



DATE: November 20, 2018

CASE #: Z (CD)-17-18

DESCRIPTION: Zoning Map Amendment
City of Concord General Commercial (C-2), City of Concord Conditional Use Residential Medium Density (RM-2-CU), and Cabarrus County Office-Institutional (O-I) to City of Concord Planned Unit Development (PUD)

APPLICANT/OWNER: Charlotte Real Estate Development (Mark Swartz)/Rocky River Crossing, LLC, Erjola 550 Kinderkamack LLC, RWB Properties LLC, Elizabeth M. Mayes, William H McCord Sr Revocable Trust & Mary M. McCord Revocable Trust, David B. and Margaret A. McCord, James A. and Linda R. Hood,

LOCATION: Southwest quadrant of the Davidson Hwy. and Odell School Rd. Intersection

PIN#s: PINs: 4681-58-6081, 4681-37-1391, 4681-57-6564, 4681-37-2763, 4681-47-7599, 4681-48-7303, 4681-47-0232, 4681-49-0380, 4681-49-2679, 4681-39-7602, 4681-39-4830, 4681-57-4385

AREA: +/- 128.463 acres

ZONING: City of Concord General Commercial (C-2) and Cabarrus County Office-Institutional (O-I)

PREPARED BY: Scott Sherrill, Sr. Planner

BACKGROUND AND HISTORY

The subject property consists of twelve parcels, comprising approximately 128.463 acres on the southwestern quadrant of the intersection of Davidson Hwy. and Odell School Rd. Parcels -0232, -7599, -6081, -6564, and -4385 were annexed on October 11, 2018. Parcels -1391, -2763, -7303, -0380, -2679, -7602, and -4830 were annexed on November 14, 2002. The portion of the property annexed on November 14, 2002 is currently zoned C-2 and RM-2-C-U.

The current applicant seeks to amend the zoning to establish a new Planned Unit Development (PUD). The proposed PUD is divided into four development areas with a mixture of single family

detached residential, single family attached residential, commercial office and retail, and multi-family. The maximum limits for development include 325,000 square feet of gross floor area, as defined in the Technical Data Sheet, for commercial, non-residential uses, 380 single family attached and detached units in Development Areas C and D, and up to 300 apartment units in Development Area B. The applicant has provided precedent imagery to exemplify the types and styles of architecture associated with the project.

HISTORY

The Moss Creek development was initially annexed on November 14, 2002. Upon annexation, it was anticipated that the development would be a phased development with over one million square feet of commercial and office space. Subsequently, the majority of Moss Creek was developed as medium density residential, and the association's website estimates over 1400 families live in the community.

SUMMARY OF REQUEST

The petitioner is requesting up to 680 units on 128.463 acres, for a total project density of 5.29 units per acre. A 25' perimeter buffer separates the project from existing development, and a 25' thoroughfare buffer with a six foot berm will be provided along Hwy. 73, Harris Rd., and Odell School Rd. The applicant's request reflects the following for each development area:

Development Areas A and B

Development Area A consists of +/- 17.96 acres, and Development Area B consists of +/- 15.45 acres. Between those two development areas, the applicant could provide up to 325,000 square feet of gross floor area for commercial/office users. The petitioner has provided that the following uses be permitted: Multi-family dwellings/apartments (Development Area B only), Community Service, Day Care, Educational Facilities, Medical Facilities, Parks and Open Areas, Passenger Terminals, Places of Worship, Social Service Institutions, Indoor Recreation, Office, Hotel, Motel, Inn, etc., Parking (Commercial), Restaurants, Alcoholic Beverage Production, Retail Sales and Services, Self-Service Storage, Vehicle Sales and Service. Convenience stores with gasoline sales are permitted on site and fuel pumps and associated canopies are permitted as accessory uses to a grocery store use. Each hotel room would count as 250 square foot of commercial floor area, if a hotel were to be developed on the site. Structured parking facilities would be required when/if the office square footage in Development Area A exceeds 240,000 square feet. Development Area B is limited to 10 free-standing, single tenant uses, with no more than 60,000 square feet in any one structure, except that a grocery store may occupy up to 150,000 square feet: non-retail uses, including, but not limited to, offices or studios may be located in free-standing buildings.

The Technical Data Sheet limits Development Areas A&B to no more than 4 restaurants with accessory drive-through windows, no more than 3 banks/financial institutions with accessory drive-through windows, and no more than two free-standing retail pharmacies with drive-through windows. An additional drive through window would be permitted for a grocery store/anchor tenant. The total number of drive-throughs would be limited to 10. Four drive-throughs could be located in Development Area A.

The height limit for Development Areas A&B is 100 feet (10 stories). There are additional design standards for both Development Areas A and B specifically geared towards building orientations and fenestrations towards Public Street B.

The site plan reflects five commercial outparcels in Development Area A.

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'.

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'.

Transportation Network

The development is limited to two driveways on Hwy. 73 and two on Harris Rd. It will connect with Moss Plantation Ave. NW in two locations, and Coast Laurel Ave. NW as well as a new road in the Cypress Village townhome subdivision. The proposed links/nodes ratio will be 1.5, which exceeds the CDO requirement of 1.4.

Bike lanes will be included along residential major collectors (65' right of way), specifically, the Moss Plantation Ave. NW extension, non-residential major collector and non-residential minor collector (80' right of way), specifically Road B between the traffic circle and Moss Plantation Ave. NW, and sharrows will be incorporated along Road B between Moss Plantation Ave. NW. Five foot sidewalks are shown on both sides of the right of way for all cross sections. Arrangements for the bicycle and pedestrian infrastructure between the traffic circle and Hwy. 73 will be provided for during the preliminary plat review.

A pedestrian walking trail, 8' wide, of mulch or compacted earth will connect Odell School Rd., Anastasi St., Emory Ln., Moss Plantation Ave., and Road B. along the stream that runs across the property. 330 homes (95.3%) will be located within 660 feet of the pedestrian walking trail.

The developer requests to allow deviations from typical streetscape standards.

Open Space

The developer is proposing 41.418 acres of open space. This is 32% of the entire site, and exceeds the 24% minimum for densities exceeding 4 units per acre.

Signage

A comprehensive sign package will be required for this site; however, the developer is requesting:

c. To allow along NC Highway 73, two (2) ground mounted shopping center/development identification signs up to 24 feet in height and containing up to 150 square feet of sign area. These signs may be used to identify any of the uses located on the Commercial Site.

d. To allow along Odell School Road, one (1) ground mounted shopping center/development identification signs up to 15 feet in height and containing up to 150 square feet of sign area. These signs may be used to identify any of the uses located on the Commercial Site.

e. To allow one (1) detached ground mounted identification sign for each nonresidential building located on the Site. These detached identification signs may be up to five (5) feet in height and contain up to 36 square feet of sign area.

f. To allow wall signs having up to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less, on the Site. Signage may be mounted on building walls, screening walls, or retaining walls.

g. To allow special event signs and banners not to exceed 100 square feet in sign area, at the intersection of NC Highway 73 and the Site's main north/south street connection. Any banners located at these intersections will be well-designed, professionally fabricated banners made of fabric or plastic of any type. Paper banners will not be allowed; and no more than two (2) banners will be allowed at a time at this intersection.

h. To allow any of the detached signs permitted by the Ordinance or these Optional Provisions to be placed within the setback provided along NC highway 73, including within landscape areas indicated on the Rezoning Plan, as long as signage is no closer than fourteen (14) feet from back of curb.

i. To allow, at the Petitioner's discretion, the ability to have one unified construction sign on NC Highway 73 up to 200 square feet in sign area in lieu of multiple construction signs as permitted by the Ordinance.

l. To allow digital video screens that are capable of full motion video as well as static images for community messaging, tenant and on and off-premise advertising within Development Area A.

m. To allow primary and secondary monumentation for the residential development at all points of vehicular access to Development Areas C and D.

Dynamic signs would typically be prohibited by Section 12.2. of the Concord Development Ordinance.

Development Context

Property to the north of the subject area is zoned Cabarrus County Light Commercial (LC) and is used for a vet's office and a church. Property to the east of the subject property is zoned Office-Institutional (O-I) and is used as a school and fire station. Property to the east across Odell School Rd. is zoned Planned Unit Development (PUD), and is currently largely vacant and Cabarrus County Agricultural/Open Space (AO), and is currently used for single family residences.

Property to the south of the subject property is zoned Cabarrus County Office-Institutional (O-I) and Low Density Residential (LDR) and is used for single family residential purposes. Property to the west of the subject property is zoned Medium Density Residential, Conditional Use (RM-2-CU), General Commercial (C-2), and Office-Institutional (O-I) and is used for single family residential, neighborhood amenity, a church, a daycare, and vacant under development for 85 townhomes.

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	
General Commercial (C-2), Residential Medium Density, Conditional Use (RM-2-CU), and Cabarrus County Office-Institutional (O-I)	North	Cabarrus County Light Commercial (LC)	Vacant	North	Veterinarian, Church, Vacant
	South	Office-Institutional (O-I), Cabarrus County Low Density Residential (LDR)		South	Vacant and Residential
	East	Office-Institutional (O-I), Planned Unit Development (PUD), Cabarrus County Agricultural/Open Space (AO)		East	School, Vacant, Residential, Fire Station
	West	Residential Medium Density, Conditional Use (RM-2-CU), General Commercial (C-2), and Office-Institutional (O-I)		West	Residential, Neighborhood Amenity, Vacant (Pending Townhomes)

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.

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as “Village Center” for which PUD is a compatible zoning district.

The property is also within an area that is subject to review by the NC 73 Council of Planning (COP). The COP is a multi-jurisdictional group comprised of City and County jurisdictions along the corridor ranging from Concord in the east to Lincolnton to the west. The COP is responsible for coordinating planning in such matters as the review of land use plans and working with the North Carolina Department of Transportation on funding priorities for future projects.

From the 2030 Land Use Plan:

Village Center (VC) areas are typically located at key intersections of minor transportation corridors. These centers are often located in areas with FLU categories that are residential and/or rural in focus with limited non-residential development nearby. Oftentimes areas designated as Village Centers already contain some non-residential development, usually highway oriented retail, office, or light industrial, with supportive zoning. Village Centers represent opportunities to create small/mid-size commercial and mixed-use centers and limit strip commercial in areas that are predominantly residential in character.

As with the larger Mixed-Use Activity Centers, the smaller Village Center creates an alternative to strip commercial development by concentrating non-residential uses in areas where infrastructure and residential demand support them. Consequently, none of the designated Village Centers proposed would develop without residential growth preceding it, thus creating the demand. Similarly, Village Centers would not develop if there was inadequate infrastructure, such as roads, water and sewer service.

The characteristics of developed Village Centers will vary greatly depending on the surrounding land use pattern and existing development intensity. The types of uses within Village Centers will vary, but encouragement should be given to mixed uses and those uses that are neighborhood serving (i.e. restaurants/diners, gas stations, small convenience stores, hardware stores, etc.) which reduce the need for residents to travel long distances in a car to meet basic needs. Additionally, emphasis should be given to pedestrian oriented development and interconnectivity between uses within the Village Center and out to the surrounding residential areas.

The recommended density for residential uses in Village Centers is 20 dwelling units per acre, and non-residential uses are recommended at a 1 Floor Area Ratio.

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately 128.463 acres.
- The subject property is vacant.
- The proposed zoning amendment is consistent with the 2030 Land Use Plan (LUP) because it prescribes the provision of a mixture of uses, falls within the recommended intensity for the Village Center land use category, and supports bicycle and pedestrian connectivity.
- The zoning amendment is reasonable in advancing the vision of the 2030 land use plan for the site.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the request consistent with the 2030 Land Use Plan and the requirements of the Concord Development Ordinance. There is an opportunity at this time to add clarity to the entitlements. The staff has no objections to the petition.

Recommended Conditions:

1. The development shall proceed in accordance with the Cannon Run PUD Rezoning Rezoning Petition dated 11/14/18. Pursuant to Section 9.1.7. of the Concord CDO, the administrator may administratively approve a change in the location of not more than 10 percent of the dwelling units or floor area; a change in the location of any part of open space acreage of not more than 10 percent of the gross acreage; a change in the location of any part of proposed street alignment and lot configuration of not more than 10 percent of the gross acreage; an increase or decrease of any setback by not more than 5 feet for setbacks of less than 50 feet, or 10 percent for setbacks exceeding 50 feet.
2. Full technical site plan and preliminary plat approval shall be submitted in compliance with the Concord Code of Ordinances and the Conditions listed herein.
3. Buildings shall be located as shown on the approved preliminary site plan. Minor modifications may be allowed, pursuant to Concord Development Ordinance (CDO) §5.4.10 and 3.2.8.I.
4. The proposed structures shall follow the theme, scale, and architectural guidelines of the provided attached color elevations. Minor modifications may be allowed, pursuant to CDO §5.4.10 and 3.2.8.I.
5. Changes in the uses shown on the site plan may require additional site plan review. Minor modifications may be allowed, pursuant to CDO §5.4.10 and 3.2.8.I.
6. An approved Traffic Impact Study will be required prior to approval of Preliminary Plat.
7. The commercial outparcels in Development Area A will adhere to the typology standards from the Hwy. 73 Corridor Plan.
8. No residential units shall be permitted in Development Area A.
9. Main and secondary access points must be installed, functional and approved before vertical construction is allowed for each section requiring a second access.
10. Water system must be installed, tested, verified to provide the needed fire flow, and approved before vertical construction.
11. In building permits are not obtained before 1/1/19, the new fire code requirements will apply to all permits after that date.

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). A recorded deed is sufficient, if the deed contains a separate description of the property to be rezoned. If the property contains multiple tracts, deeds shall be provided describing each tract or multiple tracts.
- 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**, 6 copies of a plan drawn to scale (conditional district plan) for the initial submittal to be reviewed by Development Review Committee. Staff will advise of additional submission requirements for the Planning Commission hearing after the initial review.
- 4. **TO BE HELD POST-SUBMITTAL, BUT MINIMUM 20 DAYS PRIOR TO PUBLIC HEARING** If applicable, proof of a neighborhood meeting (signature page) or receipt from certified letters mailed to adjoining property owners if project increases density or intensity (See Section 3.2.3). Staff will provide further information on this requirement during the required pre-application meeting.
- 5. Money Received by _____ Date: _____
 Check # _____ Amount: \$ 800.00 (Conditional) or \$600 (Conventional)
 Cash: _____

The application fee is nonrefundable.



(Please type or print)

Applicant Name, Address, Telephone Number and email address: _____
Charlotte Real Estate Development
4350 Main Street, Suite 201, Harrisburg, NC 28075
704-454-7807 / MSWARTZ@CLTRES.COM

Owner Name, Address, Telephone Number: _____
Erjola 550 Kinderkamack / RRC LLC / HTC IX LLC / Mayes / McCord / McCord / Hood
4350 Main Street, Suite 201, Harrisburg, NC 28075
704-454-7807 / MSWARTZ@CLTRES.COM

Project Location/Address: NC Hwy 73 / Odell School Road / Harris Rd
46815860810000 / 46815765640000 / 46814775990000 / 46814702320000
P.I.N.: 46813713910000 / 46813727630000 / 46814873030000 / 46814903800000
Area of Subject Property (acres or square feet): 129.57 Acres / 46814926790000
/ 46813976020000
Lot Width: N/A Lot Depth: N/A / 46813948300000
/ 46815743850000 (Hood)

Current Zoning Classification: C-2 / OI

Proposed Zoning Classification: PUD

Existing Land Use: Wooded / Unimproved

Future Land Use Designation: PUD / Multifamily / Single Family Detached / SF Attached

Surrounding Land Use: North C-2 / LC South LDR

East OI West CURM-2

Reason for request: Proposed Planned Use Development.

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

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:

Commercial office and retail, single family detached and attached residential

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):

Commercial office and retail, single family detached and attached residential

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] 4/9/2018
Signature of Applicant Date

Thompson M. Myers 4/12/2018
Signature of Owner(s) Date

Certification

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

Date: 4/9/2018

Applicant Signature: 

Property Owner or Agent of the Property Owner Signature:

Thompson M. Mays

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Commercial office and retail, single family detached and attached residential

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 (You may attach other sheets of paper as needed to supplement the information):

Commercial office and retail, single family detached and attached residential

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.

	<u>4/9/2018</u>		<u>5/23/18</u>
Signature of Applicant	Date	Signature of Owner(s)	Date
			<u>5/23/18</u>

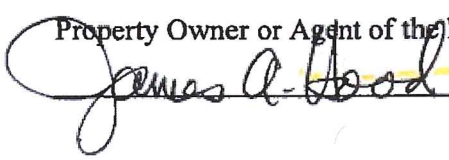
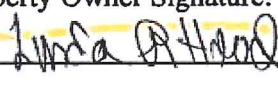


Certification

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: 4/9/2018

Applicant Signature: 

Property Owner or Agent of the Property Owner Signature:
 

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

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

Commercial office and retail, single family detached and attached residential

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):

Commercial office and retail, single family detached and attached residential

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.

MRS [Signature] 4/9/2018
 Signature of Applicant Date

David [Signature] 4/11/18
 Signature of Owner(s) Date

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

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

Commercial office and retail, single family detached and attached residential

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):

Commercial office and retail, single family detached and attached residential

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] 4/9/2018
 Signature of Applicant Date

[Signature] 6/2/18
 Signature of Owner(s) Date



NORTH CAROLINA
High Performance Living

Application for
Zoning Map Amendment

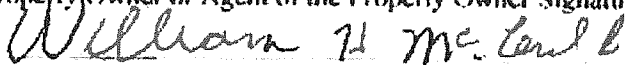
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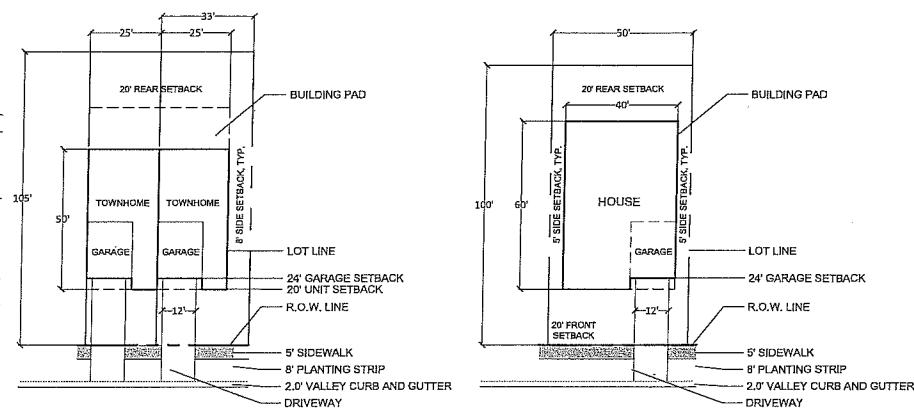
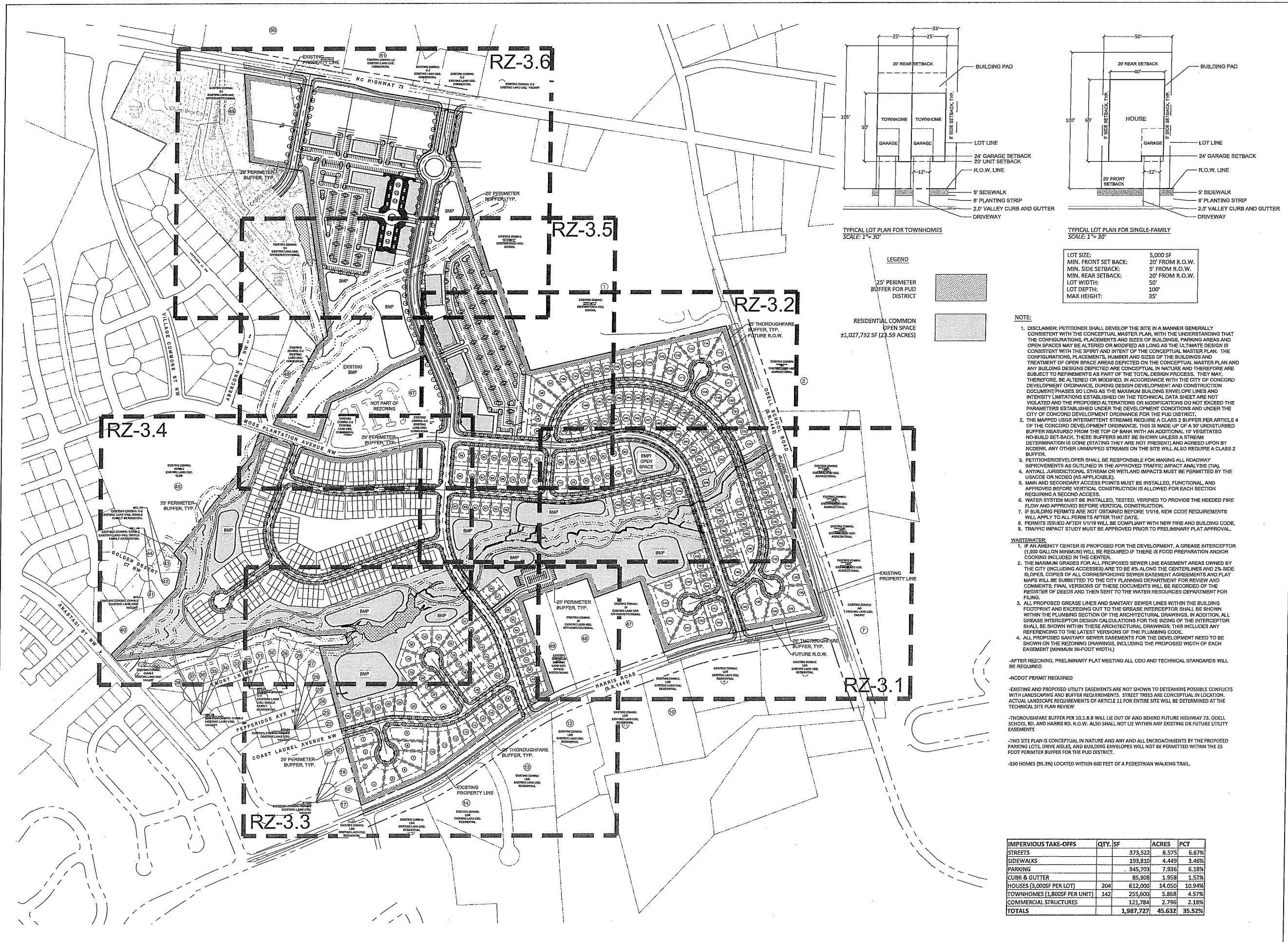
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Date: 4/9/2018

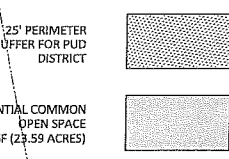
Applicant Signature: 

Property Owner or Agent of the Property Owner Signature:





LEGEND



LOT SIZE: 5,000 SF
MIN. FRONT SET BACK: 20' FROM R.O.W.
MIN. SIDE SETBACK: 5' FROM R.O.W.
MIN. REAR SETBACK: 20' FROM R.O.W.
LOT WIDTH: 50'
LOT DEPTH: 100'
MAX HEIGHT: 35'

- NOTE:**
- DISCLAIMER: PETITIONER SHALL DEVELOP THE SITE IN A MANNER GENERALLY CONSISTENT WITH THE CONCEPTUAL MASTER PLAN, WITH THE UNDERSTANDING THAT THE CONFIGURATIONS, PLACEMENTS AND SIZES OF BUILDINGS, PARKING AREAS AND OPEN SPACES MAY BE ALTERED OR MODIFIED AS LONG AS THE ULTIMATE DESIGN IS CONSISTENT WITH THE SPIRIT AND INTENT OF THE CONCEPTUAL MASTER PLAN. THE CONFIGURATIONS, PLACEMENTS, NUMBER AND SIZES OF THE BUILDINGS AND TREATMENT OF OPEN SPACE AREAS DEPICTED ON THE CONCEPTUAL MASTER PLAN AND ANY BUILDING DESIGNS DEPICTED ARE CONCEPTUAL IN NATURE AND THEREFORE ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS. THEY MAY, THEREFORE, BE ALTERED OR MODIFIED, IN ACCORDANCE WITH THE CITY OF CONCORD DEVELOPMENT ORDINANCE, DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES SO LONG AS THE MAXIMUM BUILDING ENVELOPE LINES AND INTENSITY LIMITATIONS ESTABLISHED ON THE TECHNICAL DATA SHEET ARE NOT VIOLATED AND THE PROPOSED ALTERATIONS OR MODIFICATIONS DO NOT EXCEED THE PARAMETERS ESTABLISHED UNDER THE DEVELOPMENT CONDITIONS AND UNDER THE CITY OF CONCORD DEVELOPMENT ORDINANCE FOR THE PUD DISTRICT.
 - THE MAPPED USGS INTERMITTENT STREAMS REQUIRE A CLASS 2 BUFFER PER ARTICLE 4 OF THE CONCORD DEVELOPMENT ORDINANCE. THIS IS MADE UP OF A 30' UNDISTURBED BUFFER MEASURED FROM THE TOP OF BANK WITH AN ADDITIONAL 10' VEGETATED NO-BUILD SETBACK. THESE BUFFERS MUST BE SHOWN UNLESS A STREAM DETERMINATION IS DONE (STATUTORY ARE NOT PRESENT) AND AGREED UPON BY NCDCR. ANY OTHER UNMAPPED STREAMS ON THE SITE WILL ALSO REQUIRE A CLASS 2 BUFFER.
 - PETITIONER/DEVELOPER SHALL BE RESPONSIBLE FOR MAKING ALL ROADWAY IMPROVEMENTS AS OUTLINED IN THE APPROVED TRAFFIC IMPACT ANALYSIS (TIA).
 - ANY ALL JURISDICTIONAL STREAM OR WETLAND IMPACTS MUST BE PERMITTED BY THE USACE OR NCDCR (AS APPLICABLE).
 - MAIN AND SECONDARY ACCESS POINTS MUST BE INSTALLED, FUNCTIONAL, AND APPROVED BEFORE VERTICAL CONSTRUCTION IS ALLOWED FOR EACH SECTION REQUIRING A SECOND ACCESS.
 - WATER SYSTEM MUST BE INSTALLED, TESTED, VERIFIED TO PROVIDE THE NEEDED FIRE FLOW AND APPROVED BEFORE VERTICAL CONSTRUCTION.
 - IF BUILDING PERMITS ARE NOT OBTAINED BEFORE 1/1/19, NEW CODE REQUIREMENTS WILL APPLY TO ALL PERMITS AFTER THAT DATE.
 - PERMITS ISSUED AFTER 1/1/19 WILL BE COMPLIANT WITH NEW FIRE AND BUILDING CODE.
 - TRAFFIC IMPACT STUDY MUST BE APPROVED PRIOR TO PRELIMINARY PLAT APPROVAL.

- WASTEWATER:**
- IF AN AMENITY CENTER IS PROPOSED FOR THE DEVELOPMENT, A GREASE INTERCEPTOR (1,000 GALLON MINIMUM) WILL BE REQUIRED IF THERE IS FOOD PREPARATION AND/OR COOKING INCLUDED IN THE CENTER.
 - THE MAXIMUM GRADES FOR ALL PROPOSED SEWER LINE EASEMENT AREAS OWNED BY THE CITY (INCLUDING ACCESSSES) ARE TO BE 8% ALONG THE CENTERLINES AND 2% SIDE SLOPES. COPIES OF ALL CORRESPONDING SEWER EASEMENT AGREEMENTS AND PLAT MAPS WILL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT FOR REVIEW AND COMMENTS. FINAL VERSIONS OF THESE DOCUMENTS WILL BE RECORDED OF THE REGISTER OF DEEDS AND THEN SENT TO THE WATER RESOURCES DEPARTMENT FOR FILING.
 - ALL PROPOSED GREASE LINES AND SANITARY SEWER LINES WITHIN THE BUILDING FOOTPRINT AND EXCEEDING OUT TO THE GREASE INTERCEPTOR SHALL BE SHOWN WITHIN THE PLUMBING SECTION OF THE ARCHITECTURAL DRAWINGS. IN ADDITION, ALL GREASE INTERCEPTOR DESIGN CALCULATIONS FOR THE SIZING OF THE INTERCEPTOR SHALL BE SHOWN WITHIN THESE ARCHITECTURAL DRAWINGS; THIS INCLUDES ANY REFERENCING TO THE LATEST VERSIONS OF THE PLUMBING CODE.
 - ALL PROPOSED SANITARY SEWER EASEMENTS FOR THE DEVELOPMENT NEED TO BE SHOWN ON THE REZONING DRAWINGS, INCLUDING THE PROPOSED WIDTH OF EACH EASEMENT (MINIMUM 30-FOOT WIDTH).

-AFTER REZONING, PRELIMINARY PLAT MEETING ALL CDO AND TECHNICAL STANDARDS WILL BE REQUIRED

-NCDOT PERMIT REQUIRED

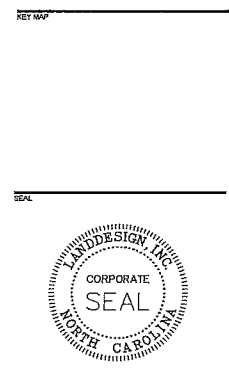
-EXISTING AND PROPOSED UTILITY EASEMENTS ARE NOT SHOWN TO DETERMINE POSSIBLE CONFLICTS WITH LANDSCAPING AND BUFFER REQUIREMENTS. STREET TREES ARE CONCEPTUAL IN LOCATION. ACTUAL LANDSCAPE REQUIREMENTS OF ARTICLE 11 FOR ENTIRE SITE WILL BE DETERMINED AT THE TECHNICAL SITE PLAN REVIEW

-THOROUGHFARE BUFFER PER 10.1.8.B WILL LIE OUT OF AND BEHIND FUTURE HIGHWAY 73. ODELL SCHOOL RD. AND HARRIS RD. R.O.W. ALSO SHALL NOT LIE WITHIN ANY EXISTING OR FUTURE UTILITY EASEMENTS

-THIS SITE PLAN IS CONCEPTUAL IN NATURE AND ANY AND ALL ENCROACHMENTS BY THE PROPOSED PARKING LOTS, DRIVE ABLES, AND BUILDING ENVELOPES WILL NOT BE PERMITTED WITHIN THE 25 FOOT PERIMETER BUFFER FOR THE PUD DISTRICT

-330 HOMES (95.3%) LOCATED WITHIN 660 FEET OF A PEDESTRIAN WALKING TRAIL.

IMPERVIOUS TAKE-OFFS	QTY	SF	ACRES	PCT
STREETS		373,522	8.575	6.67%
SIDEWALKS		193,810	4.449	3.46%
PARKING		345,703	7.936	6.18%
CURB & GUTTER		85,308	1.958	1.52%
HOUSES (3,000SF PER LOT)	204	612,000	14.050	10.94%
TOWNHOMES (1,800SF PER UNIT)	142	255,600	5.868	4.57%
COMMERCIAL STRUCTURES		121,784	2.796	2.18%
TOTALS		1,987,727	45.632	35.52%



NOT FOR CONSTRUCTION

CANNON RUN PUD REZONING

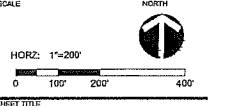
CHARLOTTE REAL ESTATE DEVELOPMENT
4350 MAIN STREET, SUITE 201
CONCORD, NC

LANDDESIGN PROJECT 1018123

REVISION / ISSUANCE

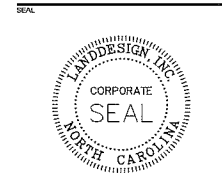
NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	08/18/18
2	REZONING RE-SUBMITTAL	09/14/18
3	REZONING RE-SUBMITTAL	10/23/18
4	REZONING RE-SUBMITTAL	11/06/18
5	REZONING RE-SUBMITTAL	11/14/18

DESIGNED BY: MEK
DRAWN BY: CJF
CHECKED BY: MEK



OVERALL SITE PLAN

RZ-3.0



NOT FOR
CONSTRUCTION

CANNON RUN PUD
REZONING

CHARLOTTE REAL ESTATE
DEVELOPMENT
4350 MAIN STREET, SUITE 201
CONCORD, NC

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	05/18/15
2	RE-ZONING RE-SUBMITTAL	09/14/15
3	RE-ZONING RE-SUBMITTAL	10/23/15
4	RE-ZONING RE-SUBMITTAL	11/09/15
5	RE-ZONING RE-SUBMITTAL	11/14/15

DESIGNED BY: MEK
DRAWN BY: CJF
CHECKED BY: MEK

SCALE NORTH

HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER
RZ-4.0

DEVELOPMENT STANDARDS:

Site Development Data:
 -Tax Parcels: 4681354530, 4681397602, 4681490380, 4681492678, 4681385847, 4681487303, 4681372783, 4681373910, 4681470232, 4681473599, 4681586081, 4681578564, 4681574399
 -Acreage: 2,128.463 acres
 -Existing Zoning: C-2
 -Proposed Zoning: PUD
 -Existing Uses: Vacant, Residential
 -Proposed Uses: As permitted by right and under prescribed conditions together with accessory uses, as allowed in the PUD zoning district (as more specifically described below).
 -Maximum Bldg Ht: Building height will be limited to 100 feet for development areas A and B and 35 feet for development areas C and D. For the purposes of this height limit, architectural features such as parapets, spires, mansards, cones and domes, roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment will not be considered for the calculation of allowed building height when located on a multi-story office building, or as more particularly described below. Building height shall be measured from the first-occupiable grade elevation.
 -Parking: Will meet or exceed the standards as required by the Ordinance for the PUD zoning district.

DEVELOPMENT STANDARDS

- General Provisions:**
 - Site Description:** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Charlotte Real Estate Development ("Petitioner") to amend the site plan related to the development of a mixed use commercial and residential community on an approximately 128.463 acre site located south of NC Highway 73 in the southwest quadrant of the intersection between NC Highway 73 and Odell School Road (the "Cannon Run Development"). As more particularly described below, this rezoning relates to Development Areas A, B, C, and D of the Cannon Run Development, encompassing approximately 128.463 acres surrounded by NC Highway 73, Harris Road and Odell School Road (the "Site").
 - Zoning Districts/Ordinance:** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Concord Development Ordinance (the "Ordinance").
 Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the PUD zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
 - Conceptual Master Plan:** The Technical Data Sheet is also accompanied by a Conceptual Master Plan. Petitioner shall develop the Site in a manner generally consistent with the Conceptual Master Plan, with the understanding that the configurations, placements and sizes of buildings, parking areas and open spaces may be altered or modified as long as the ultimate design is consistent with the spirit and intent of the Conceptual Master Plan. The configurations, placements, number and sizes of the buildings and treatment of open space areas depicted on the Conceptual Master Plan and any building designs depicted are conceptual in nature and therefore are subject to refinements as part of the final design process. The configurations, placements, number and sizes of the buildings and treatment of open space areas depicted on the Conceptual Master Plan, therefore, may be altered or modified during design development and construction document phases so long as the maximum building envelope lines and intensity limitations established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the PUD District.
 - Planned/Unified Development:** The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section IV below as to the Site as a whole and not individual portions or lots located therein.
 - Five Year-Vested Rights:** Pursuant to the provisions of Section 13.2.8.D of the Ordinance and N.C.G.S. Section 160A.385.1, due to the master planned large scale nature of the development and/or redevelopment, the level of investment, the timing of development and/or redevelopment and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning districts associated with the Petition for a five (5) year period.
- Optional Provisions for the PUD Area:**

The following optional provisions may be applied to Development Areas A, B, C, and D. The Petitioner reserves the right to provide any of the following conditions to the ultimate development of the project but will not be obligated to provide any of the conditions as described in sections (a) through (m) below.

 - To allow vehicular parking, maneuvering and service areas between the proposed buildings and (i) the interior public and private streets. Additional detail on where and how parking and maneuvering is allowed to occur between the buildings and streets is contained in Sections V and VI below.
 - To allow up to four (4) users with accessory drive-through windows to be located within Development Area A.
 - To allow along NC Highway 73, two (2) ground mounted shopping center/development identification signs up to 24 feet in height and containing up to 150 square feet of sign area. These signs may be used to identify any of the uses located on the Commercial Site.
 - To allow along Odell School Road, one (1) ground mounted shopping center/development identification signs up to 18 feet in height and containing up to 150 square feet of sign area. These signs may be used to identify any of the uses located on the Commercial Site.
 - To allow one (1) detached ground mounted identification sign for each nonresidential building located on the Site. These detached identification signs may be up to five (5) feet in height and contain up to 36 square feet of sign area.
 - To allow wall signs having up to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less, on the Site. Signs may be mounted on building walls, screening walls, or retaining walls.
 - To allow special event signs and banners not to exceed 100 square feet in sign area, at the intersection of NC Highway 73 and the Site's main north/south street connection. Any banners located at these intersections will be well-designed, professionally fabricated banners made of fabric or plastic of any type. Paper banners will not be allowed; and no more than two (2) banners will be allowed at a time at this intersection.
 - To allow any of the detached signs permitted by the Ordinance or these Optional Provisions to be placed within the setback provided along NC Highway 73, including within landscape areas indicated on the Rezoning Plan, as long as signage is no closer than fourteen (14) feet from back of curb.
 - To allow, at the Petitioner's discretion, the ability to have one unified construction sign on NC Highway 73 up to 200 square feet in sign area in lieu of multiple construction signs as permitted by the Ordinance.

Note: The optional provisions regarding certain signs are additions/modifications to the standards for signs in the PUD zoning district and are to be used with the remainder of PUD standards for signs not modified by these optional provisions.

 - To allow required long term bike parking spaces to be located within parking structures (if any are proposed).
 - To allow deviations from typical streetscape standards.
 - To allow digital video screens that are capable of full motion video as well as static images for community messaging, tenant and on and off-premise advertising within Development Area A.
 - To allow primary and secondary monumentation for the residential development at all points of vehicular access to Development Areas C and D.
- Permitted Uses, Development Area Limitations, Transfer and Conversion Rights:**
 - The Rezoning Plan sets forth four (4) development areas as generally depicted on the Technical Data Sheet as Development Areas A, B, C, and D (each a "Development Area" and collectively the "Development Areas").
 - Subject to the restrictions, limitations, and transfer/conversion rights listed below, the principal buildings constructed within Development Areas on the Site may be developed with up to 325,000 square feet of gross floor area of commercial non-residential uses permitted by right and under prescribed conditions, along with any accessory uses allowed in the PUD zoning district.
 - Permitted uses within Development Areas C and D of the Cannon Run Development is limited to detached or attached dwelling units of no more than 360 dwelling units.
 - For purposes of the development limitations set forth in these Development Standards (the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts, vestibules, roof top equipment rooms and maintenance crawl spaces), all loading dock areas (open or enclosed), outdoor coolers and outdoor dining areas whether on the roof of the building(s) or at street level parking for outdoor dining areas will be provided as required by the Ordinance or these development standards).
 - Convenience Stores with gasoline sales shall be permitted on the Site. Fuel pumps and associated canopies may also be permitted as an accessory to a grocery store use within Development Areas A and B.
 - The total square feet of gross floor area devoted to office uses and other commercial uses such as retail, restaurant and personal service uses shall be interchangeable provided that:
 - The total square feet of gross floor area of all such office and other commercial uses does not exceed 325,000 square feet of gross floor area;
 - In the event that a hotel use is developed, the total allowable square footage for office and other commercial service uses shall be reduced by 250 square feet for each hotel room that is developed;
 - The total square feet of gross floor area for non-office commercial uses such as retail, restaurant and personal service uses shall not exceed 175,000 square feet of gross floor area in purposes of these Development Standards (Personal Service uses are defined as uses that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products or merchandise but the sale of products and merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: beauty salons and barber shops, spas, yoga and exercise studios, nail salons, massage shops, martial art training studios, laundries and dry cleaning establishments, locksmiths, and alike).

Subject to the limitations set forth below, up to ten (10) users with accessory drive-through windows may be developed within Development Areas A and B, subject to the following restrictions and the design guidelines set forth in Section V below:

 - No more than four (4) restaurants with accessory drive-through windows may be located within Development Areas A and B;
 - No more than three (3) banks/financial institutions with accessory drive-through windows may be located within Development Areas A and B.
 - Two (2) free-standing retail pharmacies with accessory drive-through windows may be located within Development Areas A and B. One (1) additional drive through window shall be permitted if contained within a grocery store/anchor tenant.
- Permitted Uses in Development Areas A and B:**
 - Multi-Family Dwellings/Apartments (Development Area B only); Maximum 300
 - Community Service
 - Day Care
 - Educational Facilities
 - Government Facilities
 - Medical Facilities
 - Parks and Open Areas
 - Passenger Terminals
 - Places of Worship
 - Social Service Institutions
 - Indoor Recreation
 - Office
 - Hotel, Motel, Inn, etc.
 - Parking, Commercial
 - Restaurants
 - Alcoholic Beverage Production
 - Retail Sales and Service
 - Self-Service Storage
 - Vehicle Sales and Service

- IV. Transportation**
 - All public roadway improvements will be subject to the standards and criteria of the City of Concord and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad Northwest Cabarrus area, by way of a private/public partnership effort or other public sector project support.
 - Access and Internal Streets:**
 - Access to the Cannon Run Development will be from NC Highway 73, Moss Plantation Avenue NW, Coast Laurel Avenue NW, Harris Road and future streets as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.
 - Within the Cannon Run Development, the total number of access points to NC Highway 73 has been limited to two (2).
 - Within the Cannon Run Development, the total number of access points to Harris Road has been limited to two (2).
 - The number and location of internal streets not depicted on the Rezoning Plan will be determined during the design process and thereafter with approval from appropriate governmental authorities, subject to applicable statutes, ordinances and regulations such as subdivision and driveway regulations.
 - The Petitioner reserves the right to request the installation of pavers and/or stamped or colored asphalt within the Site's public streets in order to designate and define pedestrian cross-walks. The Petitioner will coordinate the design of any decorative pavement elements proposed within the public right-of-way with the City of Concord during the driveway permit process. Furthermore, the Petitioner understands that an encroachment and maintenance agreement must be obtained from the City of Concord before any decorative pavers and/or stamped pavement proposed in the public right-of-way may be installed.
 - The alignment of the internal public and private streets, vehicular circulation and driveways may be modified by the Petitioner, subject to the City of Concord's final approval, to accommodate minor changes in traffic patterns, parking layouts and any adjustments required for approval by the City of Concord in accordance with published standards and industry best practices so long as the street network set forth on the Rezoning Plan is not materially altered.
 - Substantial Completion:** Reference to "substantially complete" for certain improvements set forth in the provisions of Section IV.A below shall mean completion of the roadway improvements in accordance with the standards set forth in Section IV.A, above provided, however, in the event certain non-essential roadway improvements, e.g. including but not limited to street lights, street trees, bike parking, etc. are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the City of Concord will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event, the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.
 - Roadway Improvements and Phasing:** Petitioner shall provide or cause to be provided on or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:
Phase 1 Improvements. One of the following improvement options (1-3) shall be substantially completed prior to the issuance of a Certificate of Occupancy for the first unit developed in Development Areas C or D:
 - Public Street A shall be constructed in its entirety and Public Street B shall be constructed from Moss Plantation Avenue south to Public Street A.
 - Moss Plantation Avenue shall be extended from Public Road B to Harris Road.
 - Public Street B shall be extended from Public Road A to Harris Road.**Phase 2 Improvements.** The following improvements shall be substantially completed prior to the development of office or retail uses within Development Area A or Development Areas B:
 - Public Street B, located between Development Area A and Development Area B, shall be constructed from Moss Plantation Avenue north to NC Highway 73.
 - Right-of-way Availability.** It is understood that some of the public roadway improvements referenced herein may not be possible without the acquisition of additional right-of-way. If after the exercise of diligent good faith efforts the Petitioner is unable to acquire any land necessary to provide for any such additional right-of-way upon commercially reasonable terms and at market prices, then the Petitioner will receive an extension of vested rights on a day for day basis. If delays in the application of additional right-of-way extends beyond the time that the Petitioner seeks to obtain a Certificate of Occupancy for building(s) on the Site in connection with related development phasing described above, then City of Concord will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, the Petitioner will continue to exercise good faith efforts to complete the applicable roadway improvements. In such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a Certificate of Occupancy is issued to secure completion of the applicable improvements.
 - Alternative Improvements.** Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, Planning Director, and as applicable, NCDOT, provided, however, the proposed alternate transportation improvements must provide comparable transportation network benefits to the improvements identified in this Petition. Changes in the location of proposed street alignment and lot configuration of more than (10) percent of the gross acreage can be approved administratively per Section 9.1.7.C of the Ordinance.
 - Traffic Signals.** Petitioner, on its own or in cooperation with other parties, shall be responsible for the cost of the traffic signal proposed at the intersection of Harris Road and Odell School Road, unless certain traffic signals are installed by others prior to the time that they are required to be provided by the Petitioner.
 - Institutional and Recreational Uses.** Institutional and recreational uses (indoor or outdoor), and any accessory building uses therein, shall not be considered office or retail uses when calculating square footages for the purpose of determining when certain transportation improvements are required.
 - Alternative Compliance.** While it is understood that the improvements set forth above, unless otherwise specified, are the responsibility of the Petitioner or other private sector entity, in event that it is necessary or advantageous, the City of Concord may, at its discretion, accept a fee in lieu of construction of certain improvements.
- Design Guidelines:**
 - Statement of Overall Design Intent.**
 - Land Use:** The Cannon Run Development as a whole contemplates an integrated, pedestrian friendly development. The Site, as contemplated in this rezoning petition, shall relate to the development of office, retail, service, residential and open space portions of the Cannon Run Development.
 - Open Space:** The Site will incorporate a system of public and private open spaces throughout that will be interconnected by sidewalks and walking trails. Smaller open space areas and pocket parks dispersed throughout Development Areas A, B, C, and D shall be included in the total open space acreage requirement.
 - Community Design:** The site plan will seek to emphasize pedestrian connections between uses and create a strong link between the commercial core of the development and adjacent uses throughout the Cannon Run Development. Additionally, streetscapes, landscaping and high-quality building materials will be used in a manner that creates a unified development pattern throughout the Cannon Run Development. Where opportunities exist, a vertical mix of uses will be encouraged but not required. Buildings will orient and provide prominent entrances along frontages on Public Street B (Rosed B).
 - Transportation and Mobility:** The Site's internal street network will establish new connections between existing developments on adjoining properties providing multiple route options and creating new opportunities for non-automobile travel.
 - General Design Guidelines.**
 - The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings (other than structured parking facilities) will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-panels), or wood. EPS as a building material will be allowed as backup for architectural trim on shoox clad buildings. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.
 - The Site will include a series of publicly accessible open spaces and plazas as focal points. These focal points will include some combination of landscaping, monumentation, water feature, seating areas and/or art work features.
 - Streetscape treatment will be a unifying element through the use of consistent paving, lighting, landscaping, and, when provided, site furnishings, throughout the Site.
 - Specialty pavers, stained and patterned concrete/paving or other similar means will be used to call attention to the presence of pedestrians, amenity areas, gathering spaces, plazas and as a method of way-finding.
 - Circulation paths will be provided along the Site's Public and Private Streets from parking areas and decks to building entries and areas of interest.
 - Water banks will be screened where visible from public streets, but shall not be required to be screened on private streets.
 - Roof top HVAC and related mechanical equipment will be screened from public view at grade from public or private streets immediately adjacent to the building.
 - All dumpster areas shall be enclosed by walls and opaque gates utilizing materials similar in nature and complimentary in design to adjacent buildings.
 - All service areas for non-residential uses shall be screened from adjacent residential uses as part of the PUD.
- Development Area A Design Guidelines.**
 - During the initial phases of development, uses within Development Area A may be served by surface parking areas. Structured parking facilities shall be required wherever office square footage within Development Area A exceeds 240,000 square feet.
 - Buildings shall not exceed ten (10) stories.
 - Off-street parking may be located along Public Street B or other internal streets if adequately screened from those streets by landscaping.
 - Buildings fronting Public Street B that house street level retail uses shall provide a ground floor fenestration zone having a minimum of 60% fenestration of the ground floor fenestration area measured between 2' and 5' above the sidewalk along Public Street B. Up to 40% of the required fenestration zone may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within the fenestration zone shall not be screened by film, decals and other opaque material, glazing finishes or window treatments. The maximum sill height for required fenestration shall not exceed 4'-0" above the Public Street B sidewalk.
 - All service areas for non-residential uses shall be screened from adjacent residential structures.
 - This site plan is conceptual in nature and any and all encroachments by the proposed parking lots, drive aisles, and building envelopes will not be permitted within the 25 foot perimeter buffer for the PUD district.
- Development Area B Design Guidelines.**
 - Up to ten (10) free-standing single tenant uses shall be permitted and not exceed 60,000 square feet in any one structure. However, in the event that a grocery store or anchor tenant use is developed, that use may occupy up to 150,000 square feet. This provision shall not prohibit non-retail uses, including but not limited to offices or studios, within free-standing buildings.
 - Buildings shall not exceed ten (10) stories in height.
 - Any drive-through uses within Development Area B shall be internally oriented and drive-through facilities and associated maneuvering areas shall be screened with a low wall and/or landscaping when visible from Public Street B or Moss Plantation Avenue.
 - Retail areas in buildings fronting Public Street B shall provide a ground floor fenestration zone having a minimum of 60% fenestration of the ground floor facade area measured between 2' and 5' above the sidewalk along Public Street B. Up to 40% of the required fenestration may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. The maximum sill height for required fenestration shall not exceed 4'-0" above the sidewalk.
 - Parking Areas for the retail buildings along Public Street B shall be screened by the buildings or with landscaping, except at pedestrian ways providing access from parking areas to the street. The facades of the retail buildings along the Public Street B fronting the parking areas shall provide a Ground Floor Fenestration Zone of 30% of the ground facade area as defined in Paragraph 5 above unless a particular facade directly abuts a required service area. Up to 40% of the required Fenestration Zone may be display windows as defined in Paragraph 5 of this Section. Required service areas within Development Area B shall be screened per requirements of the Zoning Ordinance. Those service areas directly abutting retail buildings along Public Street B shall be located to the rear facades of these buildings, away from the street and within the parking areas. These service areas shall have screen walls constructed to match the building's exterior finish materials and, with the exception of the main retail anchor, be accessed through opaque gates.

- Off-street parking may be located along Public Street B or other internal streets if adequately screened from those streets by landscaping.
- The facades of the retail buildings along the Public Street B fronting the parking areas shall provide a Ground Floor Fenestration Zone of 30% of the ground facade area as defined in Paragraph 5 above unless a particular facade directly abuts a required service area. Up to 40% of the required Fenestration Zone may be display windows as defined in Paragraph 5 of this Section.
- Required service areas within Development Area B shall be screened per requirements of the Zoning Ordinance. Those service areas directly abutting retail buildings along Public Street B shall be located to the rear facades of these buildings, away from the street and within the parking areas. These service areas shall have screen walls constructed to match the building's exterior finish materials and, with the exception of the main retail anchor, be accessed through opaque gates.

Parking Areas, Access and Circulation Design Guidelines

- Building materials associated with facades on vertical parking structures shall be generally compatible in character and quality with materials used on nearby buildings, plazas and streetscapes, taking into consideration differences associated with parking structures.
- Vertical Parking structures shall be designed to materially screen the view of parked cars from adjacent public or private streets or publicly accessible open spaces or plazas. Screening of cars on the ground level will be accomplished primarily through the use of landscaping; use of film or cars parked on the upper level will be accomplished by a wall, at least 36 inches in height, designed as part of the parking deck structure. Vertical Parking structures shall be screened with decorative louvers and landscaped as required by the Ordinance.
- On-site loading docks and waste areas shall be separated and/or screened from view at ground level from primary building entrances.

Pedestrian Access and Circulation Design Guidelines

- Along the Site's internal streets, the Petitioner will provide a sidewalk and a cross-walk network that links the buildings, parking areas and areas of interest on the Site with one another by way of links to sidewalks along the abutting public and private streets and/or other pedestrian features. Street trees will also be provided within planting zones along the Site's internal public and private streets.
- Walkways through plazas or publicly accessible open space areas will be at least four (4) feet in width and shall be appropriately designed for the intended use and type of open space area in which they are located.
- Where walkways occur along building walls, a walkway width of at least six (6) feet must be maintained clear of door swings or similar impediments.
- Subject to the optional provision set forth in Section III.1 above, deviations from typical sidewalk and planting strip requirements are allowable upon approval by the City of Concord.

Open Space, Public Green and Amenity Areas

- Petitioner may provide active or passive open space throughout Development Areas A, B, C, and D to be inter-connected with pedestrian sidewalks or trails.
- Open spaces associated with water quality/storm water detention ponds may be improved as amenity areas with seating areas, naturalized paths and landscaping.

Environmental Features

- The Petitioner shall comply with the City of Concord and NCDOT approved and adopted Stormwater Ordinances. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submitted and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

Signage

- A comprehensive sign package will be required for projects that contain 250,000 square feet or more of gross floor area or exceed 10 acres in size.
- Signage as allowed by the Ordinance and by the Optional Provisions set forth under Section II above may be provided. Because the Site will be viewed as a Planned Unit Development as defined by the Ordinance, shopping center signs may be located throughout that portion of the Cannon Run Development as allowed by the Ordinance and the Optional Provisions. In addition, uses located on the interior of the Site may be identified on the allowed shopping center/development signs by way of example, the multi-family developments and single-family developments may be identified on the signs allowed along NC Highway 73, Odell School Road, and Harris Road). The allowed signs may contain identification signage for any of the uses located on the Site.
- Master signage and graphics systems may be adopted.
- Information and Advertising Pillar Signs as defined by the Ordinance may be provided on the Site.
- On premises directional and instructional signs may be located throughout the Site per the standards of the Ordinance.
- Temporary banners as allowed by the Ordinance may be provided.

Lighting

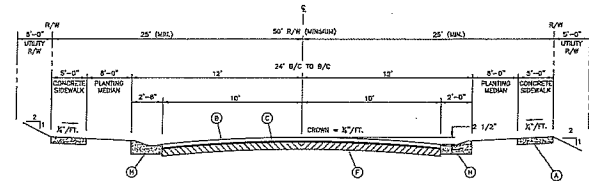
- All new lighting shall be full cut-off type lighting fixtures, excluding tower decorative lighting, that may be installed along the driveways, sidewalks, and parking areas.
- Detached lighting on the Site, except street lights located along public and private streets, will be limited to 30 feet in height in the portions of the Site used for non-residential uses and 25 feet in height in the portions of the Site used for residential uses.
- Attached and detached lighting shall be downwardly directed. However, upward facing accent lighting shall be permitted.

Amendments to the Rezoning Plan

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and the Ordinance.

Binding Effect of the Rezoning Application

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and more to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



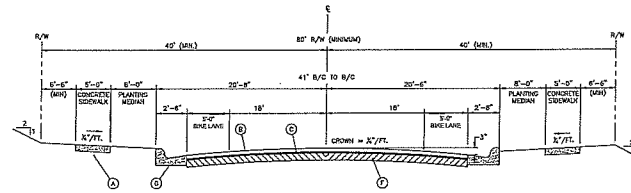
SECTION A-A
TYPICAL CROSS SECTION
LOCAL STREET

USING 2'-4" STANDARD CURB AND GUTTER OR VALLEY GUTTER

- ① 4" SIDEWALK
- ② 2.5" 5/8-IN. SURFACE COURSE
- ③ 2.25" 1-1/2-IN. INTERMEDIATE COURSE
- ④ 8" COMPACTED AGGREGATE BASE COURSE OR 3.5" 8-25.0X BASE COURSE
- ⑤ 2'-4" VALLEY GUTTER

TYPICAL SECTION
LOCAL STREET

STANDARD DRAWING NO. 20
REVISED: 08/23/18

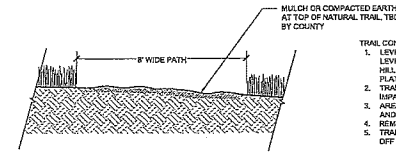


TYPICAL CROSS SECTION

DIMENSIONS FOR NONRESIDENTIAL STREETS
USING 2'-4" STANDARD CURB AND GUTTER
(SEE STANDARD DRAWING NO. 214 FOR NONRESIDENTIAL CUL-DE-SACS)

- ① 4" SIDEWALK
- ② PER APPROVED PAVEMENT DESIGN
- ③ PER APPROVED PAVEMENT DESIGN
- ④ PER APPROVED PAVEMENT DESIGN
- ⑤ 2'-4" STANDARD CURB AND GUTTER

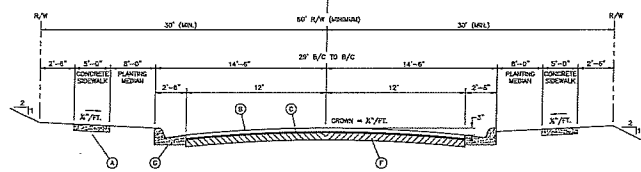
TYPICAL SECTION
NON RESIDENTIAL MAJOR COLLECTOR AND NON RESIDENTIAL MINOR COLLECTOR



- MULCH OR COMPACTED EARTH
AT TOP OF NATURAL TRAIL TBD
BY COUNTY
- TRAIL CONSTRUCTION:
1. LEVEL TERRAIN: BUILDING TREAD ON DEEP, WELL-DRAINED SOIL IN LEVELS ON GENTLY SLOPING TERRAIN (5% OR LESS) WHERE NO SOIL HILL CONSTRUCTION IS NECESSARY. IT INCLUDES BOTTOMLANDS, PLATINA AREAS AND ROSELINES.
 2. TRAILS ARE TO BE HAND-CUT AND SURFACED IN PLACE WITH NO IMPACTS TO STREAMS OR WETLANDS.
 3. AREA OF TRAIL TO BE CLEARED. CHIP OR DIG OUT VINES, WEEDS AND STUMPS LEFT IN THE TREAD AREA.
 4. REMOVE ANY EMBEDDED ROCKS FROM THE TREAD SURFACE.
 5. TRAIL SHOULD OUTFLOPE 2-4% FOR WATER TO DRAIN ACROSS AND OFF THE TRAIL.

1
RZ-3.7
SECTION

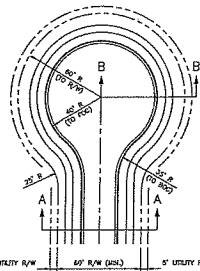
NOT TO SCALE



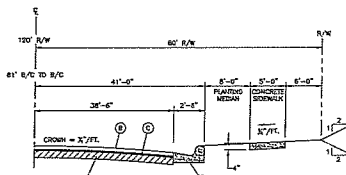
TYPICAL CROSS SECTION

- ① 4" SIDEWALK
- ② 3" 5/8-IN. SURFACE COURSE
- ③ 2.25" 1-1/2-IN. INTERMEDIATE COURSE
- ④ 10" COMPACTED AGGREGATE BASE COURSE OR 5" 8-25.0X
- ⑤ 2'-4" STANDARD CURB AND GUTTER

TYPICAL SECTION
MINOR COLLECTOR WITHOUT ON-STREET PARKING



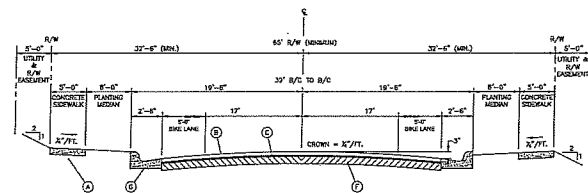
PLAN



SECTION B-B

DIMENSIONS FOR RESIDENTIAL CUL-DE-SACS

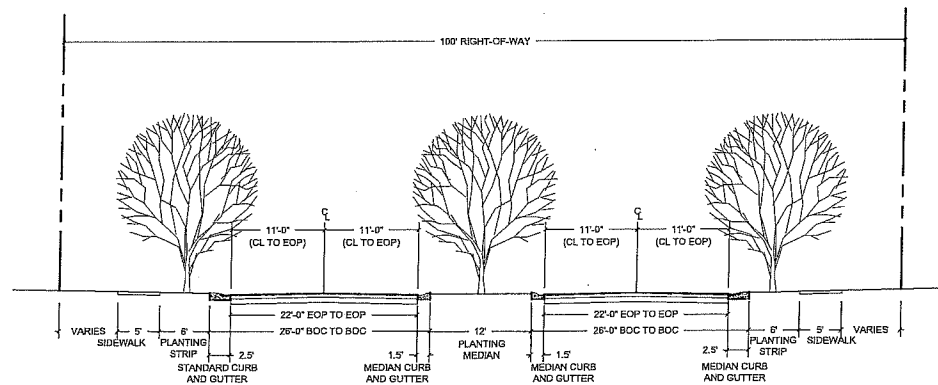
RESIDENTIAL CUL-DE-SAC



TYPICAL CROSS SECTION

- ① 4" SIDEWALK
- ② 3" 5/8-IN. SURFACE COURSE
- ③ 2.25" 1-1/2-IN. INTERMEDIATE COURSE
- ④ 10" COMPACTED AGGREGATE BASE COURSE OR 5" 8-25.0X
- ⑤ 2'-4" STANDARD CURB AND GUTTER

TYPICAL SECTION
RESIDENTIAL MAJOR COLLECTOR



STREET SECTION - 100' ROW
SCALE: 1" = 10'

KEY MAP



NOT FOR
CONSTRUCTION

PROJECT

CANNON RUN PUD
REZONING

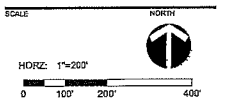
CHARLOTTE REAL ESTATE
DEVELOPMENT
4350 MAIN STREET, SUITE 201
CONCORD, NC

1018123

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	09/18/18
2	REZONING RE-SUBMITTAL	09/14/18
3	REZONING RE-SUBMITTAL	10/23/18
4	REZONING RE-SUBMITTAL	11/09/18
5	REZONING RE-SUBMITTAL	11/14/18

DESIGNED BY: MEK
DRAWN BY: C/JF
CHECKED BY: MEK



ROADWAY SECTIONS

SHEET NUMBER

RZ-3.7

PRECEDENT IMAGERY:



10. DOWNTOWN MATTHEWS



11. MINT HILL



12. MORROCROFT



13. MOSS CREEK SINGLE-FAMILY



14. MOSS CREEK SINGLE-FAMILY



15. PHILLIPS PLACE



16. PHILLIPS PLACE



17. PHILLIPS PLACE



18. PIEDMONT ROW

KEY MAP

SCALE



NOT FOR CONSTRUCTION

PROJECT
**CANNON RUN PUD
REZONING**

CHARLOTTE REAL ESTATE
DEVELOPMENT
4350 MAIN STREET, SUITE 201
CONCORD, NC

LANDDESIGN PROJ# 1018123

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	06/18/18
2	REZONING RE-SUBMITTAL	09/14/18
3	REZONING RE-SUBMITTAL	10/23/18
4	REZONING RE-SUBMITTAL	11/08/18
5	REZONING RE-SUBMITTAL	11/14/18

DESIGNED BY: MEK
DRAWN BY: CJF
CHECKED BY: MEK

SCALE: NORTH

HORZ:

SHEET TITLE

PRECEDENT IMAGERY

SHEET NUMBER

RZ-5.1

KEY MAP



NOT FOR CONSTRUCTION

PROJECT
**CANNON RUN PUD
REZONING**

CHARLOTTE REAL ESTATE
DEVELOPMENT
4350 MAIN STREET, SUITE 201
CONCORD, NC

LANDDESIGN PROJECT 1018123

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	06/18/18
2	REZONING RE-SUBMITTAL	09/14/18
3	REZONING RE-SUBMITTAL	10/23/18
4	REZONING RE-SUBMITTAL	11/06/18
5	REZONING RE-SUBMITTAL	11/14/18

DESIGNED BY: MEK
DRAWN BY: CJF
CHECKED BY: MEK

SCALE: NORTH

HORZ:

SHEET TITLE

PRECEDENT IMAGERY

SHEET NUMBER

RZ-5.0

PRECEDENT IMAGERY:



1. AYERSLEY



2. AYERSLEY



3. AYERSLEY



4. BALLANTYNE



5. BAXTER



6. BAXTER



7. DOWNTOWN MATTHEWS



8. DOWNTOWN MATTHEWS



9. DOWNTOWN MATTHEWS

Aerial Map

Z(CD)-17-18

Charlotte Real Estate Development

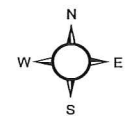
southwest quadrant of the Davidson Hwy & Odell School Rd intersection

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

to

City PUD (Planned Unit Development)

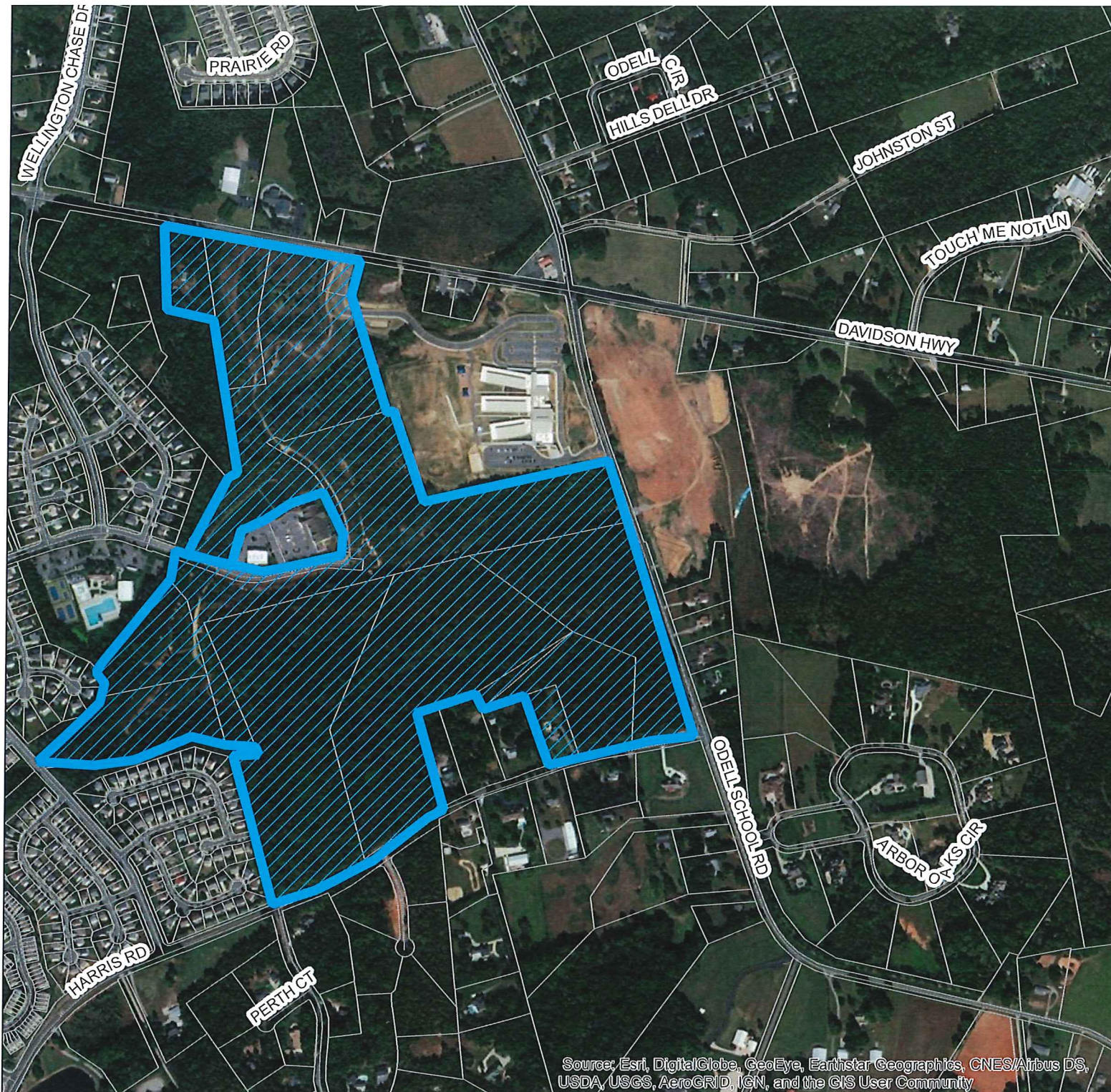
Multiple PINS



Source: City of Concord Planning Department

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Zoning Map

Z(CD)-17-18

Charlotte Real Estate Development

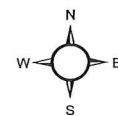
southwest quadrant of the Davidson Hwy & Odell School Rd intersection

Cabarrus County O-1 (Office Institutional) & City C-2 (General Commercial)

to

City PUD (Planned Unit Development)

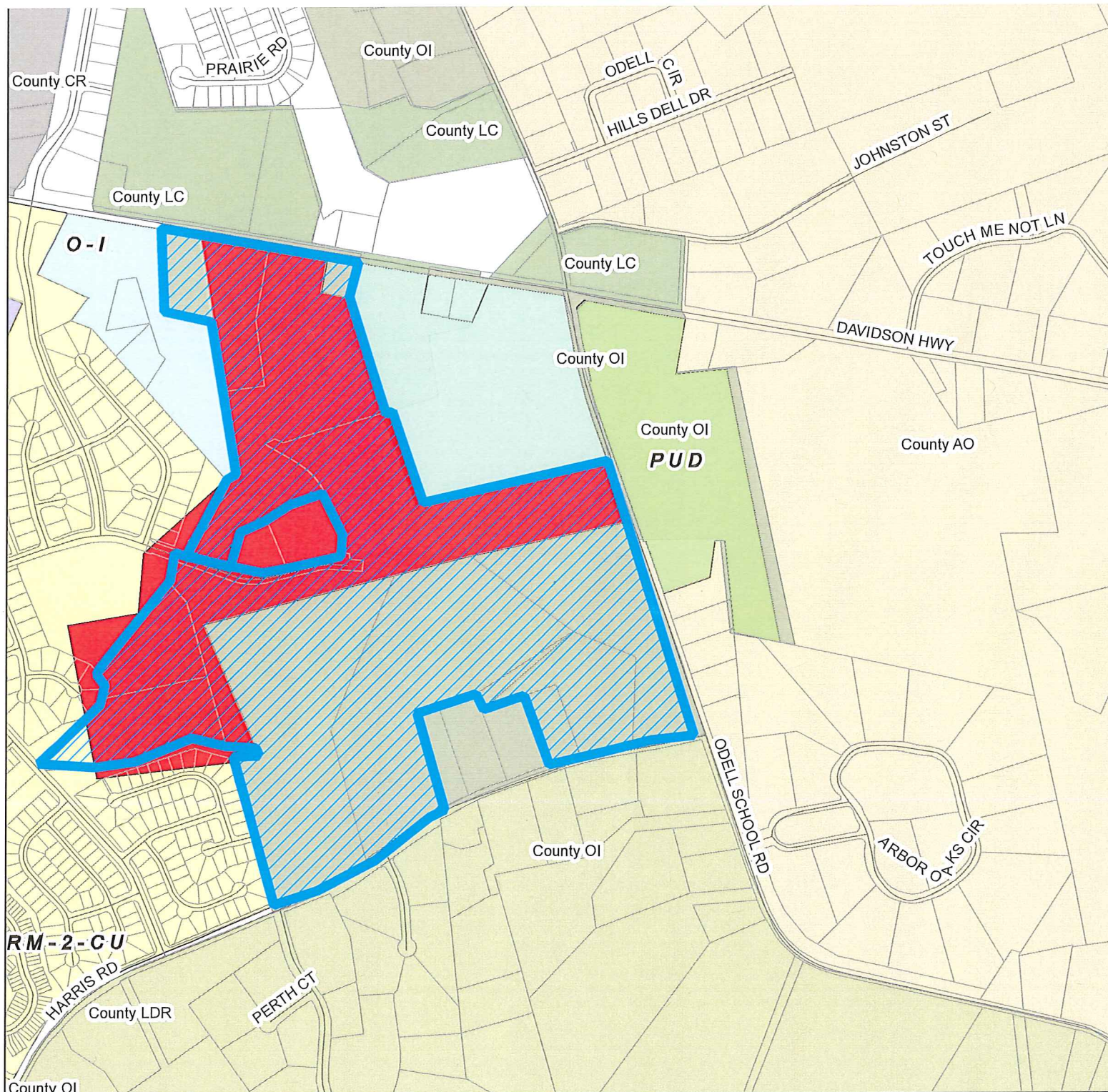
Multiple PINS



Source: City of Concord Planning Department

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LUP Map

Z(CD)-17-18

Charlotte Real Estate Development

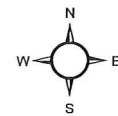
southwest quadrant of the Davidson Hwy & Odell School Rd intersection

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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