



DATE: September 20, 2022

CASE #: Z(CD)-33-21

ACCELA CASE #: CN-RZC-2021-00016

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

APPLICANT: Fiduciary Real Estate Development, Inc.

OWNER: Palisades Properties, Inc., Providence Land Advisors, LLC, William V Roberts

LOCATION: 9001 Quay Rd.

PIN#: 4589-44-5050

AREA: +/- 5.0515 acres

ZONING: City of Concord General Commercial (C-2)

PREPARED BY: Scott Sherrill, AICP, Planning & Development Manager

BACKGROUND

The subject property consists of one (1) parcel, comprising approximately 5.0515 acres located at 9001 Quay Rd on the southwest corner of the Carolina Lily Ln NW and Quay Rd intersection. The property was annexed into the City of Concord on June 30, 1999. The property is owned by Palisades Properties, Inc. and Providence Land Advisors, LLC, and William V Roberts, and is currently vacant. The applicant seeks a rezoning to RC-CD (Residential Compact Conditional District) for the purpose of constructing up to 60 multi-family apartments.

HISTORY

The property is currently vacant. It is directly across Quay Rd. from Concord Mills, and straddles the Cabarrus and Mecklenburg County line. Altogether, the developer is proposing 282 multi-family units; however, only 60 are in the City of Concord/Cabarrus County. Upon annexation, the property was zoned from Cabarrus County Limited Industrial (L-1) to City of Concord B-3; upon adoption of the Unified Development Ordinance on November 1, 2000, it was assigned the General Commercial (C-2) zoning designation.

SUMMARY OF REQUEST

The subject property is proposed to be rezoned in order to develop 60 multi-family units. The City of Concord portion of the site is for three two-story apartment buildings, each containing 20

apartments. The project will have two points of access on the Concord side of the project: one right in-right out entrance on Carolina Lily, and one full movement, divided entrance on Quay Rd.

The subject property under consideration is +/- 5.0515 acres, with up to 60 units at 11.96 dwelling units per acre (du/a). The applicant has grouped together the City of Concord and Cabarrus County components of the site in their site data table. The maximum density for the RC zoning district is 15 du/a. The applicant has withdrawn their annexation request for the component of the site that is currently zoned Cabarrus County Limited Industrial. The amenities are located in Mecklenburg County: the City of Concord section has 1.93 acres (38%: 20% would be required) that meet the open space standard of having a minimum width of not less than 30' at its narrowest point. All active open space is in the City of Charlotte. There is no tree save in the City of Concord, but the applicant is providing for 3.59 acres (17% of the overall site) of tree save in Mecklenburg County. The portion in Cabarrus County will likely not be able to develop as shown on the plan: it is outside the City's jurisdiction and would typically need to be considered an ancillary use to another use on the parcel or pursue annexation to be included in the site data for the rezoning. Conditions from the City of Concord Planning and Zoning Commission do not apply outside the City's jurisdiction.

The internal separation requirements are generally met: however, Building 1 shows only 18.9 feet of separation from Building 2, instead of the requisite 20', but it is unclear if this is to the building wall or to an external appendage. The building would be required to meet 20' of separation during the technical review.

The Traffic Management Agreement calls at Carolina Lily Lane and Access "A" for an ingress and egress lane (a northbound right turn lane on proposed Access "A" with a modified porkchop and centerline median to provide right in/right out access; construct an eastbound right turn lane on Carolina Lily Lane with 100 feet of storage; 100' internal protected stem; at Quay Road and Access "B" one ingress and one egress lane (a northbound combined left-right turn lane on proposed Access "B" and 100' internal protected stem; and for the widening of Quay Road to accommodate 11 foot lanes along the site's frontage.

The property is across Carolina Lilly from Bexley Square at Concord Mills to the north (the site plan is actually oriented with north oriented to the west, not to the north per the directional arrow). The property is across Quay Rd. from a satellite parking lot for Concord Mills that will soon be the site of a Sipco. The property to the south is occupied by a single family residence across an access drive. The property to the west is currently vacant and located in Mecklenburg County. It has been rezoned, in addition to the property accessed via the access drive identified to the south of the property, to R-22MF in Mecklenburg County. Properties to the north and east are zoned C-2 (General Commercial), the property to the south is zoned Cabarrus County Limited Industrial (LI).

In accordance with the CDO, all reviewing departments of the DRC (Development Review Committee) have signed off on the rezoning plan. Should rezoning be approved, the next step would be for the applicant to apply for technical site plan approval. It should be noted that the subject plan is not designed to technical site plan standards and therefore, any intended or perceived deviation from technical standards resulting from the somewhat conceptual nature of the plan shall not constitute approval to deviate from, or negate, technical standards within the Concord Development Ordinance, Technical Standards Manual, or any other regulatory document. The site is proposed to be served by Charlotte Water and Sewer, and is therefore not subject to sewer capacity allocation by the City of Concord.

The applicant did a certified mailing to alert adjacent property owners and neighborhood associations within a ½ mile radius of the rezoning request in lieu of holding a neighborhood meeting.

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	
	C-2 (General Commercial)	North		C-2 (General Commercial)	Vacant
South		Cabarrus County LI (Limited Industrial)	South	Single Family Detached	
East		C-2 General Commercial)	East	Retail (Concord Mills)	
West		Mecklenburg County R-22MF (Multi-family)	West	Vacant	

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the property as Mixed Use Activity Center. The property is within one of the eleven (11) Mixed Use Activity Centers and is designated as the “Concord Mills” Activity Center.

From the 2030 Land Use Plan – “Mixed Use Activity Center” (MUAC):

The Intent of the Mixed-Use Activity Center (MUAC) Future Land Use category is to identify areas that serve broader economic, entertainment, and community activities as compared to mixed use neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of the mixed-use center may stand three or more stories. Residential units or office space may be found above storefronts. Parking is satisfied by using on-street parking, structured parking, and shared rear-lot parking strategies. Structured parking should be encouraged to be incorporated into the principal structure.

A large-scale mixed use activity center may be surrounded by one or more neighborhoods that encourage active living with a comprehensive and interconnected network of walkable streets.

Areas designated a Mixed-Uses Activity Centers Future Land Uses category are large geographic areas located at key intersections of major transportation corridors, that have high growth potential, where the infrastructure can support denser development Mixed Use Activity Centers are located along major corridors where transit facilities are currently planned or envisioned in the future. Mixed-Use Activity Centers may not necessarily be constructed as a single development at one time. The very nature of these areas allows them to be approved in phases and to evolve over time into an area made up of a mix of land uses, usually centered on some type of public transit facility, which affords people the opportunity

to live, work, shop and in some cases, have immediate access to recreation facilities in one general area. It is also the goal of these districts to reduce vehicle trips by making them single destination points for multiple consumer needs.

The intent of the Mixed-Use Activity Center designation is to encourage the development of a mixture of complimentary uses that will function as an integrated center allowing for pedestrian connections between developments and uses. Each of the Eleven proposed Mixed-Use Activity center locations identified on the Land Use Plan have different characteristics and will develop uniquely. The size of these areas is relatively large, with the intent that mixed use development should occur within a one-half mile radius of a transit stop (an estimated ten minute walking distance). Due to the fact that each area designated a MUAC, applying one development solution to each is not practical. The key is to coordinate development of each parcel within the context of the larger District. Coordinating connectivity and planning for future uses will be critical in this process.

Policy Guidance:

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

Policy Guidance for Objective 1.6:

· 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.

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.

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately +/- 5.0515 acres and is currently zoned City of Concord C-2 (General Commercial).
- The subject property was annexed on June 30, 1999, and is currently vacant.
- The proposed zoning amendment is consistent with the City of Concord's 2030 Land Use Plan, is adjacent to areas developing as multi-family residential and is a component of a larger multi-family residential project that crosses the county line with Mecklenburg County. The proposed development would be consistent with the City of Concord's Urban Neighborhood designation as RC (Residential Compact) and conditional district variations are considered corresponding zoning classifications to the "Mixed Use Activity Center" Land Use Category. The proposed zoning is comparable to existing and proposed surrounding land uses.

If approving:

- The zoning amendment is reasonable and in the public interest as it provides additional residential units adjacent to a large commercial center with many amenities without drawing additional sewer capacity from the City of Concord. The traffic generated by 60 multi-family apartments

OR

If denying:

- The zoning amendment is not reasonable and not in the public interest because it adds additional people and traffic to an already congested and crowded area.

SUGGESTED RECOMMENDATION AND CONDITIONS

The Planning Staff finds the request consistent with the 2030 Land Use Plan. The plan also meets/exceeds the requirements of the Concord Development Ordinance. As 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.”**

The petitioner has consented to the following conditions

1. Compliance with Sheets RZ2.00 of the “Carolina Lily” with revision date of June 16, 2022 and the elevations on sheets G230.1 site details dated 04 Feb 2022, A500 and A501.
2. The subject plan is not designed to technical site plan standards and therefore, any intended or perceived deviation from technical standards resulting from the somewhat conceptual nature of the plan shall not constitute approval to deviate from, or negate, technical standards within the Concord Development Ordinance, Technical Standards Manual, or any other regulatory document. Variations that exceed the allowance provided for in CDO Section 3.2.9.H. will require rehearing by the Planning and Zoning Commission.
3. No more than 60 units shall be developed as part of the current phase of the project in the City of Concord.
4. The +/-5.0515 acres indicated in the City of Concord is the only property included within this portion of the rezoning approval.
5. Technical site plan review and approval is required including all approvals from outside local, state and federal agencies.

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. 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 ²⁴²Name, Address, Telephone Number and email address: _____
Fiduciary Real Estate Development, Inc. 789 North Water Street, Suite 200, Milwaukee, WI 53202
414-246-8402 tderosa@fred-inc.com

Owner Name, Address, Telephone Number: Providence Land Advisors, LLC
1822 South Wendover Road, Charlotte, NC 28211
704-906-1202 pgm@pla-llc.com

Project Location/Address: SWC of Carolina Lily Lane and Quay Road

P.I.N.: 4589-44-5050-0000

Area of Subject Property (acres or square feet): 5.0515 acres

Lot Width: 1,075 feet Lot Depth: 180 feet

Current Zoning Classification: C-2

Proposed Zoning Classification: RC-CD

Existing Land Use: Mixed-Use Activity Center

Future Land Use Designation: Mixed-Use Activity Center

Surrounding Land Use: North Mixed-Use Activity Center South Commercial
East Commercial West Mecklenburg County

Reason for request: Development of 242 multifamily units

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

Staff member signature: _____ Date: March 29, 2021

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

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

242 unit multifamily project, 60 units will be located in Cabarrus County

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

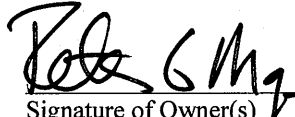
(You may attach other sheets of paper as needed to supplement the information):

Substantial compliance to site plan

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

10/7/21
Date


Signature of Owner(s)

9/27/21
Date

Manager - Providence Land Advisors, LLC



The Seasons at Concord

Detailed Proposal Description

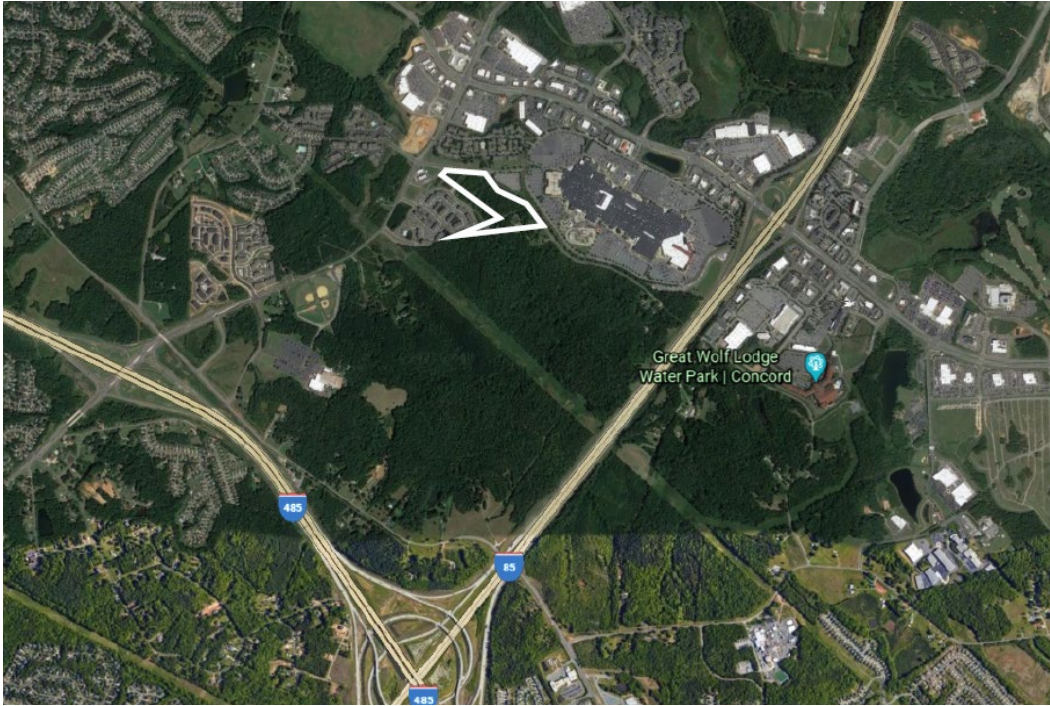
January 24, 2022

City of Concord



Subject Property

The subject property is located on the southwest corner of Carolina Lily Lane at Quay Road. The proposed site is approximately 17.73 gross acres. The bulk of the subject property is currently vacant land with a few single family homes on the south end of the site. The site is divided between Mecklenburg and Cabarrus County with 12.8 acres falling in Mecklenburg and 4.93 acres in Cabarrus.



Proposed Development

The Seasons at Concord is an institutional grade, market rate, amenity rich multifamily development designed with the end user in mind. The development has a true suburban feel with a significant amount of green space. The overall community will consist of two-story and three-story walkup buildings with 20, 28 and 42 unit configurations. The buildings have been designed in a townhouse style which feature ground level, private direct entrances for the 20 unit buildings that are in Cabarrus County. For the Concord portion of the proposed development, Fiduciary is targeting a different demographic that is not looking to live in the typical 4 story building with common corridors, but rather a smaller scale building type with private, direct entries creating more of a condo or townhome type feel. The apartments, which include studio, one bedroom, two bedroom, and three bedroom floor plans, are strategically placed within the buildings.

Careful attention was taken to maximize floor plan efficiency, functionality, and flexibility to provide residents with a great value. Each of the 242 market rate apartment homes, 60 of which are located in Concord, will feature modern finishes including open concept floor plans, designer cabinetry, expansive windows, granite countertops, upgraded appliances, oversized balconies/patios, large walk-in closets and 9-foot ceilings. Flooring will consist of high-quality grade carpet in all bedrooms and designer plank flooring throughout the balance of the apartment.

All apartments will include individual hot water heaters, energy efficient windows and a full-size washer and dryer to maximize efficiency and comfort. The building layouts and floor plan designs of this development provide a variety of housing options and price points that will cater to a broad demographic group.

In addition to the individual unit features, the clubhouse will create an unparalleled resident experience with its resort style pool, 24-hour fitness center with high end cardio equipment and club room with an entertaining style kitchen.

Building and Unit Counts: The portion of the multifamily development in Concord will include three (3) freestanding buildings with 20 apartments per building for a total of 60 apartments. The project was originally planned for 282 apartments of which 100 apartments were in Concord and 2.77 acres needed to be annexed. Due to sewer constraints, we removed 40 apartments from the plan and removed the land to be annexed from the project. The unit mix consists of 12 studios (20% of total), 12 one-bedrooms (20% of total), 30 two-bedrooms (50% of total), and 6 three-bedrooms (10% of total). The portion of the multifamily development in Charlotte will have a unit mix of 10% studios, 40% one-bedrooms, 40% two-bedrooms and 10% three-bedrooms.

Design/Materials: The exterior finish of the buildings includes, oversized windows, and fiber cement siding. A mix of large balconies and private patios complement the exterior elevations and the gabled roof details contribute to the suburban feel of the community.

Parking: Parking will be provided through a mix of detached garages with six bays each, and surface parking. Total parking provided is 363 spaces for all 242 units, resulting in a parking ratio of 1.50 spaces per unit. The plan includes 24 enclosed garage spaces.

Access and Circulation: Main access will be provided from both Carolina Lily Lane and Quay Road. The development will also complete the Portsmouth Drive to Caolina Lily Lane allowing residents to access Odell School Road via Grafton Regis Lane.



Landscape/Buffering and Pedestrian Ways: The site plan reveals a greened-up site featuring courtyards and pedestrian walkways that flow throughout the development.

Finishes: Apartment finishes include: upgraded stainless steel appliance package, upgraded cabinetry, large windows, open concept floor plans, in-unit full size washer / dryer, walk in closets, and oversized balconies/patios.



Development Details

- Multifamily Property Size: 17.73 acres
- Concord
 - Property Size: 4.93 acres
 - Current Zoning: C-2
 - Proposed Zoning: RC-CD
 - Existing Land Use is: Mixed-Use activity center
 - Residential Density: 12.17 units per acre
- Charlotte
 - Property Size: 12.8 acres
 - Current Zoning: R-22MF (the rezoning process was completed in September 2021 and allows for 22 units per acre)
 - Residential Density: 14.22 units per acre



- Parking Requirements
 - Code requires 1.5 spaces per dwelling unit.
 - Per code the multifamily project requires 363 parking spaces
 - 363 parking spaces are being provided
- Significant Increment in property tax:
 - Current Concord property tax bill: \$12,029
 - Current Mecklenburg property tax bill: \$11,379



- Architecture
 - Two and three story design that is in scale with adjacent properties
 - Parcel to the North – Bexley Square at Concord Mills three story apartments
 - Parcel to the East – Concord Mills Mall
 - Parcel to the South – Vacant Land
 - Parcel to the West – Ardmore King’s Grant three story apartments
- Storm Water Management
 - Utilizing the natural site characteristics to manage all storm water management
 - No additional runoff will be created from the development



Market Demand

There are a multitude of characteristics that help support the long-term success of a multifamily development including location, community amenities, quality of construction, and overall cost of living. The demand for additional rental housing along with the current overall strength of the local rental market provides Fiduciary an opportunity to bring this “Class A” development to the market.

Fiduciary’s market research indicates pent up demand for a unique type of new, luxury apartment rentals in the City of Concord. Specifically, there is a growing demand for alternatives to single family homes. Many of the multifamily housing options in the local submarket are older communities with dated finishes and amenities which cannot fulfill the current market demand.

In recent years, demand, especially from young professionals and empty nesters, has shifted away from home ownership towards multifamily housing. There is a demand for new, high-end market rate apartment homes in Concord from those that are looking to downsize or no longer

own a home, but want to stay within the community, as well as from those professionals that work for major employers in the area. This demand is from a demographic group that will spend their money in the communities in which they live and is looking for an upscale development to call home. This group wants the community they live in to feel more suburban with an abundance of green space, walkability within the development, abundant amenity package and conveniently located.

Given the site characteristics and the pent up demand for high quality multifamily housing in this area, Fiduciary has identified that the highest and best use for the subject property is a multi-family development.



About Fiduciary Real Estate Development, Inc.

Fiduciary Real Estate Development, Inc. (FRED) is an experienced developer and investor in commercial real estate focusing on multifamily projects. Founded in 1984, FRED's proven track record of successful investment management has grown the business into one of Wisconsin's largest property management companies. The company owns and manages more than 8,000 market rate apartments, with an owned portfolio conservatively valued at over \$1.5 billion.

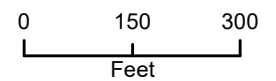
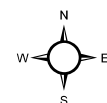
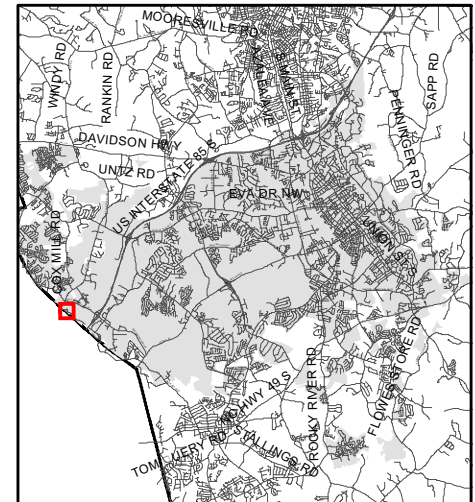
FRED's mission is to develop and manage exceptional residential communities that provide a distinctive living experience through enthusiastic service and dynamic teamwork. Visionary leadership, accountability with integrity and camaraderie and passion for people guide the vision of creating communities that are vibrant and enrich residents' lives.



**Z(CD)-33-21
AERIAL**

**Rezoning application from
C-2 (General Commercial)
to
RC-CD (Residential Compact
- Conditional District)**

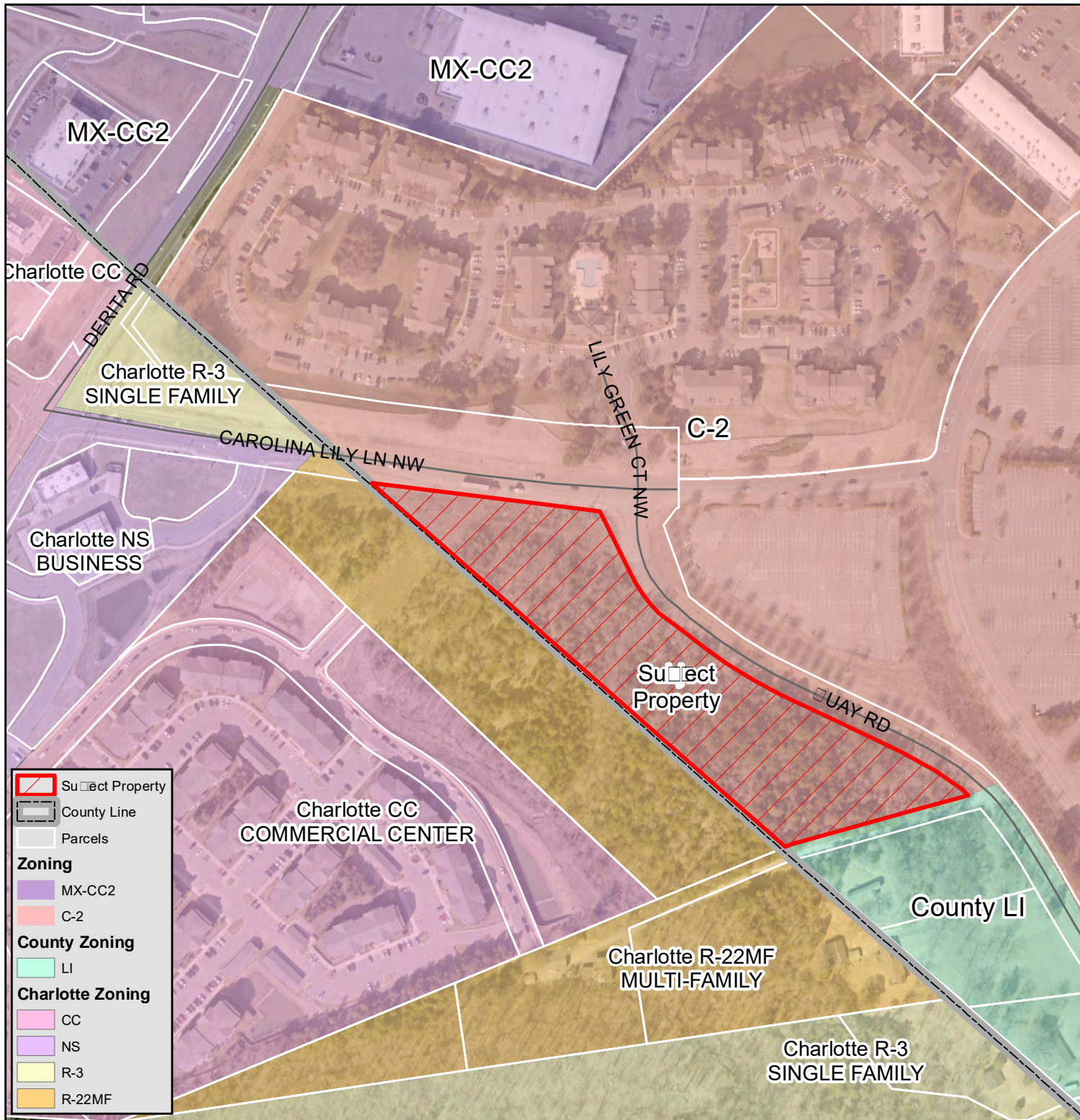
Carolina Lily Ln NW & Quay Rd
PIN: 4589-44-5050



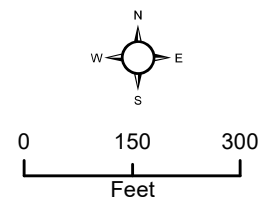
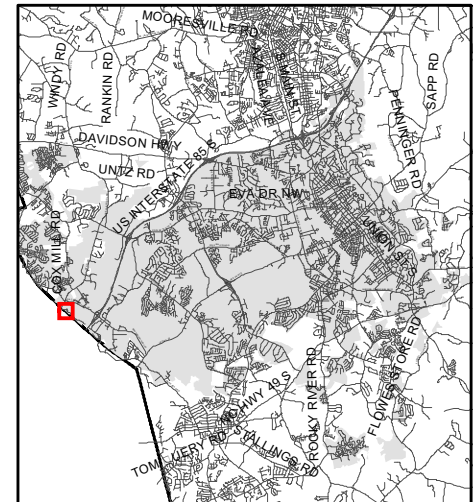
**Z(CD)-33-21
ZONING**

**Rezoning application from
C-2 (General Commercial)
to
RC-CD (Residential Compact
- Conditional District)**

Carolina Lily Ln NW & Quay Rd
PIN: 4589-44-5050



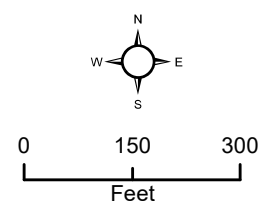
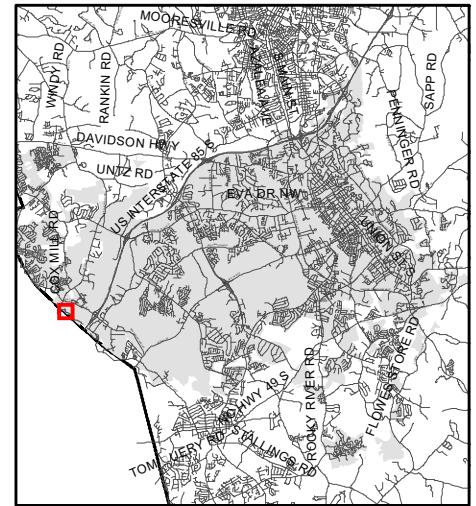
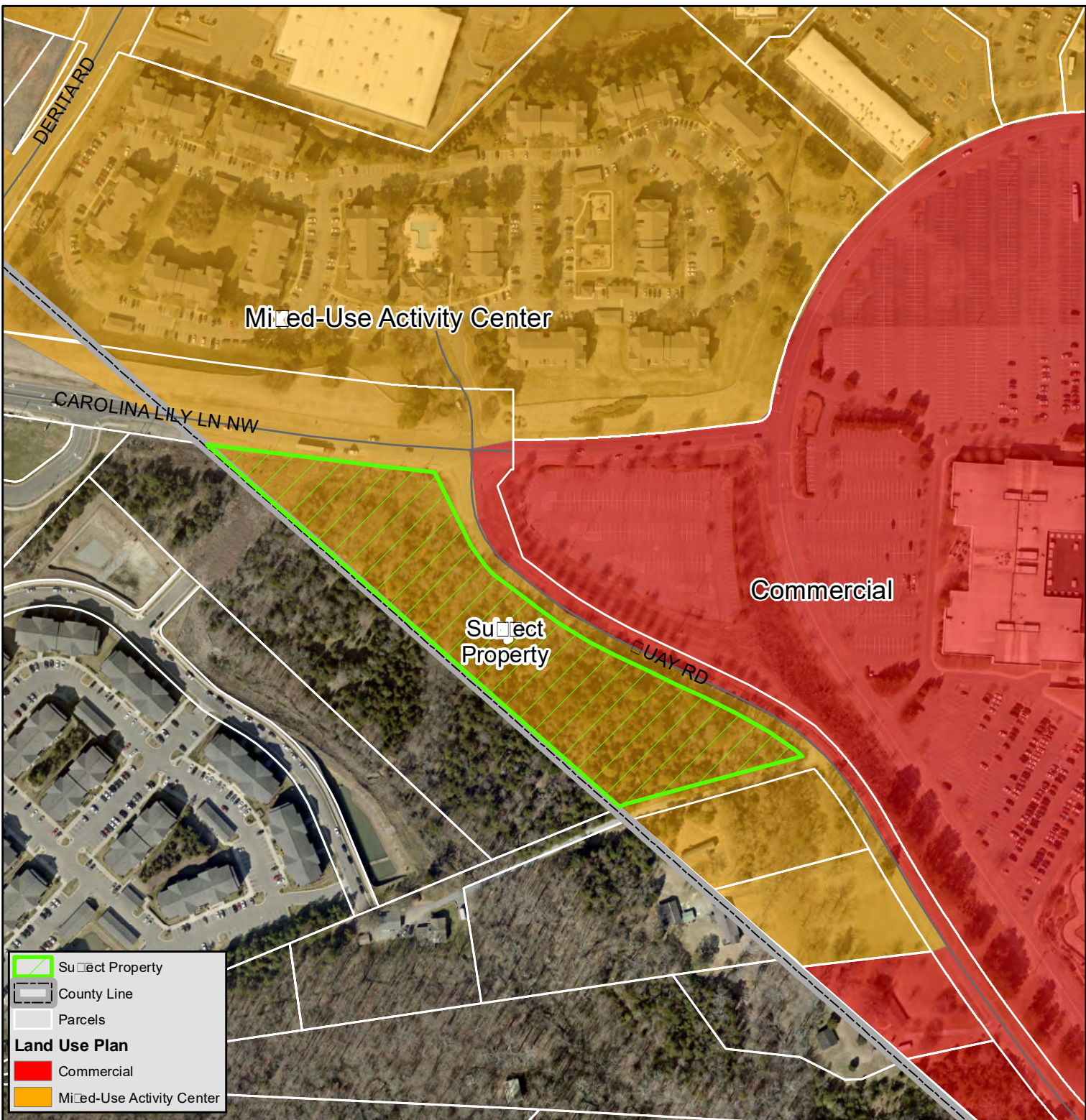
	Subject Property
	County Line
	Parcels
Zoning	
	MX-CC2
	C-2
County Zoning	
	LI
Charlotte Zoning	
	CC
	NS
	R-3
	R-22MF



**Z(CD)-33-21
LAND USE PLAN**

**Rezoning application from
C-2 (General Commercial)
to
RC-CD (Residential Compact
- Conditional District)**

Carolina Lily Ln NW & Quay Rd
PIN: 4589-44-5050



ARTICLE 11 REQUIREMENTS

PARKING LOT YARD: 1 SHADE TREE, OR 2 ORNAMENTAL TREES & 8 SMALL SHRUBS PER 10 PARKING SPACES

12' BUILDING YARD: CATEGORY 3; 12' WIDE; 1 TREE PER 50 LF; 1 ORNAMENTAL TREE PER 50 LF; 12 EVERGREEN SHRUBS PER 30' LF

8' STREET YARD: LEVEL 3- 8' WIDE; 1 SHADE TREE PER 40' LF-50' DEPENDING ON UTILITIES/CONFLICTS

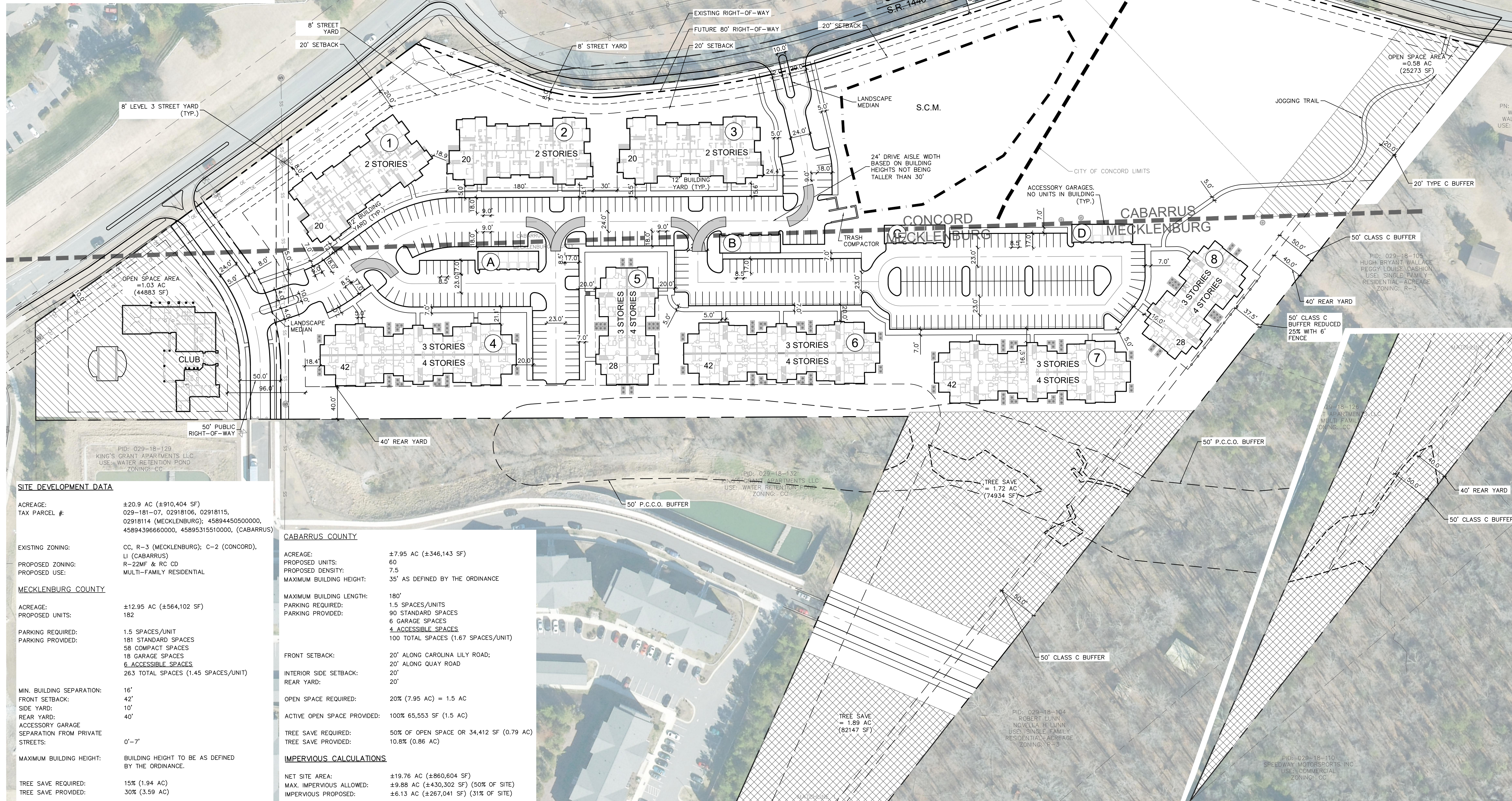
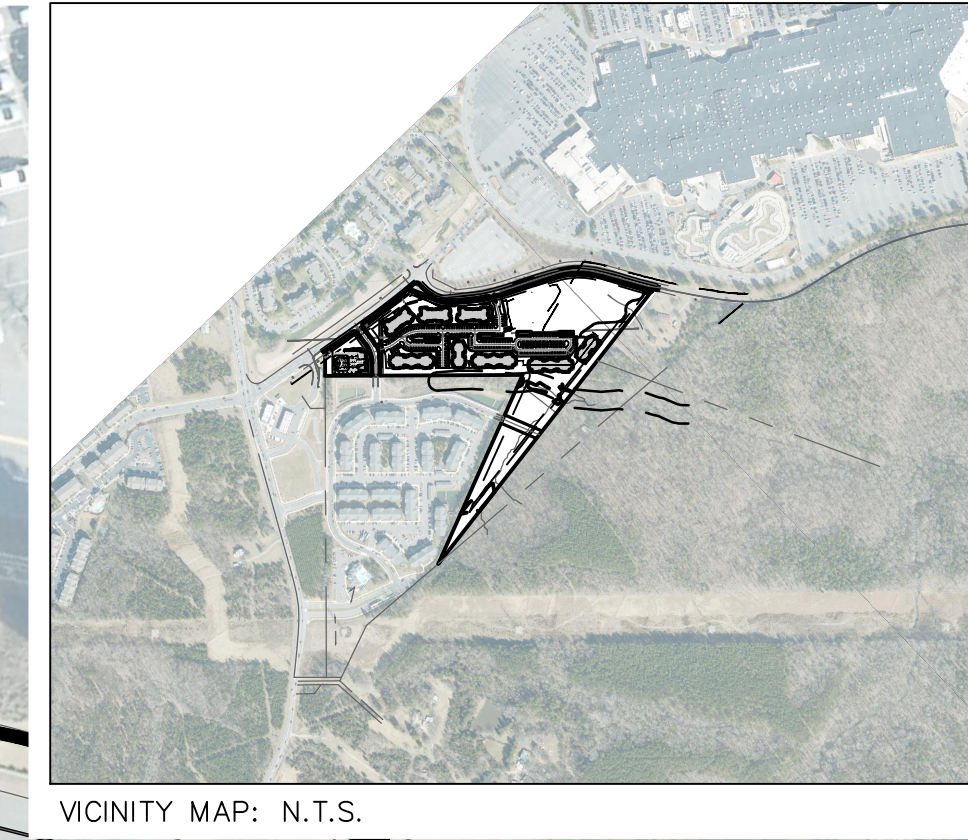
BUFFER A: 8' WIDE; 1 TREE PER 100' LF

PLANNING DEPARTMENT NOTES

PER ARTICLE 7.8.8., A BUS SHELTER IS REQUIRED FOR MULTI-FAMILY DEVELOPMENTS. THE SHELTER SHALL BE CONSTRUCTED AT THE LOCATION(S) (INCLUDING AT THE PERIMETER OF A DEVELOPMENT SITE) WHERE PUBLIC SCHOOL BUS(ES) PICK-UP/DROP-OFF OF CHILDREN AS ESTABLISHED BY THE CABARRUS COUNTY SCHOOL SYSTEM. THE SHELTER SHALL BE CONSTRUCTED TO A MINIMUM SIZE TO ACCOMMODATE THE AVERAGE NUMBER OF CHILDREN THAT MAY BE AWAITING PICK-UP. THE SHELTER SHALL BE INCLUDED IN THE SIDEWALK DESIGN TO ENSURE ADEQUATE ACCESS. FINAL LOCATION OF BUS SHELTER TO BE COORDINATED WITH JINETTE CLAY, WITH THE CABARRUS COUNTY SCHOOL DISTRICT, DURING PERMITTING.

PER ARTICLE 7.8.13., RECYCLING FACILITIES ARE REQUIRED FOR MULTI-FAMILY DEVELOPMENTS. ALL RECYCLING/REFUSE AREAS ARE TO BE SCREENED IN ACCORDANCE WITH ARTICLE 7.10.4., AS WELL AS ARTICLE 8.3.6.C.1-5. SCREENING REQUIRED FOR ANY HVAC AND MECHANICAL EQUIPMENT FROM VIEW.

- NOTES:**
1. STORM INFRASTRUCTURE AND SCM TO SERVE THE SITE WITHIN CABARRUS COUNTY/ CITY OF CONCORD MUST BE DESIGNED USING THE CITY OF CONCORD DEVELOPMENT ORDINANCE AND TECHNICAL STANDARDS.
 2. LIGHTING SHALL BE PROVIDED AND ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND PER ARTICLE 7.8.11.



SITE DEVELOPMENT DATA

ACREAGE:	±20.9 AC (±910,404 SF)
TAX PARCEL #:	029-181-07, 02918106, 02918115, 02918114 (MECKLENBURG); 45894450500000, 45894396660000, 45895315510000, (CABARRUS)
EXISTING ZONING:	CC, R-3 (MECKLENBURG); C-2 (CONCORD), LI (CABARRUS)
PROPOSED ZONING:	R-22MF & RC CD
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL

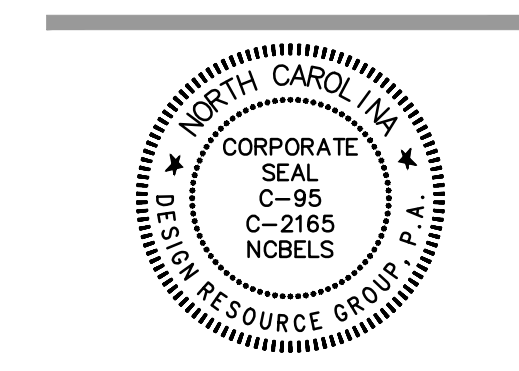
CABARRUS COUNTY	
ACREAGE:	±7.95 AC (±346,143 SF)
PROPOSED UNITS:	60
PROPOSED DENSITY:	7.5
MAXIMUM BUILDING HEIGHT:	35' AS DEFINED BY THE ORDINANCE
MAXIMUM BUILDING LENGTH:	180'
PARKING REQUIRED:	1.5 SPACES/UNIT
PARKING PROVIDED:	90 STANDARD SPACES
	6 GARAGE SPACES
	4 ACCESSIBLE SPACES
	100 TOTAL SPACES (1.67 SPACES/UNIT)
FRONT SETBACK:	20' ALONG CAROLINA LILY ROAD;
	20' ALONG QUAY ROAD
INTERIOR SIDE SETBACK:	20'
REAR YARD:	20'
OPEN SPACE REQUIRED:	20% (7.95 AC) = 1.5 AC
ACTIVE OPEN SPACE PROVIDED:	100% 65,553 SF (1.5 AC)
TREE SAVE REQUIRED:	50% OF OPEN SPACE OR 34,412 SF (0.79 AC)
TREE SAVE PROVIDED:	10.8% (0.86 AC)
IMPERVIOUS CALCULATIONS	
NET SITE AREA:	±19.76 AC (±860,604 SF)
MAX. IMPERVIOUS ALLOWED:	±9.88 AC (±430,302 SF) (50% OF SITE)
IMPERVIOUS PROPOSED:	±6.13 AC (±267,041 SF) (31% OF SITE)

MECKLENBURG COUNTY	
ACREAGE:	±12.95 AC (±564,102 SF)
PROPOSED UNITS:	182
PARKING REQUIRED:	1.5 SPACES/UNIT
PARKING PROVIDED:	181 STANDARD SPACES
	58 COMPACT SPACES
	18 GARAGE SPACES
	6 ACCESSIBLE SPACES
	263 TOTAL SPACES (1.45 SPACES/UNIT)
MIN. BUILDING SEPARATION:	16'
FRONT SETBACK:	42'
SIDE YARD:	10'
REAR YARD:	40'
ACCESSORY GARAGE SEPARATION FROM PRIVATE STREETS:	0'-7'
MAXIMUM BUILDING HEIGHT:	BUILDING HEIGHT TO BE AS DEFINED BY THE ORDINANCE.
TREE SAVE REQUIRED:	15% (1.94 AC)
TREE SAVE PROVIDED:	30% (3.59 AC)



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgpr.com



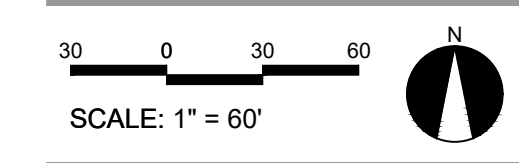
REZONING PETITION
FOR PUBLIC HEARING
2021-XXXX

REZONING DOCUMENTS

CAROLINA LILY
CHARLOTTE, NORTH CAROLINA

FIDUCIARY REAL ESTATE DEVELOPMENT, INC

PRELIMINARY
SITE PLAN



PROJECT #: 949-001
DRAWN BY: LD
CHECKED BY: TH

JUNE 16, 2022

REVISIONS:

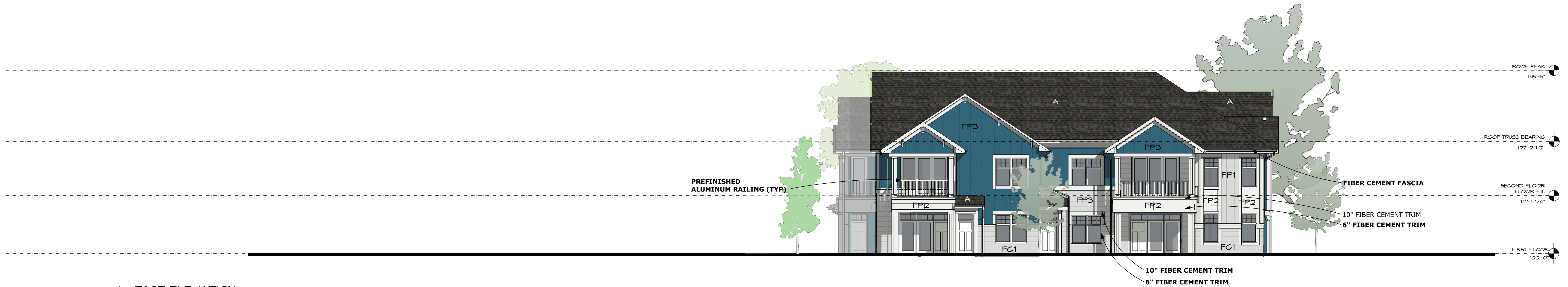
RZ2.00

MATERIAL LEGEND

- A - ASPHALT SHINGLES
- FC1 - FIBER CEMENT LAP SIDING COLOR 1
- FC2 - FIBER CEMENT LAP SIDING COLOR 2
- FP1 - FIBER CEMENT PANEL - BATTENS 16" O.C. COLOR 1
- FP2 - FIBER CEMENT PANEL - SMOOTH COLOR 2
- FP3 - FIBER CEMENT PANEL - BATTENS 16" O.C. COLOR 3



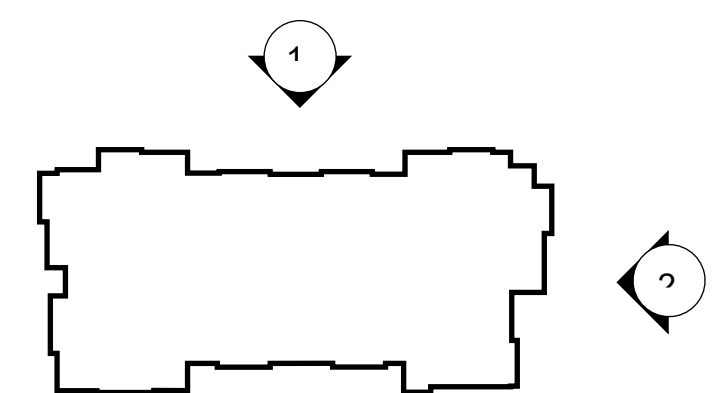
1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213
 414.431.3131 TEL
 414.431.0531 FAX
 WWW.AGARCH.COM
 ARCHITECTURE
 ENGINEERING
 PLANNING



EAST ELEVATION
 2
 AS00
 1/8" = 1'-0"



NORTH ELEVATION
 1
 AS00
 1/8" = 1'-0"



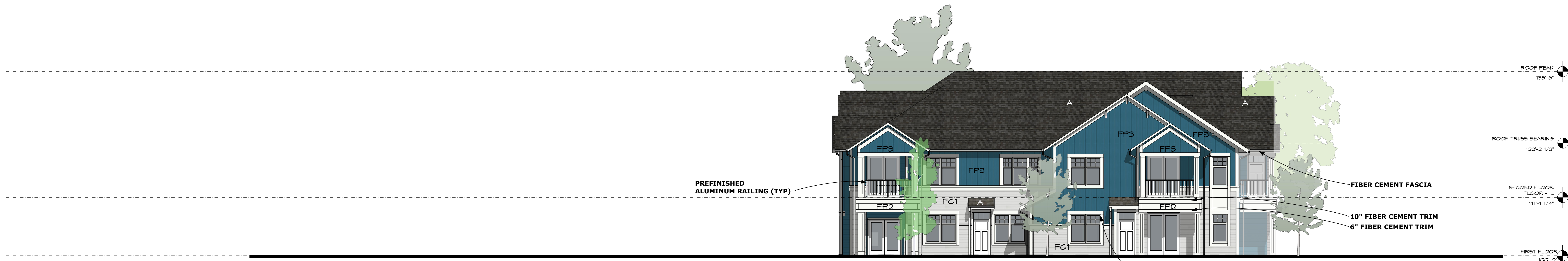
MATERIAL LEGEND

- A - ASPHALT SHINGLES
- FC1 - FIBER CEMENT LAP SIDING COLOR 1
- FC2 - FIBER CEMENT LAP SIDING COLOR 2
- FP1 - FIBER CEMENT PANEL - BATTENS 16" O.C. COLOR 1
- FP2 - FIBER CEMENT PANEL - SMOOTH COLOR 2
- FP3 - FIBER CEMENT PANEL - BATTENS 16" O.C. COLOR 3

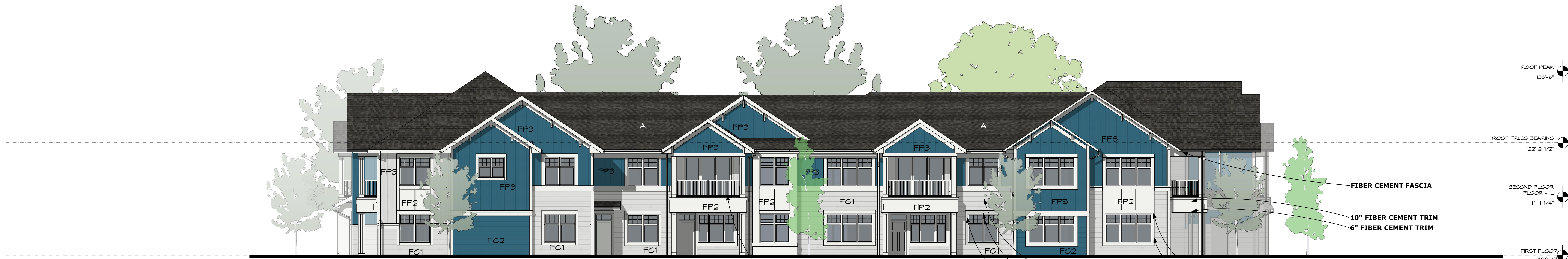
FRED Concord NC
 Multi-Family Development
 Concord
 North Carolina



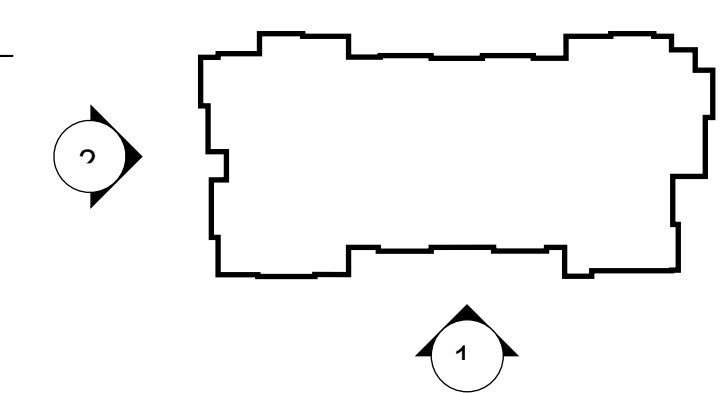
1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213
 414.431.3131 TEL
 414.431.0531 FAX
 WWW.AGARCH.COM
 ARCHITECTS
 ENGINEERING
 PLANNING



WEST ELEVATION
 2
 A501
 1/8" = 1'-0"



SOUTH ELEVATION
 1
 A501
 1/8" = 1'-0"

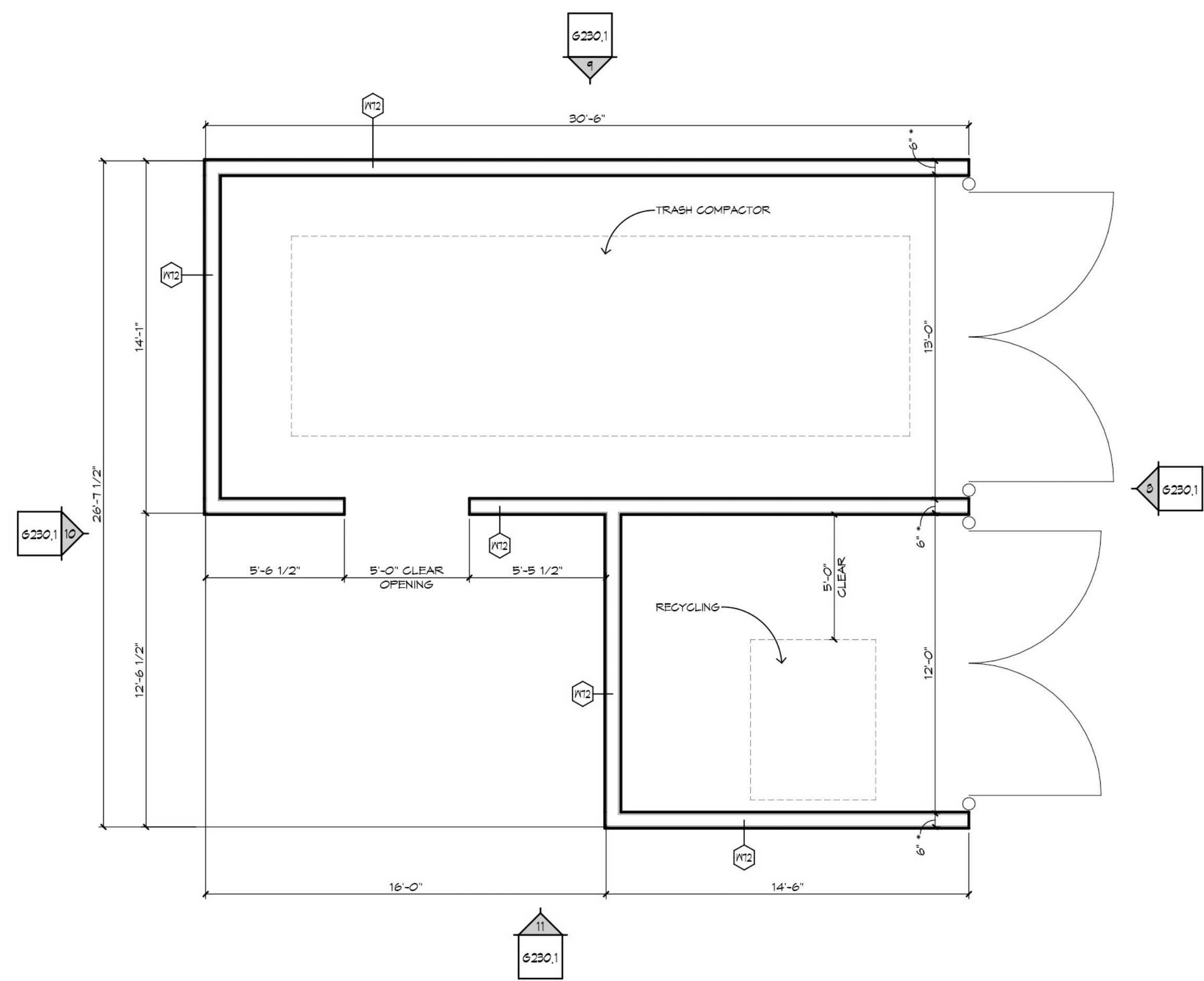


1/8" EXTERIOR ELEVATIONS

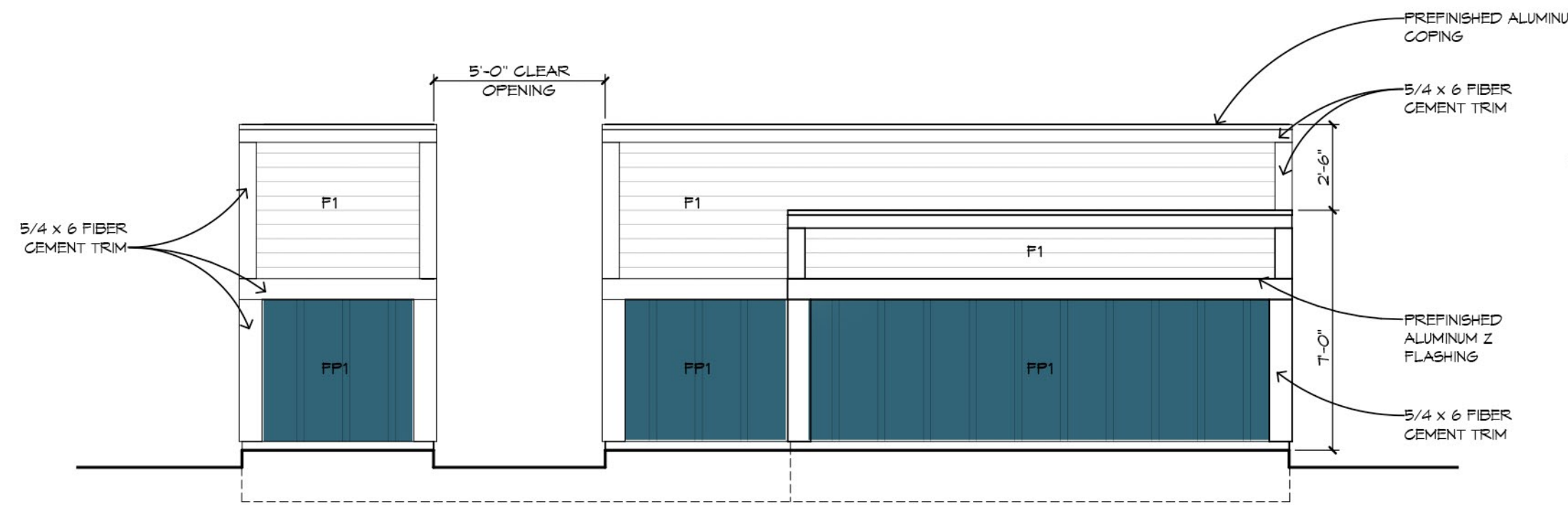
THIS DRAWING IS THE PROPERTY OF AG ARCHITECTURE, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN AUTHORIZATION OF ITS DESIGNER/CREATOR.
 DATE:
 PROJECT:
 SHEET NO. **A501**



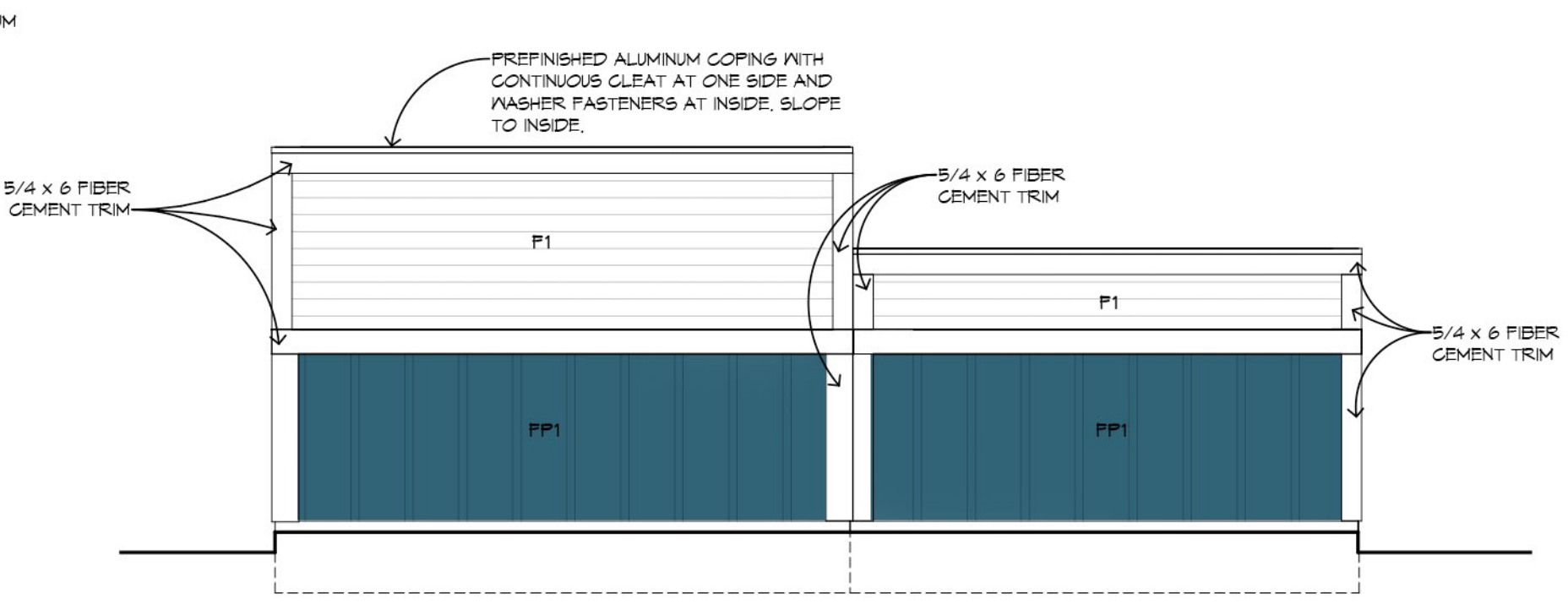
1414 UNDERWOOD AVE.
WAUWATOSA, WI 53213
414.431.3131 TEL
414.431.0531 FAX
WWW.AGARCH.COM
Architecture
Engineering
Planning
REVISIONS
NO. DATE DESCRIPTION



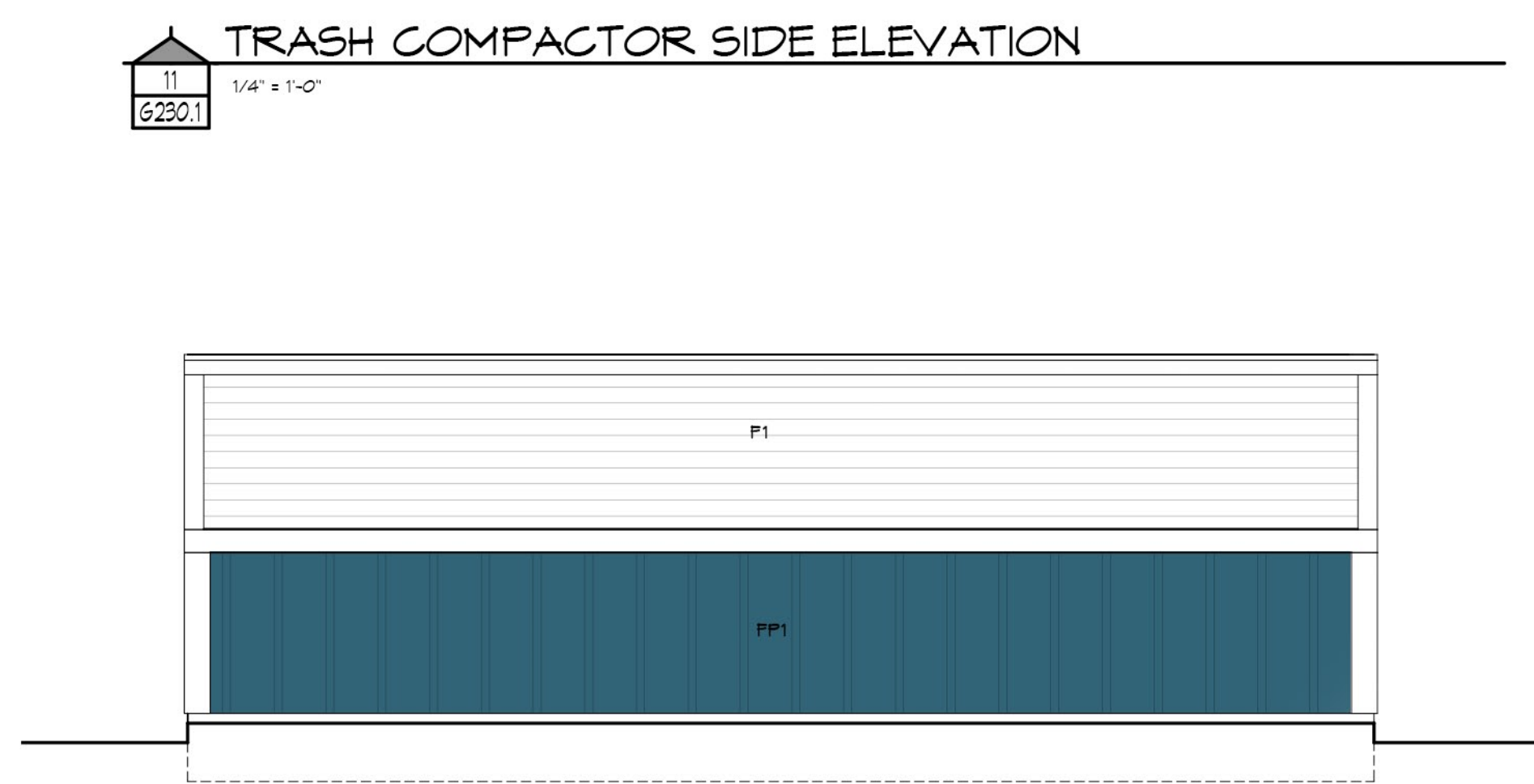
12 TRASH COMPACTOR
G230.1 1/4" = 1'-0"



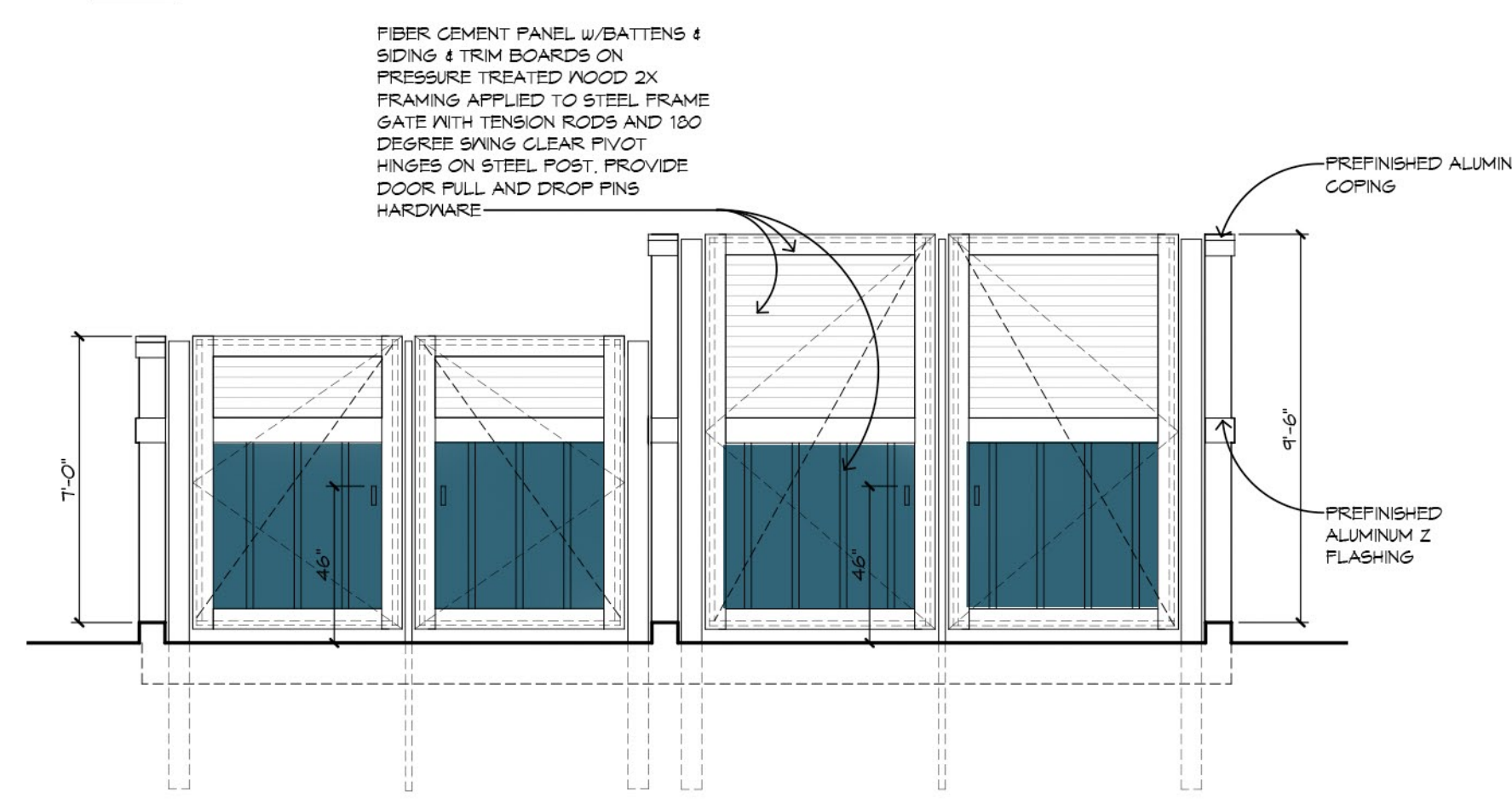
TRASH COMPACTOR SIDE ELEVATION
11 G230.1 1/4" = 1'-0"



TRASH COMPACTOR REAR ELEVATION
10 G230.1 1/4" = 1'-0"

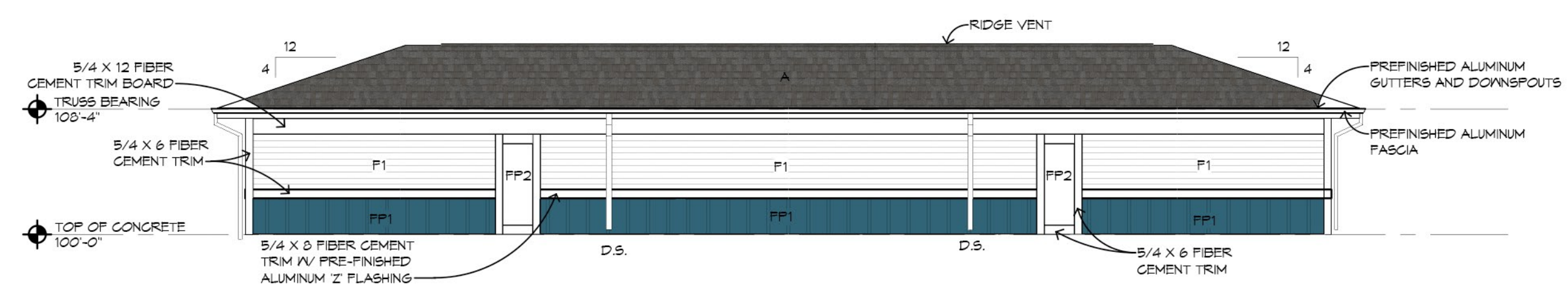


TRASH COMPACTOR SIDE ELEVATION
9 G230.1 1/4" = 1'-0"

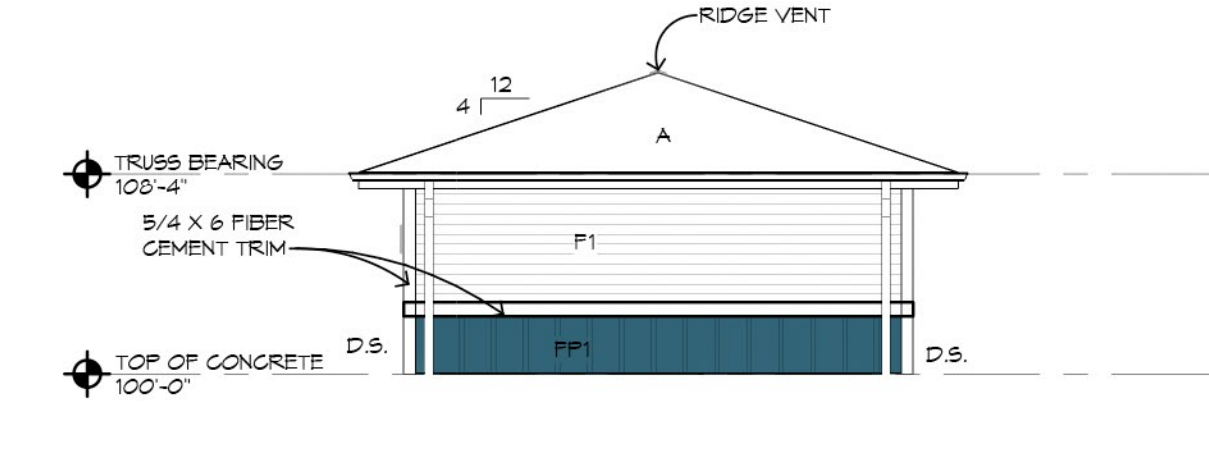


TRASH COMPACTOR FRONT ELEVATION
8 G230.1 1/4" = 1'-0"

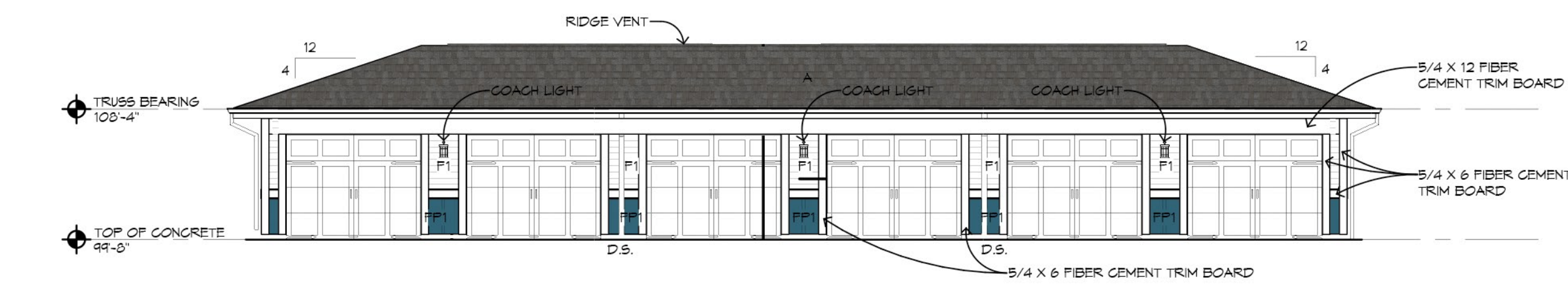
TRASH ENCLOSURE GENERAL NOTES:
DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.
VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.
SEE SHEET G230 FOR EXTERIOR ELEVATION GENERAL NOTES & COLOR KEY.
DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.
PLUS OR MINUS - FOR REFERENCE ONLY.



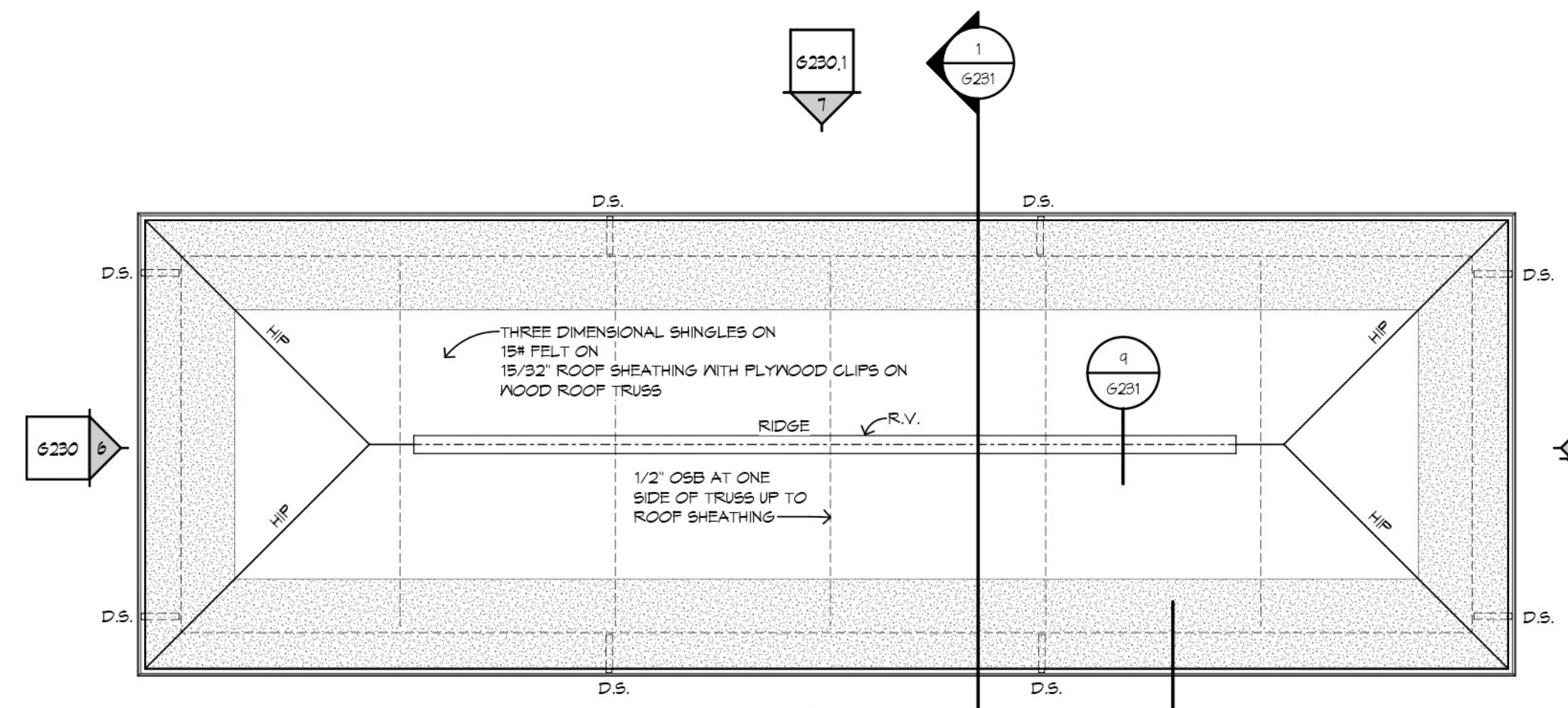
6 CAR GARAGE REAR ELEVATION
7 G230.1 1/8" = 1'-0"



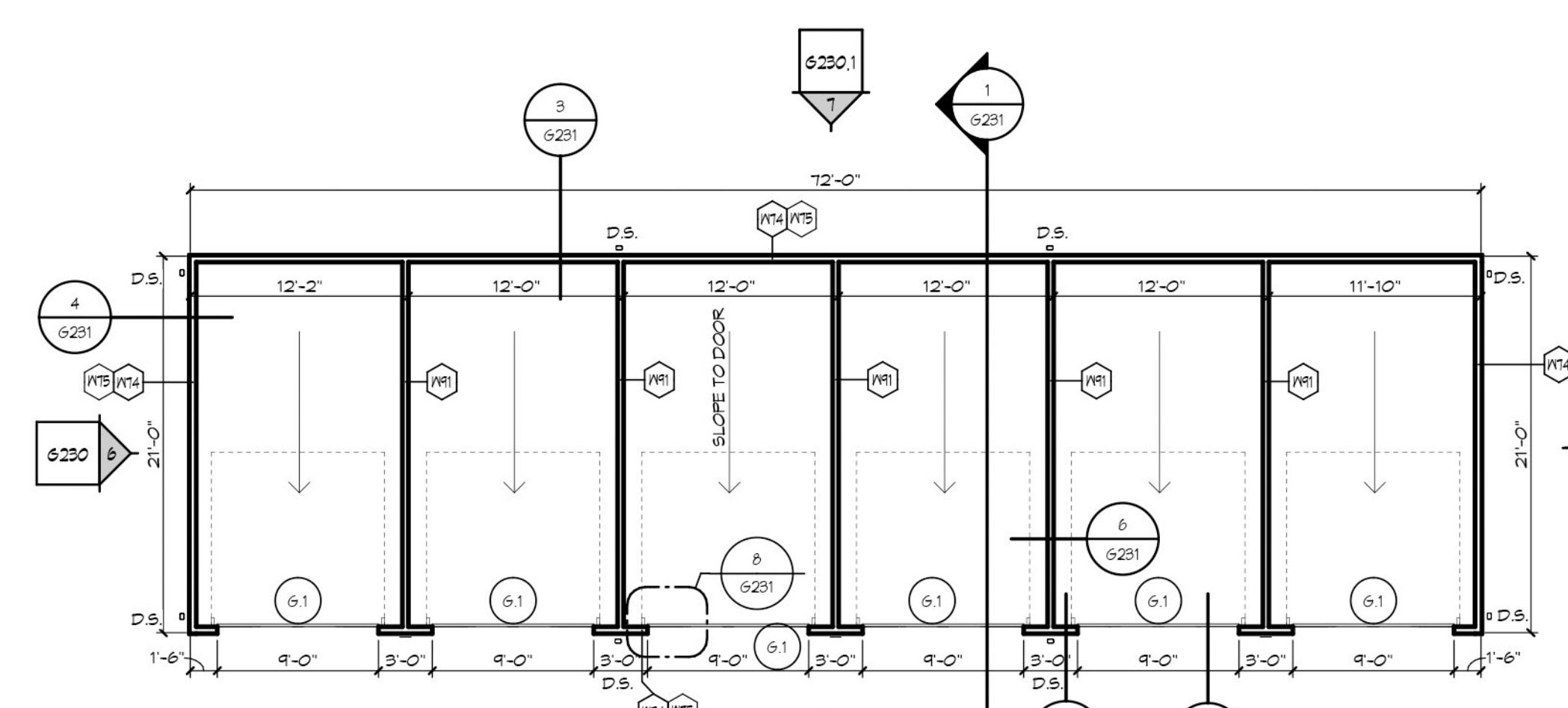
6 CAR GARAGE SIDE ELEVATION
6 G230.1 1/8" = 1'-0"



6 CAR GARAGE FRONT ELEVATION
5 G230.1 1/8" = 1'-0" TYPICAL



6 CAR GARAGE ROOF PLAN
2 G230.1 1/8" = 1'-0"



6 CAR GARAGE FLOOR PLAN
1 G230.1 1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES
EXTERIOR ELEVATION KEY NOTES:
A - THREE DIMENSIONAL ASPHALT SHINGLES
B - BRICK GLAZIER GREY
G6 - MANUFACTURED STONE (BLUEGRASS LIMESTONE) OR THIN CUT NATURAL STONE (HALQUIST STERLING GREY)
F1 - FIBER CEMENT SIDING WITH 6" EXPOSURE
F2 - FIBER CEMENT SIDING WITH 6" EXPOSURE
FP1 - VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C.
FP2 - FIBER CEMENT PANELS
COLOR LEGEND
FIBER CEMENT TRIM TO BE ARCTIC WHITE
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE
COLOR GROUP A
GARAGE & TRASH A/G/K & MAINTENANCE GARAGE
F1 - NIGHT GREY
F2 - NIGHT GREY
FP1 - PEARL GREY - BATTENS TO MATCH
FP2 - ARCTIC WHITE
COLOR GROUP B
GARAGE & TRASH B/D/E/N/P
F1 - AGED PEWTER
F2 - AGED PEWTER
FP1 - NIGHT GREY - BATTENS TO MATCH
FP2 - ARCTIC WHITE
COLOR GROUP C
GARAGE & TRASH C/D/E/N/P
F1 - AGED PEWTER
F2 - AGED PEWTER
FP1 - COBBLESTONE - BATTENS TO MATCH
FP2 - ARCTIC WHITE

GENERAL NOTES
DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.
PROVIDE CONCRETE SPLASH AT ALL DOWNSPOUTS THAT ARE NOT CONNECTED TO STORM SEWER.
ALL CONDUIT, METERS, VENTS ECT. TO BE PAINTED TO MATCH ADJACENT SURFACE.
SEE DOOR SCHEDULE SHEET G230.1
SEE WALL TYPE SHEET AT300
GUTTERS AND DOWNSPOUTS TO BE PREFINISHED ALUMINUM.
ICE AND WATER SHIELD TO EXTEND HORIZONTALLY 24" MIN. INSIDE THE INTERIOR FACE OF THE EXTERIOR WALL TYP.
R.V. - RIDGE VENT
D.S. - DOWNSPOUT
INDICATES ICE AND WATER SHIELD
DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.
PLUS OR MINUS - FOR REFERENCE ONLY.

DOOR NOTES
G1, G2 - 9'-0" X 7'-0" INSULATED SECTIONAL OVERHEAD GARAGE DOOR
U, UA - 3'-0" X 6'-0" INSULATED FIBERGLASS ENTRY DOOR AND FRAME
C - 3'-0" X 6'-0" WOOD DOOR AND FRAME

SHEET PREPARED BY:
DATE: 04 FEB 2022
DRAWN BY: B. B. B. AM
CHECKED BY: B. B. B. AM
APPROVED: [Signature]

PN: 4589 43 8730 0000
MALL AT CONCORD MILL LP
USE: COMMERCIAL
ZONING: C-2

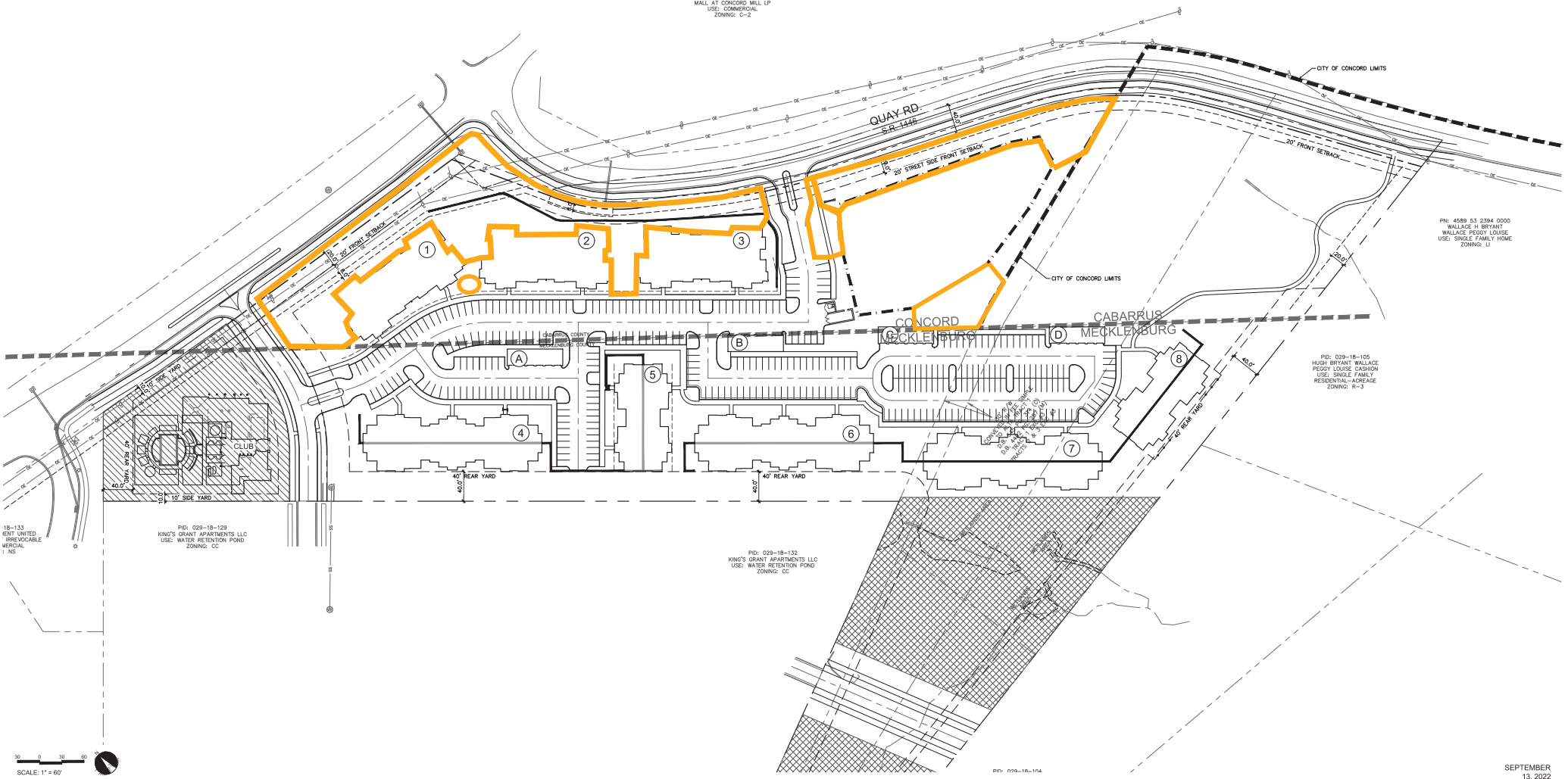
PN: 4589 51 2394 0000
WALLACE W BRYANT
WALLACE PEGGY LOUISE
USE: SINGLE FAMILY HOME
ZONING: I1

PID: 029-18-105
HIGH BRYANT WALLACE
PEGGY LOUISE CASHION
USE: SINGLE FAMILY HOME
ZONING: R-3

PID: 029-18-129
KING'S GRANT APARTMENTS LLC
USE: WATER RETENTION POND
ZONING: CC

PID: 029-18-132
KING'S GRANT APARTMENTS LLC
USE: WATER RETENTION POND
ZONING: CC

PID: 029-18-104



18-133
KENT UNITED
BREVOCABLE
MERCANTILE
1 NS

SCALE: 1" = 60'

SEPTEMBER
13, 2022

CAROLINA LILY

CHARLOTTE, NORTH CAROLINA



City of Concord
Technical Standards Manual

Article VIII
Traffic Impact Analysis (TIA)
Appendix F

Transportation Mitigation Agreement (TMA)



TRANSPORTATION MITIGATION AGREEMENT

Project Information

Applicant Information

Project Name: <u>Carolina Lily TIA</u>	Applicant Name: <u>Ashley Poul</u>
Project Owner: <u>Fiduciary Real Estate Development Inc.</u>	Applicant Phone: <u>414-246-8405</u>
Project Location: <u>SWC of Carolina Lily Ln and Quay Rd</u>	Applicant Address: <u>789 N. Water Street, Suite 200</u> <u>Milwaukee, WI 53202</u>
Case Number: _____	Applicant Email: <u>apoull@fred-inc.com</u>

The City of Concord, with concurrence from the North Carolina Department of Transportation (where applicable), and the Applicant hereby agree that the information documented herein accurately and completely describes the development project and mitigation measures required and/or agreed upon to adequately mitigate the development's impacts to the public transportation system. The Applicant, and their successors and/or assigns, agrees to be responsible for the complete implementation of the identified mitigation measures as a condition of the subject development.

TRANSPORTATION IMPACT ANALYSIS (TIA) REPORT

Scoping Document Date: <u>10/01/2021</u>	Site Plan Date: <u>04/06/2021</u>
TIA Consultant: <u>Design Resource Group</u>	Final TIA Date: <u>01/10/2022</u>

The final TIA Report for the subject development and/or application must be attached as an exhibit to this agreement. Between the date of this agreement and the final build-out of the development, any deviation from the proposed site plan, access locations, development program (including the square footage, number of dwelling units and types, trip generation, trip distribution, phasing, build-out years, etc.) and other pertinent information identified and used in the impact analysis must be submitted to the City and NCDOT (where applicable) for consideration to determine if a revised TIA and/or subsequent revised TMA will be required.

If the project name changes throughout the development process from that used in the final TIA, the Applicant, and their successors and/or assigns, is responsible for notifying the City and the NCDOT of the name change to ensure proper record keeping.

MITIGATION MEASURES

For the purposes of this document, the term "Mitigation Measures" includes all transportation improvements, traffic safety improvements, access control measures, transportation demand management plans, and other measures intended to address the traffic impact of the proposed development.

All mitigation measures identified in the final approved TIA, and listed below, should be constructed and/or implemented in order for the transportation system to safely and adequately serve the traffic related to the subject development. While there is no requirement for the Applicant to construct/implement the identified off-site mitigation measures, applications and subsequent driveway permits are subject to disapproval if existing and/or proposed infrastructure is determined to be inadequate to safely and efficiently serve the proposed development. The Applicant is responsible for verifying and ensuring adequate Rights-of-Way

(R/W) and/or easements exist prior to construction/implementation of any mitigation measures. Alterations to mitigation measures due to the lack of R/W or easements may require a revised TIA and subsequent TMA.

For single phased developments, all mitigation measures agreed to must be completed prior to the approval of the Certificate of Compliance (COC). If the proposed development is planned to be completed in multiple phases, all mitigation measures agreed to in the approved TMA must be constructed or implemented prior to approval of the COC of the second phase, regardless of the total number of proposed phases unless otherwise noted in the list.

Describe the location, nature, extent, and phasing of all mitigation measures identified in the final approved TIA. *(Attach additional pages if needed)*

Location: Carolina Lily Lane & Access "A"

Mitigation Measure: One ingress and one egress lane (a northbound right turn lane on proposed Access "A" with a modified porkchop and centerline median to provide RI/RO access; Construct an eastbound right turn lane on Carolina Lily Lane with 100 feet of storage; 100-foot internal protected stem

Phasing: Tract 1

Check if Applicant agrees to construct/implement this mitigation measure/transportation improvement

Location: Quay Road & Access "B"

Mitigation Measure: One ingress and one egress lane (a northbound combined left-right turn lane on proposed Access "B"; 100-foot internal protected stem

Phasing: Tract 1

Check if Applicant agrees to construct/implement this mitigation measure/transportation improvement

Location: Additional Improvements

Mitigation Measure: Widen Quay Road to accommodate 11-foot lanes (measured to the center of the pavement markings) along the site's frontage

Phasing: Tract 1

Check if Applicant agrees to construct/implement this mitigation measure/transportation improvement

<input type="checkbox"/>	Check if additional sheets are attached
--------------------------	--

BONDING REQUIREMENTS

Deferral of certain Mitigation Measures may be considered on a case-by-case basis. If any Mitigation Measures are approved to be deferred, the Applicant must issue a bond, letter of credit, or other performance security for improvements in accordance with section 5.7.4, Article 5 of the city's CDO. Bonding requirements for mitigation measures and improvements within NCDOT right-of-way will be determined by NCDOT. *(Attach additional sheets if needed.)*

Deferred Mitigation(s)/Improvement(s):			
Anticipated Date of Completion:	Select Date	Bonded Amount:	
<input type="checkbox"/>	Check if Applicant agrees to construct/implement this mitigation measure		

Deferred Mitigation Measure:			
Anticipated Date of Completion:	Select Date	Bonded Amount:	
<input type="checkbox"/>	Check if Applicant agrees to construct/implement this mitigation measure		

Deferred Mitigation Measure:			
Anticipated Date of Completion:	Select Date	Bonded Amount:	
<input type="checkbox"/>	Check if Applicant agrees to construct/implement this mitigation measure		

Deferred Mitigation Measure:			
Anticipated Date of Completion:	Select Date	Bonded Amount:	
<input type="checkbox"/>	Check if Applicant agrees to construct/implement this mitigation measure		

ADDITIONAL CONDITIONS

Describe additional traffic impact and safety items to be coordinated through the development process which the Applicant agrees to. *(Attach additional sheets if needed)*

<input type="checkbox"/>	Check if additional sheets are attached
--------------------------	---

AGREEMENT BY ALL PARTIES


The mitigation measures and additional conditions listed in this Transportation Mitigation Agreement (TMA) have been determined to be necessary to adequately mitigate the impacts of the traffic related to the proposed development or, at minimum, maintain the current levels of service for all street segments and individual movements at intersections within the study area. If any of the identified mitigation measures are not agreed to in this TMA, the Applicant understands that the proposed development and/or any associated driveway permits are subject to disapproval due to the lack of adequate infrastructure. The Applicant is responsible for complete construction/implementation of all mitigation measures and satisfaction of any additional conditions agreed to in the list above. Any deviation from the development features as described in the final TIA, including but not limited to land uses and site access, must be submitted to City and NCDOT (as applicable) staff in writing for review and determination if a revised TIA and subsequent TMA will be required.

This TMA will expire at such time that the TIA is considered irrelevant.

Date of TIA Approval: 1/10/2022

<input checked="" type="checkbox"/>	Single-Phase Development	TIA is irrelevant 3 years from approval date.
<input type="checkbox"/>	Multi-Phase Development	TIA is irrelevant 4 years from approval date.

APPLICANT

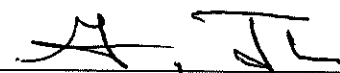
 _____
 Signature

_____ Ashley Powell
 Printed Name

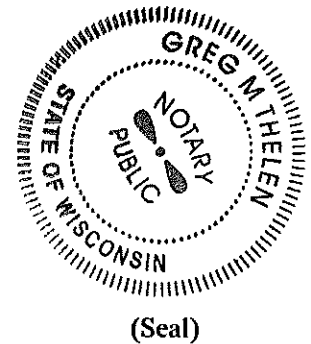
_____ 5/17/22
 Date

_____ Wisconsin
 _____ Milwaukee County, North Carolina

Sworn and Subscribed before me this the 25 day of May, 2022


 Signature of Notary Public

_____ Greg Thelen
 (Print or type name of Notary Public)



NCDOT REPRESENTATIVE (if applicable)

 Signature

 Printed Name

 Date

CITY TRANSPORTATION REPRESENTATIVE

Reviewed and approved by City Transportation on: 6/2/2022


 Signature

_____ DEVYN HUSTON
 Printed Name

_____ 6/7/2022
 Date