



Staff Report
Planning and Zoning Commission

DATE: January 18, 2022

DESCRIPTION: Zoning Map Amendment from City of Concord C-2 (General Commercial) to RC-CD (Residential Compact Conditional District)

CASE NUMBER: Z (CD)-28-21

APPLICANTS Dr. Aimy Steele, Reach Consulting

LOCATION: 848 Old Charlotte Road

PARCEL PIN: PIN 5529-48-0610

AREA: +/- 1.27 acres

ZONING: Concord C-2 (General Commercial)

REPORT PREPARED BY: Monterai Adams, Senior Planner

BACKGROUND

The subject property is located on the southwestern side of the intersection of Dulin Dr. SW. and Old Charlotte Rd. SW. and is +/- 1.27 acres. The parcel contains a church and daycare center. All existing structures would be demolished in order to develop the site with thirteen (13) multi-family townhomes, a parking lot, and passive common open space.

HISTORY

Annexation documentation shows that the subject property was annexed into the City June 30, 1986.

On September 16, 2021 an application was filed to rezone the parcel from City of Concord C-2 (General Commercial) to RC-CD (Residential Compact Conditional District) in order to construct (13) townhomes, a parking lot, and passive common open space.

Note: The proposed request is inconsistent with the 2030 LUP (Land Use Plan). Therefore the Planning and Zoning Commission will be reviewing the proposal, adopting a Statement of Consistency, and forwarding the request to City Council with a recommendation of approval or denial. If approval is recommended, the Planning and Zoning Commission must also recommend a corresponding Land Use Category. If approval is recommended, Staff suggest the Urban Neighborhood Land Use Category for consistency with the proposed zoning designation and density.

SUMMARY OF REQUEST

The applicant has requested to rezone the subject property from City of Concord C-2 (General Commercial) to RC-CD (Residential Compact Conditional District) in order to construct (13) townhomes within two buildings, a centralized parking lot, and passive common open space. Under the current C-2 zoning classification, multi-family would only be permitted with a 1) Special Use Permit on a maximum of 30% of the total land area of the parcel (exclusive of special flood hazard area and stream buffers) or 2) as part of a vertical mixed use dwelling/live work with commercial or office uses on the ground floor. As a conditional district rezoning request the applicant has submitted conditions, an associated site plan, and elevations.

According to the site plan, submitted as a condition of rezoning, the proposal would be limited to thirteen (13) new townhome units (approximately 1,600 SF each), divided between two (2) structures. The proposed residential buildings face inward toward the parking lot with the rear facades facing the residential property to the west and Old Charlotte Rd. Parking for the townhomes would come in the form of a shared parking lot centered between the buildings and accessed from Dulin Dr. SW. The proposed parking meets minimum requirements for the development and would not be highly visible from Old Charlotte Rd. due to the building locations but would be visible from Dulin. The overall density of the project would be 10.2 DUA. The maximum density of RC zoning is 15 du/a. Furthermore the permitted density for the existing C-2 zoning district would be a maximum of 15 du/a, provided that no more than 30% of the total land area of the parcel (exclusive of special flood hazard area and stream buffers) was dedicated to the multi-family use. Additionally, if developed under C-2, multi-family units above nonresidential uses and part of a vertical mixed use are not subject to maximum density requirements but must meet all other CDO standards including the maximum height limits.

In accordance with the CDO, setbacks from the front property line to the parking lot are 20'. The applicant has proposed a concrete walkway to connect each townhome entrance to the public sidewalk in front of each unit and the sidewalk would connect into the parking lot. The sidewalk would be back of curb. The property is setback 20ft from the adjacent single-family detached structure to the west. Street side setbacks include 20ft from the future right of way for Old Charlotte Rd and 20feet off of the Dulin right-of-way. Units are depicting space for private patio areas within those 20ft setbacks.

Required open space for the RC zoning district is a minimum of 20% or 0.244 acres if the density is greater than four units per acre. Under the current conditional district proposal, the applicant has provided 21.1 % 0.2569 acres in the form of passive greenspace along the south side of the property, behind parking lot. The applicant is proposing a playground/exercise area which is depicted on the site plan.

In addition to the open space, the site plan provides for a 20' Type C buffer along the southern property line. The abutting properties to the south are zoned C-1 (Light Commercial) and C-2. The minimum buffer between C-1 and a multi-family use is 15ft wide while the C-2 zoning would warrant a 20ft buffer. The property directly to the west is zoned RC and is developed as single-family attached. According to the CDO, the proposed use is required to install an 8' wide Type A Buffer to meet minimum standards. As shown on the site plan, minimum buffer standards have been provide along both abutting property lines. Further the City Arborist has reviewed the proposed street yard buffers widths and although the applicant did not submit a detailed landscape plan, the Arborist has certified that required plantings would feasibly fit within the allotted space.

The CDO also requires that elevation renderings be submitted for multi-family developments. The applicant has submitted two rendering of the proposed structures. As can be seen on the images,

the multi-family structures are 2 stories tall. Materials include hardie board, treated wood trim, and architectural asphalt shingles. Each unit has a covered entry over the front door and the units are elevated from grade by steps onto the front stoop. While the materials meet the standards in the Concord Development Ordinance the rendering doesn't align with the site plan. The view from the front of the elevation will face a parking lot.

Although the proposal is for a multi-family use based on site design, the structures are two-story and designed architecturally consistent with townhomes, the maximum building height under the proposal is 35 feet. The existing C-2 zoning would allow a new non-residential structure to be a maximum of 48 ft. However, portions of the building exceeding thirty-five (35) feet shall be setback an additional two (2) feet from the required building setback for each foot of height in excess of thirty-five (35) feet. The residential structures adjacent directly and across the street from the subject property are all one to one and half stories.

The site plan has been reviewed by all applicable City departments and no outstanding issues have been left unresolved. If approved, the request will need to be forwarded to City Council for approval and a Land Use Plan amendment to accommodate the proposed use and zoning district.

Properties to the north are zoned RC and are developed as single-family detached and single-family Properties to the east and west are zoned RC and are developed as single-family detached. Properties to the south are zoned C1-CD and C-2. The C1-CD parcel is the location of the Snobbs Salon and Spa. The property to the south, on the north corner of the Union Cemetery and Old Charlotte Rd intersection, is zoned C-2 and is primarily vacant aside from a small non-residential structure. The most recent permit issued for the site is was for Ages Ago Antiques in 2018. It is unclear if the use is still active. Prior to 2018 the lot had been permitted for a farmers market and various other temporary uses over the years.

| Existing Zoning and Land Uses | | | | | |
|--------------------------------------|-------------------------------|--|---|----------------------------------|--|
| Zoning of Subject Property | Zoning Within 500 Feet | | Land Uses(s) of Subject Property | Land Uses Within 500 Feet | |
| C-2 (General Commercial) | North | RV (Residential Village) and RC (Residential Compact) | Church along with parking lot and daycare | North | Single Family Detached |
| | East | O-I (Office and Intuitional), RV (Residential Village) | | East | Single Family Detached |
| | South | C-2 (General Commercial) | | South | Salon and Spa and a nonresidential lot |
| | West | C-2 (General Commercial), RV (Residential Village) | | West | Single Family Detached |

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 LUP designates the subject property as a “*Suburban Neighborhood*” for 848 Old Charlotte Road. RC (residential Compact) is not a corresponding zoning district to the “*Suburban Neighborhood*” land use category, and therefore is not consistent with the Land Use Plan. Approval of the conditional rezoning plan would require a Land Use Plan amendment by City Council. For consistency with the proposed zoning of RC-CD, and the proposed density of 10.2 du/a, if approval is desired, Planning Staff recommends the Urban Neighborhood Land Use Category. Urban Neighborhood would allow RC zoning and up to 15du/a. The Urban Neighborhood density could only be accomplished through a special purpose district such as a PUD. Property designated as Urban Neighborhood is located to the north, west and east. Property to the south is designated as Suburban Neighborhood, consistent with the subject property.

Existing Land Use Category:

“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.

Recommended Land Use Category (If approval of the zoning map amendment is desired):-

“Urban Neighborhood” (UN)

The Urban Neighborhood (UN) Future Land Use category includes a mix of moderate- to high-density housing options. These neighborhoods are relatively compact, and may contain one or more of the following housing types: small lot, single family detached, townhomes, condominiums, or apartments. The design and scale of development in an urban neighborhood encourages active living with a complete and comprehensive network of walkable streets. Cul-de-sacs are restricted to areas where topography, environment, or existing development makes other connections prohibitive. Lots at intersections of collector and arterial streets within or at the edges of urban neighborhoods may support neighborhood- and community-serving, pedestrian-oriented commercial or service uses such as coffee shops, cafes, beauty salons and light retail. Drive-through uses may be appropriate if designed and located so they access side streets and do not compromise pedestrian safety. Non-residential and multi-family uses are typically developed

with minimal street setbacks in the urban neighborhood future land use category.

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

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

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

- **Infill Housing:** *Promote a variety of compatible infill housing types in areas with access to adequate facilities and services.*
- **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.*
- **Mixed-Density Housing:** *Foster a compatible mix of higher density housing types at different densities within mixed-use activity centers and village centers.*

Goal 4: *Ensure compatibility between neighboring land uses*

Objective 4.1: *Use a combination of land use transitions, intensity gradients, buffering, and design to ensure that land use transitions are compatible.*

Policy Guidance for Objectives 4.1 to 4.3:

- **Land Use and Intensity Transitions:** *Zoning use and site development standards should promote a gradient in the type and intensity of uses. For instance, higher density residential development can provide a compatible transition between medium-density residences and neighborhood commercial centers.*
- **Buffers:** *Buffers should be used to screen uses and activities that may detract from the enjoyment of adjacent land uses. Where large buffers are not necessary, the landscape design should soften land use transitions;*
- **Building and Site Design Standards:** *Where land use transitions are necessary to support a walkable mix of uses or housing types, a variety of development standards should ensure that the location, scale, height and orientation of buildings and site improvements provide for compatible transitions.*

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately 1.27 Acres +/- and is zoned C-2 (General Commercial).
- The subject property was incorporated into the City Limits June 30, 1986 and consists of one (1) parcel of record (5529-48-0610) with nonresidential structures and associated parking.
- The proposed zoning amendment is inconsistent to the 2030 Land Use Plan (LUP) as RC (Residential Compact) is not considered a corresponding zoning district to the Suburban Neighborhood land use category. However, the conditional rezoning would permit the development of a 13-unit infill multi-family residential development which would provide a new housing type that does not exist within the area. The proposal would further the LUP Guidance 1.6 encouraging compatible infill development and housing varieties. Urban Neighborhood also surrounds the subject property on three sides.
- The zoning amendment is reasonable and in the public interest because would provide for a type of residential infill development not found within the near vicinity, providing a unique housing type to meet a variety of housing needs. The proposal also meets all minimum CDO standards and ensures compatibility between neighboring land uses through transitions in land use intensity and buffers. Although the proposal is for a multi-family use, the proposal could be viewed as a transition between the commercial intersection of Old Charlotte Rd and Union Cemetery Rd, and the two-story, single-family detached, development to the north and west.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the request inconsistent with the 2030 Land Use Plan, and will require an amendment to the Land Use Plan in order to provide consistency. The plan also meets the requirements of the Concord Development Ordinance. Because this petition is a conditional district request, the Commission, should they decide to approve the request, may, according to Section 3.2.8.E of the CDO, suggest **“reasonable additional conditions or augment those already provided with the petition, but only those conditions mutually agreed upon by the petitioner and the Commission or Council may be incorporated into the approval. Any such condition should relate to the relationship of the proposed use to surrounding property, proposed support facilities such as parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, storm water drainage, the provision of open space and other matters that the Commission or Council may find appropriate.”**

In the event that the Commission approve the petition, staff recommends the following conditions:

1. Compliance with the “Sky Summer Landing Rental Townhomes Rezoning Site Plan” Sheet 1 of 3 dated 12-13-21 and last revised 12-13-21 and the elevation rendering sheets titled A-200, A-201, and A-203, submitted at the 1/18/22 rezoning hearing.
2. No more than 13 dwelling units shall be permitted on the site.
3. Per the submitted site plan, during the Preliminary Plat review, detailed renderings of the proposed playground or workout area shall be submitted.
4. Compliance with all minimum requirements of the CDO and all other applicable adopted use and site design regulations.

5. Technical site plan review and approval shall be required.

PROCEDURAL CONSIDERATIONS

This particular case is a rezoning to a conditional district, 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.

Applicant Name, Address, Telephone Number and email address: Dr. Aimy Steele
6012 Bayfield Parkway, Ste #142, Concord, NC 28027

Owner Name, Address, Telephone Number: James & Rhoda Waters
550 E. Stonewall Street, Apt #1610, Charlotte, NC 28202

Project Location/Address: 848 Old Charlotte Road, Concord, NC 28027
P.I.N.: 5529-48-0610

Area of Subject Property (acres or square feet): 1.27 acres

Lot Width: 316.91 ft Lot Depth: 180.83 ft

Current Zoning Classification: C2 (General Commercial)

Proposed Zoning Classification: RC-CD (Residential Compact Conditional District)

Existing Land Use: Church

Future Land Use Designation: Multi-Family Homes (Townhome units)

Surrounding Land Use: North SFR South Commerical Hair Salon
East SFR West SFR

Reason for request: The owner desires to create a moderately priced multi-family development for the purpose of providing homes to lease that are reasonably affordable for moderate income residents.

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

Staff member signature: _____ 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: 9/16/21

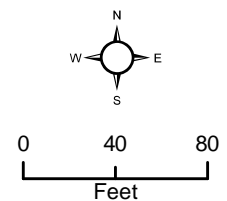
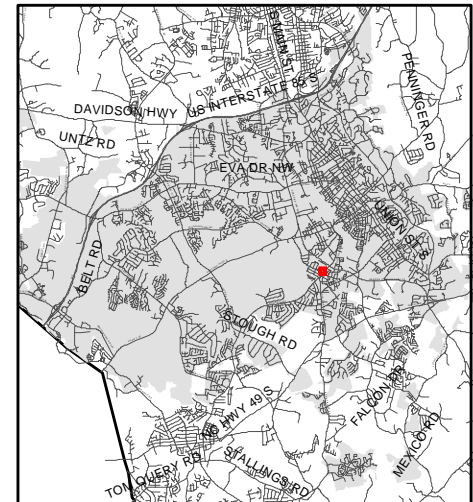
Applicant Signature: *Aimy Steele*



Property Owner or Agent of the Property Owner Signature:
Aimy Steele 
Rhoda Waters (Sep 17, 2021 08:51 EDT)

**Z(CD)-28-21
AERIAL**

**Rezoning application from
C-2 (General Commercial) to
RC-CD (Residential Compact
Conditional District) and
Land Use Plan Amendment
from Suburban Neighborhood
to Urban Neighborhood
for the purpose of developing
15 multi-family units**

Old Charlotte Rd SW & Dulin Dr SW
PIN: 5529-48-0610

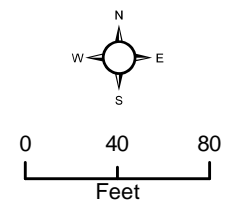
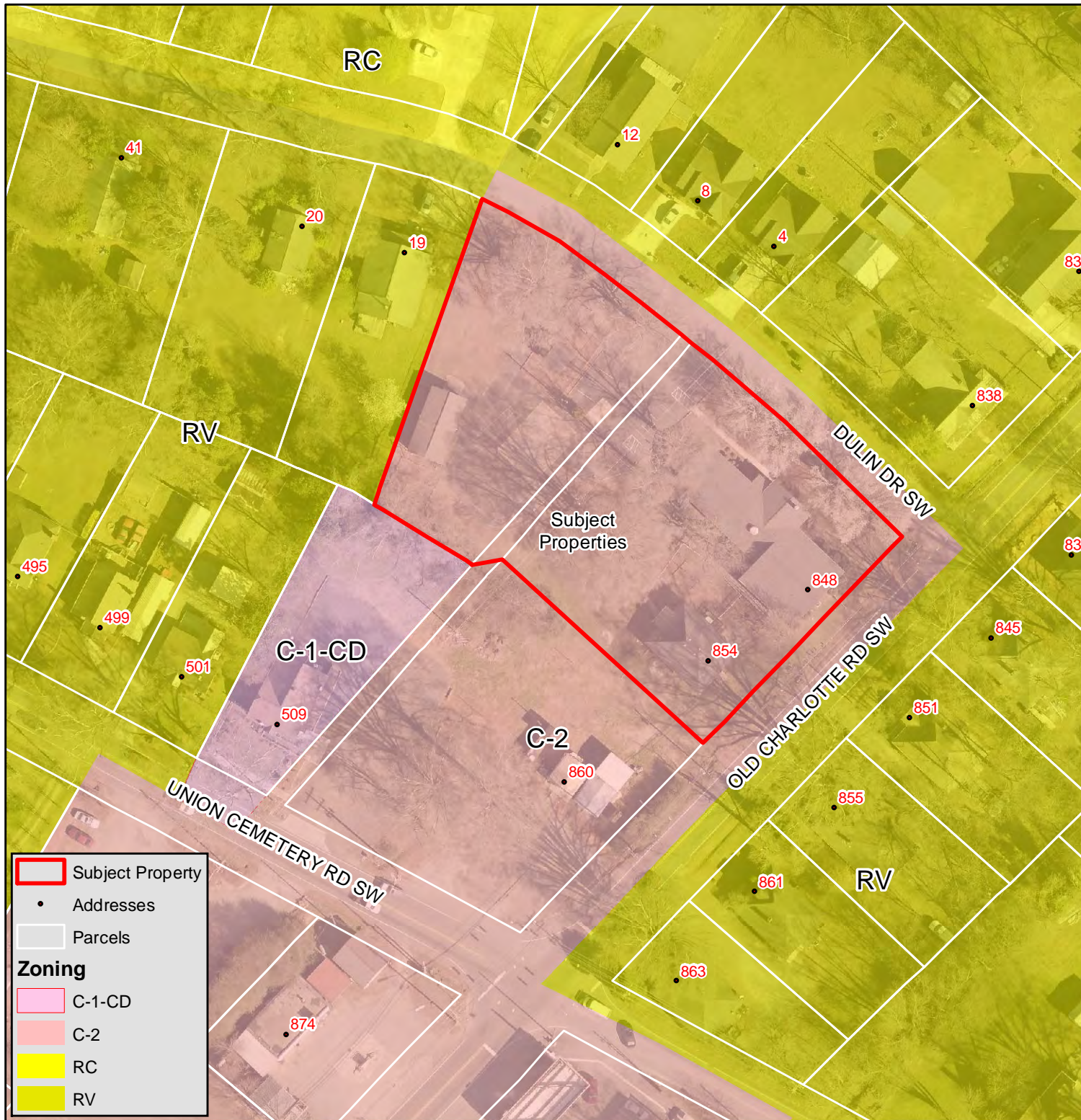
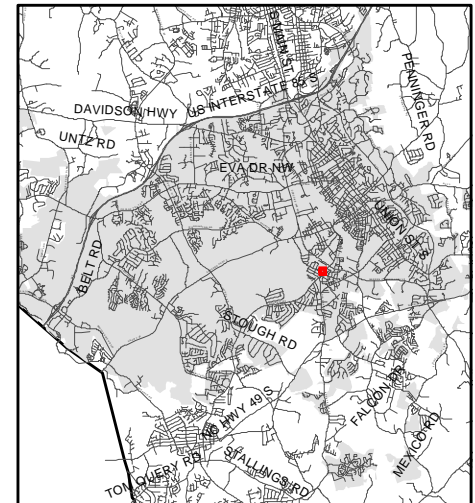


 Subject Property
 Addresses
 Parcels

Z(CD)-28-21 ZONING

Rezoning application from
C-2 (General Commercial) to
RC-CD (Residential Compact
Conditional District) and
Land Use Plan Amendment
from Suburban Neighborhood
to Urban Neighborhood
for the purpose of developing
15 multi-family units

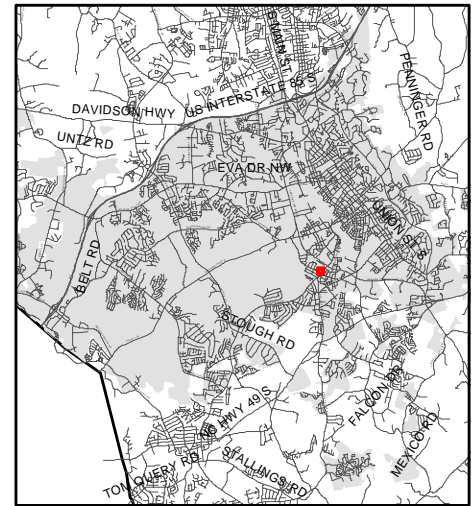
Old Charlotte Rd SW & Dulin Dr SW
PIN: 5529-48-0610



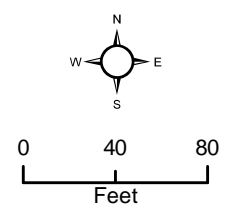
**Z(CD)-28-21
LAND USE PLAN**

**Rezoning application from
C-2 (General Commercial) to
RC-CD (Residential Compact
Conditional District) and
Land Use Plan Amendment
from Suburban Neighborhood
to Urban Neighborhood
for the purpose of developing
15 multi-family units**

Old Charlotte Rd SW & Dulin Dr SW
PIN: 5529-48-0610

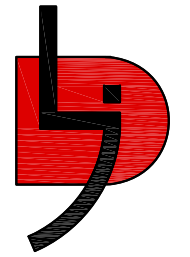


| | |
|----------------------|-----------------------|
| | Subject Property |
| | Addresses |
| | Parcels |
| Land Use Plan | |
| | Suburban Neighborhood |
| | Urban Neighborhood |





1 RENDERING
A203 N.T.S.



LDJ INNOVATIVE
DESIGN GROUP, PLLC

1800 Camden Road,
Suite 107 #193
Charlotte NC, 28203-0001

Civil Engineer:
Company Name
Company Address
Company Address
Telephone Number

Structural Engineer:
Company Name
Company Address
Company Address
Telephone Number

Plumbing, Mechanical, Electrical Engineer:
Company Name
Company Address
Company Address
Telephone Number

Consultant:
Company Name
Company Address
Company Address
Telephone Number

Drawn

Checked

Date

Revisions

1 Date

2 Date

3 Date

4 Date

This drawing and the design shown are the property of LDJ Innovative Design Group, PLLC. The reproduction, copying, or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action. © 2021 LDJ Innovative Design Group, PLLC

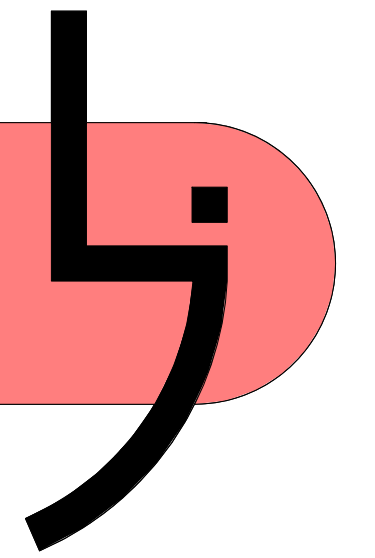
Sky Summer Landing
Concord, NC

Project Number 003

Title
RENDERING

Sheet of
A203

Plate



LDJ INNOVATIVE
DESIGN GROUP, PLLC

1800 Camden Road,
Suite 107 #193
Charlotte NC, 28203-0001



1 FRONT ELEVATION
SCAL 1/4" = 1'-0"
E:

| | |
|-----------|--|
| Drawn | |
| Checked | |
| Date | |
| Revisions | |
| 1 Date | |
| 2 Date | |
| 3 Date | |
| 4 Date | |

This drawing and the design shown are the property of LDJ Innovative Design Group, PLLC. The reproduction, copying, or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.
© 2021 LDJ Innovative Design Group, PLLC

**Sky Summer
Landing**
Charlotte, NC 28208

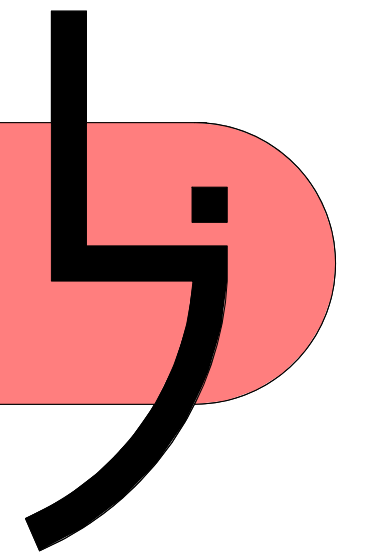
Project Number 003

Title
Elevations

Sheet of
A200
Plate



2 LEFT SIDE ELEVATION
SCAL 1/4" = 1'-0"
E:

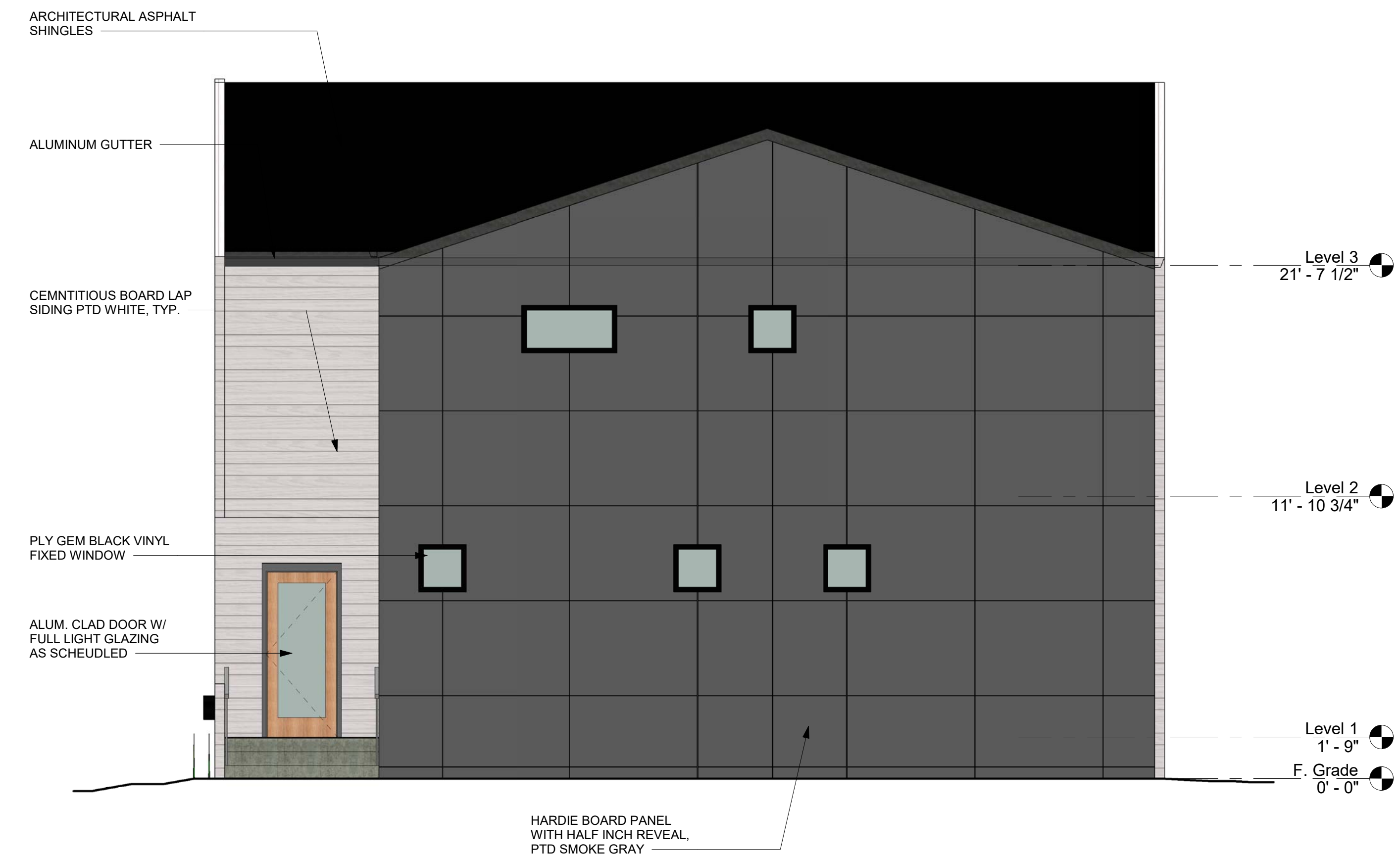


LDJ INNOVATIVE
DESIGN GROUP, PLLC

1800 Camden Road,
Suite 107 #193
Charlotte NC, 28203-0001



1 REAR ELEVATION
A102 SCAL 1/4" = 1'-0"
E:



2 RIGHT SIDE ELEVATION
A102 SCAL 1/4" = 1'-0"
E:

| | |
|-----------|--|
| Drawn | |
| Checked | |
| Date | |
| Revisions | |
| 1 Date | |
| 2 Date | |
| 3 Date | |
| 4 Date | |

This drawing and the design shown are the property of LDJ Innovative Design Group, PLLC. The reproduction, copying, or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.
© 2021 LDJ Innovative Design Group, PLLC

**Sky Summer
Landing**
Charlotte, NC 28208

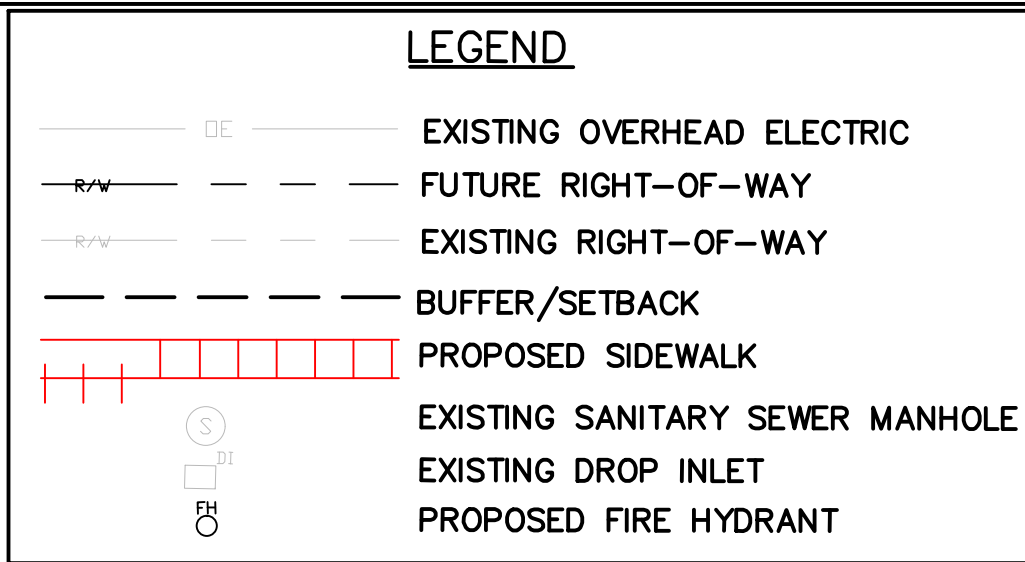
Project Number 003

Title
Elevations

Sheet of

A201

Plate



CONDITIONAL NOTES:

GENERAL WATER & SEWER REQUIREMENTS:

THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY REQUIRED SYSTEM MODIFICATIONS AND/OR EXTENSIONS TO ENSURE SERVICE TO THE PROPOSED DEVELOPMENT IN ACCORDANCE WITH CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 3; THE CITY OF CONCORD'S POLICIES AND STANDARD SPECIFICATIONS; NC FIRE CODE; WATER AND SEWER AUTHORITY OF CABARRUS COUNTY'S STANDARD SPECIFICATIONS; AND THE NORTH CAROLINA ADMINISTRATIVE CODE FOR WASTEWATER COLLECTION AND WATER DISTRIBUTION SYSTEMS. PLEASE REFERENCE THE CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 3, THE CITY'S TECHNICAL DESIGN DETAILS, THE CITY OF CONCORD WATER AND SEWER APPLICATIONS AND CHECKLISTS FOR ADDITIONAL REQUIREMENTS AND TECHNICAL DESIGN REQUIREMENTS.

MINIMUM FIRE FLOW AT PEAK WATER DEMAND ANALYSIS – IT IS RECOMMENDED THAT CURRENT HYDRANT FLOW TEST DATA BE OBTAINED FROM THE EXISTING WATER MAIN AND A HYDRAULIC EVALUATION BE CONDUCTED TO VERIFY WHETHER OR NOT THE EXISTING WATER MAIN WILL SUPPORT THE REQUIRED FIRE FLOW REQUIREMENTS IN ACCORDANCE WITH NC FIRE CODE AND TITLE 15A NCAC 18C.

PUBLIC UTILITY EASEMENTS:

THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED OFF-SITE EASEMENTS TO ENSURE SERVICE TO THE PROPOSED SITE. DOCUMENTATION OF THE OFF-SITE EASEMENTS ARE REQUIRED PRIOR TO FORMAL APPROVALS AND AUTHORIZATION TO CONSTRUCT.

PUBLIC PORTIONS OF THE WATER AND SEWER SERVICES ARE TO BE ENCOMPASSED IN PUBLIC ROAD RIGHT OF WAY, PUBLIC 30-FT UTILITY EASEMENTS, AND/OR A COMBINATION OF BOTH BASED ON THE DESIGNS AND ALIGNMENT OF THE PUBLIC UTILITY. ADDITIONAL EASEMENT AND/OR EASEMENT WIDTH MIGHT BE REQUIRED DUE TO DEPTH, LOCATION, AND/OR ACCESS. REFERENCE THE CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 3.

A PUBLIC UTILITY EASEMENT IS TO BE INDICATED THAT ENCOMPASSES THE PUBLIC WATER MASTER METER VAULT AND PIPING ASSEMBLY LOCATED BEHIND THE SIDEWALK. THIS EASEMENT MUST BE INDICATED ON THE MASTER PLAN, PRELIMINARY/FINAL PLATS AND DESIGN DOCUMENTS, AS APPLICABLE.

MULTI-FAMILY:

IN GENERAL, THE INTERNAL WATER AND SEWER UTILITIES THAT SERVE MULTI-FAMILY DEVELOPMENTS ARE TYPICALLY PRIVATE AND SERVED BY MASTER WATER SERVICE METER ASSEMBLIES.

AN ABOVE GROUND REDUCED PRESSURED BACKFLOW ASSEMBLY (RP) WILL BE REQUIRED ON ALL PROPOSED MULTI-FAMILY DOMESTIC MASTER WATER METER SERVICE ASSEMBLIES AND IRRIGATION WATER SERVICES. BACKFLOWS ARE TO BE LOCATED OUTSIDE OF THE PUBLIC ROAD RIGHT OF WAYS/EASEMENTS IN A LEVEL AREA NEAR THE WATER METER. THE BACKFLOW DEVICES CANNOT BE SUBJECT TO STORM WATER POOLING/RUN-OFF AND PEDESTRIAN/VEHICULAR TRAFFIC. BACKFLOWS ARE SUBJECT TO THE CITY'S ADOPTED TESTING AND CERTIFICATION REQUIREMENTS INDICATED IN ON THE WATER RESOURCES WEBSITE.

AN ABOVE GROUND REDUCED PRESSURED WITH A BUILT-IN BY-PASS METERING ASSEMBLY BACKFLOW UNIT (RPDA) WILL BE REQUIRED ON THE DEDICATED FIRE SERVICE LINES. BACKFLOWS ARE TO BE LOCATED OUTSIDE OF THE PUBLIC ROAD RIGHT OF WAYS/EASEMENTS IN A LEVEL AREA NEAR THE WATER LINE CONNECTION. THE BACKFLOW DEVICES CANNOT BE SUBJECT TO STORM WATER POOLING/RUN-OFF AND PEDESTRIAN/VEHICULAR TRAFFIC. BACKFLOWS ARE SUBJECT TO THE CITY'S ADOPTED TESTING AND CERTIFICATION REQUIREMENTS INDICATED IN ON THE WATER RESOURCES WEBSITE.

PUBLIC WATER AND SEWER UTILITY PERMITTING:

ONLY THE PUBLIC PORTION OF THE PROPOSED WATER AND SEWER UTILITY EXTENSIONS ARE PERMITTED THROUGH THE CITY OF CONCORD'S DELEGATED LOCAL PERMITTING PROGRAM, AS APPLICABLE.

THE INTERNAL PRIVATE WATER AND SEWER UTILITY EXTENSIONS TO SERVE THE 16 UNITS ARE TO BE PERMITTED THROUGH NCDEQ DIVISION OF WATER RESOURCES.

[HTTPS://DEQ.NC.GOV/ABOUT/DIVISIONS/WATERRESOURCES](https://deq.nc.gov/about/divisions/waterresources)

COPIES OF THE CITY OF CONCORD'S MOST CURRENT PERMIT APPLICATIONS ARE AVAILABLE ON THE CITY OF CONCORD'S ENGINEERING FORM AND DOWNLOADS WEB PAGE AT

[HTTPS://WWW.CONCORDNC.GOV/DEPARTMENTS/ENGINEERING/FORMS-DOWNLOADS](https://www.concordnc.gov/departments/engineering/forms-downloads)

THE EXECUTED WATER AND SEWER PERMIT APPLICATIONS ARE TO BE SUBMITTED WITH THE CIVIL DESIGN REVIEW PACKAGE THROUGH THE CITY OF CONCORD PLANNING ON-LINE REVIEW WEB SITE.

[HTTPS://WWW.CONCORDNC.GOV/DEPARTMENTS/PLANNING/ZONING-SERVICES/ONLINE-ACCESS](https://www.concordnc.gov/departments/planning/zoning-services/online-access)

THE PUBLIC WATER AND SEWER PERMIT APPLICATION FEES ARE ASSESSED AS PART OF THE SITE REVIEW FEES.

THE ADOPTED ENGINEERING APPLICATION REVIEW FEES ARE LOCATED IN THE CITY'S ADOPTED FEE SCHEDULE UNDER ENGINEERING HEADING AT

[HTTPS://WWW.CONCORDNC.GOV/DEPARTMENTS/FINANCE/ADOPTED-FEES-SCHEDULE](https://www.concordnc.gov/departments/finance/adopted-fees-schedule)

CITY OF CONCORD WATER AND SEWER CONNECTION FEES AND CHARGES: THE CITY'S ADOPTED FEE SCHEDULE CAN BE VIEWED AT:

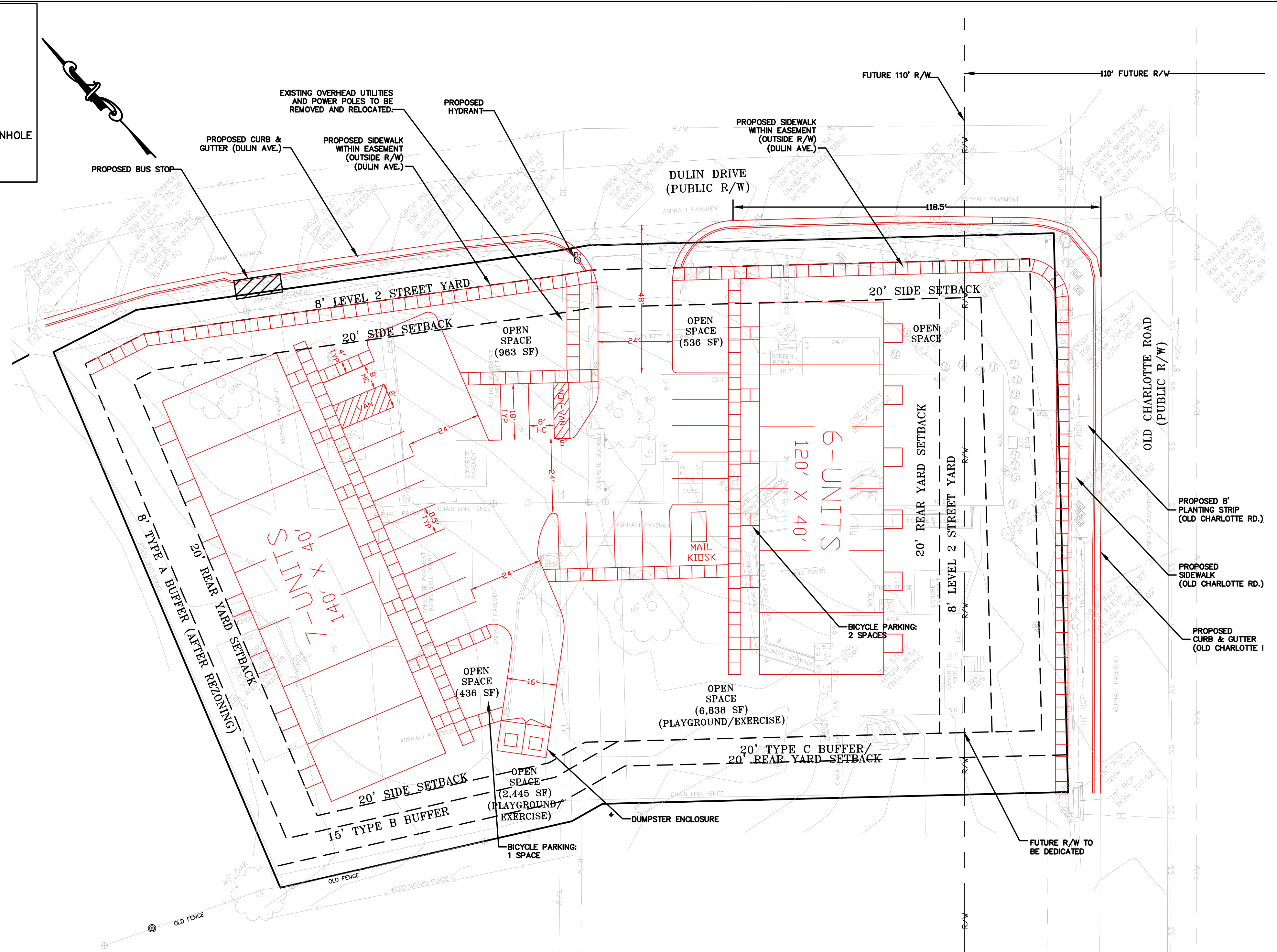
[HTTPS://WWW.CONCORDNC.GOV/DEPARTMENTS/FINANCE/ADOPTED-FEES-SCHEDULE](https://www.concordnc.gov/departments/finance/adopted-fees-schedule)

RESIDENTIAL:

THE WATER AND SEWER CONNECTION CHARGES FOR RESIDENTIAL MULTIFAMILY (APARTMENTS/LEASED RESIDENTIAL SINGLE FAMILY/TOWNHOMES) DEVELOPMENT WITH MASTER WATER METER SYSTEMS WITH PRIVATE INTERNAL WATER AND SEWER LINES ARE ASSESSED AS PART OF SITE PLAN SUBMISSION AND ARE BASED ON MOST CURRENT FEE SCHEDULE AT THE TIME OF APPROVAL.

CABARRUS COUNTY FEES & CHARGES:

PLEASE BE ADVISED THAT CABARRUS COUNTY ASSESSES THE WATER & SEWER AUTHORITY OF CABARRUS COUNTY'S (WSACC) SYSTEM DEVELOPMENT FEE AS PART OF THE BUILDING PLAN REVIEW FEES THAT IS SEPARATE FROM THE CITY OF CONCORD'S FEES AND CHARGES. PLEASE REFERENCE THE CABARRUS COUNTY'S ADOPTED FEES AND CHARGES FOR FURTHER INFORMATION AND WSACC'S FEES AT [WWW.WSACC.ORG](http://www.wsacc.org)

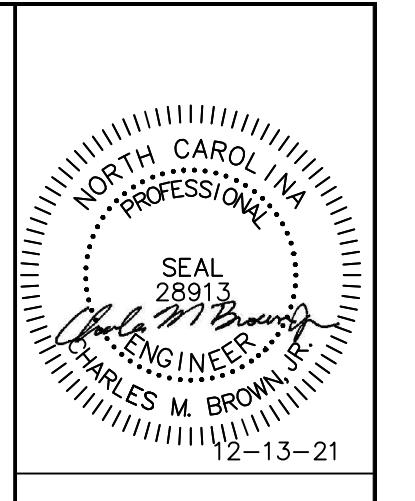


GENERAL NOTES:

1. 8' LEVEL 2 STREET YARD SHALL LIE BEHIND SEWER EASEMENT (DULIN) AND/OR BEHIND ANY FUTURE R/W OR OTHER EASEMENTS.
2. ALL INTERIOR ROADS WILL BE PRIVATE.
3. DEVELOPER SHALL OBTAIN CITY DRIVEWAY PERMIT.
4. DEVELOPER SHALL REQUEST A HYDRANT FLOW TEST FROM THE NEAREST EXISTING FIRE HYDRANT.
5. ALL SETBACKS ARE 20' UNLESS OTHERWISE NOTED.
6. ALL GROUND MOUNTED AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW.
7. PROJECT PHASING MAY BE REQUIRED DUE TO LIMITATIONS OF AVAILABLE SEWER CAPACITY ALLOCATION. FLOW ACCEPTANCE IS NOT GUARANTEED UNTIL PROJECT PERMITTING.
8. UTILITIES AND LIGHTING:
 - A) ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.
 - B) OUTDOOR AREA LIGHTING SHALL BE PROVIDED FOR SECURITY. SUCH LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT DOWNWARD AND NOT INTO DWELLING UNITS OR ADJACENT TO, THE MULTI-FAMILY SITE. LIGHTING SHALL BE PROVIDED TO ILLUMINATE THE INTERSECTIONS OF PRIMARY INTERIOR DRIVEWAYS AND BUILDING ENTRYWAYS.

SITE SUMMARY:

| | |
|--|---|
| CURRENT SITE ADDRESS 848 OLD CHARLOTTE ROAD, SW CONCORD, NORTH CAROLINA 28027 | SETBACKS: FRONT: 24' SIDE: 20' REAR: 20' |
| PARCEL PIN #: 5529-48-0610 SITE ACREAGE: 1.22 AC | OPEN SPACE REQ'D: 20% OPEN SPACE PROVIDED: 21.1% (11,218 SF) |
| EXISTING ZONING: C2 PROPOSED ZONING: RC-CD | IMPERVIOUS MAXIMUM: 50% EXISTING IMPERVIOUS AREA (DEMOLISHED): 20,332 SF PROPOSED IMPERVIOUS AREA: 26,448 SF (49.8%) NET ADDITIONAL IMPERVIOUS: 6,116 SF (14.0%) |
| NUMBER OF UNITS: 13 | PARKING SPACES REQ'D: 21 PARKING SPACES PROVIDED: 21 HANDICAP ACCESSIBLE REQ'D: 2 HANDICAP ACCESSIBLE PROVIDED: 2 |
| PARKING SPACES REQ'D: 21 PARKING SPACES PROVIDED: 21 HANDICAP ACCESSIBLE REQ'D: 2 HANDICAP ACCESSIBLE PROVIDED: 2 | MAXIMUM BUILDING LENGTH: 180' MAXIMUM BUILDING HEIGHT: 35' |
| BICYCLE PARKING REQ'D: 3 BICYCLE PARKING PROVIDED: 3 | |



SKY SUMMER LANDING RENTAL TOWNHOMES
CONCORD, NORTH CAROLINA
REZONING SITE PLAN

| |
|-------------------------------|
| PROJECT NUMBER 2105 |
| REVISIONS |
| NO. DATE |
| |
| |
| DATE ISSUED: 12/13/21 |
| DRAWN BY: JBS |
| CHECKED BY: CB |
| SHEET NO. |



CAPSTONE CIVIL ENGINEERING, INC.
704.564.5841 (OFFICE)
980.722.4194 (MOBILE)
WWW.CAPSTONECIVILCOMPANIES.COM
NC CORPORATE REGISTRATION #C-4207

