

Cannon Run PUD Rezoning

Opening Remarks:

Ladies and Gentlemen, thank you for allowing the community to speak today.

Our position is not anti-development. Our position is to simply request further examination, comprehensive evaluation and a need for understanding as a resident, homeowner, and parent on how we can work with the city and developers to preserve home values, ensure we continue to provide exceptional educational opportunities, continue to have top of the line fire and safety services and utility infrastructure that will safely provide quality services to our communities.

We have all seen an exciting uptick in development with so many projects recently completed or currently in the process. These projects increase our tax base and bring some terrific business' and conveniences to residents.

The increased development in our area shows a positive economy and that we are a desirable place to live based on some important factors like cost of living, schools, and services.

Questions we all need to ask are:

- With all of the proposed projects that will impact the infrastructure and safety of residents and communities in this part of the county, not only today but for years to come, do we have a comprehensive plan to manage the increased demand?
- Prior to rezoning have we gathered all relative documents to fully understand implications?
- Are we putting in triggers to ensure our developers are meeting their requirements?

Again, please let me reiterate that we are for quality, well planned and strategic growth that will benefit our communities, quality of life and that will further grow our economy.



73

Davidson Hwy

73

Davidson Hwy

Davidson Hwy

Davidson Hwy

73

73

Rocky River

Ravenscroft Ln NW

Capella Ave NW

Tranquility Ave NW

Bay Meadows Ave NW

Dartmouth Ave NW

WYN Ln NW

Indian Beech Ave NW

Eden St NW

Valencia Ave NW

Moss Plantation Ave NW

Mahland Ct NW

Fitzgerald St NW

Village Commons St NW

Abercorn St NW

Chandler Ave NW

Olive Hill Ave NW

Astoria Ln NW

Remington Ln NW

Haverford Rd NW

Evanson St NW

Marquette St NW

Drake St NW

Napa St NW

Moss Farm St NW

Babun St NW

Stumpmaker Ln NW

Waller St NW

Moss Farm St NW

Dragon Island Dr

Harris Rd

Anastasi St NW

Emory Ln NW

Turnpike Ln NW

Oaks St NW

Pepperidge Ave NW

Campe Dr NW

Harris Rd

Harris Rd

Harris Rd

Perth Ct

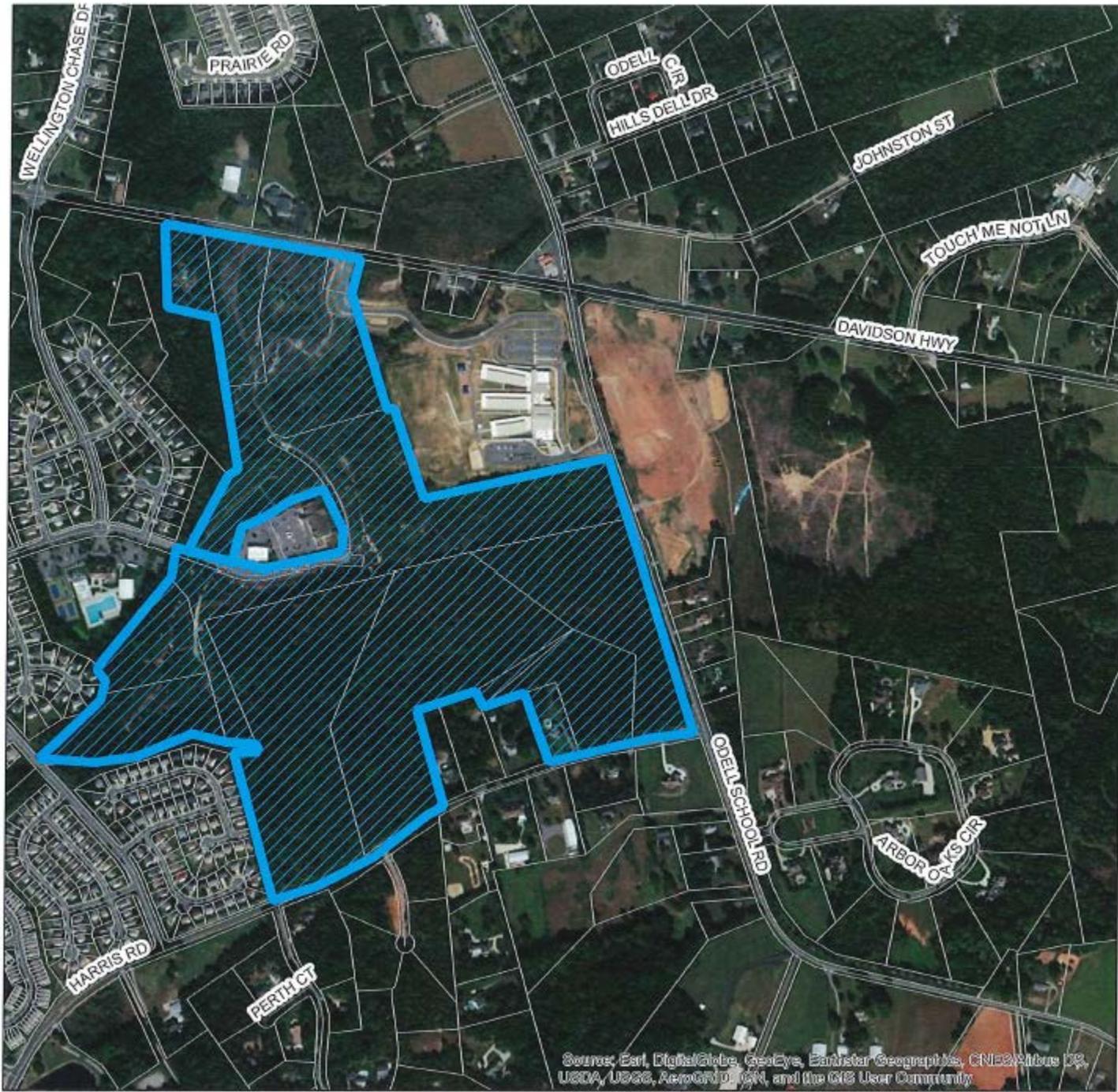
Berkeley Pl

O'Neill School Rd

Johnston St

O'Neill School Rd

Harris Rd



Aerial Map

Z(CD)-17-18

Charlotte Real
Estate Development

southwest quadrant of
the Davidson Hwy & Odell
School Rd intersection

Cabarrus County O-I
(Office Institutional) &
City C-2 (General
Commercial)

to

City PUD (Planned
Unit Development)

Multiple PINS



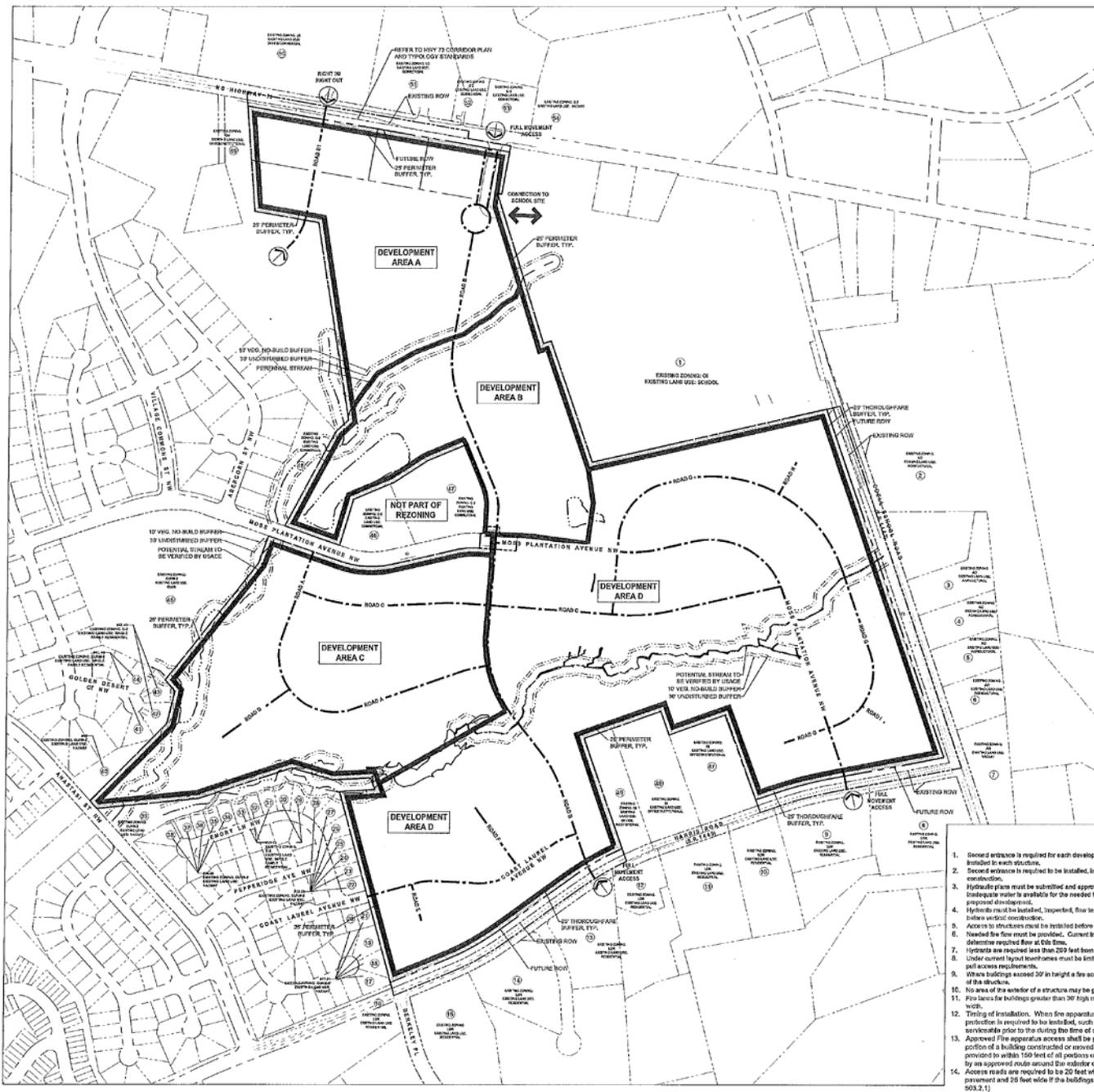
Source: City of Concord
Planning Department

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ADJACENT PROPERTIES

1. P.D. 468109292 CHANDLER TRACT P.O. BOX 72 CONCORD, NC 28026 08 11200 PG 010	2. P.D. 468109291 ANDERSON TRACT P.O. BOX 72 CONCORD, NC 28026 08 11200 PG 010	3. P.D. 468109293 WALL 78 (P1) (MANS) 1811 BIRCH ST CONCORD, NC 28027 08 11204 PG 0227	4. P.D. 468109299 MANOR VILLAGE A. SPUR VILLAGE 1402 WOODLARK RD CONCORD, NC 28015 08 20299 PG 0067	5. P.D. 468109300 JOHNSTON CAPITAL LLC 1402 WOODLARK RD CONCORD, NC 28015 08 20299 PG 0067	6. P.D. 468109301 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	7. P.D. 468109302 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	8. P.D. 468109303 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	9. P.D. 468109304 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	10. P.D. 468109305 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	11. P.D. 468109306 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	12. P.D. 468109307 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	13. P.D. 468109308 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	14. P.D. 468109309 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	15. P.D. 468109310 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	16. P.D. 468109311 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	17. P.D. 468109312 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	18. P.D. 468109313 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	19. P.D. 468109314 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	20. P.D. 468109315 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	21. P.D. 468109316 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	22. P.D. 468109317 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	23. P.D. 468109318 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	24. P.D. 468109319 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	25. P.D. 468109320 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	26. P.D. 468109321 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	27. P.D. 468109322 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	28. P.D. 468109323 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	29. P.D. 468109324 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	30. P.D. 468109325 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	31. P.D. 468109326 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	32. P.D. 468109327 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	33. P.D. 468109328 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	34. P.D. 468109329 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	35. P.D. 468109330 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	36. P.D. 468109331 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	37. P.D. 468109332 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	38. P.D. 468109333 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	39. P.D. 468109334 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	40. P.D. 468109335 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	41. P.D. 468109336 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	42. P.D. 468109337 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	43. P.D. 468109338 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	44. P.D. 468109339 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067	45. P.D. 468109340 SUSANSON LANE & SUSANSON LANE 2100 SUSANSON LANE CONCORD, NC 28015 08 20299 PG 0067
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DEVELOPMENT SUMMARY

P.D.# 468109330, 468109302, 468109303, 468109304, 468109305, 468109306, 468109307, 468109308, 468109309, 468109310, 468109311, 468109312, 468109313, 468109314, 468109315, 468109316, 468109317, 468109318, 468109319, 468109320, 468109321, 468109322, 468109323, 468109324, 468109325, 468109326, 468109327, 468109328, 468109329, 468109330, 468109331, 468109332, 468109333, 468109334, 468109335, 468109336, 468109337, 468109338, 468109339, 468109340

TOTAL PROJECT SIZE: 1,288.463 ACRES

EXISTING ZONING: O-1 (OFFICE/INSTITUTIONAL), C-2 (GENERAL COMMERCIAL), CITY OF CONCORD

PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT), CITY OF CONCORD

EXISTING USE: SINGLE-FAMILY AND VACANT

PROPOSED USE: REFER TO SHEET RZ-2.0

DEVELOPMENT AREA A (APARTMENTS): 300 UNITS MAXIMUM

DEVELOPMENT AREA C (TOWNHOMES): 142 UNITS (MAXIMUM 150)

DEVELOPMENT AREA D (SINGLE-FAMILY HOMES): 204 LOTS (MAXIMUM 224)

ACREAGE BREAKDOWN	MAXIMUM UNITS ALLOWED	660 LOTS
468109430 2.633 AC	2,633 AC	
468109702 5.000 AC	5,000 AC	
468109800 13.000 AC	13,000 AC	
468149279 0.89 AC	0.89 AC	
468158547 4.870 AC	4,870 AC	
468149233 23.760 AC	23,760 AC	
468137273 5.150 AC	5,150 AC	
468137319 6.550 AC	6,550 AC	
468147232 22.000 AC	22,000 AC	
468147229 21.700 AC	21,700 AC	
468109806 13.300 AC	13,300 AC	
468167684 7.500 AC	7,500 AC	
468167585 1.700 AC	1,700 AC	
TOTAL 128.463 ACRES		

DEVELOPMENT AREA C: RANGE: 9.97-6.56 DUA ON 23.17 ACRES

DEVELOPMENT AREA D: RANGE: 3.58-3.93 DUA ON 96.95 ACRES

MINIMUM CONNECTIVITY RATIO: 1.40

PROPOSED CONNECTIVITY RATIO: 1.50 (27 LOTS/16 HOUSES)

- Second entrance is required for each development area unless sprinkler systems are installed in each structure.
- Second entrance is required to be installed, inspected and approved before water connection.
- Hydrants must be submitted and approved before installation of the water system. If inadequate water is available for the needed fire flow changes will be required to the proposed development.
- Hydrants must be installed, inspected, flow tested by the fire department and approved before water connection.
- Access to structures must be installed before water connection.
- Headed fire must be provided. Current information provided is not adequate to determine required flow at fire time.
- Hydrants are required less than 200 feet from the end of each cul-de-sac.
- Under current layout headwaters must be limited to 5 units to meet the 300-foot fire hose pull access requirements.
- Other buildings exceed 30' in height a fire access lane of 20' width is required within 50' of the structure.
- No area of the exterior of a structure may be greater than 300' from a fire access road.
- Fire lanes for buildings greater than 30' high must extend along one side of the site at 20' in width.
- Timing of installation. 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 the start of construction. (NCFP 801.4)
- Approved fire apparatus access shall be provided for every facility, building or portion of a building constructed or extended into the jurisdiction. Access shall be provided to within 150 feet of all portions of the exterior of the building as measured by an approved road around the exterior of the building. (NCFP 800.1.1)
- Access roads are required to be 20 feet wide measured parallel to edge of pavement and 20 feet wide if the buildings height is greater than 30 feet. (NCFP 800.2.1)
- The fire code official is authorized to require more than one fire apparatus access road based on the potential for implementation of a single road by various conditions of terrain, climatic conditions or other factors that could limit access. (NCFP 800.1.2)
- Fire hydrants shall be provided with a travel distance as determined by Appendix C Table C105.1 (NCFP Table C105.1) Note: Distance varies based upon road type flow.
- Fire hydrants shall be placed not greater than 200 feet from the end of each cul-de-sac. (NCFP Table C105.1)
- Water mains and hydrants installed shall be designed for flow and duration as required in Appendix B Table 105.1 (NCFP)
- Minimum fire flow is 1,500 gpm @ 20psi for dwellings less than 3,500 s.f.. For dwellings over 3,500 s.f. the required fire flow is to be based on Table 105.1.1 with a minimum of 1,500 gpm @ 20psi. (NCFP Appendix B)
- One or two hydrants are required for 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 (NCFP 8100.1)
- 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 with approved automatic sprinkler systems may have one entrance up to 200 units and above 200 must have a second remote entrance. (NCFP D104.1, D104.2)
- The required turning radius of the fire apparatus access road shall be 42 feet. (NCFP 103.3)
- Fire apparatus access roads shall not exceed 10 percent in grade. (NCFP D103.2)
- When two access roads are required, they shall be placed a distance apart equal to road less than one half of the length of the maximum overall diagonal dimension of the property or less as served, measured in a straight line between corners. (NCFP D104.3)



NOT FOR CONSTRUCTION

CANNON RUN PUD REZONING

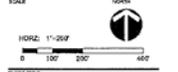
CHARLOTTE REAL ESTATE DEVELOPMENT
4390 MAIN STREET, SUITE 201
CONCORD, NC

1018123

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	RECORDED IN SUBMITTAL	06/16/18
2	RECORDED IN SUBMITTAL	06/16/18
3	RECORDED IN SUBMITTAL	10/29/19
4	RECORDED IN SUBMITTAL	11/06/18
5	RECORDED IN SUBMITTAL	09/14/18

DESIGNED BY: MCF
DRAWN BY: CBF
CHECKED BY: REK



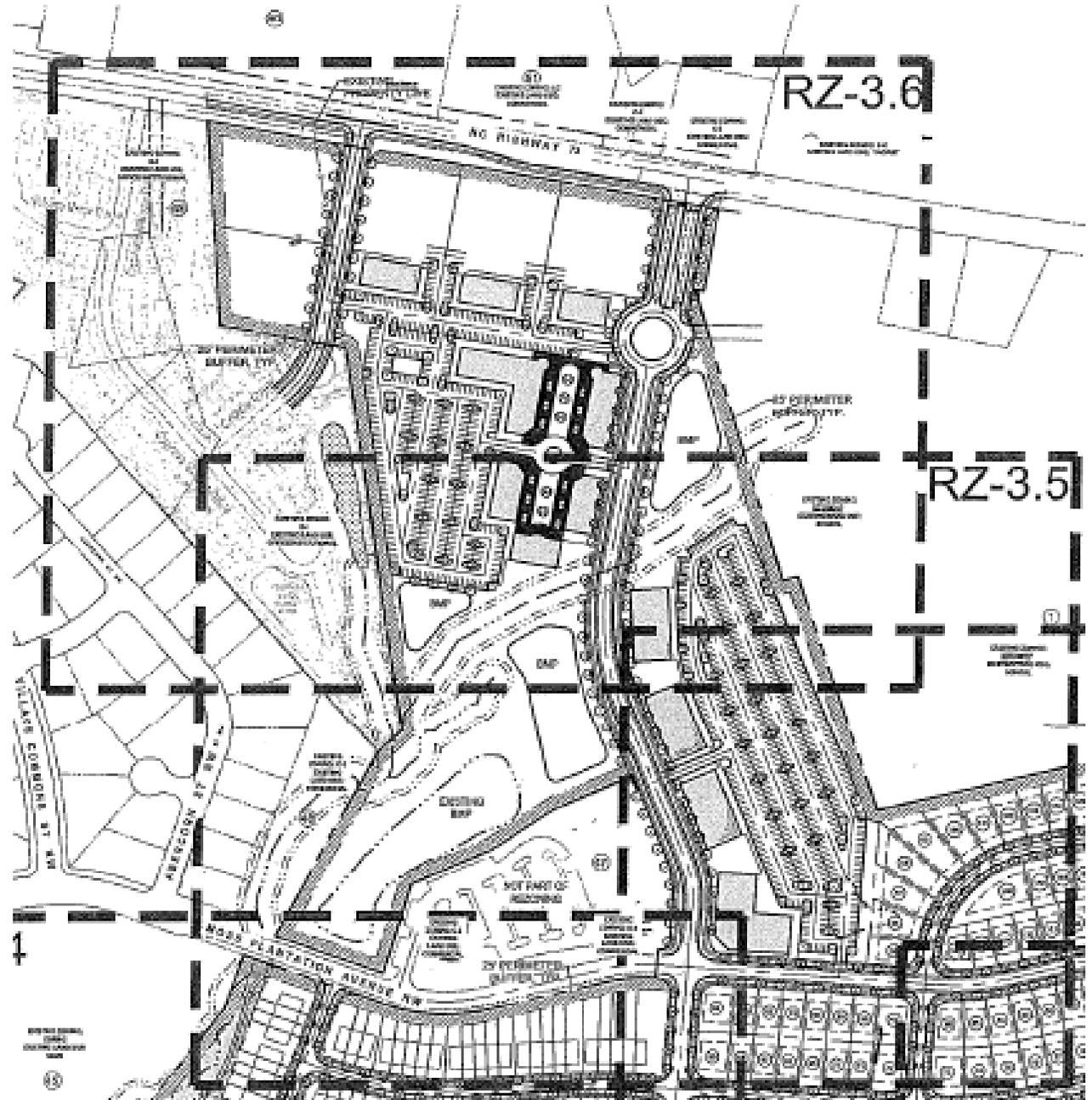
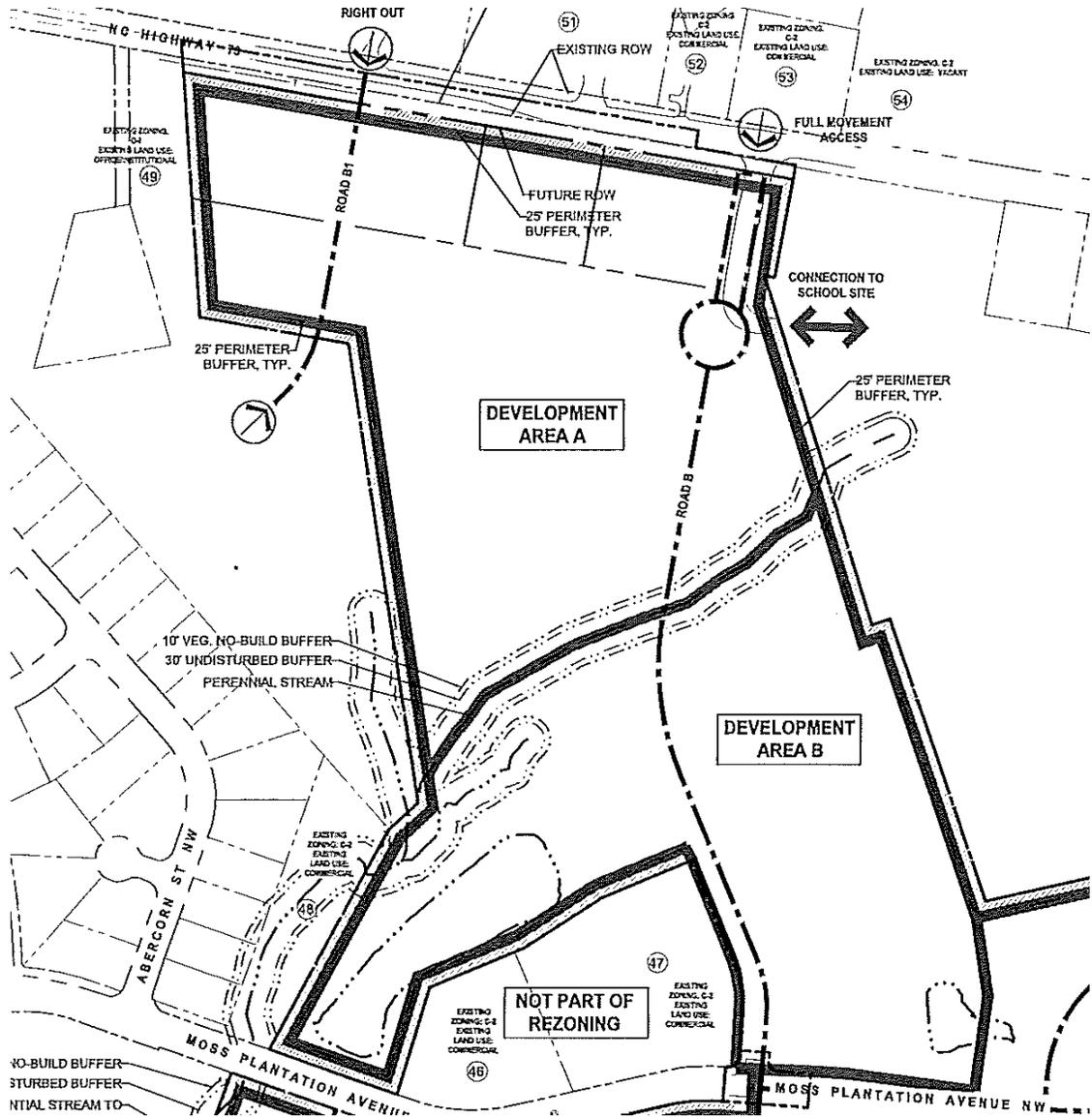
TECHNICAL DATA SHEET

RZ-2.0

Summary of Request/Technical Data Sheet

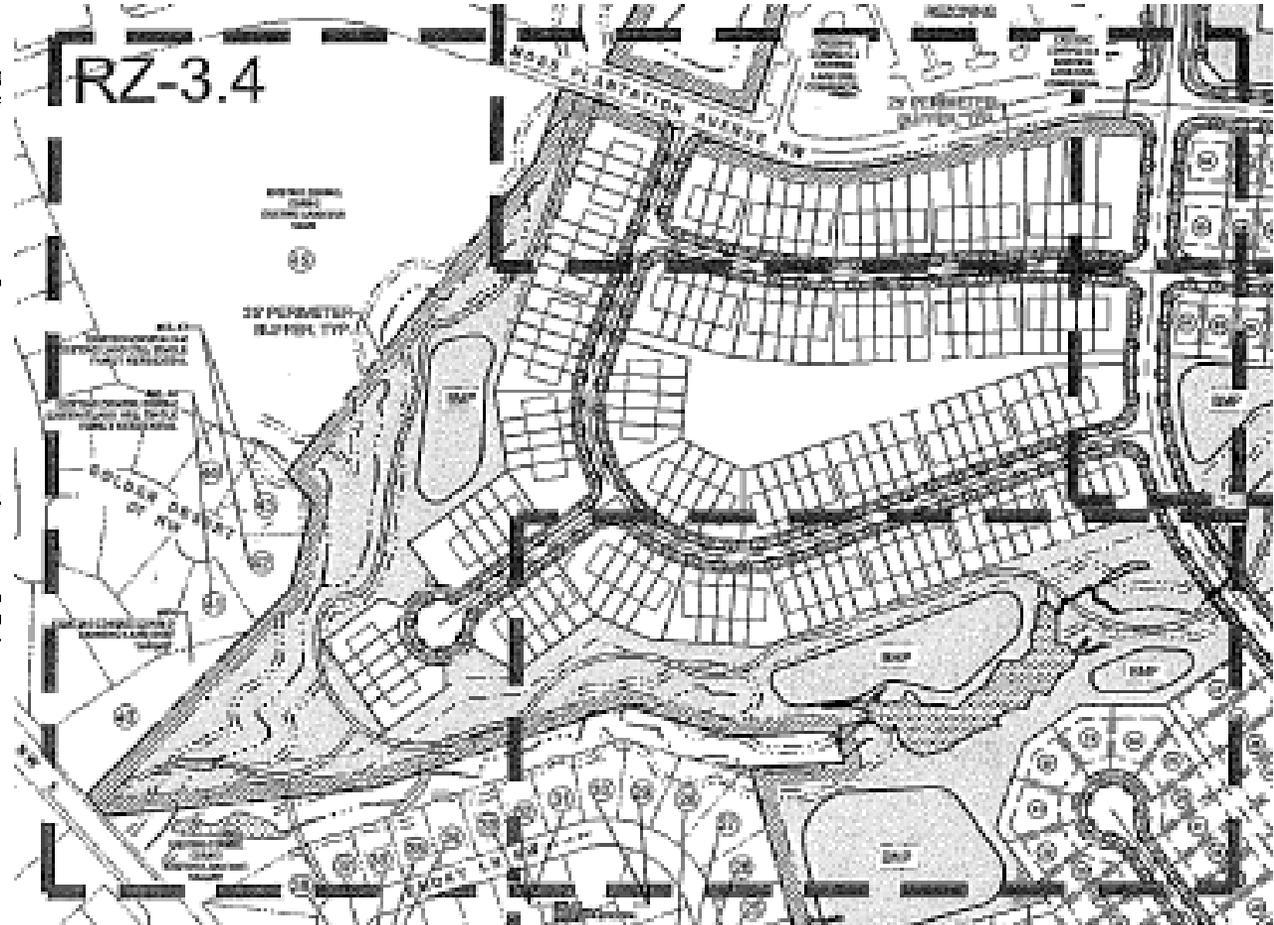
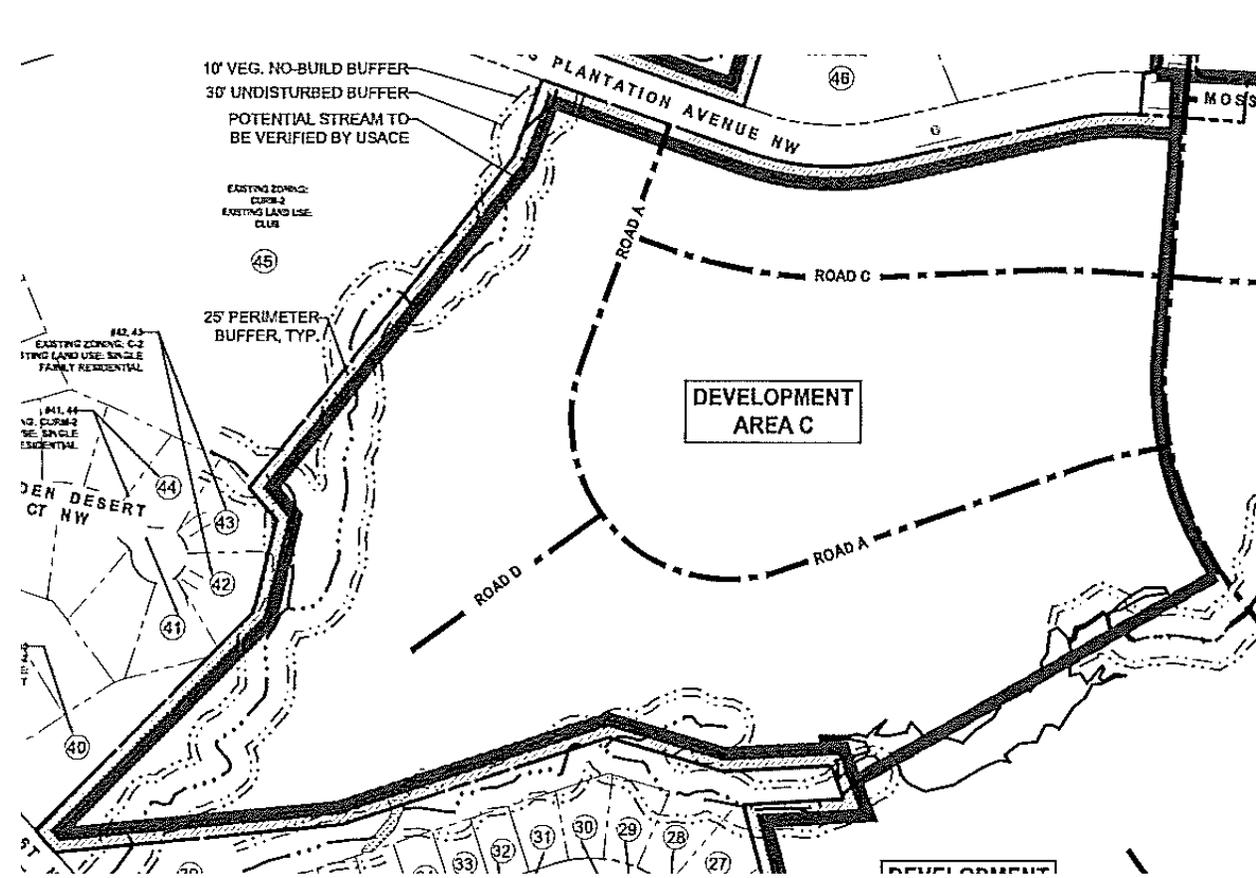
Development A – Not Listed (Could be Commercial)

Development B – Up to 300 Apartments



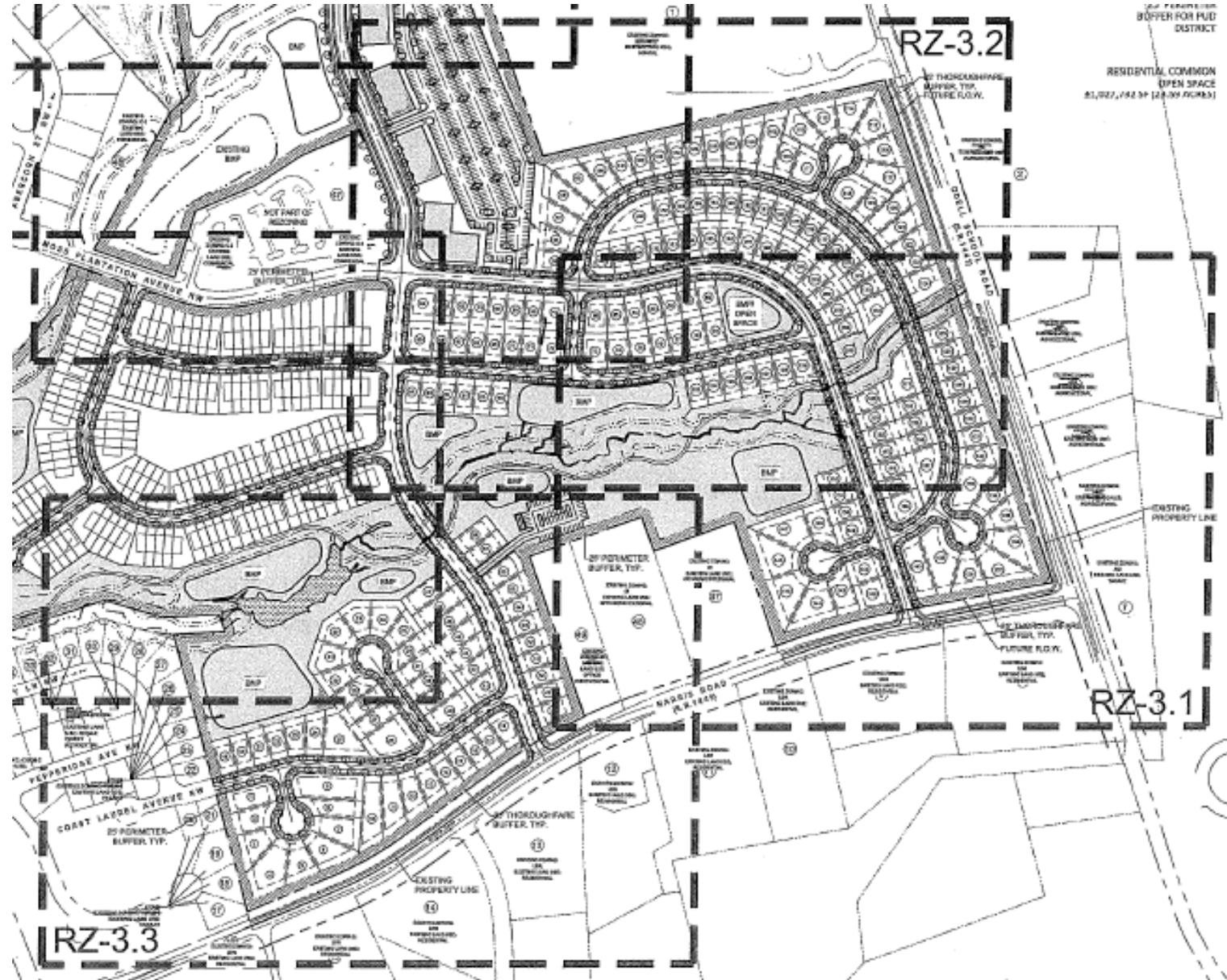
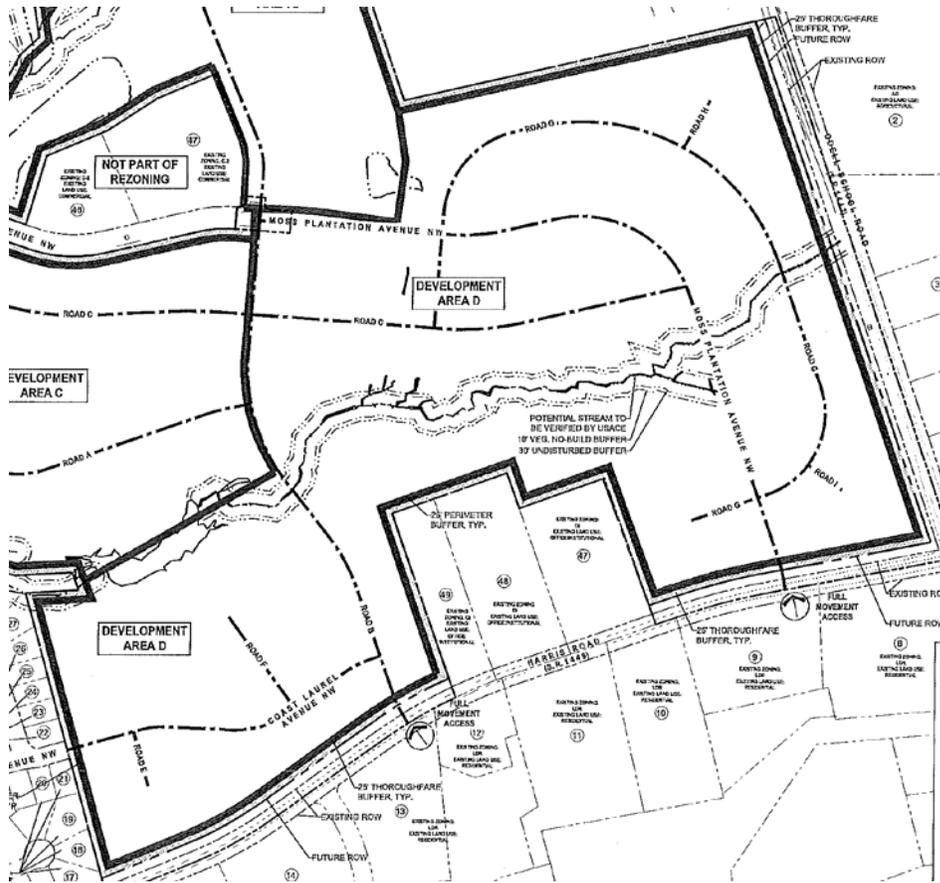
Summary of Request/Technical Data Sheet

Development C – 142 Townhomes with 156 MAX



Summary of Request/Technical Data Sheet

Development D – 204 Units with 224 MAX



Development Summary/Technical Data Sheet

Development A – Not Listed (Could be Commercial
OR Could be Apartments)
Development B – Up to 300 Apartments
Development C – Up to 156 Townhomes
Development D – Up to 224 Single-Family Homes

Up to 680 UNITS

DEVELOPMENT SUMMARY

PID #:
4681394830, 4681397602, 4681490380, 4681492679,
4681388547, 4681487303, 4681372763, 4681373910,
4681470232, 4681477599, 4681586081, 4681576564,
4681574385

TOTAL PROJECT SIZE: ±128.463 ACRES

EXISTING ZONING: O-1 (OFFICE/INSTITUTIONAL)
CABARRUS CO
C-2 (GENERAL COMMERCIAL)
CITY OF CONCORD

PROPOSED ZONING: PUD (PLANNED UNIT
DEVELOPMENT)
CITY OF CONCORD

EXISTING USE: SINGLE-FAMILY AND VACANT

PROPOSED USE: REFER TO SHEET RZ-4.0

DEVELOPMENT AREA B (APARTMENTS): 300 UNITS MAXIMUM

DEVELOPMENT AREA C: TOWNHOMES: 142 UNITS (MAXIMUM 156)

DEVELOPMENT AREA D: SINGLE-FAMILY HOMES: 204 LOTS (MAXIMUM 224)

MAXIMUM UNITS ALLOWED:	680 UNITS
DENSITY:	
DEVELOPMENT AREA C:	RANGE: 5.97-6.56 DUA ON 23.77 ACRES
DEVELOPMENT AREA D:	RANGE: 3.58-3.93 DUA ON 66.95 ACRES
MINIMUM CONNECTIVITY RATIO:	1.40
PROPOSED CONNECTIVITY RATIO:	1.50 (27 LINKS/18 NODES)
ACREAGE BREAKDOWN:	
4681394830	2.653 AC
4681397602	5.000 AC
4681490380	13.080 AC
4681492679	0.89 AC
4681388547	4.670 AC
4681487303	23.760 AC
4681372763	5.190 AC
4681373910	6.550 AC
4681470232	22.000 AC
4681477599	21.750 AC
4681586081	13.320 AC
4681576564	7.900 AC
4681574385	1.700 AC
TOTAL	±128.463 ACRES

1. Second entrance is required for each development area unless sprinkler systems are installed in each structure.
2. Second entrance is required to be installed, inspected and approved before vertical construction.
3. Hydraulic plans must be submitted and approved before installation of the water system. If inadequate water is available for the needed fire flow changes will be required to the proposed development.
4. Hydrants must be installed, inspected, flow tested by the fire department and approved before vertical construction.
5. Access to structures must be installed before vertical construction.
6. Needed fire flow must be provided. Current information provided is not adequate to determine required flow at this time.
7. Hydrants are required less than 200 feet from the end of each cul de sac.
8. Under current layout townhomes must be limited to 5 units to meet the 300 foot fire hose pull access requirements.
9. Where buildings exceed 30' in height a fire access lane of 26' width is required within 30' of the structure.
10. No area of the exterior of a structure may be greater than 300' from a fire access road.
11. Fire lanes for buildings greater than 30' high must extend along one entire side at 26' in width.
12. Timing of installation. 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 the during the time of construction. (NCFC 501.4)
13. Approved Fire apparatus access shall be provided for every facility, building or portion of a building constructed or moved into the jurisdiction. Access shall be provided to within 150 feet of all portions of the exterior of the building as measured by an approved route around the exterior of the building. (NCFC 503.1.1)
14. Access roads are required to be 20 feet wide measured pavement to edge of pavement and 26 feet wide if the buildings height is greater than 30 feet. (NCFC 503.2.1)
15. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. (NCFC 503.1.2)
16. Fire hydrants shall be provided with a travel distance as determined by Appendix C Table C105.1 (NCFC Table C105.1) Note: Distance varies based upon needed fire flow.
17. Fire hydrants shall be placed not greater than 200 feet from the end of each cul de sac. (NCFC Table C105.1)
18. Water mains and hydrants installed shall be designed for flow and duration as required in Appendix B Table 105.1 (NCFC)
19. Minimum fire flow is 1,000 gpm @ 20 psi. for dwellings less than 3,600 s.f.. For dwellings over 3,600 s.f. the needed fire flow is to be based on Table B105.1 with a minimum of 1,500 gpm @ 20psi. (NCFC Appendix B)
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 (NCFC D107.1)
21. 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 (NCFC D106.1 & D106.2)
22. The required turning radius of the fire apparatus access road shall be 42 feet. (NCFC D103.3)
23. Fire apparatus access roads shall not exceed 10 percent in grade. (NCFC D103.2)
24. 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, measure in a straight line between accesses. (NCFC D104.3)

INFRASTRUCTURE

The Cabarrus County School System, based on an analysis of 203 single family detached dwellings and 131 townhomes, projected 96 elementary students, 48 middle school students, and 64 high school students. The schools currently serving the area are W.R. Odell Primary School (74.28% of capacity), W.R. Odell Elementary School (95.43% of capacity), Harris Road Middle School (109.92% of capacity), and Cox Mill High School (105.67% of capacity). The Adequate Public Facilities Schools Inventory maintained by the county currently shows more than 3,400 approved or pending building units in the Cox Mill High School/Harris Road Middle School attendance area.

The Traffic Impact Study has been submitted and reviewed, but not yet approved by NCDOT.

Hydraulic plans must be submitted and approved before the installation of the water system. If inadequate water is available for the needed fire flow, changes will be required for the proposed development. Water system must be installed, tested, and verified to provide the needed fire flow and approved before vertical construction may begin.

**NOTE: Analysis based on 334 total units → Proposed is a MAX of 680
~195 elementary students, ~97 middle school students, ~130 high school students
208 Students VS. 422 Students**

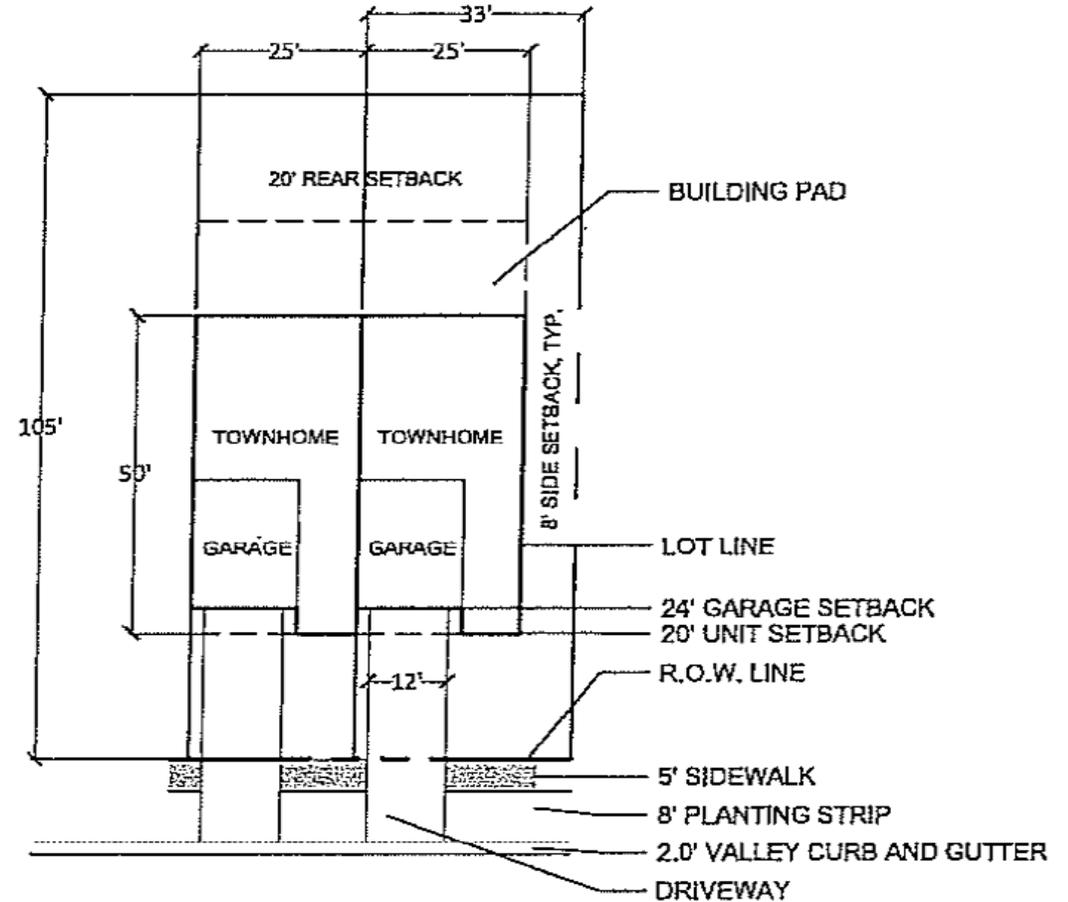
Technical Data Sheet

Development C – 142 Townhomes with 156 MAX

Development Area C

Development Area C consists of +/- 23.77 acres. The applicant is proposing 142 townhomes, but requesting a maximum allowable of 156 townhomes. The Planned Unit Development permits administrative approval of moves of up to 10% of units. The typical townhome lot is 33'x105' with a 20' unit setback and a 24' garage setback. They will typically have 8' side setbacks, 20' rear setbacks, be 25' wide and 50' deep, with 12' wide driveways. There will be no more than 5 townhomes in a cluster. The maximum height would be 25'.

LOT SIZE WOULD BE 3465 SQUARE FEET



TYPICAL LOT PLAN FOR TOWNHOMES
SCALE: 1" = 30'

Technical Data Sheet

Development D – 204 Units with 224 MAX

Development Area D

Development Area D consists of +/-56.95 acres. The applicant is proposing 204 single family detached residential lots, with a maximum allowable of 224. The Planned Unit Development permits administrative approval of moves of up to 10% of units. The typical single family residential lot is 5,000 square feet, with a width of 50' and a depth of 100'. The typical house would have a 20' front setback with a 24' garage setback. The lots would have 5' side setbacks and 20' rear setbacks. The typical principle structure would be 40'x60'. The maximum height would be 35'.

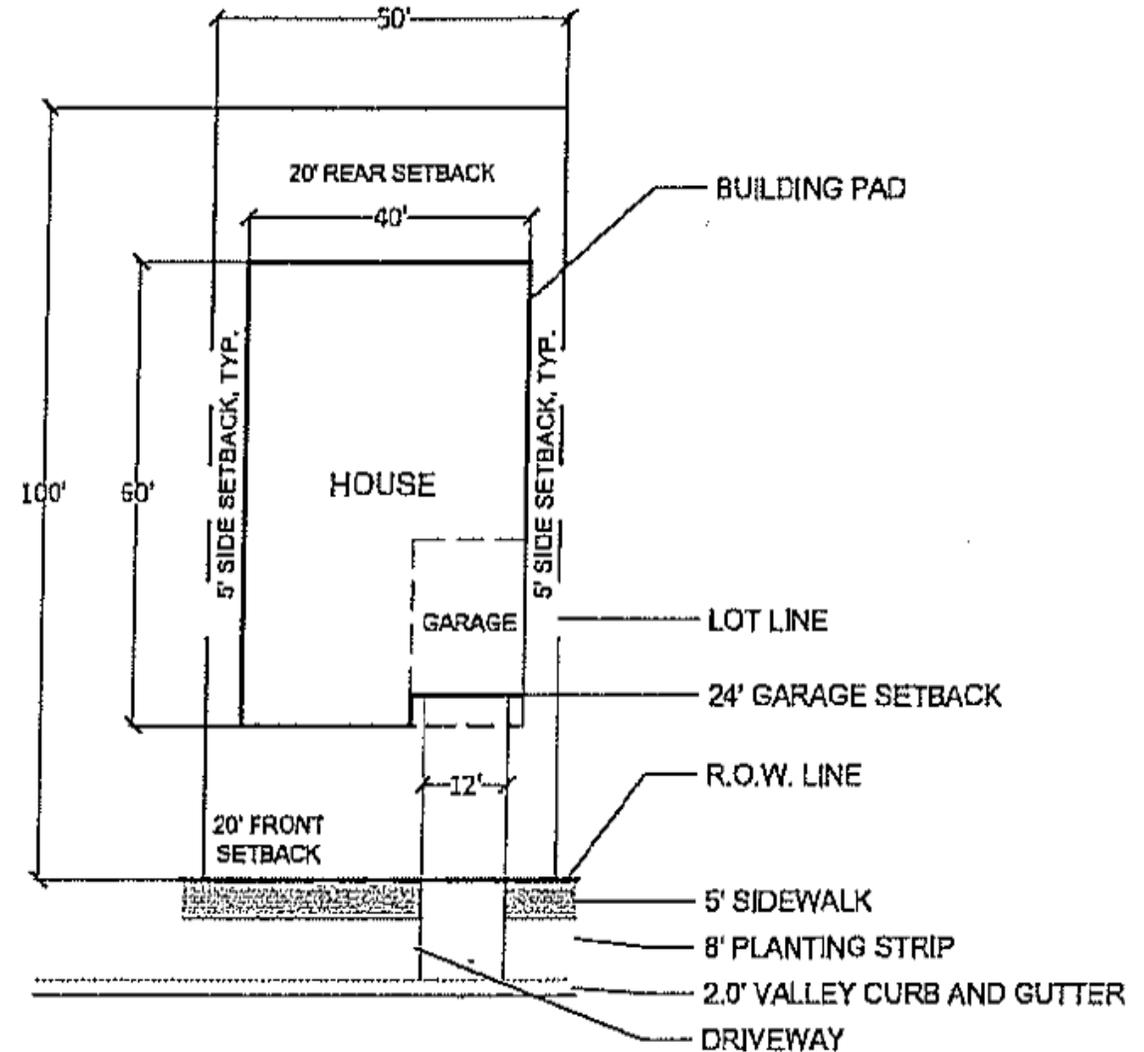
LOT SIZE = .1147 ACRE (5000 SQUARE FEET)

TYPICAL PRINCIPLE STRUCTURE WOULD BE 2,400 SQUARE FEET

Comparably

.25 ACRE = 10,890 Square Feet

.33 ACRE = 14,374.80 Square Feet



TYPICAL LOT PLAN FOR SINGLE-FAMILY

SCALE: 1"= 30'

PRECEDENT IMAGERY

Development D



13. MOSS CREEK SINGLE-FAMILY



14. MOSS CREEK SINGLE-FAMILY

MossCreek



This home was precedent imagery used, here are actual home facts:

Actual Address: 9526 Muir Court NW

Home Square Footage: 3370

Lot Acreage: .37acres

Estimated Home Value: \$330,000

MossCreek



This home was precedent imagery used, here are actual home facts:

Actual Address: 1571 Fitzgerald St NW

Square Footage: 3171

Lot Acreage: .18 acres

Estimated Home Value: \$330,000

CONCERNS

- Plan only shows 4 Development Areas → Need more detailed breakout of the project
- 646 – 680 Max Units → Analysis needs to be consistent and used at MAX Levels
- Development A is not mentioned on Development Summary
- Dwellings and lot sizes are not consistent with adjacent properties
- This plan originally stated Moss Creek Planned Unit Development → Cannon Run PUD
- The height limitation adjacent to school and other structures was not mentioned
- Infrastructure numbers do not match for school aged population
- With the growth in population, are the Developers paying additional fees to develop schools or provide land?
- Water Capacity Issues → Fire and Safety, and how does this effect residents water levels? With the level of development are we at capacity for water & sewage usage? Are Developers supporting or paying a part?
- Changes to plan have to come through an Amendment and transparent to public

CONCERNS

Transportation/Construction Traffic:

- Where is the approved TIA? (Traffic Impact Analysis) Has it been finalized?
- Overall concern is safety of Residents and wear & tear on roadways → with already heavily traveled streets
- 1st Effort should be to build access points for construction traffic
 - Light shared with School → better option to route traffic
- Want an assurance that traffic will not be routed through the neighborhood for either site development or vertical construction
- First 2 Notes on RZ-2.0 need to be satisfied:
 1. Second entrance is required for each development area unless sprinkler systems are installed in each structure
 2. Second entrance is required to be installed, inspected and approved before vertical construction

When are the secondary entrances going in? What is the trigger to make this happen?

Development Standards:

- Under Transportation, Section C. The Petitioner WILL BE asked to post a Bond...should not read may be asked and not a Letter of Credit
- Under Transportation, Section D. Phase 1 Improvements. Needs to be separate for individual development and have separate triggers...
- Phase 2 Improvements. Only mentions office or retail; not multifamily AND should state prior to vertical construction
- Section G. Traffic signal at O'Dell School Road and Harris needs to precede work

Closing Statement:

Progress and development are not a bad thing; we just want to make sure we look at all relevant aspects and impacts. We have had such a positive experience with Cabarrus County Schools, The County and City Services and our Community; I would hate to see things decline because someone was given Carte Blanche when we should have just paused to ensure our schools, utility infrastructure, and emergency services are ready and able to accommodate such growth.

Again, seeing so much happen at one time is just alarming. Per the city, there are already more than 3,400 building units approved or pending in this school district. I point out again our schools are virtually at capacity or above today. Even with the pending school realignments, the number of planned/approved developments are limiting our ability to ensure academic excellence and the best for our students and educators.

Specifically, with Cannon Run PUD, it seems the number of units/flexibility of units has increased over time within this proposed development.

I can only hope the city sees their responsibility in holding developers accountable to their plans, review, and account for maximum impact AND limit the developers' ability to change the scope and number of units once they receive approval just to improve the developers' bottom line.

We implore you to put in the proper checks and balances to ensure the safety of the citizens during all phases of development.

Thank you for your time this evening!