



DATE: August 16, 2022

REZONING CASE #: Z-12-22

ACCELA: CN-RZZ-2022-00007

DESCRIPTION: Zoning Map Amendment
RM-1 (Residential Medium Density) and RC (Residential Compact) to O-I (Office-Institutional)

APPLICANT/OWNER: Epworth United Methodist Church, Inc.

LOCATION: 1012 and 1030 Burrage Road NE

PINs: 5621-48-4363 and 5621-48-2146

AREA: +/- 3.923 acres

ZONING: 1012 Burrage Road NE - RM-1 (Residential Medium Density)
1030 Burrage Road NE - RC (Residential Compact)

PREPARED BY: Brad Lagano, Senior Planner

BACKGROUND

The first subject property at 1012 Burrage Road NE is approximately 1.288 acres with a residential structure. The second subject property at 1030 Burrage Road NE is approximately 2.635 acres and is where Epworth United Methodist Church is located. The two parcels combined are approximately 3.923 acres.

HISTORY

The subject properties were annexed into the City between 1968 and 1981 and rezoned to RM-1 (Residential Medium Density) and RC (Residential Compact) at that time.

SUMMARY OF REQUEST

The applicant is requesting to rezone the subject properties from RM-1 (Residential Medium Density) and RC (Residential Compact) to O-I (Office-Institutional) to make the zoning classification more appropriate for the current and future church uses. The properties to the north are zoned RC (Residential Compact). One is wooded and vacant and the other consists of residential condominiums. Properties to the east and south are zoned RM-1 (Residential Medium Density) and consist of single-family residential structures. Properties to the west are zoned C-1 (Light Commercial and Office) and primarily consist of medical offices.

This request is for the traditional base zoning of O-I (Office-Institutional) and not a conditional district, therefore all permitted uses with the O-I (Office-Institutional) zoning classification would be allowed on the property.

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	
RM-1 (Residential Medium Density) and RC (Residential Compact)	North	RC (Residential Compact)	Vacant	North	Vacant
	South	RM-1 (Residential Medium Density)		South	Single-Family Residential
	East	RM-1 (Residential Medium Density)		East	Single-Family Residential
	West	C-1 (Light Commercial and Office)		West	Medical Offices

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as MUAC (Mixed-Use Activity Centers) for which O-I (Office-Institutional) is listed as an applicable zoning district. Rezoning this property to O-I (Office-Institutional) will therefore not require a LUP Amendment.

The applicable zoning districts for the MUAC (Mixed-Use Activity Centers) future land use category are widespread and include:

- RV (Residential Village)
- RC (Residential Compact)
- O-I (Office-Institutional)
- CC (Center City)
- TND (Traditional Neighborhood Development)
- MXD (Mixed Use District)
- PRD (Planned Residential Development).
- C-1 (Light Commercial and Office)
- C-2 (General Commercial)
- PUD (Planned Unit)
- I-1 (Light Industrial)

From the 2030 Land Use Plan – Mixed Use Activity Centers (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 street 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 as Mixed-Use Activity Centers Future Land Use 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 as 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.

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

Objective 1.5: Foster an attractive and functional mix of living, working, shopping, and recreational uses within Mixed-Use Activity Centers and Village Centers.

Policy Guidance:

- *Mixed-Use Zoning: Ensure that applicable zoning districts and development regulations facilitate development of a mix of compatibility integrated residential and non-residential uses within each Mixed-Use Activity Center and Village Center.*
- *Land Use Transition: Encourage land use transitions and development that foster physical continuity.*

SUGGESTED STATEMENT OF CONSISTENCY

- The subject properties are approximately +/- 3.923 acres and are zoned RM-1 (Residential Medium Density) and RC (Residential Compact).
- The subject properties were annexed into the City between 1968 and 1981 and rezoned to RM-1 (Residential Medium Density) and RC (Residential Compact) at that time.

- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as O-I (Office-Institutional) is an applicable zoning classification to the Mixed-Use Activity Center (MUAC) Future Land Use Category. This zoning would be compatible with the adjacent RM-1 (Residential Medium Density), RC (Residential Compact), and C-1 (Light Commercial and Office) zoning districts. It would also meet Objective 1.5 by “*fostering an attractive and functional mix of living, working, shopping, and recreational uses within Mixed-Use Activity Centers and Village Centers*” as well as support the corresponding policy guidance: “*Mixed-Use Zoning: Ensure that applicable zoning districts and development regulations facilitate development of a mix of compatibility integrated residential and non-residential uses within each Mixed-Use Activity Center and Village Center.*”
- The zoning amendment is reasonable and in the public interest as it is consistent with the adjacent zoning districts as well as existing commercial uses in close proximity to the subject properties.

SUGGESTED RECOMMENDATION AND CONDITIONS

Staff finds the request is consistent with the 2030 Land Use Plan and staff has no objections to the petition. No conditions may be applied as the request is not for a conditional district.

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.

ATTACHMENTS

- A. Zoning Map Amendment Application
- B. Aerial View Map
- C. Zoning Map
- D. Land Use Plan Map



NORTH CAROLINA

High Performance Living



Application for Zoning Map Amendment

Applicant Name, Address, Telephone Number and email address: _____

EPWORTH UNITED METHODIST CHURCH - 1030 BURRAGE RD NE - CONCORD, NC 28025 - (704)786-6183 - epworthsecretary@epworthnc.com

Owner Name, Address, Telephone Number: _____

SAME AS ABOVE

Project Location/Address: 1012 BURRAGE RD NE, CONCORD AND 1030 BURRAGE RD NE, CONCORD

P.I.N.: 5621-48-2146 + 5621-48-4363

Area of Subject Property (acres or square feet): +/- 3.923

Lot Width: +/- 546 ft Lot Depth: +/- 328 ft

Current Zoning Classification: RC ←

Please note: 1012 Burrage Rd is zoned RM-1 while 1030 Burrage Rd is zoned RC.

Proposed Zoning Classification: O-1

Existing Land Use: Church

Future Land Use Designation: MUAC

Surrounding Land Use: North RC South RC RM-1

East RC RM-1 West C-1

Reason for request: CHANGE ZONING FROM RESIDENTIAL TO COMMERCIAL SO THAT ZONING IS APPROPRIATE FOR THE PROPERTIES AND USE THEREOF.

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

Staff member signature: [Signature]

Date: 6/11/22

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: 6/13/2012

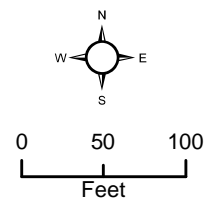
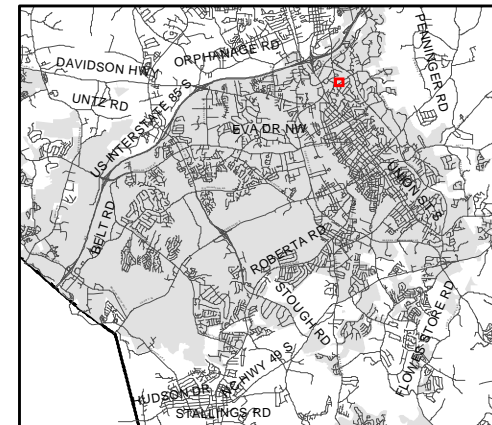
Applicant Signature: *[Signature]*

Property Owner or Agent of the Property Owner Signature:
Kathy Taylor Chair of Board of Trustees

**Z-12-22
AERIAL**

**Rezoning application from
RM-1 (Residential Medium
Density) & RC (Residential
Compact) to
O-I (Office-Institutional)**

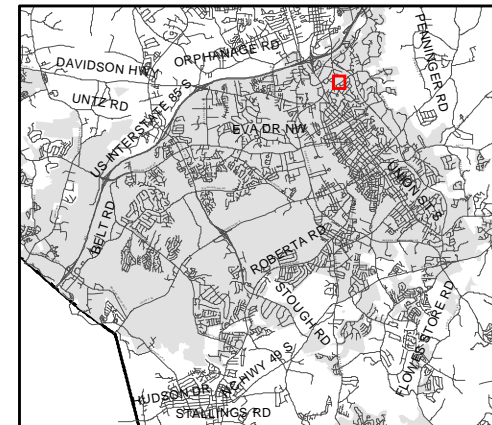
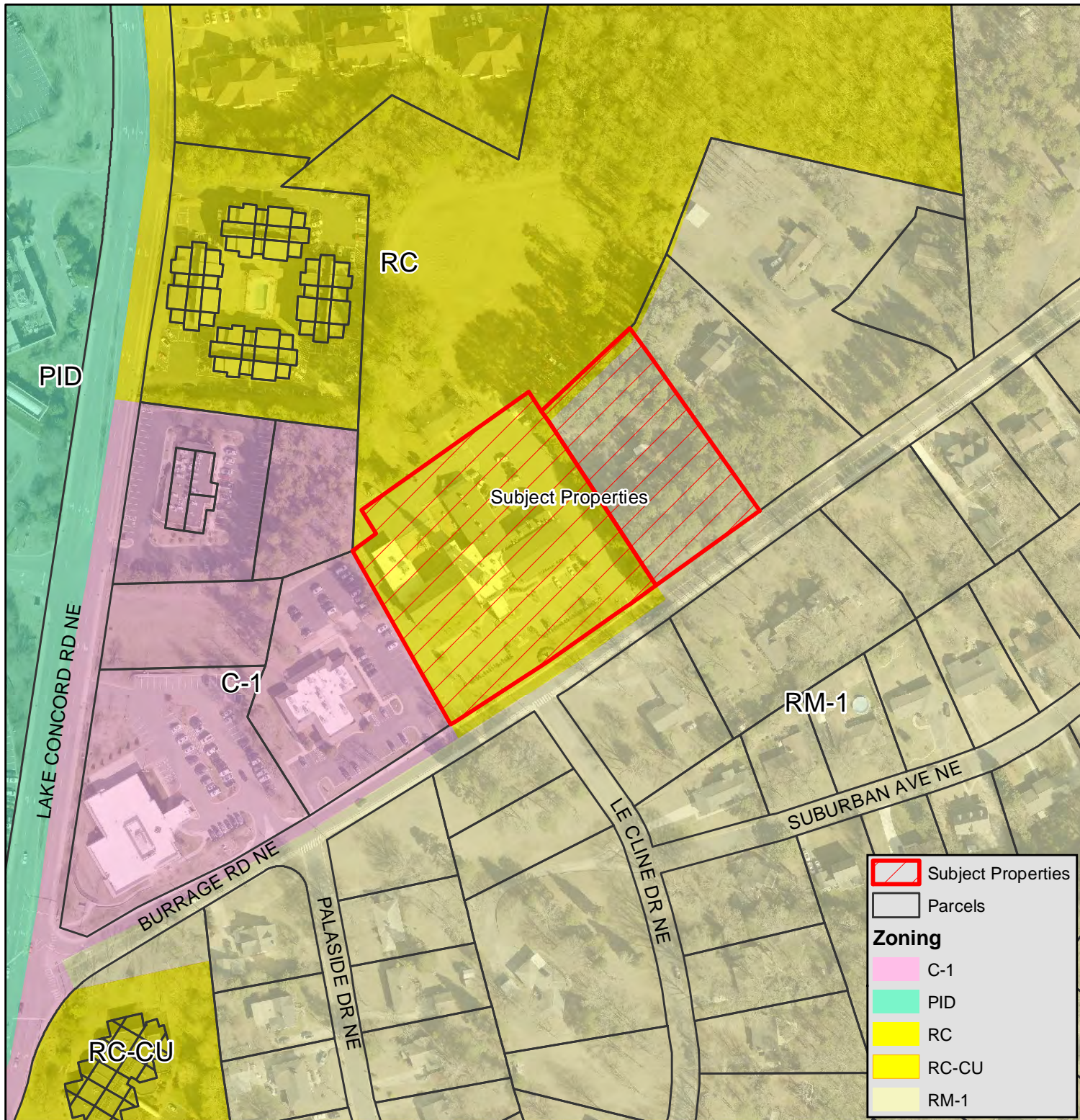
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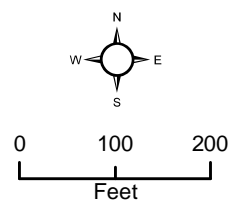
**Z-12-22
ZONING MAP**

**Rezoning application from
RM-1 (Residential Medium
Density) & RC (Residential
Compact) to
O-I (Office-Institutional)**

1012 & 1030 Burrage Rd NE
PINs: 5621-48-4363 & 5621-48-2146



	Subject Properties
	Parcels
Zoning	
	C-1
	PID
	RC
	RC-CU
	RM-1



**Z-12-22
LAND USE PLAN**

**Rezoning application from
RM-1 (Residential Medium
Density) & RC (Residential
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