



DATE: October 17, 2023

REZONING CASE #: Z (CD)-13-23

ACCELA: CN-RZC-2023-00006

DESCRIPTION: Zoning Map Amendment
Zoning from O-I-CD to O-I-CD (Modification)

APPLICANT/OWNER: Kimberly M. Barb, PLA Stimmel Associates/
Reed VanderSlik, President & CEO ThriveMore

LOCATION: 3700 Taylor Glen Lane

PIN#s: 5509-09-5299, 5509-06-0817, and 5509-18-2039

AREA: +/- 124.02 acres

ZONING: O-I-CD (Office-Institutional Conditional District)

PREPARED BY: Kim Wallis, AICP, Senior Planner

BACKGROUND

The subject property consists of three (3) parcels, totaling approximately +/- 124.02 acres on the north side of Pitts School Rd NW, east and west of Plantation Rd NW, and south of Woodridge Ct. NW., about ¾ mile northwest from the intersection of Concord Parkway South and Pitts School Rd. It is the site of the Taylor Glen Retirement Community.

HISTORY

The subject property was annexed on December 31, 1995 and zoned RM-2 (Medium Density Residential) on the southern portion, and O-I-CU (Office Institutional Conditional Use) on the north portion and the west parcel. On June 11, 1998, approximately 89.9 acres were rezoned from R-2 to O-I-CU for the purpose of constructing a multi-level care retirement home with conditions and was approved by the Planning and Zoning Commission (Z-29-97, CUP 02-98). On August 20, 2019, the southern +/- 29 acres was rezoned from RM-2 (Residential Medium Density) to O-I-CD (Office-Institutional Conditional District), and the north and the west parcels rezoned from O-I-CU (Office-Institutional Conditional Use) to O-I-CD (Office-Institutional Conditional District). This action brought the entire ownership into compliance with the current zoning terminology as “conditional use” zonings, such as the O-I-CU, are no longer options within the Concord Development Ordinance (CDO). On August 20, 2019 an amendment to the Land Use Plan was made which brought the home into both consistent land use (CI- Civic/Institutional) and zoning categories.

Since the construction of the Retirement Home in 2001, a seven (7) foot green vinyl coated fence was installed along a portion of the perimeter of the property without the benefit of amending the zoning. On August 20, 2019, the conditional rezoning was amended to install the same style ‘seven-foot (7’) tall green vinyl coated chain link fence around the remaining perimeter of the property. The applicant agreed to keep all original conditions from the original rezoning and conditional use permit from 1998 (Z-29-97, CUP 02-98).

SUMMARY OF REQUEST

The applicant is proposing a Phase I Expansion to include a new multi-family villa with 17 units, 33 new single-family cottages, and a Memory Care expansion with the Greenhouse Homes which has 12 bedrooms. Note the site plan also includes in this expansion a new secondary remote private entrance (Hillside Way) off of Plantation Road, two new private roads (Carrol Circle and Geneve Court) which loop through the proposed single-family cottages, a new parking area near the Greenhouse homes and a parking area for the multi-family villa.

The conditional zoning process allows particular uses to be established on case-by-case basis on a specific property. 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. If a petition for conditional district zoning is approved, the conditions of approval shall become binding upon the property. Only those uses and structures indicated in the approved petition and site plan may be developed on the site.

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	
O-I-CD (Office-Institutional-Conditional District)	North	Residential Low Density (RL), Residential Village (RV), Light Industrial Conditional Use (I-1-CU)	Continuing Care Retirement Community, including apartments for elderly individuals, assisted living and skilled nursing facilities	North	Single-Family, Vacant
	South	RC (Residential Compact), RV (Residential Village)		South	Single-Family, Religious Institution, Mobile Homes
	East	I-1 (Light Industrial), I-1 CU (Light Industrial Conditional Use), RV (Residential Village), O-1 (Office Institutional)		East	Single-Family, Vacant

	West	RM-2 (Residential Medium Density), O-I-CU (Office Institutional Conditional Use)		West	Single-Family
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COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 LUP designates the subject property as “Civic/Institutional (CI)”. O-I (Office-Institutional) *is listed* as a corresponding zoning district to the “Civic/Institutional” land use category, and therefore is consistent with the land use plan.

The corresponding zoning districts for the “Civic/Institutional” land use category are AG (Agricultural District), RE (Rural Estate District), RL (Residential Low Density), RM-1 (Residential Medium Density), RM-2 (Residential Medium Density), RV (Residential Village), RC (Residential Compact), O-1 (Office-Institutional District), B-1 (Neighborhood Commercial/Office District), CC (City Center District), C-2 (General Commercial District), I-1 (Light Industrial District), I-2 General Industrial District.

From the 2030 Land Use Plan – “Civic/Institutional (CI)”

The intent of the Civic /Institutional (CI) Future Land Use category is to identify areas to serve the community, such as public facilities, public and private schools, places of worship, cemeteries and other community gathering facilities.

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

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

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

Policy Guidance for Objective 1.6:

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

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately +/-124.02 acres and currently zoned O-I-CD (Office-Institutional Conditional District).
- The subject property was voluntarily annexed on December 31, 1995.
- The proposed zoning amendment is consistent with the 2030 Land Use Plan (LUP) as O-I-CD (Office-Institutional Conditional District) is a corresponding zoning district to the Civic/Institutional land use category and the proposed uses are compatible with those existing in the surrounding neighborhood. The modifications are as noted in the Summary of Request and includes the Phase 1 Expansion of the development, dating from 1998, meets the policy guidance to promote a mix of housing types to meet the needs of existing and future residents.

- The zoning amendment is reasonable and in the public interest as it is complementary to the use, design and density with the adjacent residential land uses.
- OR
- The zoning amendment is not reasonable and in the public interest as the design is not compatible with the surrounding residential area.

SUGGESTED CONDITIONS

If approval is desired, staff recommends the following conditions:

1. Maintain the conditions from Z-29-97; CUP-02-98; Z(CD)-16-19.
2. Compliance with “Conditional Site Plan,” sheet number CSP-1.0, dated 9/14/2023.
3. Compliance with “Taylor Glen Cottage Elevations,” sheet numbers D5.1, D5.2, D5.3, D5.4, D5.5, dated 5/19/2023.
4. Compliance with “Green House Elevations,” sheet number D6.2, dated 7/7/2023.
5. Compliance with “Villa Elevations,” sheet number D6.17, dated 5/19/2023.
6. Compliance with “8600 Commercial Double Swing Estate Gate” Main Entry Gate detail sheet, dated 8/23/2023.
7. Compliance with “9600 Industrial Top Track Cantilever Gate Item #9600TT1288721” Fence Panels detail sheet, dated 8/31/2023.
8. Technical site plan review and approval is required including all approvals from outside local, state and federal agencies.
9. Future modifications/additions to the approved site plan may require further approval from the Planning and Zoning Commission.

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.

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

Required Attachments / Submittals:



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



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



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



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

NOTE: Neighborhood Meeting to be held on Monday July 31, 2023 at Pitts Baptist Church

5. Money Received by _____ Date: _____

Check # 34497 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:

Kimberly M. Barb, PLA
Stimmel Associates, PA
601 N. Trade Street, Winston Salem, NC 27101, Mobile: 336-817-4952 Email: kbarb@stimmelpa.com

Owner Name, Address, Telephone Number:

Reed VanderSlik, President & CEO of ThriveMore
7996 North Point Blvd., Suite 100
Winston-Salem, NC 27106 Mobile: 336-565-7057 Email: rvanderslik@thrivemorenc.org

Project Location/Address: 3700 Taylor Glen Lane, Concord NC 28027

Parcel Identification Number (PIN): 5509-09-5299, 5509-06-0817, and 5509-18-2039

Area of Subject Property (acres or square feet): 124.0186 acres total

Lot Width: 1,750 If varies **Lot Depth:** 2,650 If varies

Current Zoning Classification: O-I-CU

Proposed Zoning Classification: O-I-CU

Existing Land Use: CI

Future Land Use Designation: Senior Housing

Surrounding Land Use: North SF Residential South O-I and SF Residential

East SF Residential West SF Residential

Reason for request:

Phase 1 Expansion for new Cottages, Villa units and Greenhouse Memory Care Expansion

Has a pre-application meeting been held with a staff member? Yes No

Staff member signature: _____ **Date:** _____

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

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

- Existing Independent Living Apartments
- Existing Assisted Living and Skilled Nursing

- New Multi-Family Villa + 17 units
- New Single Family Cottages + 33

- New Green House Home[®] Memory Care Expansion + 12 bedrooms
- Future Outparcel Uses - TBD (Child Care, MOB, Office, etc.)

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):

- See 1998 original zoning conditions and excluded uses listed on CU-Site Plan
- See 2019 zoning conditions listed on CU-Site Plan

Maintain existing vegetation for required bufferyards to the extent possible.
 New, required fire emergency access drive with gates proposed at Plantation Drive.
 Ex entry gates for Taylor Glen to be relocated behind future outparcels on Taylor Glen Lane.
 Main Entrance drive access updates are proposed to allow for more stacking.
 TIA will be submitted as required along with request for new traffic signal at Pitts School Road.
 All new internal drives will be private streets.
 Neighborhood Concept for gated senior community to have sidewalks on interior cottage side only.
 Multiple pathways and interior walk connections throuout the campus are proposed.

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


 Signature of Applicant 5/25/23
 Date

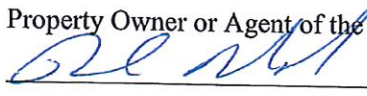

 Signature of Owner(s) 5/25/23
 Date

Certification

I hereby acknowledge and say that the information contained herein and herewith is true, and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department.

Date: 5/25/23

Applicant Signature: 

Property Owner or Agent of the Property Owner Signature: 

BOUNDARY DESCRIPTION

Beginning at a point whose Northing is 596325.08 and whose Easting is 1500494.00 :
thence bearing N 55-44-26.791 W a distance of 921.99 feet ;
thence bearing N 11-23-51.341 E a distance of 165.37 feet ;
thence bearing N 7-14-55.888 E a distance of 165.58 feet ;
thence bearing S 78-39-25.741 E a distance of 237.98 feet ;
thence bearing N 22-17-36.073 E a distance of 113.36 feet ;
thence bearing N 22-17-36.073 E a distance of 612.14 feet ;
thence bearing N 78-44-37.230 W a distance of 66.44 feet ;
thence bearing N 22-16-38.551 E a distance of 208.83 feet ;
thence bearing N 78-26-6.776 W a distance of 177.77 feet ;
thence bearing N 22-19-25.627 E a distance of 1005.89 feet ;
thence bearing N 78-32-10.199 W a distance of 61.09 feet ;
thence bearing N 66-25-5.096 W a distance of 173.70 feet ;
thence bearing S 23-38-50.915 W a distance of 268.31 feet ;
thence bearing S 16-32-26.376 W a distance of 406.50 feet ;
thence bearing N 78-33-35.947 W a distance of 128.58 feet ;
thence bearing S 22-18-40.426 W a distance of 368.20 feet ;
thence bearing N 78-49-15.521 W a distance of 217.24 feet ;
thence bearing N 78-9-49.045 W a distance of 150.09 feet ;
thence bearing N 10-28-35.479 W a distance of 384.34 feet ;
thence bearing N 46-50-19.534 E a distance of 564.72 feet ;
thence bearing N 39-28-11.130 E a distance of 349.56 feet ;
thence bearing N 39-43-46.911 E a distance of 142.99 feet ;
thence bearing N 59-9-21.564 E a distance of 624.85 feet ;
thence bearing S 8-15-45.996 E a distance of 653.37 feet ;
thence bearing S 88-21-48.392 E a distance of 613.81 feet ;
thence bearing S 88-21-48.392 E a distance of 1017.18 feet ;
thence bearing S 42-18-40.776 E a distance of 345.61 feet ;
thence bearing S 26-53-38.508 W a distance of 62.34 feet ;
thence bearing S 26-53-38.508 W a distance of 791.98 feet ;
thence bearing N 63-9-31.807 W a distance of 146.90 feet ;
thence bearing S 70-28-5.915 W a distance of 375.00 feet ;
thence bearing S 23-38-50.915 W a distance of 27.15 feet ;
thence bearing S 23-38-50.915 W a distance of 466.93 feet ;
thence bearing S 23-38-50.915 W a distance of 70.03 feet ;
thence bearing S 23-38-50.915 W a distance of 298.59 feet ;
thence bearing N 84-19-49.886 W a distance of 630.11 feet ;
thence bearing S 23-43-11.249 W a distance of 389.71 feet ;
thence bearing S 30-34-34.471 W a distance of 709.48 feet to the point of beginning.

CONDITIONS FOR RECORD CN-RZC-2023-00006:

- 1. This jurisdiction abides by and enforces the requirements of NFPA 241 for construction projects. A document we refer to as an NFPA 241 letter is required verifying that all parties involved in this project know and agree, to abide by the provisions requiring water, hydrants, and access roads to be in operation prior to vertical combustible construction.
2. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. (NCF501.4)
3. Needed Fire Flow for the structure must be provided and maintained.
4. The site address shall be posted in a temporary form and upon completion in a permanent form in a visible location in 6-inch characters in a reflective material & contrasting color. (NCF505.1)
5. Approved fire apparatus access roads shall be provided for every facility or building within the jurisdiction. The fire apparatus access shall extend to within 150 feet of all portions of all portions of the facility as measured by an approved route around the exterior or the facility. (NCF503.1.1)
6. Access roads to building are required to be 20 feet in width for buildings up to 30 feet high and 26 feet for those over 30 feet. (NCF503.2.1)
7. Fire access roads shall have unobstructed clearance of 13 foot 6 inches. (NCF503.2.1)
8. The required turning radius of fire access roads shall be determined by the fire official. (NCF503.2.4)
9. Dead end access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. (NCF503.2.5)
10. Fire lanes required for access to the structure are required to be stripped and marked by signs prohibiting parking in areas where access may be blocked. Blockage to access after construction may result in future requirements for stripping and signage. Contact Concord Fire Prevention Division prior to lane striping for details. All lanes shall be marked in accordance with department specifications and approved prior to installation. (NCF503.3)
11. Where a portion of the facility or building hereafter constructed or moved into within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the building, on-site fire hydrant and mains shall be provided where required by the fire code official. (NCF507.5.1)
12. Fire Hydrants - Public hydrants shall be painted yellow and Private Hydrants shall be painted Red. All new hydrants shall be equipped with a 5" storm fitting.
13. Fire Department Connections (FDC) shall be provided for sprinkler systems and be remote from the building with signage (NCF50912.1). The location may not obstruct access to the building for other fire apparatus due to hose connection (NCF50912.2) see section 912 for details on FDC's.
14. Fire Hydrants are required within 200 feet of the location of the FDC.
15. Structures under construction are required to have temporary fire extinguishers on site during construction.
16. Fire apparatus access roads shall not exceed 10 percent in grade. (NCF5103.2)
17. Buildings exceeding three stories or 30 feet in height shall have at least two means of fire apparatus access for each structure. (NCF5105.1 & D105.2)
18. Buildings exceeding 52,000 sqft. Without sprinklers or 124,000 sqft. With sprinklers shall have two access roads placed a distance apart equal to not less than on half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. (NCF5104.2 & D104.3)
19. Multiple-family residential developments having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Projects equipped throughout with approved automatic sprinkler systems may have one entrance up to 200 units and above 200 must have a second remote entrance (NCF5106.1 & D106.2)
20. One or Two-family residential developments. Developments where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of D104.3 (NCF5107.1)
21. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. (NCF5104.3)
22. Please see Concord Fire Prevention Division's Web Page for details and specifications (http://www.concordnc.gov/Departments/Fire/Fire-Prevention-Division/Fire-Prevention-Division-Downloads).
23. Please understand that approval of these documents in no way relieves the owner, architect, or engineer from responsibility related to violations of the governing codes and regulations not found by our office or other reviewing agencies. When such violations are found they must be corrected.
24. The Occupancy of the building/units are shall not be conducted prior to a Certificate of Compliance & Occupancy being obtained from the Cabarrus County Building Inspection Department.
25. Any movement of existing electric utilities can/will be at owner/developer cost.
26. Security gates shall be included in technical drawings for apparatus access.
27. Interior streets (Carroll Court) shall be designed to 26 feet in width due to height of apartment buildings being over 30 ft.

IMPERVIOUS AREA DATA

Table with 3 columns: Existing Impervious Areas, Proposed Impervious Areas, and Cumulative Area. Rows include Total Site Area - SF, Total Open Area - SF, Total Impervious Area - SF, Total Building Area - SF, Total Building Area - Acres, Total Impervious Area - Acres, Total Impervious Area - Percent, and Total Impervious Percentage.

SETBACKS

- Multi-Family on 1 Parcel with Private Road
Front Setback from edge of Private Drive.....50' Min.
Street Side Setback from Private Drive.....50' Min.
Interior Side Setback.....20' Min.
Rear Setback.....20' Min.

PARKING DATA

Table with 2 columns: Required Vehicular Parking Calculations and Existing/Proposed Spaces. Rows include Multi-Family Residential, 1.5 spaces per unit (Min), 2.5 spaces per unit (Max), Existing Units, Cottage Units, Villa Units, Greenhouse Units, Existing Spaces, Demolished, New Surface, Garage, Golf Cart, Total Parking, and HC Accessible.

EXISTING ZONING CONDITIONS

EXISTING ZONING: O-I-CU (CASE # CUP-02-98 APPROVED ON JUNE 11, 1998)

- 1. ALL SITE LIGHTING AT TAYLOR GLEN SHALL BE DIRECTED AWAY FROM THE ADJOINING RESIDENTIAL PROPERTY.
2. A COMBINATION OF BERMS, EXISTING PLANT MATERIAL, NEW PLANT MATERIAL, AND/OR FENCING SHALL BE INSTALLED TO PROVIDE AN OPACQUE SCREEN BETWEEN THE INITIAL PHASE OF TAYLOR GLEN AND THE FOLLOWING EXISTING ADJOINING LOTS IN "THE WOODLANDS" SUBDIVISION: 128, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, AND 149
3. WHEN COMPLETED, AND AT FULL BUILD OUT, THE TOTAL NUMBER OF UNITS IN TAYLOR GLEN, WITH EACH INDIVIDUAL BED IN THE CONGREGATE CARE UNIT INCLUDED AS A RESIDENTIAL UNIT, SHALL NOT EXCEED THE LIMIT OF UNITS ALLOWED UNDER THE CITY OF CONCORD ZONING ORDINANCE PER THE ORIGINAL PROPERTY ZONING (R-2, R-7, AND R-7)
4. THE FOLLOWING LAND USES, OTHERWISE PERMITTED IN O-I, SHALL BE EXCLUDED FROM THE PROJECT:
- ADVERTISING AGENCIES
- BUSINESS AND SECRETARIAL SCHOOLS
- CARNIVALS, CIRCUSES, AND FAIRS
- CEMETERIES
- CHRISTMAS TREES AND SEASONAL PLANT SALES
- COLLEGES, UNIVERSITIES AND PROFESSIONAL SCHOOLS
- COMMERCIAL PRINTING AND LITHOGRAPHY
- COMPUTER SERVICES
- CONVENTIONS AND TRADE SHOWS
- CORRECTIONAL INSTITUTIONS
- CREDIT UNIONS
- ELEMENTARY AND SECONDARY SCHOOLS
- ENGINEERING, ARCHITECTURAL AND SURVEYING SERVICES
- FUNERAL SERVICES AND CREMATORIES
- GOVERNMENT OFFICES
- INSURANCE AGENTS, BROKERS AND SERVICES
- JOB TRAINING AND VOCATIONAL
- JUNIOR COLLEGES AND TECHNICAL INSTITUTES
- MISCELLANEOUS BUSINESS SERVICES
- MUSEUMS AND ART GALLERIES
- NEWSPAPER PUBLISHING AND PRINTING
- PERIODICALS PUBLISHING AND PRINTING
- PERSONAL SUPPLY SERVICES
- PROFESSIONAL MEMBERSHIP ORGANIZATIONS
- PUBLIC AIRPORTS
- PUBLIC UTILITY OFFICES AND EQUIPMENT STORAGE
- PUBLIC UTILITY SUBSTATIONS
- REAL ESTATE AGENTS AND MANAGERS
- REAL ESTATE OPERATORS AND LESSORS
- REHABILITATION SERVICES
- SECURITY AND COMMODITY BROKERS, DEALERS, EXCHANGES, AND SERVICES
- TELEGRAPH AND OTHER MESSAGE COMMUNICATIONS
- VETERINARY SERVICES
- VOCATIONAL SCHOOLS

- 5. THE HEIGHT OF THE TALLEST BUILDING OR BUILDINGS INCLUDED IN TAYLOR GLEN, MEASURED FROM GRADE, SHALL NOT EXCEED THREE (3) STORIES, EXCLUDING ROOF STRUCTURES AND BASEMENTS AS THOSE TERMS ARE DEFINED BY THE NORTH CAROLINA STATE BUILDING CODE.
6. SERVICE AND EMERGENCY VEHICULAR ACCESS TO TAYLOR GLEN SHALL BE LIMITED EXCLUSIVELY TO THE PITTS SCHOOL ROAD ENTRANCE.
7. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT TAYLOR GLEN FROM PITTS SCHOOL ROAD.
8. ALL ELECTRICAL SERVICES CONTROLLED BY THE BAPTIST RETIREMENT HOMES OF NORTH CAROLINA, INC. AT TAYLOR GLEN, SHALL BE UNDERGROUND.

09/12/2019 APPROVAL CONDITIONS CASE #(CD)-16-19

- REZONING FROM O-I-CU TO O-I-CD, FOR PINS:
- 5509-09-5299
- 5509-06-0817
- 5509-18-0045
1. SUBSTANTIAL COMPLIANCE WITH THE "BAPTIST RETIREMENT HOMES, TAYLOR GLEN" CONDITIONAL SITE PLAN DATED 08/28/19, REVISED 09/03/19
2. ALL CONDITIONS FROM THE ORIGINAL CONDITIONAL REZONING (Z-29-97, ORDINANCE #98-47, CUP-0298) REMAIN IN EFFECT.
3. FUTURE MODIFICATIONS/ADDITIONS TO THE APPROVED SITE PLAN MAY REQUIRE FURTHER APPROVAL FROM THE PLANNING AND ZONING COMMISSION.
4. REMOVE THE EXISTING BARBED WIRE FENCE ALONG LOTS 128, 138-149 OF WOODRIDGE CT, NW AND STONEY CREEK DR, NW, AND INSTALL 6 FOOT HIGH EVERGREEN SCREENING BETWEEN THE PROPOSED FENCE AND THE REAR LOT LINES OF LOTS 140-149. EXISTING LANDSCAPE MATERIAL BEHIND THE REMAINING LOTS (150-153) OF STONEY CREEK DR NO WILL PROVIDE SCREENING OF THE PROPOSED FENCE AS INDICATED ON THE SITE PLAN. THE PROPOSED FENCE ALONG LOTS 139-153 SHALL BE 7" IN HEIGHT, BLACK VINYL COVERED.
5. THE TOP OF THE FENCE SHALL BE A TENSION WIRE RATHER THAN A SOLID PIPE.

ADDITIONAL SITE DATA

- 1. EXISTING USE: MULTI-FAMILY
2. 2030 FUTURE LAND USE: CI - CIVIC INSTITUTIONAL
3. OVERALL SITE AREA: 124.07 AC
4. PHASE 1 AREA: 22 +/- AC
5. CENTRALIZED TRASH SERVICE PROVIDED TO MAIN BUILDING FOR VILLA AND CLUBHOUSE
6. MAXIMUM BUILDING HEIGHT: 60' (4-story per Text Amendment Approved 01/12/23)
PROPOSED BUILDING HEIGHT: 59'-9" 3/4"
7. MAXIMUM IMPERVIOUS AREA IN O-I: 70%
PROPOSED IMPERVIOUS AREA: 16.4% (SEE CHART FOR BREAKDOWN)
8. PER TABLE 10.5.13 OF THE CITY OF CONCORD DEVELOPMENT ORDINANCE, ZONING DISTRICT O-I HAS NO OPEN SPACE REQUIREMENTS, NO OPEN SPACE REQUIREMENTS FROM 1998 ORIGINAL ZONING.
9. PROPOSED ACTIVE OPEN SPACE TO INCLUDE: 67,689 sq.± (1.55 Ac) INCLUDING NEW ASPHALT & MULCH WALKING TRAILS AND GREENS BETWEEN COTTAGES

ISSUES FOR RECORD CN-RZC-2023-00006:

- 1. PROJECT RECEIVED PRELIMINARY WASTE WATER FLOW ALLOCATION APPROVAL ON SEPT. 20, 2022 FOR 50 UNITS AND MARCH 23, 2023 FOR 12 UNITS. THE PRELIMINARY FLOW ALLOCATION IS VALID UNTIL SEPT. 20, 2023 FOR THE 50 UNITS AND MARCH 23, 2024 FOR THE 12 UNITS. IF FINAL WASTE WATER FLOW ACCEPTANCE IS NOT ACQUIRED BY THOSE DEADLINES, THE PROJECT WILL HAVE TO REAPPLY FOR PRELIMINARY WASTE WATER FLOW APPROVAL.
2. ANY DEVELOPMENT WITH THE 100 YEAR FLOODPLAIN (AKA SFHA) MUST MEET ARTICLE 4 - SECTION 4.7 OF THE CONCORD DEVELOPMENT ORDINANCE.
3. ALL MECHANICAL AREAS TO BE SCREENED.
4. GATES AND FENCING AT ENTRANCES TO BE 6" HT. ALUMINUM PICKET WITH KNOX BOX. DETAILS TO BE SUBMITTED TO CITY FOR REVIEW AND ACCEPTANCE PRIOR TO INSTALLATION.
5. TRASH FOR COTTAGES TO BE COLLECTED WEEKLY AND TRASH FOR VILLA BUILDING & CLUBHOUSE TO BE TAKEN OVER TO EXISTING MAIN BUILDING DUMPSTER BY TAYLOR GLEN STAFF. NO NEW DUMPSTER PROPOSED.
6. PARKING SPACES TO MEET CITY OF CONCORD STANDARDS. ALL ADA SPACES TO INCLUDE REQUIRED RAMPS & ACCESS AISLES.
7. OPEN SPACES WILL INCLUDE WALKING TRAILS AND SIDEWALKS, BENCHES, FIRE PITS & COMMUNITY GATHERING AREAS.
8. NEW BICYCLE RACKS TO BE ADDED AROUND THE CAMPUS.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON SALEM, NC 27101
P: 336.723.1067 F: 336.723.1069
www.stimmelpa.com

PROJECT:

TAYLOR GLEN
A THRIVEMORE COMMUNITY
CONCORD, NORTH CAROLINA

CLIENT:
REED VANDERSLUK
THRIVEMORE
7996 NORTH POINT BLVD.
SUITE 100
WINSTON SALEM NC 27106

DATE: 09/14/23
REVISIONS:
DRAWN: KMB, TEG, CEC
JOB NO.: 22-070
SHEET TITLE:

CONDITIONAL SITE PLAN

SCALE: 1" = 200'

SHEET NO.:

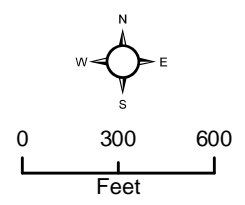
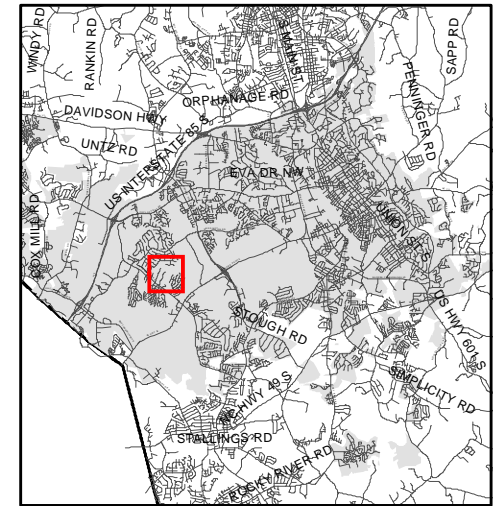
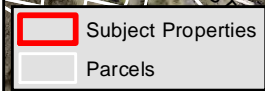
CSP-1.0

© STIMMEL ASSOCIATES, P.A.

**Z(CD)-13-23
AERIAL**

**Conditional District Amendment
O-I-CD
to
O-I-CD**

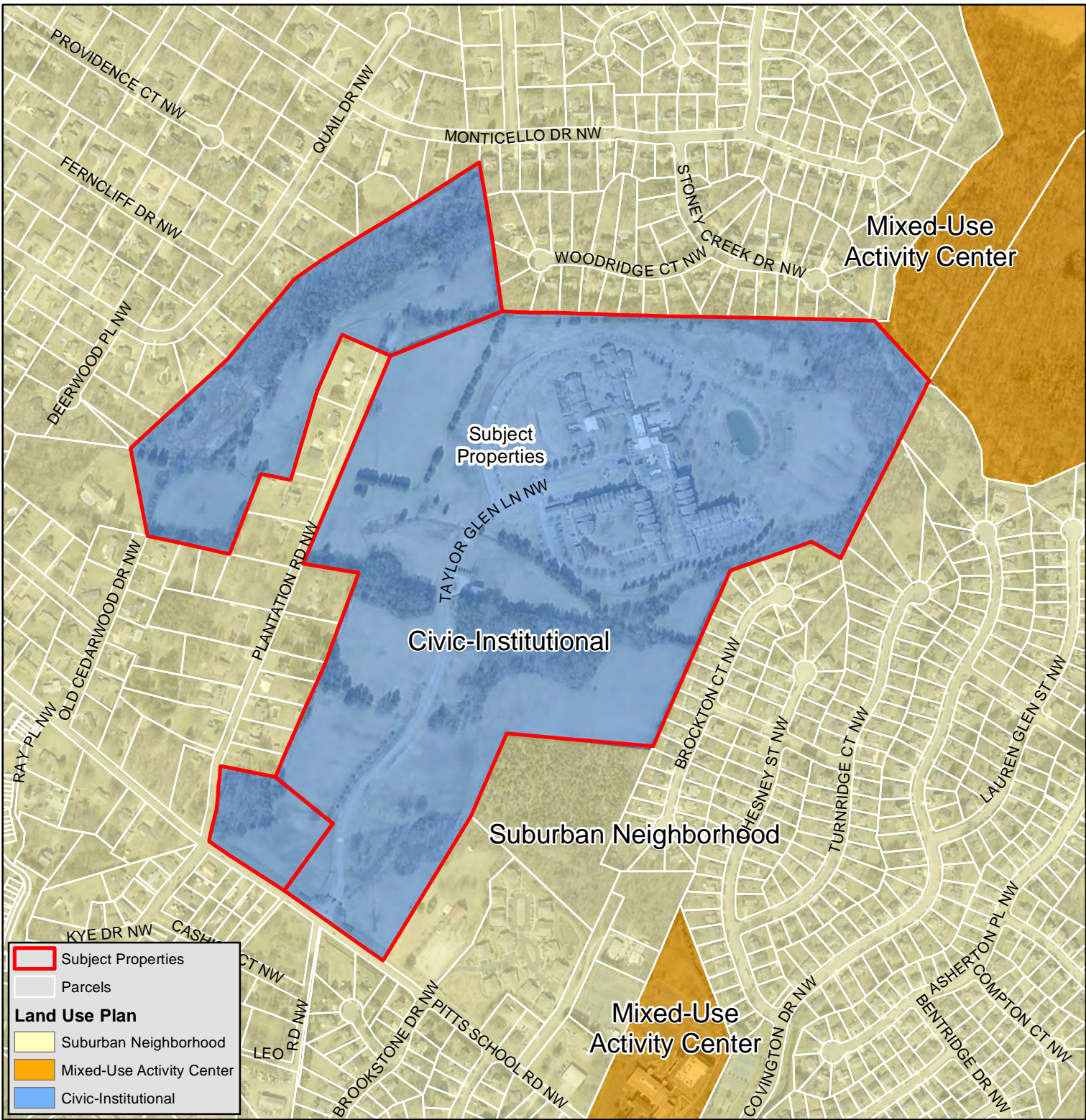
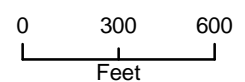
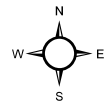
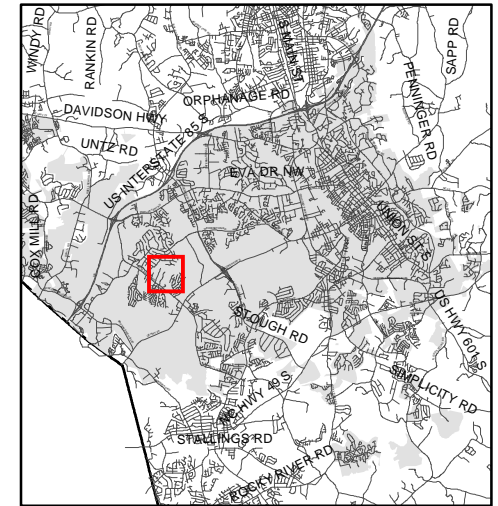
3700 Taylor Glen Ln NW
PINs: 5509-09-5299, 5509-06-0817,
5509-18-2039



**Z(CD)-13-23
LAND USE PLAN**

**Conditional District Amendment
O-I-CD
to
O-I-CD**

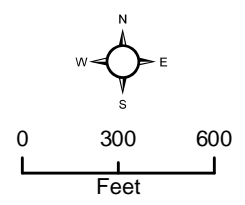
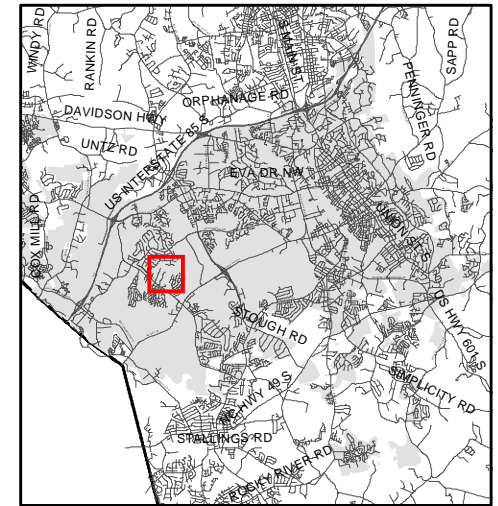
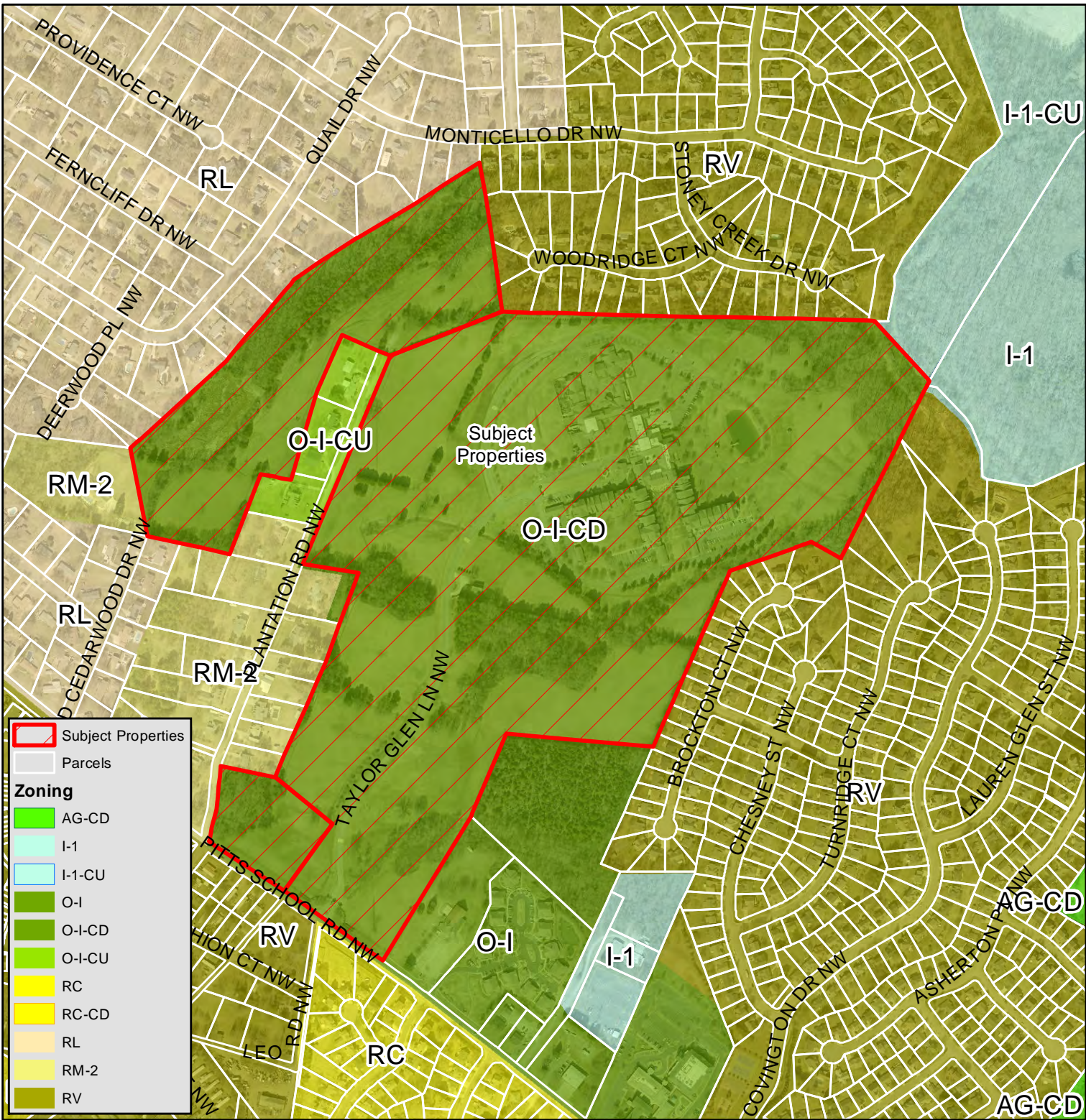
3700 Taylor Glen Ln NW
PINs: 5509-09-5299, 5509-06-0817,
5509-18-2039



**Z(CD)-13-23
ZONING**

**Conditional District Amendment
O-I-CD
to
O-I-CD**

3700 Taylor Glen Ln NW
PINs: 5509-09-5299, 5509-06-0817,
5509-18-2039



Z(CD)-13-23

3700 Taylors Glen Ln SW

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

