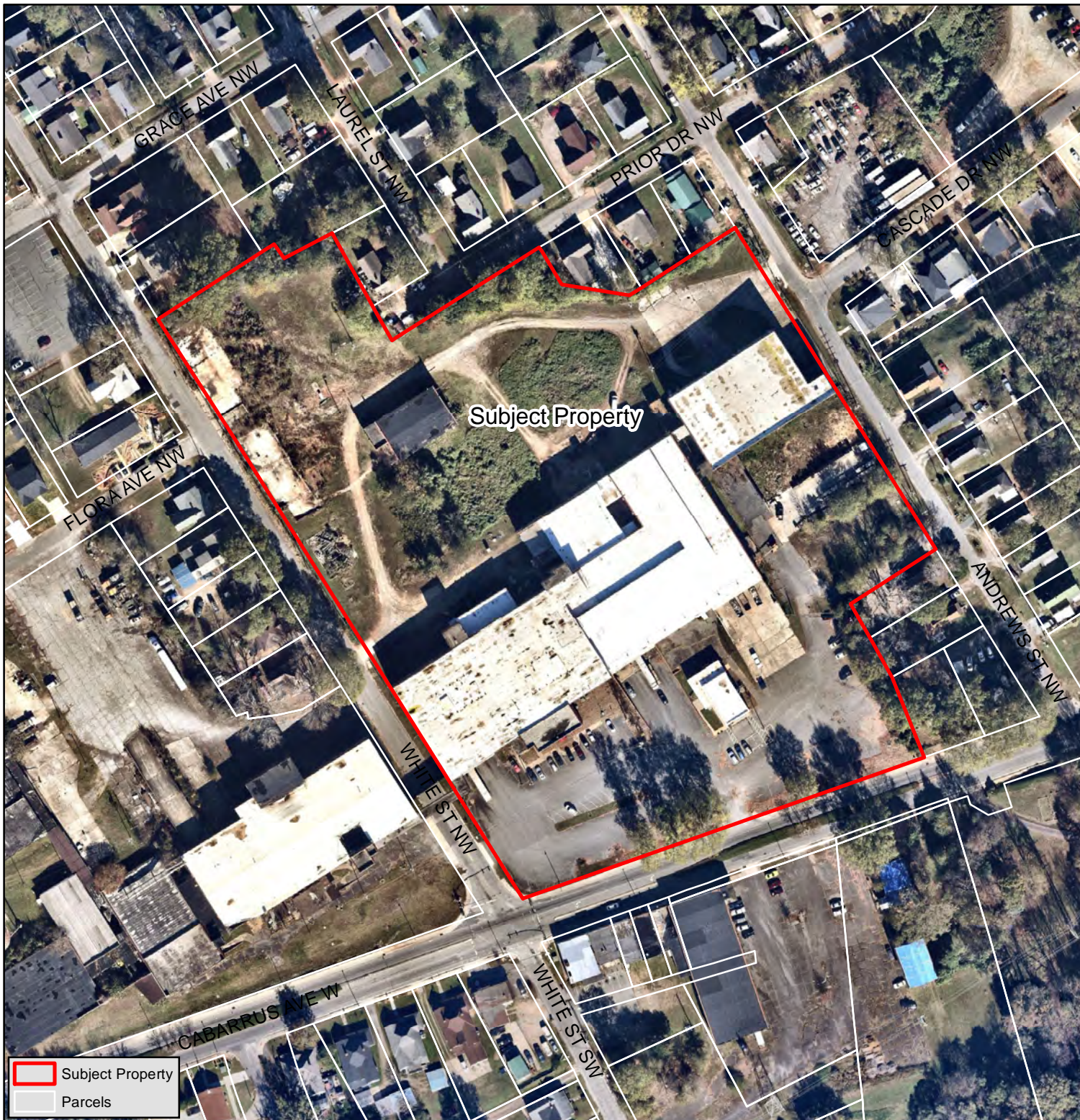
SCALE: 1" = 40'  
DATE: 12-28-23  
JOB # 23517  
C 3.2



**Z(CD)-11-23  
AERIAL**

**I-2 (General Industrial) to  
PUD (Planned Unit Development)**

Cabarrus Ave W and White St NW  
PIN: 5620-34-3147

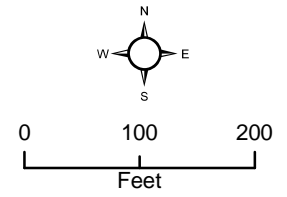
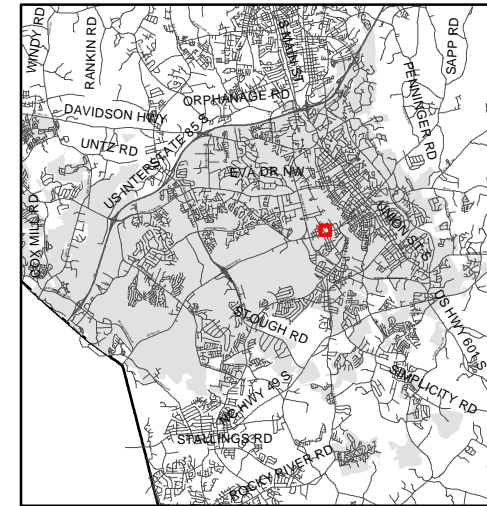
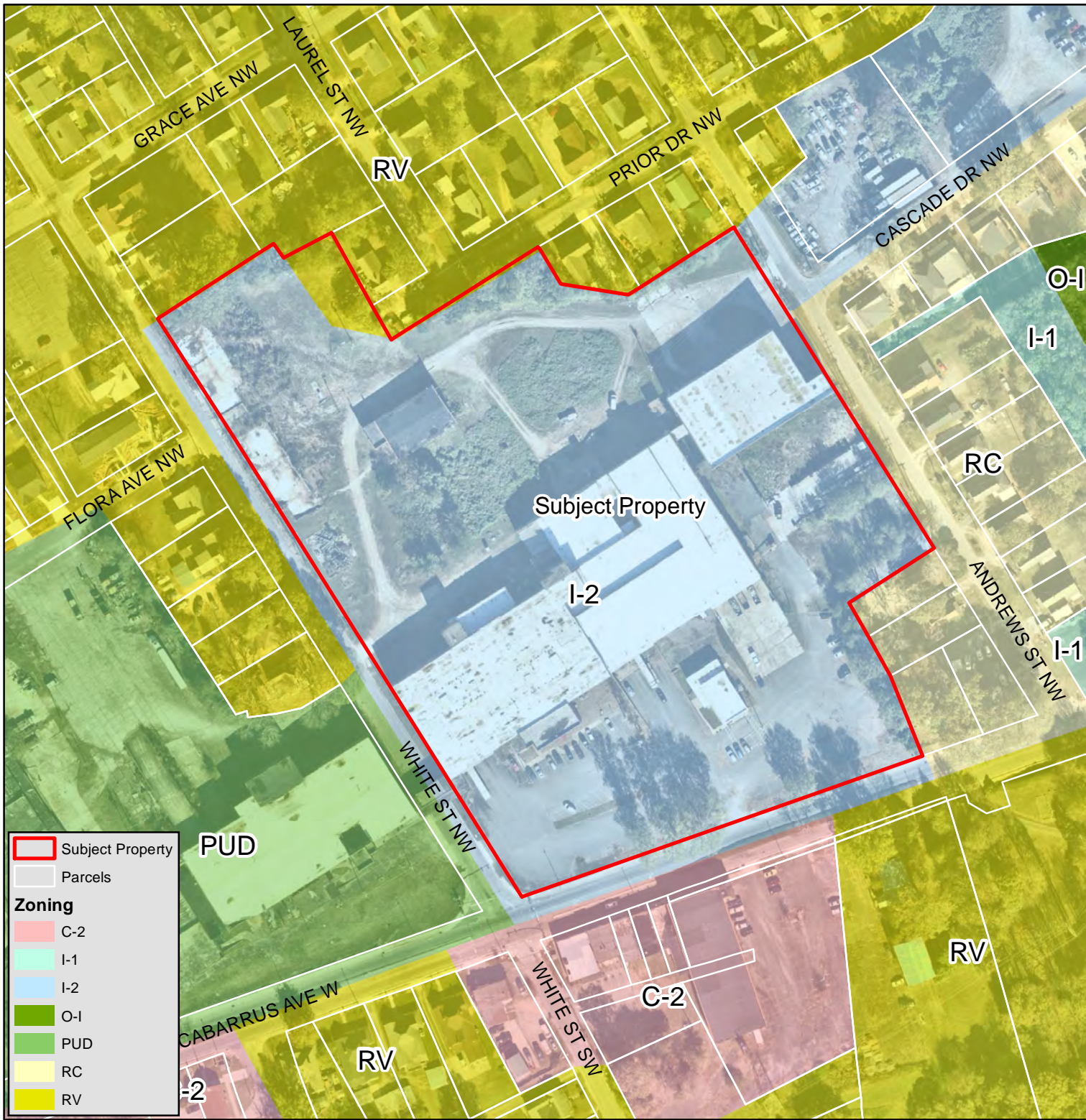




**Z(CD)-11-23  
ZONING**

**I-2 (General Industrial) to  
PUD (Planned Unit Development)**

Cabarrus Ave W and White St NW  
PIN: 5620-34-3147

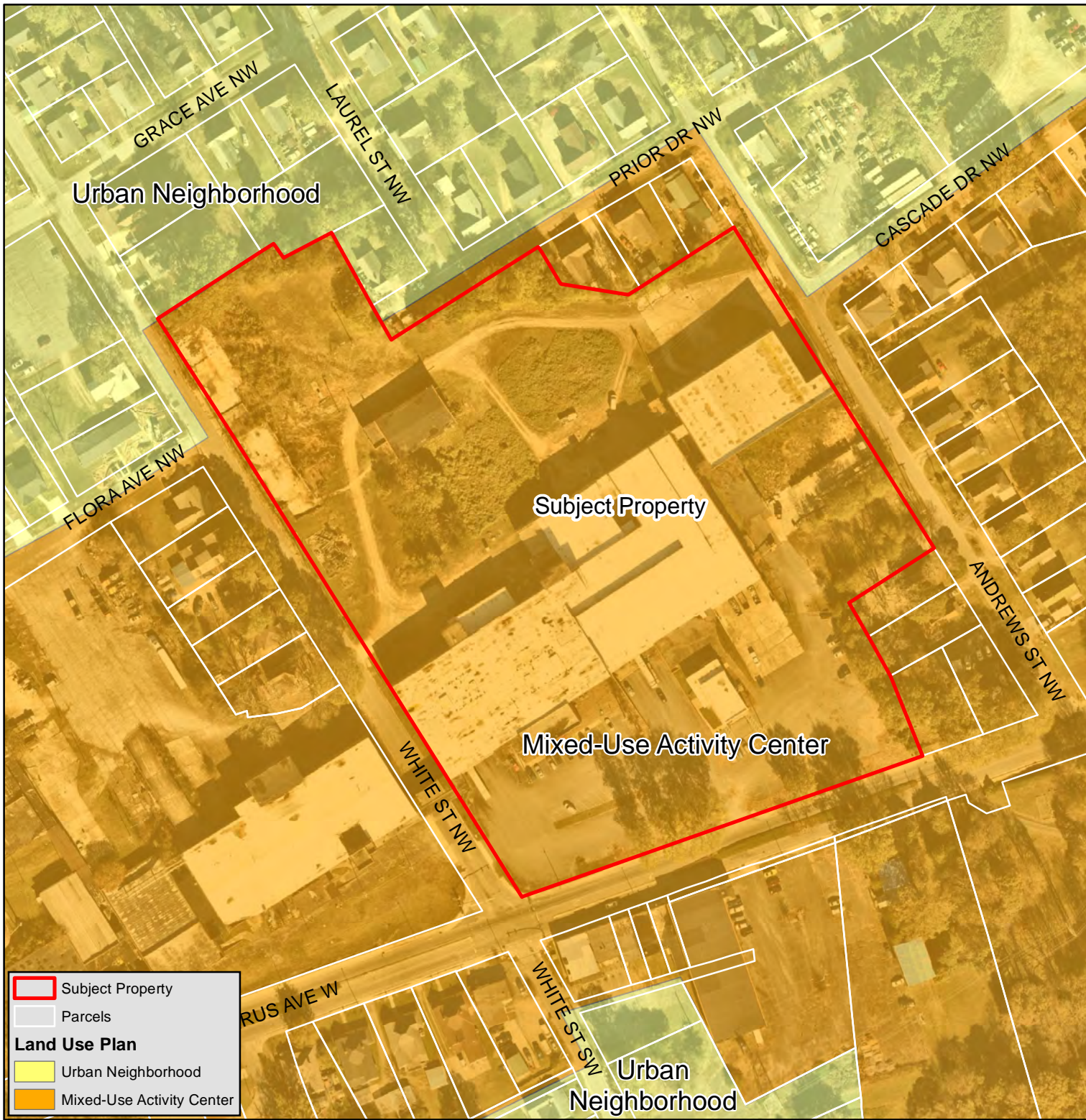





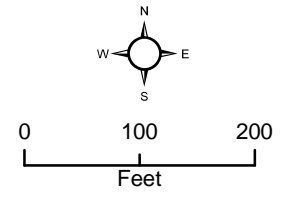
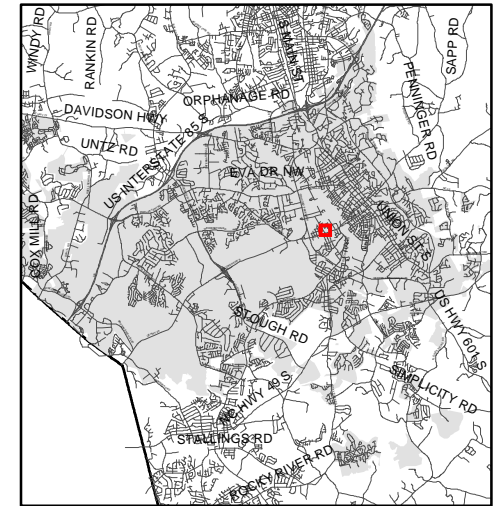
**Z(CD)-11-23  
LAND USE PLAN**

**I-2 (General Industrial) to  
PUD (Planned Unit Development)**

Cabarrus Ave W and White St NW  
PIN: 5620-34-3147



	Subject Property
	Parcels
<b>Land Use Plan</b>	
	Urban Neighborhood
	Mixed-Use Activity Center







Z(CD)-11-23

Cabarrus Ave W  
& White St NW

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

