



DATE: November 21, 2023

REZONING CASE #: Z (CD)-18-23

ACCELA: CN-RZC-2023-00014

DESCRIPTION: Zoning Map Amendment
Unzoned (formerly Cabarrus County LDR (Low Density Residential)) to City of Concord RM-2-CD (Residential Medium Density – Conditional District)

APPLICANT/OWNER: Justin Mueller

LOCATION: 1199 Odell School Rd.

PIN#s: p/o 4681-64-7428

AREA: +/- 63.5 acres

ZONING: Unzoned – formerly Cabarrus County LDR (Low Density Residential)

PREPARED BY: Autumn C. James, Planning & Development Manager

Note: Because this rezoning request is pertaining to a recently annexed property, a City zoning classification must be adopted.

BACKGROUND

The subject property consists of +/- 63.5 acres generally located between Untz Rd. to the east and Harris Rd to the west. The petitioner seeks approval of a rezoning for the development of a single family residential subdivision.

HISTORY

The subject property was previously located in Cabarrus County and zoned Low Density Residential (LDR), containing a single family residence and agricultural land. The vacant agricultural portion of this property was annexed into the City of Concord on July 13, 2023.

As required by the CDO, the applicant held a neighborhood meeting on June 1, 2023 and according to the sign in sheet, three (3) individuals attended. The sign in sheet is attached to the Commission’s packets.

Because this rezoning request pertains to a recently annexed property, a City zoning classification must be adopted. Should the Planning and Zoning Commission decide to deny the rezoning request, an alternative zoning designation must be applied considering Land Use Plan consistency.

SUMMARY OF REQUEST

The applicant proposes to rezone +/-63.5 acres from unzoned (formerly Cabarrus County LDR (Low Density Residential)) to City of Concord RM-2-CD (Residential Medium Density – Conditional District) for the development of a maximum of ninety-five (95) single-family detached homes.

The conditional zoning process allows particular uses to be established on case-by-case basis on a specific property. A petition for conditional zoning must include a site plan, drawn to scale, with supporting information and text that specifies the actual use or uses intended for the property and any proposed conditions that will govern development and use of the property. If a petition for conditional district zoning is approved, the conditions of approval shall become binding upon the property. Only those uses and structures indicated in the approved petition and site plan may be developed on the site. Conditions recommended by City Staff have also been reviewed and accepted by the petitioner. Those conditions are listed at the conclusion of this staff report.

The site plan indicates the subject property totals +/- 65.5 acres with 95 single-family detached homes. The proposed zoning of RM-2 (Residential Medium Density) allows for a max density of 4 dwelling units per acre with a minimum lot area of 10,000 square feet. As proposed, the maximum density of the project would be no more than 1.51 dwelling units per acre with the minimum lot area being approximately 15,000 square feet. Areas of open space are included throughout the site, with the amount of required open space to be 10% (6.33 acres) with the proposal of 17.050 acres of common open space comprised of 3.71 acres of active open space (COS2, COS4, COS7) with mini-park and parkway attributes and 13.299 acres of passive open space. A proposed tree preservation area is located in COS7. Pedestrian connection to the open space will be facilitated through a natural trail system.

A Traffic Impact Analysis (TIA) was prepared for the project in accordance with City of Concord requirements. The TIA is intended to identify transportation improvements necessary to help mitigate the impact of the development. These improvements include construction of both left and right turn lanes on Odell School Road. While Odell School Rd is a State maintained facility, the development did not necessitate NCDOT's requirements for a TIA. Therefore, NCDOT deferred to the City's ordinance. The City Transportation Department noted the TIA as complete, although could not recommend the rezoning due to the ordinance requirements as to analyzing the capacity of Odell School Road.

During the annexation public hearing at City Council, the developer stated that it is intention is to develop the site as "executive housing." Council has expressed that development of this type of housing is a future goal.

The site plan has been reviewed by the Development Review Committee and with the exception of the Transportation ordinance, there are no objections to the petition.

Property to the north is zoned Cabarrus County Agricultural/Open Space (AO) and consists of single family residences or vacant parcels of land. To the south, zoned City of Concord Residential Village – Conditional District (RV-CD) is the single family residential subdivision, Annsborough Park. Properties to the east are zoned either Cabarrus County Low Density Residential (LDR) or

Residential Village – Conditional District (RV-CD), and the properties to the west are zoned Cabarrus County Low Density Residential (LDR). These properties are vacant or residential.

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	
Unzoned – formerly Cabarrus County LDR (Low Density Residential)	North	Cabarrus County AO (Agricultural/Open Space)	Residential & Vacant	North	Residential & Vacant
	South	RV-CD (Residential Village – Conditional District)		South	Residential & Vacant
	East	Cabarrus County LDR (Low Density Residential) and RV-CD (Residential Village – Conditional District)		East	Residential & Vacant
	West	Cabarrus County LDR (Low Density Residential)		West	Residential & Vacant

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 LUP designates the subject property as “Suburban Neighborhood (SN). RM-2 (Residential Medium Density) is listed as a corresponding zoning district the “Suburban Neighborhood (SN) land use categories, and therefore is consistent with the land use plan.

The corresponding zoning districts for the “Suburban Neighborhood” land use category are RE (Rural Estate) , RM-1 (Residential Medium Density), RM-2 (Residential Medium Density), PRD (Planned Residential Development), C-1 (Light Commercial), PUD (Planned Unit Development), RV (Residential Village), TND (Traditional Neighborhood Development), B-1 (Neighborhood Commercial/Office District), RL (Residential Low Density), O-I (Office Institutional), R-CO (Residential – County Originated)

From the 2030 Land Use Plan – “Suburban Neighborhood (SN)”

The Suburban Neighborhood (SN) Future Land Use category includes single-family areas that are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from low-density single-family homes to denser formats of smaller single-family homes. In areas designated Suburban Neighborhood, homes are typically oriented interior to the neighborhood and are

typically buffered from surrounding development by transitional uses or landscaped areas. Single family attached dwellings are an option for infill development within the suburban neighborhood future land use category. These neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers and employment base needed to support these centers. Lots at intersections of collector and arterial streets within or at the edges of suburban neighborhoods may support small-scale, neighborhood serving, pedestrian-oriented commercial or service uses such as coffee shops, cafes, beauty salons and light retail. Pedestrian oriented uses exclude uses with drive-in, drive-through or automobile related services.

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

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

Objective 1.3: Ensure that the Future Land Use Map allows sufficient development opportunities to meet existing and projected needs for residential, commercial, industrial and other land uses.

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

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

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately +/- 63.5 acres and currently unzoned – formerly Cabarrus County LDR (Low Density Residential)
- The subject property was voluntarily annexed on July 13, 2023.
- The proposed zoning amendment is consistent with the 2030 Land Use Plan (LUP) as RM-2-CD (Residential Medium Density - Conditional District) is a corresponding zoning district to the Suburban Neighborhood (SN) land use category and the proposed use is compatible with those existing in the surrounding area.
- The zoning amendment is reasonable and in the public interest as it is complementary to the use, design and density with the adjacent residential land uses.

OR

- The zoning amendment is not reasonable and in the public interest as the design is not compatible with the surrounding residential area.

SUGGESTED CONDITIONS

If approval is desired, staff recommends the following conditions:

1. Compliance with “Myers Residential on Odell,” sheet number RZ-1, dated 10/04/2023.
2. Street yard landscaping requirements, including required street trees, shall be adhered to as noted in Article 11 of the Concord Development Ordinance (CDO)

3. Active open space shall be included and maintained in areas noted as COS2, COS4 and COS7, sheet number RZ-5, dated 10/23/2023.
4. Connection to open space to be maintained through the inclusion of a natural trail system for pedestrian connectivity, sheet number RZ-1, dated 10/04/2023.
5. Technical site plan review and approval is required including all approvals from outside local, state and federal agencies.
6. Future modifications/additions to the approved site plan may require further approval from the Planning and Zoning Commission.

PROCEDURAL CONSIDERATIONS

This particular case is a rezoning, which under the CDO, is legislative in nature. Legislative hearings do not require the swearing or affirming of witnesses prior to testimony at the public hearing.

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

Required Attachments / Submittals:

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

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

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

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

- 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:

Justin Mueller, 51 Union Street South, Suite 100, Concord, NC 28025
704-578-5688, justin@sdgcarolinas.com

Owner Name, Address, Telephone Number:

Unica U B O
1201 Odell School Rd. Concord, NC 28027

Project Location/Address: 1201 Odell School Rd. Concord, NC 28027

Parcel Identification Number (PIN): Portion of ~~0000000000~~ 46816474280000

Area of Subject Property (acres or square feet): 63.30 AC

Lot Width: n/a Lot Depth: n/a

Current Zoning Classification: ~~0000000000~~ N/A

Proposed Zoning Classification: RM-2 (City)

Existing Land Use: Single Family Home

Future Land Use Designation: Single Family Detached Subdivision

Surrounding Land Use: North Single Family South Single Family
East Single Family West Single Family

Reason for request:

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

Staff member signature: _____ Date: _____

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

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

Single Family residence and any accessory uses permitted in RM-2

2. List the Condition(s) you are offering as part of this project. Be specific with each description.

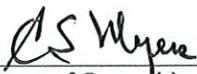
(You may attach other sheets of paper as needed to supplement the information):

~~None~~

None

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


Signature of Applicant 08/02/2023
Date


Signature of Owner(s) 8-8-2023
Date
CS Myers - Managing Director of UNICA UBO


Nancy M. Myers 8-8-2023
Date
Nancy Myers - Managing Director of UNICA UBO

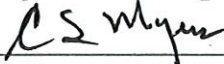


Certification

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: 08/02/2023

Applicant Signature: 

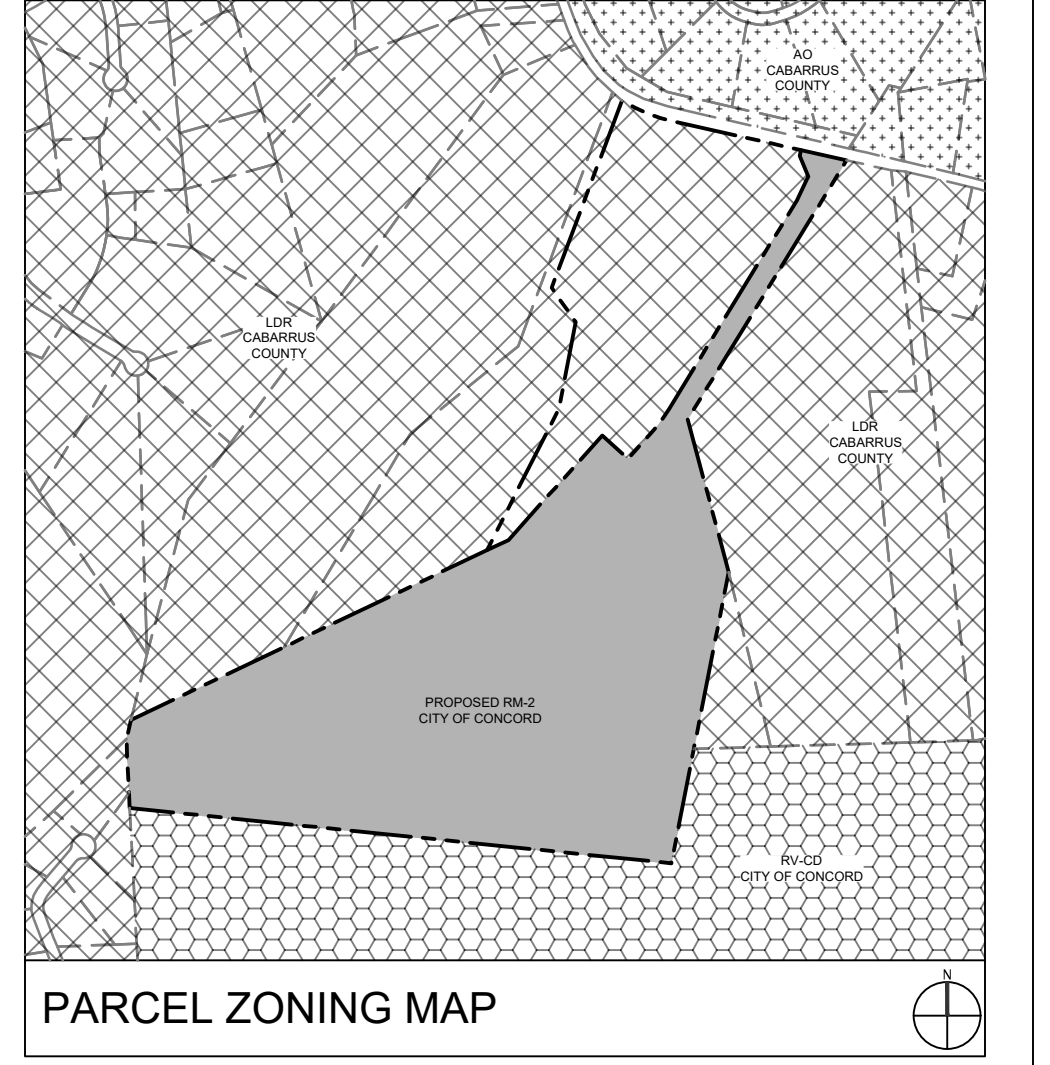
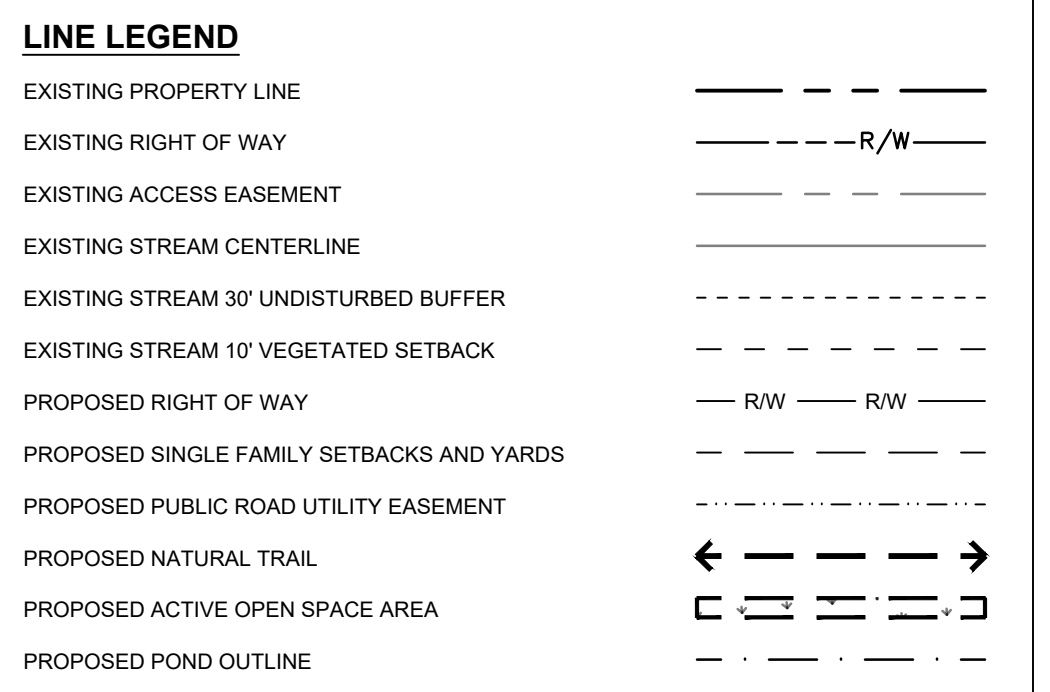
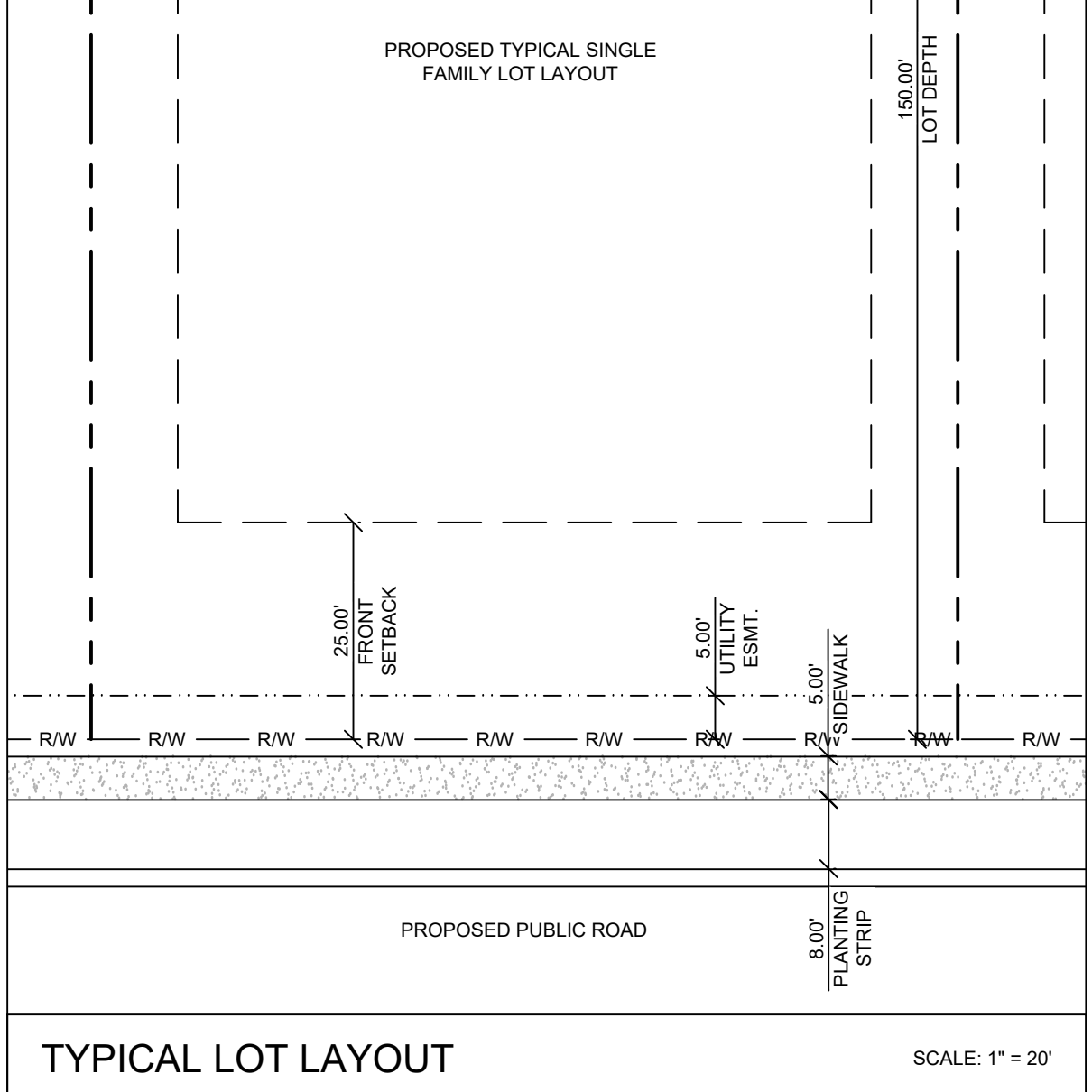
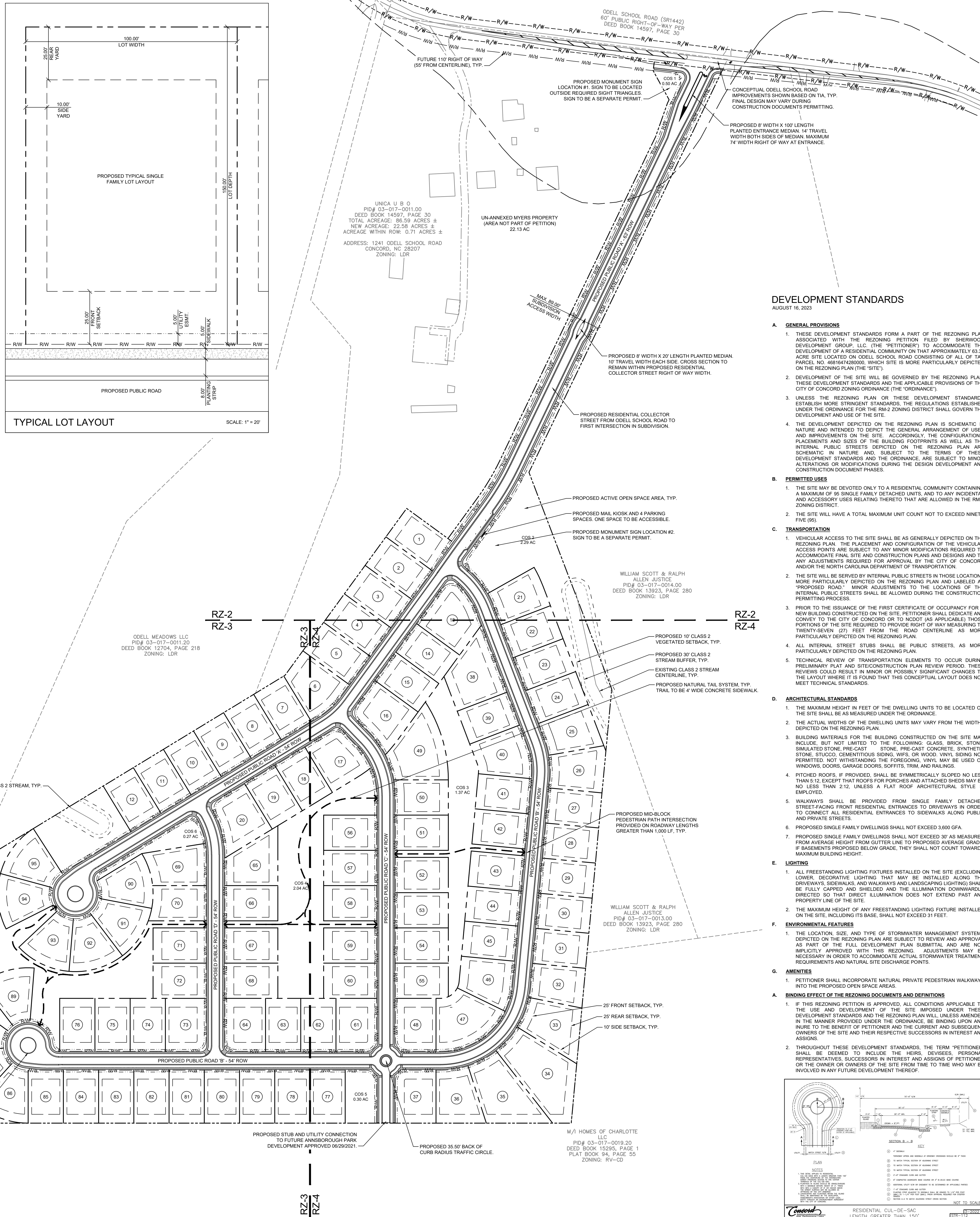
Property Owner or Agent of the Property Owner Signature:


CS Myers - Managing Director of UNICA UBO


Nancy Myers - Managing Director of UNICA UBO

PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE		
Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)
1	15969.11	0.367	33	20565.83	0.472	65	18642.38	0.428
2	16249.44	0.373	34	33479.46	0.769	66	15000.00	0.344
3	16250.00	0.373	35	26604.81	0.611	67	15000.00	0.344
4	16250.00	0.373	36	18162.27	0.417	68	15000.00	0.344
5	16250.00	0.373	37	17056.86	0.392	69	17448.16	0.401
6	19164.05	0.440	38	23122.82	0.531	70	15354.16	0.352
7	15000.00	0.344	39	15000.00	0.344	71	15000.00	0.344
8	15000.00	0.344	40	18429.69	0.423	72	15000.00	0.344
9	15000.00	0.344	41	15000.00	0.344	73	17056.86	0.392
10	15000.00	0.344	42	15000.00	0.344	74	15000.00	0.344
11	15000.00	0.344	43	15000.00	0.344	75	15000.00	0.344
12	15000.00	0.344	44	15000.00	0.344	76	14998.90	0.344
13	20867.51	0.479	45	15000.00	0.344	77	15000.00	0.344
14	15000.00	0.344	46	17711.65	0.407	78	15000.00	0.344
15	15000.00	0.344	47	23375.03	0.537	79	15000.00	0.344
16	19345.39	0.444	48	17056.86	0.392	80	15000.00	0.344
17	18484.87	0.424	49	25064.89	0.575	81	15000.00	0.344
18	15000.00	0.344	50	15060.16	0.346	82	15000.00	0.344
19	15000.00	0.344	51	15000.00	0.344	83	15000.00	0.344
20	18997.95	0.436	52	15000.00	0.344	84	15000.00	0.344
21	16115.67	0.370	53	15000.00	0.344	85	15000.00	0.344
22	15000.00	0.344	54	15000.00	0.344	86	15997.38	0.367
23	15000.00	0.344	55	14965.11	0.367	87	15997.38	0.367
24	15000.00	0.344	56	15000.00	0.344	88	15997.38	0.367
25	16646.30	0.382	57	15000.00	0.344	89	15997.38	0.367
26	17504.42	0.402	58	15000.00	0.344	90	15995.15	0.367
27	15030.85	0.345	59	15000.00	0.344	91	15997.38	0.367
28	15023.25	0.345	60	15000.00	0.344	92	15997.38	0.367
29	15015.65	0.345	61	17056.86	0.392	93	15997.38	0.367
30	15008.05	0.345	62	15000.00	0.344	94	15997.38	0.367
31	15001.19	0.344	63	15000.00	0.344	95	15997.38	0.367
32	15824.05	0.363	64	17056.86	0.392			

COS AREA TABLE			COS AREA TABLE			COS AREA TABLE		
Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)
COS 1	21953.77	0.504	COS 4	88654.86	2.035	COS 7	447899.65	10.282
COS 2	96860.33	2.288	COS 5	13105.32	0.301			
COS 3	59595.41	1.368	COS 6	11652.17	0.267			



DEVELOPMENT STANDARDS

AUGUST 16, 2023

A. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SHERWOOD DEVELOPMENT GROUP, LLC (THE PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 63.30 ACRE SITE LOCATED ON ODELL SCHOOL ROAD CONSISTING OF ALL OF TAX PARCEL NO. 4681647280000, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE 'SITE').
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CONCORD ZONING ORDINANCE (THE 'ORDINANCE').
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE RM-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL PUBLIC STREETS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE. ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

B. PERMITTED USES

- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 99 SINGLE FAMILY DETACHED UNITS, AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE RM-2 ZONING DISTRICT.
- THE SITE WILL HAVE A TOTAL MAXIMUM UNIT COUNT NOT TO EXCEED NINETY (99).

C. TRANSPORTATION

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CONCORD AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- THE SITE WILL BE SERVED BY INTERNAL PUBLIC STREETS IN THOSE LOCATIONS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED AS 'PROPOSED ROAD'. MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PUBLIC STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CONCORD OR TO NCDOT (AS APPLICABLE) THOSE PORTIONS OF THE SITE REQUIRED TO PROVIDE RIGHT OF WAY MEASURING TO TWENTY-SEVEN (27) FEET FROM THE ROAD CENTERLINE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- INTERNAL STREET STUBS SHALL BE PUBLIC STREETS, AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- TECHNICAL REVIEW OF TRANSPORTATION ELEMENTS TO OCCUR DURING PRELIMINARY PLAT AND SITE/CONSTRUCTION PLAN REVIEW PERIOD. THESE REVIEWS COULD RESULT IN MINOR OR POSSIBLY SIGNIFICANT CHANGES TO THE LAYOUT WHERE IT IS FOUND THAT THIS CONCEPTUAL LAYOUT DOES NOT MEET TECHNICAL STANDARDS.

D. ARCHITECTURAL STANDARDS

- THE MAXIMUM HEIGHT IN FEET OF THE DWELLING UNITS TO BE LOCATED ON THE SITE SHALL BE AS MEASURED UNDER THE ORDINANCE.
- THE ACTUAL WIDTHS OF THE DWELLING UNITS MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.
- BUILDING MATERIALS FOR THE BUILDING CONSTRUCTED ON THE SITE MAY INCLUDE, BUT NOT LIMITED TO THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRE-CAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING, WFS, OR WOOD VINYL SIDING NOT PERMITTED. NOT WITHSTANDING THE FOREGOING, VINYL MAY BE USED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM, AND RAILINGS.
- PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12 EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- WALKWAYS SHALL BE PROVIDED FROM SINGLE FAMILY DETACHED STREET-FACING FRONT RESIDENTIAL ENTRANCES TO DRIVEWAYS IN ORDER TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- PROPOSED SINGLE FAMILY DWELLINGS SHALL NOT EXCEED 3,600 GFA.
- PROPOSED SINGLE FAMILY DWELLINGS SHALL NOT EXCEED 30' AS MEASURED FROM AVERAGE HEIGHT FROM GUTTER LINE TO PROPOSED AVERAGE GRADE IF BASEMENTS PROPOSED BELOW GRADE. THEY SHALL NOT COUNT TOWARDS MAXIMUM BUILDING HEIGHT.

E. LIGHTING

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND WALKWAYS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 31 FEET.

F. ENVIRONMENTAL FEATURES

- THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

G. AMENITIES

- PETITIONER SHALL INCORPORATE NATURAL PRIVATE PEDESTRIAN WALKWAYS INTO THE PROPOSED OPEN SPACE AREAS.

A. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM 'PETITIONER' SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

DEVELOPMENT SUMMARY:

OWNER: UNICA UBO
OWNER ADDRESS: 1241 ODELL SCHOOL ROAD, CONCORD, NC 28027
TAX PARCEL PIN NUMBERS: 4681647280000
PARCEL SIZE: 63.30 ACRES
MAXIMUM LOT COUNT: 99 UNITS
MAXIMUM DENSITY: 1.51 DUA

EXISTING ZONING: UNZONED
EXISTING USE: RESIDENTIAL HOUSE/ FARM

PROPOSED ZONING: RM-2 (CD)
PERMITTED USES: SINGLE FAMILY DWELLING, ACCESSORY USES

RM-2 ZONING REQUIREMENTS:
MIN. LOT AREA: 10,000 SF
MIN. LOT WIDTH: 75'
MIN. LOT DEPTH: 100'
IMPERVIOUS SURFACE RATIO: N/A
MIN. STREET FRONTAGE: 15'
MAX. DENSITY: 1.51 DUA
MAX. BUILDING HEIGHT: 30'

PROPOSED ZONING REQUIREMENTS:
MIN. LOT AREA: 10,000 SF
MIN. LOT WIDTH: 100'
MIN. LOT DEPTH: 100'
IMPERVIOUS SURFACE RATIO: N/A
MIN. STREET FRONTAGE: 15'
MAX. DENSITY: 1.51 DUA
MAX. BUILDING HEIGHT: 30'

MIN. FRONT SETBACK: 25'
MAX. FRONT SETBACK: N/A
CORNER SETBACK: 25'
MIN. INTERIOR SIDE SETBACK: 10'
MIN. REAR SETBACK: 25'
ACC. STRUCTURES REAR: 5'
ACC. STRUCTURES REAR: 5'

* MIN. LOT WIDTH ON CUL-DE-SAC OF 37.5'
* MAXIMUM HEIGHT OF 30' MEASURED FROM GUTTER LINE TO AN AVERAGE MEASUREMENT TO PROPOSED GRADE. IF BASEMENTS ARE BELOW GRADE, THEN THEY WILL NOT BE COUNTED TOWARDS MAXIMUM HEIGHT.

BUFFER REQUIREMENTS:
30' UNDISTURBED STREAM BUFFER
10' VEGETATED SETBACK FROM STREAM BUFFER

PARKING REQUIREMENTS:
SINGLE FAMILY PARKING REQUIRED: MIN. 2 PER LOT = 190 SPACES
SINGLE FAMILY PARKING PROVIDED: MIN. 2 PER LOT = 190 SPACES

STREET CONNECTIVITY REQUIREMENTS:
REQUIRED RATIO: 1:40
PROVIDED RATIO: 1:43
10 LINKS / 7 NODES = 1:43

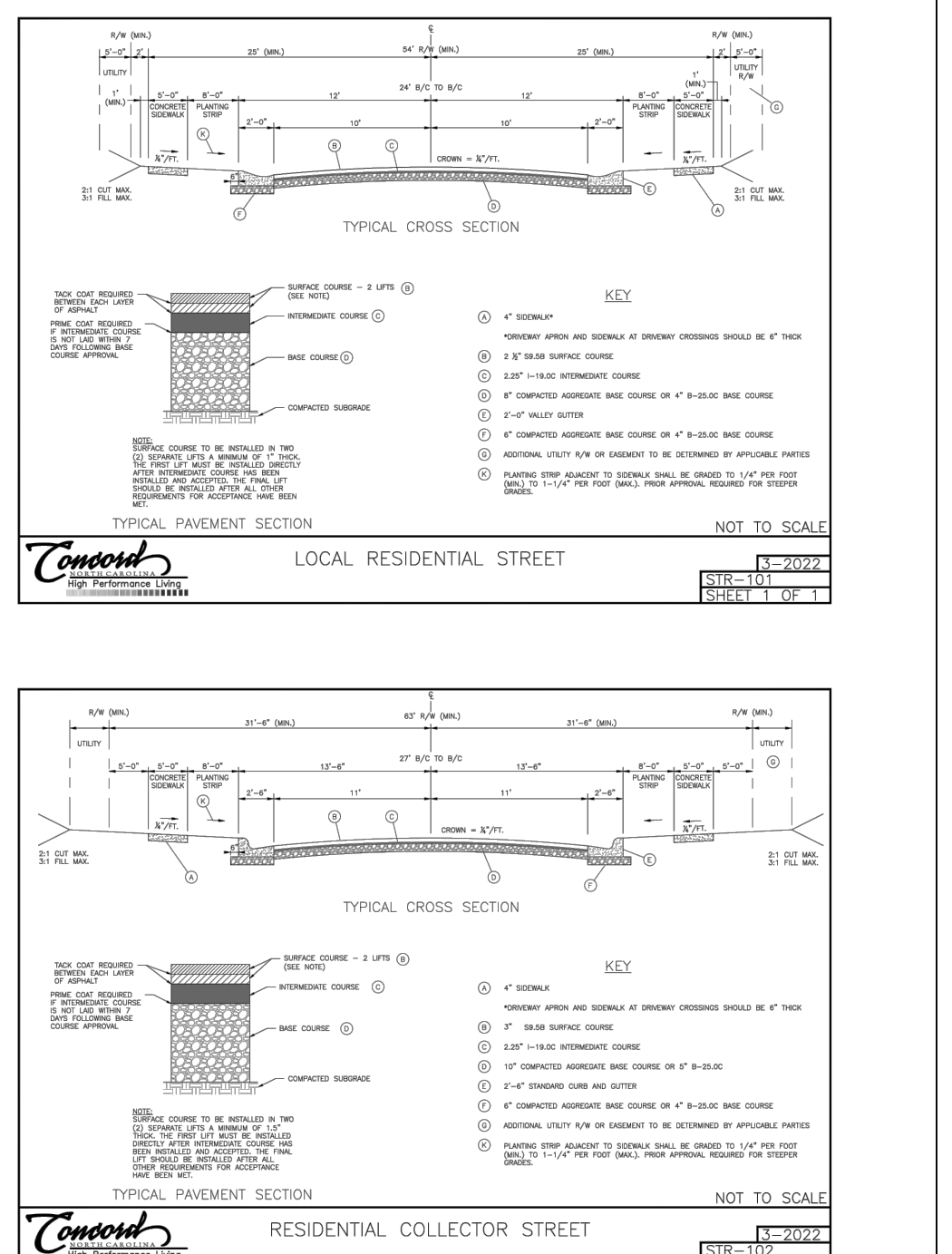
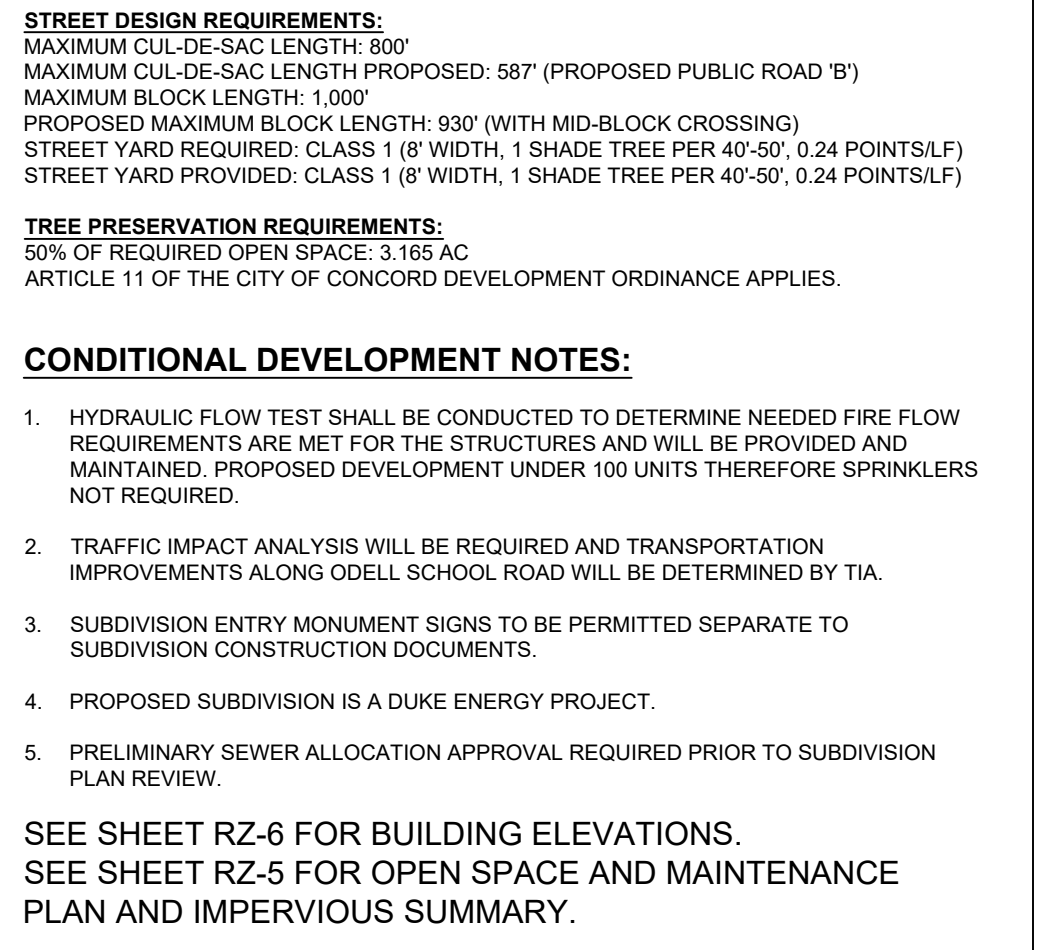
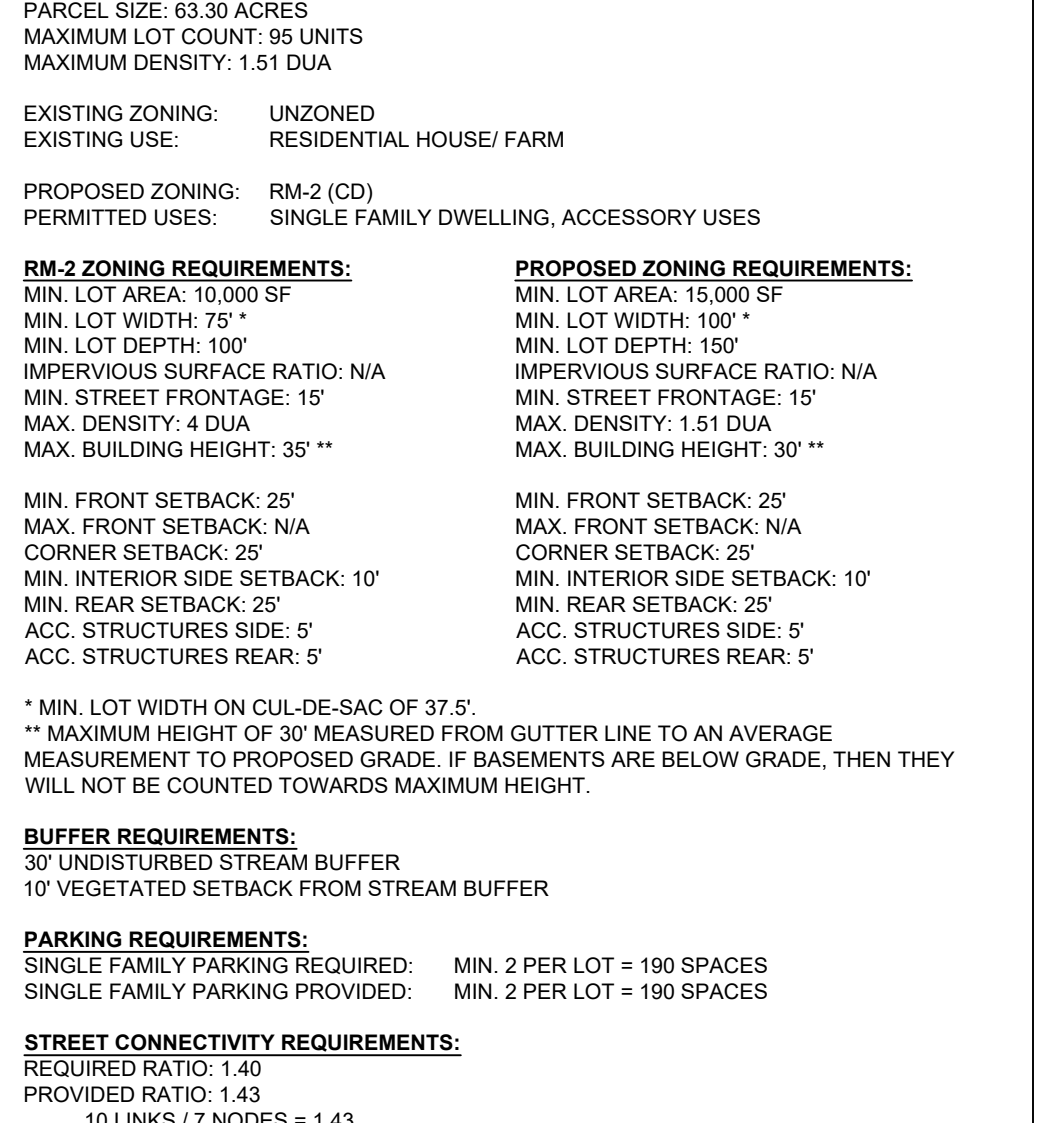
STREET DESIGN REQUIREMENTS:
MAXIMUM CUL-DE-SAC LENGTH: 800'
MAXIMUM CUL-DE-SAC LENGTH PROPOSED: 587' (PROPOSED PUBLIC ROAD 'B')
MAXIMUM BLOCK LENGTH: 1,000'
PROPOSED MAXIMUM BLOCK LENGTH: 830' (WITH MID-BLOCK CROSSING)
STREET YARD REQUIRED: CLASS 1 (8' WIDTH, 1 SHADE TREE PER 40-50', 0.24 POINTS/SF)
STREET YARD PROVIDED: CLASS 1 (8' WIDTH, 1 SHADE TREE PER 40-50', 0.24 POINTS/SF)

TREE PRESERVATION REQUIREMENTS:
50% OF REQUIRED OPEN SPACE: 3.16 AC
ARTICLE 11 OF THE CITY OF CONCORD DEVELOPMENT ORDINANCE APPLIES.

CONDITIONAL DEVELOPMENT NOTES:

- HYDRAULIC FLOW TEST SHALL BE CONDUCTED TO DETERMINE NEEDED FIRE FLOW REQUIREMENTS ARE MET FOR THE STRUCTURES AND WILL BE PROVIDED AND MAINTAINED PROPOSED DEVELOPMENT UNDER 100 UNITS THEREFORE SPRINKLERS NOT REQUIRED.
- TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED AND TRANSPORTATION IMPROVEMENTS ALONG ODELL SCHOOL ROAD WILL BE DETERMINED BY TIA.
- SUBDIVISION ENTRY MONUMENT SIGNS TO BE PERMITTED SEPARATE TO SUBDIVISION CONSTRUCTION DOCUMENTS.
- PROPOSED SUBDIVISION IS A DUKE ENERGY PROJECT.
- PRELIMINARY SEWER ALLOCATION APPROVAL REQUIRED PRIOR TO SUBDIVISION PLAN REVIEW.

SEE SHEET RZ-6 FOR BUILDING ELEVATIONS.
SEE SHEET RZ-5 FOR OPEN SPACE AND MAINTENANCE PLAN AND IMPERVIOUS SUMMARY.



V3 Southeast
3700 South Blvd., Suite 200
Charlotte, NC 28209
p: 704-940-2883
www.v3co.com

landscape architecture | planning
civil engineering | surveying

Myers Residential on Odell

1199 Odell School Road
Concord, NC 28027

VICINITY MAP N.T.S.

TOPOGRAPHIC SURVEY DATED MONTH XX, 20XX PROVIDED BY V3 SOUTHEAST, P.C., 2923 S. TRYON ST., STE. 200, CHARLOTTE, NC 28203, 704-940-2883

DATE: 08.16.23 PM-RAC
DRAWN BY: LWH REVIEWED BY: RAC
PROJECT NUMBER: 00952.01

CONCEPTUAL MASTER PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	10.04.23	1st City Comments

RZ-1
REZONING PETITION # CN-RZC-2023-00014



V3 Southeast
3700 South Blvd., Suite 200
Charlotte, NC 28209
p: 704-940-2883
www.v3co.com

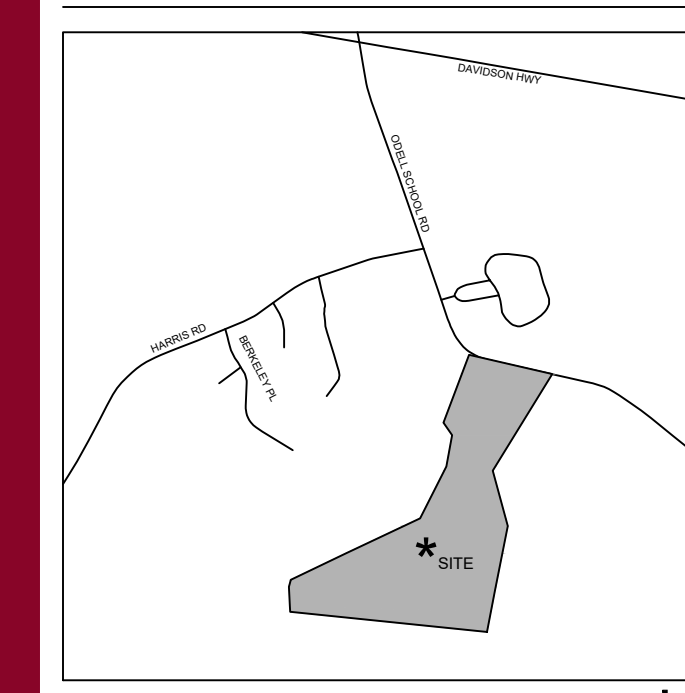


landscape architecture | planning
civil engineering | surveying

VISIO VERERE VIRTUTE

Myers Residential on Odell

1199 Odell School Road
Concord, NC 28027

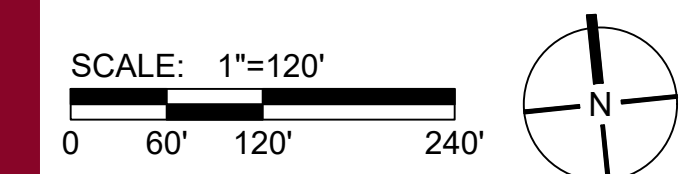


VICINITY MAP N.T.S.

TOPOGRAPHIC SURVEY DATED MONTH XX, 20XX PROVIDED BY V3
SOUTHEAST, P.C., 2923 S. TRYON ST., STE 200, CHARLOTTE, NC 28203,
704-940-2883

NOT FOR
CONSTRUCTION

Disclaimer ©2023:
Information contained in this document is the property of V3 Southeast and
the project client listed on this document. The reproduction, copying, and
other use without written consent is prohibited and may be subject to legal
action to the fullest extent possible.



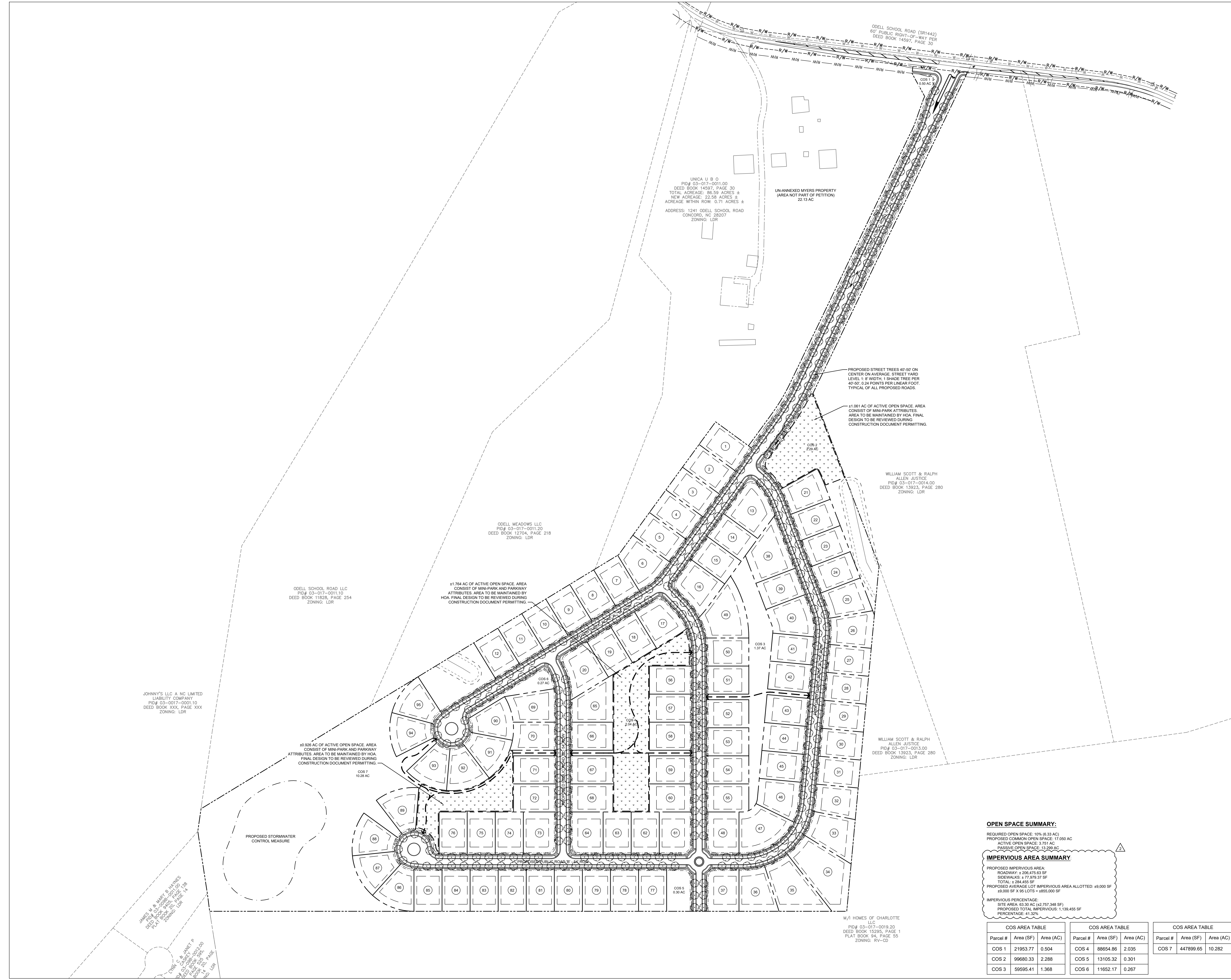
DATE: 08.16.23 PM-RAC
DRAWN BY: LWH REVIEWED BY: RAC
PROJECT NUMBER: 00952.01

OPEN SPACE AND MAINTENANCE PLAN

REVISIONS:		
1	10.04.23	1st City Comments
2	10.23.23	Revised Impervious Summary

RZ-5

REZONING PETITION #: CN-RZC-2023-00014



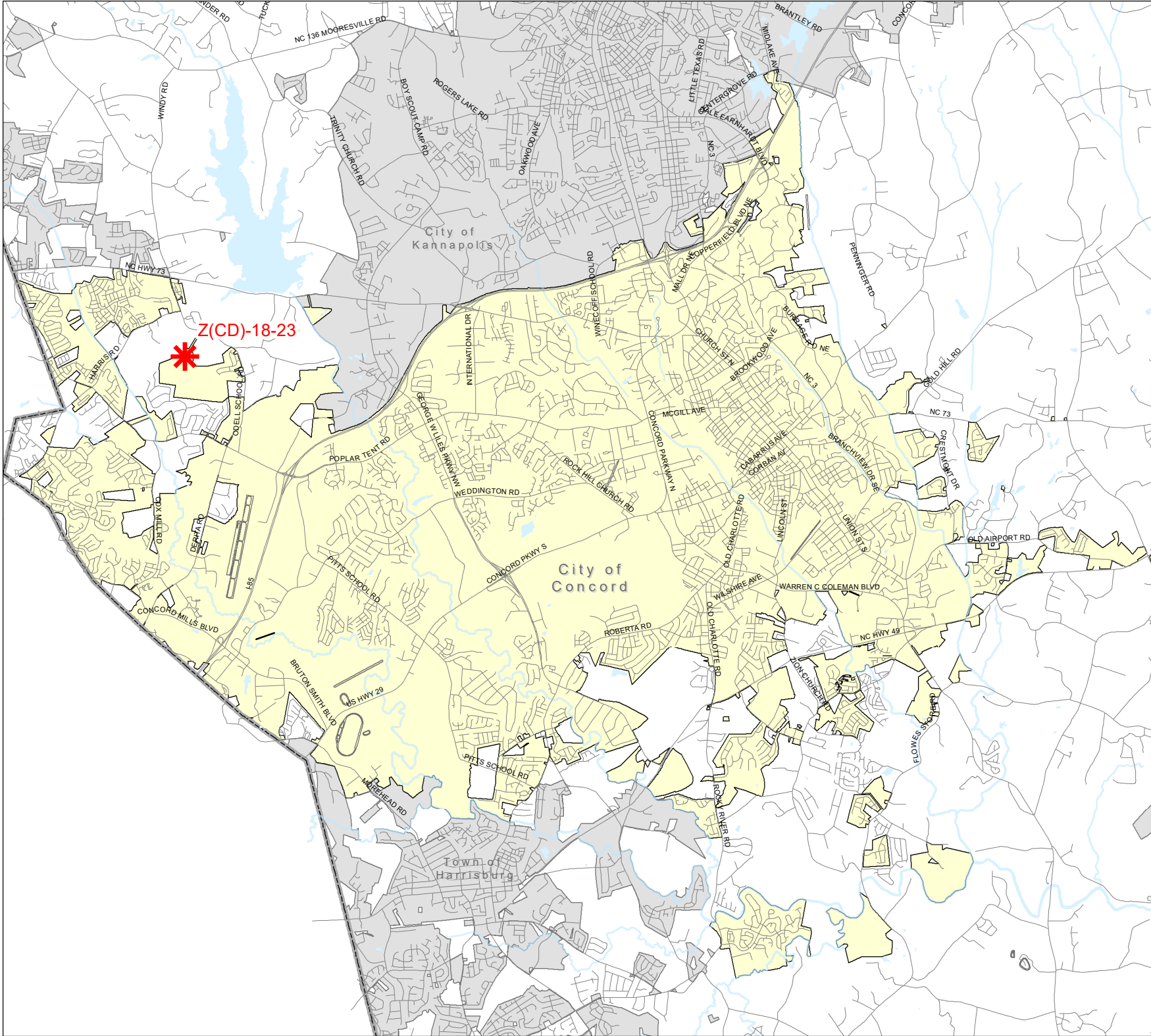
OPEN SPACE SUMMARY:
REQUIRED OPEN SPACE: 10% (8.33 AC)
PROPOSED COMMON OPEN SPACE: 17.050 AC
ACTIVE OPEN SPACE: 3.751 AC
PASSIVE OPEN SPACE: 13.299 AC

IMPERVIOUS AREA SUMMARY:
PROPOSED IMPERVIOUS AREA:
ROADWAY: ±206,475.63 SF
SIDEWALKS: ±77,979.37 SF
TOTAL: ±284,455 SF
PROPOSED AVERAGE LOT IMPERVIOUS AREA ALLOTTED: ±9,000 SF
±9,000 SF X 95 LOTS = ±855,000 SF
IMPERVIOUS PERCENTAGE:
SITE AREA: 93.30 AC (±2,787,348 SF)
PROPOSED TOTAL IMPERVIOUS: 1,139,455 SF
PERCENTAGE: 41.32%

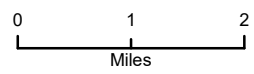
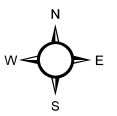
COS AREA TABLE			COS AREA TABLE			COS AREA TABLE		
Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)
COS 1	21953.77	0.504	COS 4	88654.86	2.035	COS 7	447899.65	10.282
COS 2	99680.33	2.288	COS 5	13105.32	0.301			
COS 3	59595.41	1.368	COS 6	11652.17	0.267			

Z(CD)-18-23

1199 Odell School Rd



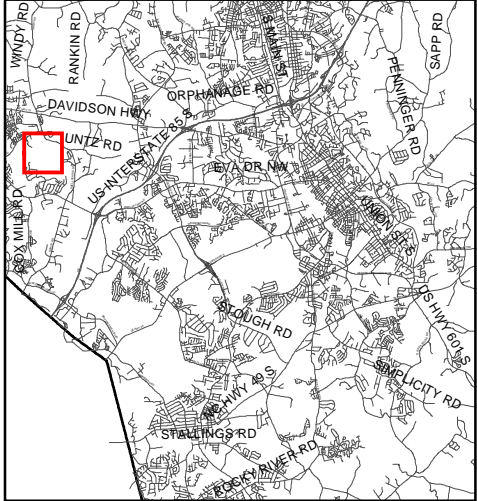
- Case Location
- Streets
- Lakes & Ponds
- Rivers
- Cabarrus Co.
- City of Concord
- Other Municipalities



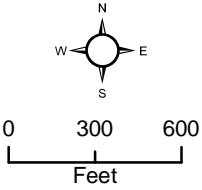
**Z(CD)-18-23
AERIAL**

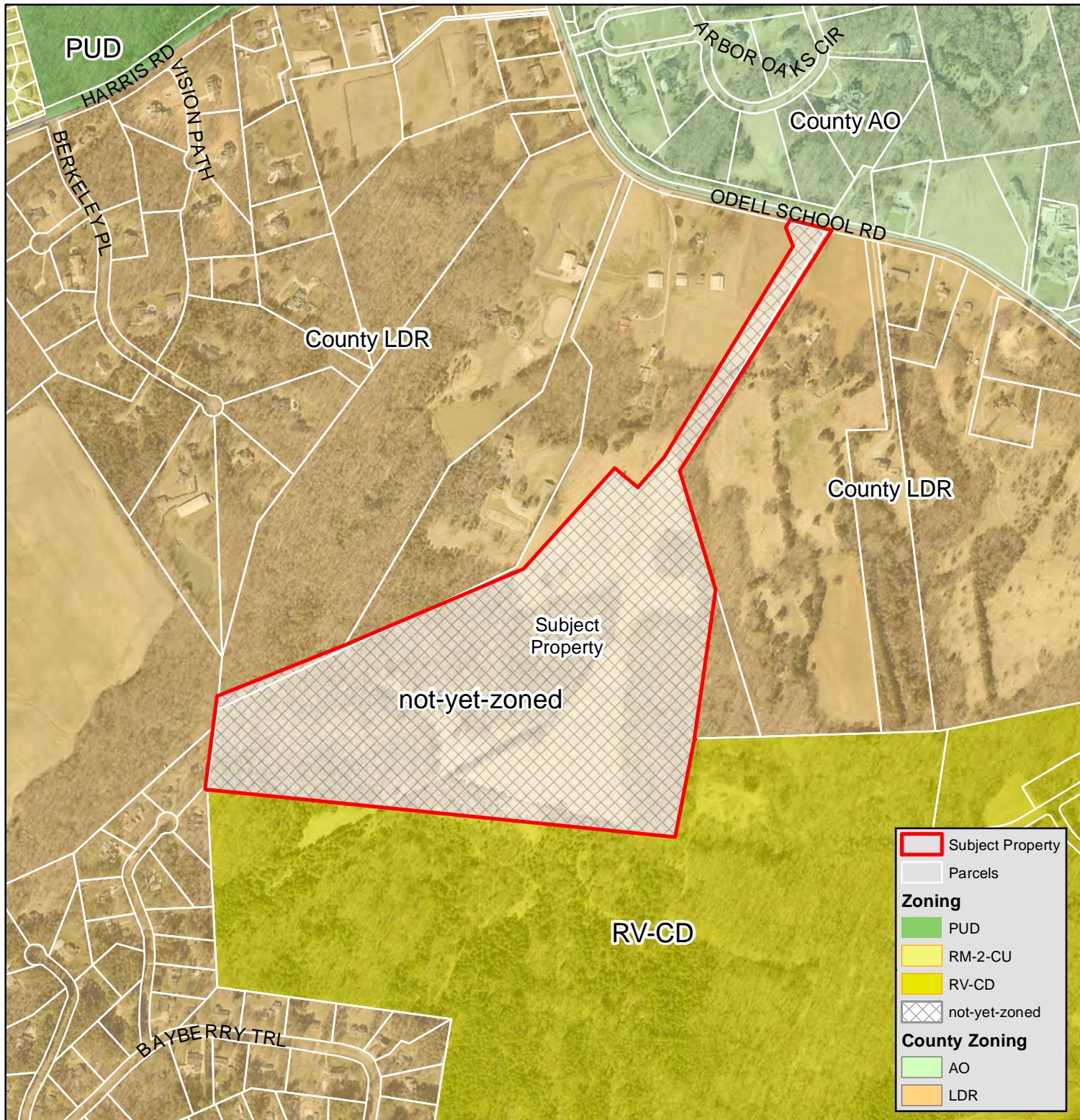
**Rezoning application
Unzoned (formerly County LDR)
to
RM-2 (Residential Medium
Density)**

1199 Odell School Rd
PIN: 4681-64-7428 (part of)



 Subject Property
 Parcels
 City of Concord

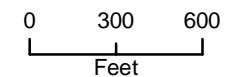
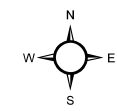
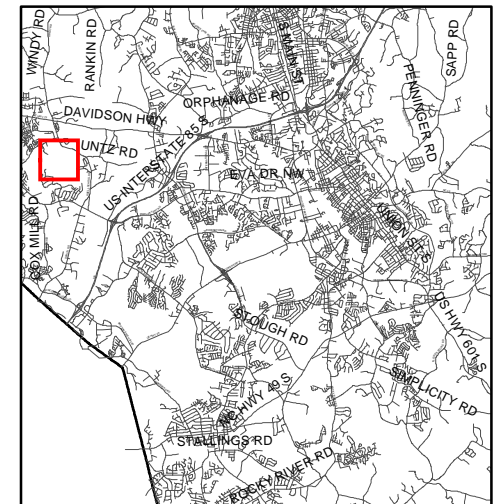


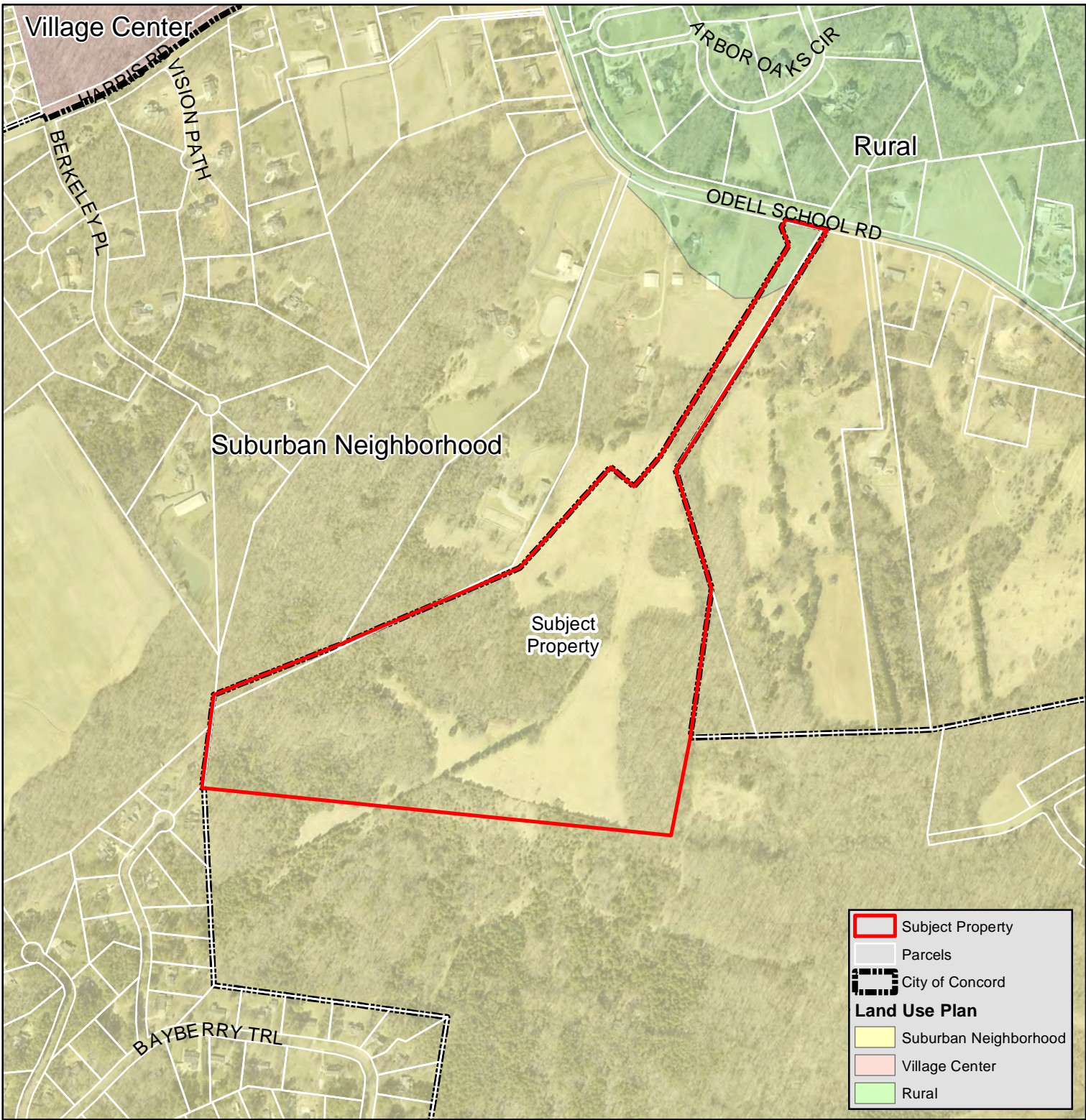


**Z(CD)-18-23
ZONING**

**Rezoning application
Unzoned (formerly County LDR)
to
RM-2 (Residential Medium
Density)**

1199 Odell School Rd
PIN: 4681-64-7428 (part of)

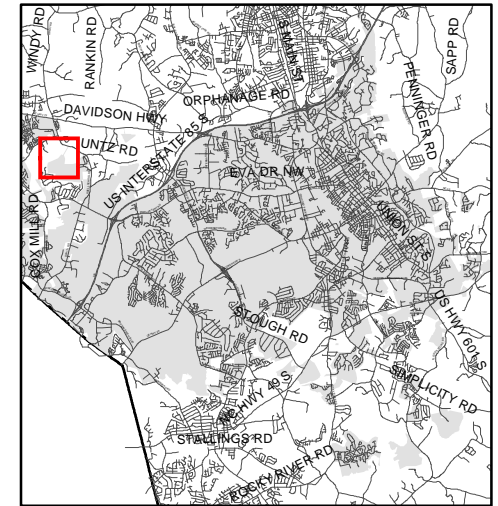




**Z(CD)-18-23
LAND USE PLAN**

**Rezoning application
Unzoned (formerly County LDR)
to
RM-2 (Residential Medium
Density)**

1199 Odell School Rd
PIN: 4681-64-7428 (part of)



	Subject Property
	Parcels
	City of Concord
Land Use Plan	
	Suburban Neighborhood
	Village Center
	Rural

