



DATE: August 15, 2023

REZONING CASE #: Z-14-23

ACCELA: CN-RZZ-2023-00010

DESCRIPTION: Zoning Map Amendment
I-1 (Light Industrial) to RV (Residential Village)

APPLICANT/OWNER: Moises Maldonado

LOCATION: 91 Pitts School Rd. NW

PIN#: 5509-24-3559

AREA: +/- 0.93 acres

ZONING: I-1 (Light Industrial)

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

BACKGROUND

The subject property consists of one (1) parcel comprising +/- 0.93 acres on a lot on the south side of Pitts School Rd., north of the intersection of Concord Parkway S and Pitts School Rd NW.

HISTORY

This parcel was part of a city-initiated annexation occurring December 31, 1995, and was zoned I-1 (Light Industrial) at the time. The property was acquired by Moises Alid Maldonado Gonzalez and Rosa Yanira Galvez Morales by deed recorded in Cabarrus County Register of Deeds Book 16452 Page 0306 as recorded on April 18, 2023 and has an existing single family home. According to Cabarrus County tax records, the home was constructed in 1975 and has approximately 2,000 square feet of floor area.

SUMMARY OF REQUEST

The applicant is requesting to rezone the subject property from I-1 to RV (Residential Village) so that he can rebuild the single-family residence.

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	
I-1 (Light Industrial)	North	RV (Residential Village)	Single Family Residence	North	Single Family Residential
	South	I-1 (Light Industrial)		South	Vacant
	East	C-2 (General Commercial)		East	Single Family Residential; Vacant
	West	RM-2 (Residential Medium Density)		West	Single Family Residential

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as “Mixed Use Activity Center (MUAC).” RV (Residential Village) is a corresponding zoning district to the “Mixed Use Activity Center” land use category, and therefore is consistent with the land use plan.

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 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 complementary 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.

Policy Guidance:

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

- *Monitor Land Use: Monitor existing, approved and planned land uses and compare development capacities with projected demands for all types of residential and non-residential development. The Future Land Use Map should provide adequate land to meet projected demands and provide market flexibility throughout the City.*

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately +/- 0.93 acres and currently zoned I-1 (Light Industrial).
- The subject property was a forced annexation occurring December 31, 1995, and was zoned I-1 (Light Industrial) at the time.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as RV (Residential Village) is a corresponding zoning classification to the Mixed Use Activity Center (MUAC) Land Use Category.
- The zoning amendment is reasonable and in the public interest as it is consistent with the existing zoning adjacent to the subject property.

SUGGESTED RECOMMENDATION AND CONDITIONS

City staff does not have any issues with the proposal. 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. As the request is not a Conditional District no conditions may be applied.

(Please type or print)

Applicant Name, Address, Telephone Number and email address: Moises Alid
Maldonado Gonzalez, 91 Pitts School Rd. NW
Concord NC 28027, 980-833-7836, moisesalid@gmail.com

Owner Name, Address, Telephone Number: Moises Maldonado
Same

Project Location/Address: 91 Pitts School Rd. NW Concord NC 28027

P.I.N.: 5509243559

Area of Subject Property (acres or square feet): 2,138 SF

Lot Width: 152.67 Lot Depth: 264.24

Current Zoning Classification: Industrial

Proposed Zoning Classification: Residential

Existing Land Use: Industrial

Future Land Use Designation: Residential

Surrounding Land Use: North Residential South Residential

East Residential West Residential

Reason for request: Switch zoning from industrial
to residential.

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


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: 6/8/23

Applicant Signature: 

Property Owner or Agent of the Property Owner Signature: 

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (TITLE REFERENCES AS SHOWN ON PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM TITLE REFERENCES AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY MEETS OR EXCEEDS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

THIS 8th DAY OF MAY, 2023.

PROFESSIONAL LAND SURVEYOR

- BOUNDARY LINE
- TIE LINE
- RIGHT OF WAY
- ADJOINING LINE (NOT SURVEYED)

NOTES:

1. PID 55092435590000 & 55092436640000
2. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS AND BUFFERS INCLUDING THOSE WITHIN THE APPLICABLE UNIFIED DEVELOPMENT ORDINANCE (UDO), RIGHTS-OF-WAY, IMPERVIOUS AREAS & BUILT UPON AREA (BUA) RESTRICTIONS, AND/OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
3. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710550900K, WITH A DATE OF IDENTIFICATION OF 11/16/2018.

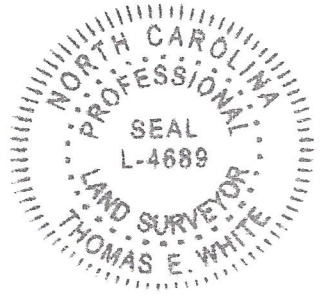
ZONE X DEFINITION: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

4. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

5. PROPERTY ZONED: I-1 SETBACKS SHOWN ARE PER CURRENT ZONING CLASSIFICATION AND ARE SUBJECT TO INTERPRETATION BY THE PROPER ZONING ADMINISTRATION.

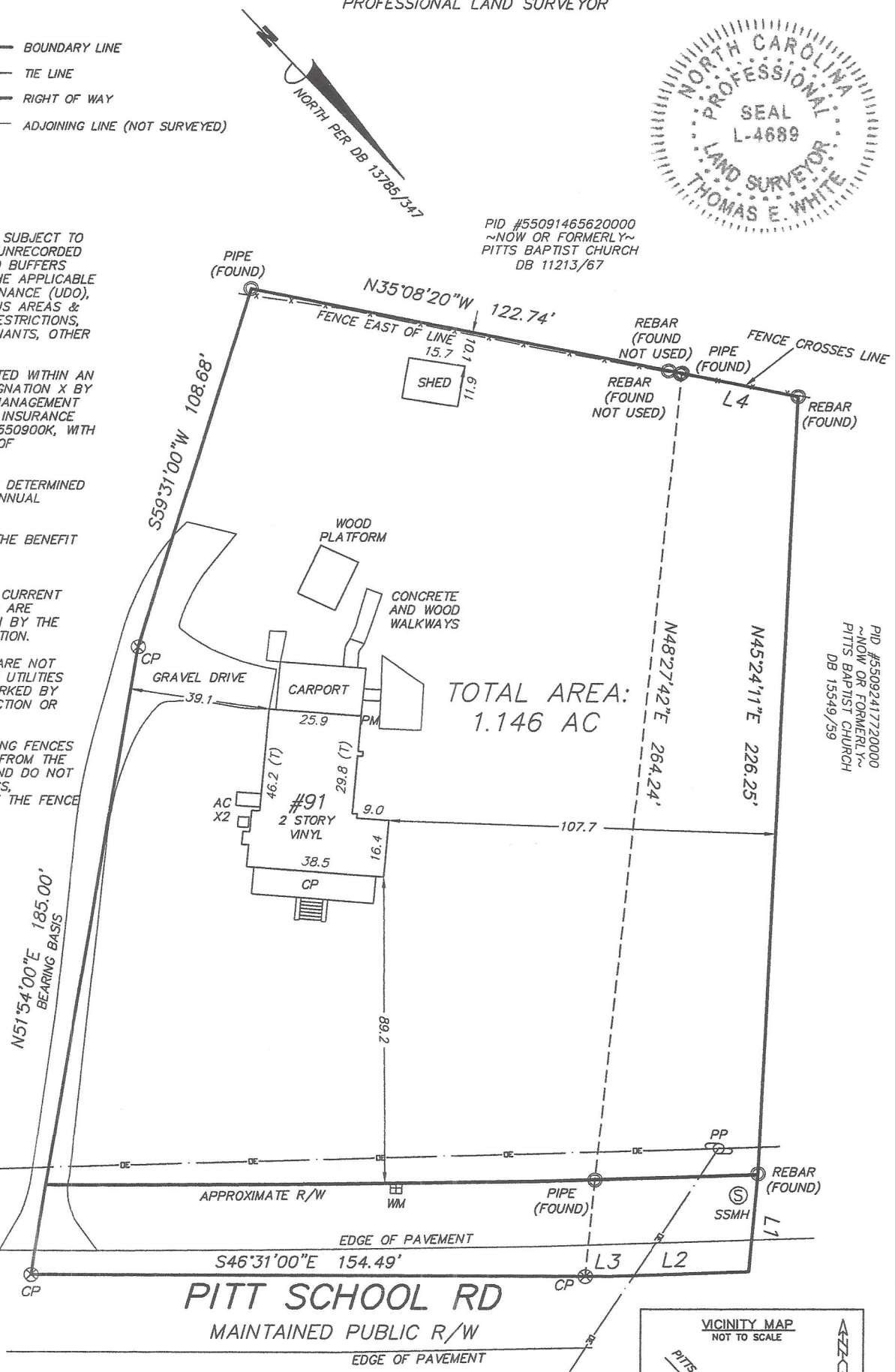
6. UNDERGROUND UTILITIES ARE NOT SHOWN. ALL UNDERGROUND UTILITIES ARE TO BE ACCURATELY MARKED BY OTHERS PRIOR TO CONSTRUCTION OR EXCAVATION.

7. LINES SHOWN REPRESENTING FENCES AND WALLS ARE MEASURED FROM THE APPROXIMATE CENTERLINE AND DO NOT ACCOUNT FOR THE THICKNESS, PLUMBNESS OR MEANDER OF THE FENCE UNLESS OTHERWISE STATED.



PID #55091465620000
~NOW OR FORMERLY~
PITTS BAPTIST CHURCH
DB 11213/67

PID #55092417720000
~NOW OR FORMERLY~
PITTS BAPTIST CHURCH
DB 15549/59



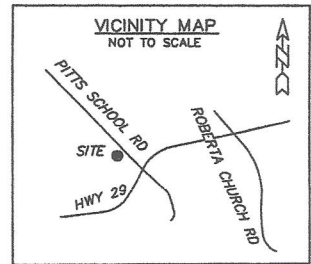
TOTAL AREA:
1.146 AC

PID #55092441170000
~NOW OR FORMERLY~
4 KIDS LLC
DB 8417/277

N51°54'00"E 185.00'
BEARING BASIS

LINE	BEARING	LENGTH
L1	N48°08'37"E	28.85'
L2	N48°38'16"W	40.54'
L3	N46°26'33"W	4.90'
L4	N34°33'16"W	33.12'

SCALE 1"=40'



PHYSICAL SURVEY
OF

#91 PITT SCHOOL RD
CITY OF CONCORD, CABARRUS COUNTY, NORTH CAROLINA

Moises Maldonado

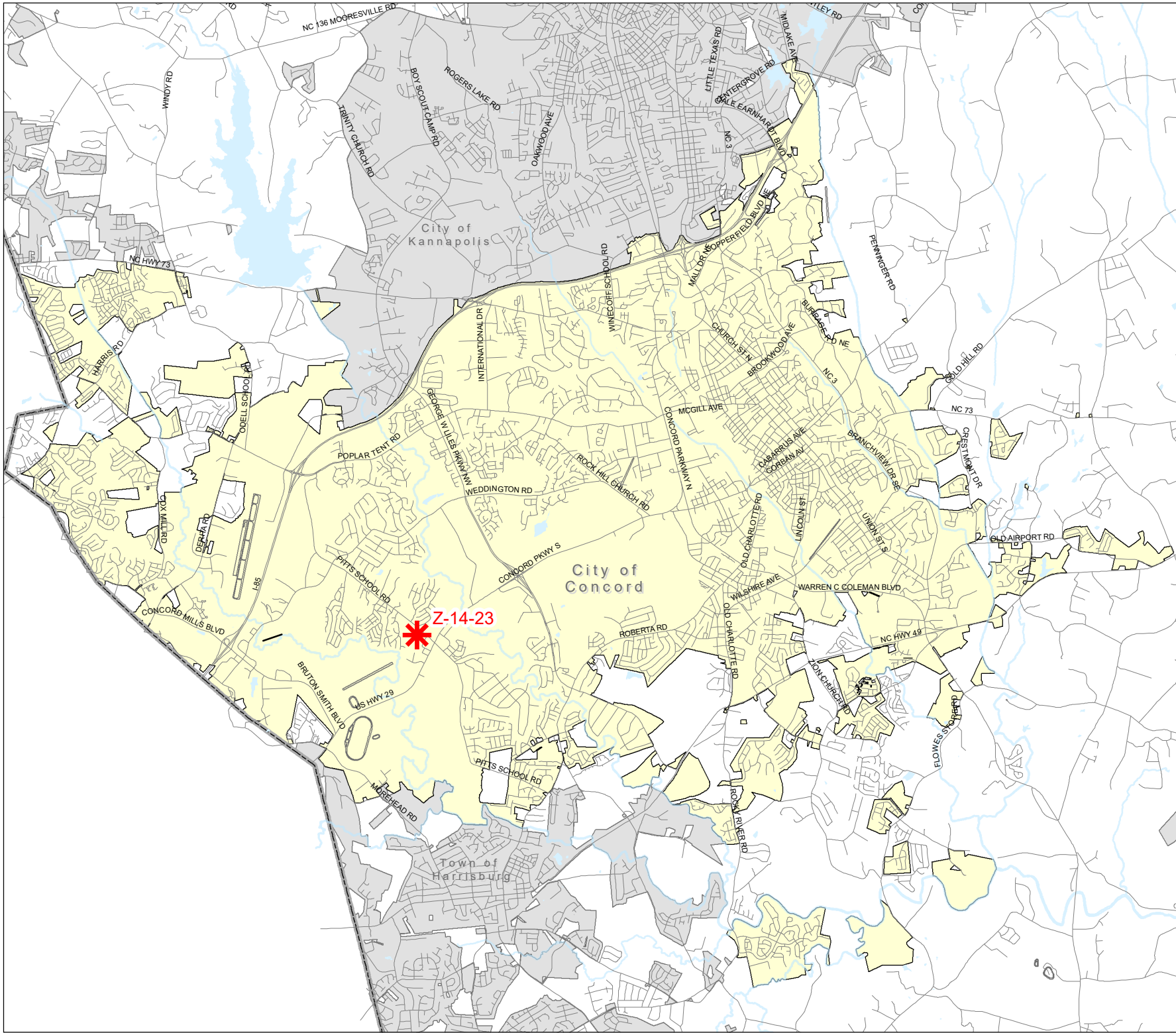
SURVEYED FOR _____
MAP BOOK _____ PAGE _____ DEED BOOK 13785 PAGE 345
DRAWN BY MM FIELD WORK GW SK FIELD BOOK # _____

CAROLINA SURVEYORS, INC
P.O. BOX 267
PINEVILLE, N.C. 28134
(704) 889-7601
FAX: (704) 889-7614
CERTIFICATE OF AUTHORIZATION
NC-C-1242 SC:886

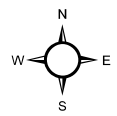
CARLSON\2023\BAT\Pitt School Rd #91
2023\P\Pitt School Rd #91
PROJECT: 23-0202

Z-14-23

91 Pitts School Rd NW



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







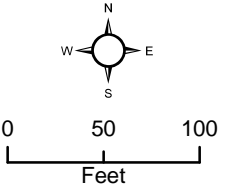
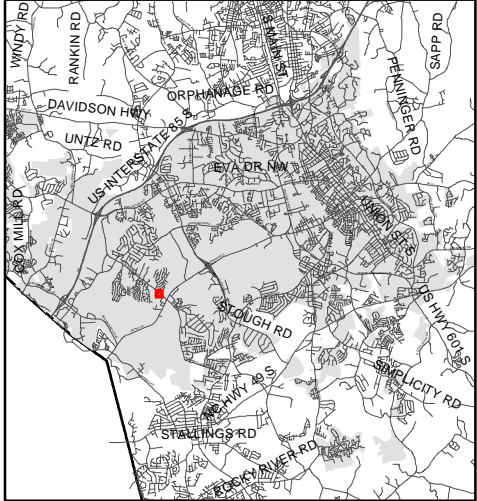
**Z-14-23
AERIAL**

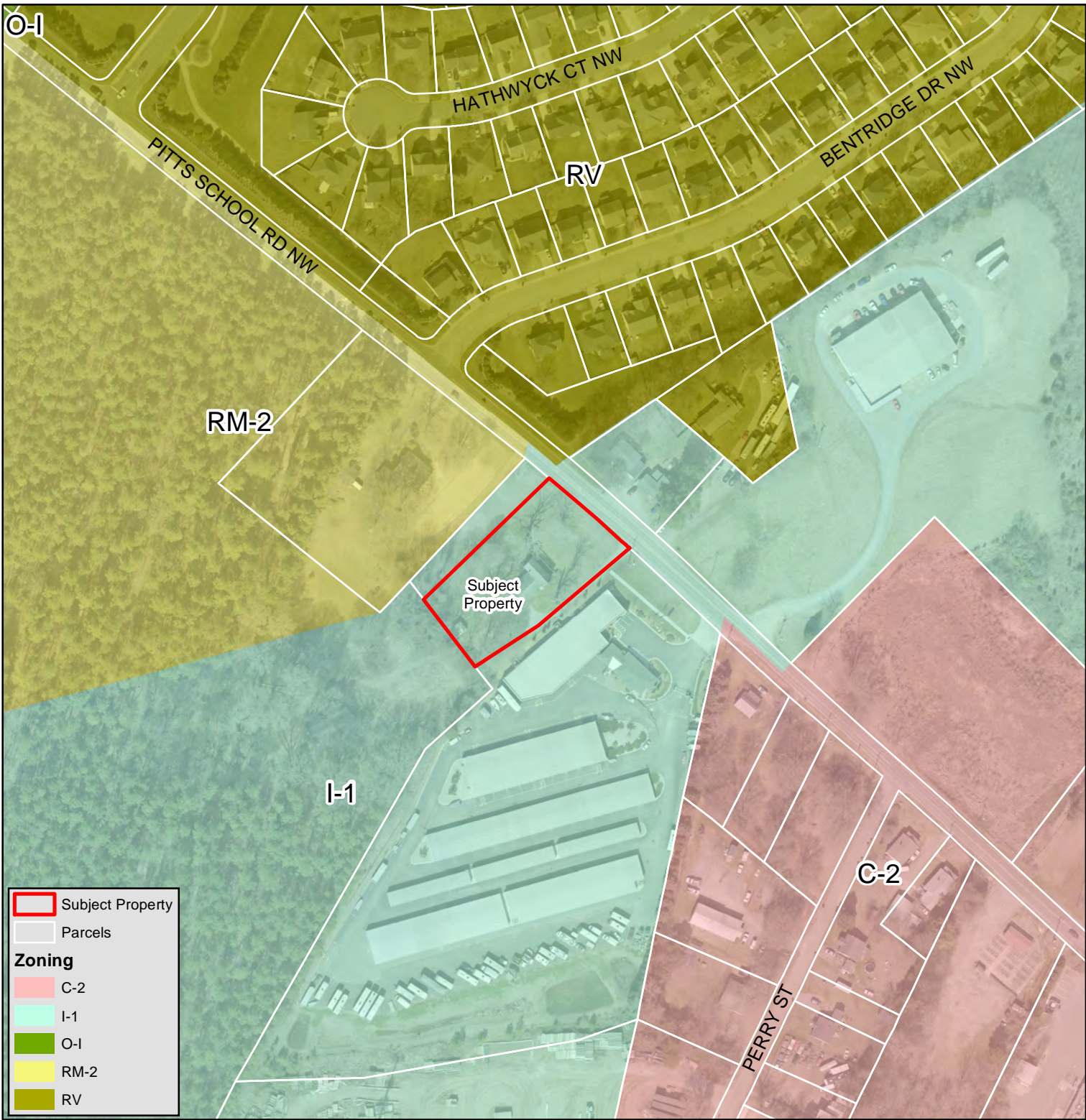
**Rezoning application
I-1 (Light Industrial)
to
RV (Residential Village)**

91 Pitts School Rd NW
PIN: 5509-24-3559

Subject
Property

 Subject Property
 Parcels





O-I

PITTS SCHOOL RD NW

HATHWYCK CT NW

RV

BENTRIDGE DR NW

RM-2

Subject Property

I-1

C-2

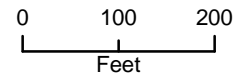
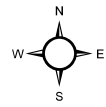
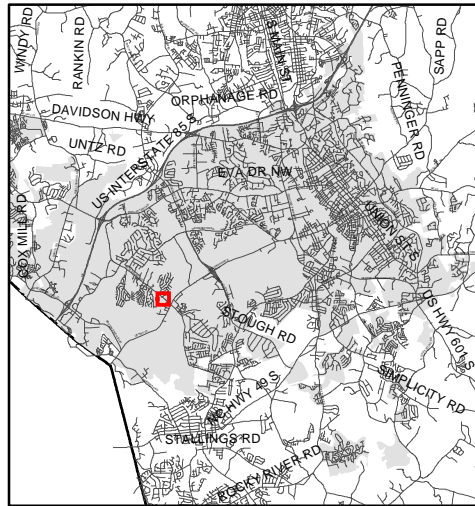
PERRY ST

	Subject Property
	Parcels
Zoning	
	C-2
	I-1
	O-I
	RM-2
	RV

**Z-14-23
ZONING**

**Rezoning application
I-1 (Light Industrial)
to
RV (Residential Village)**

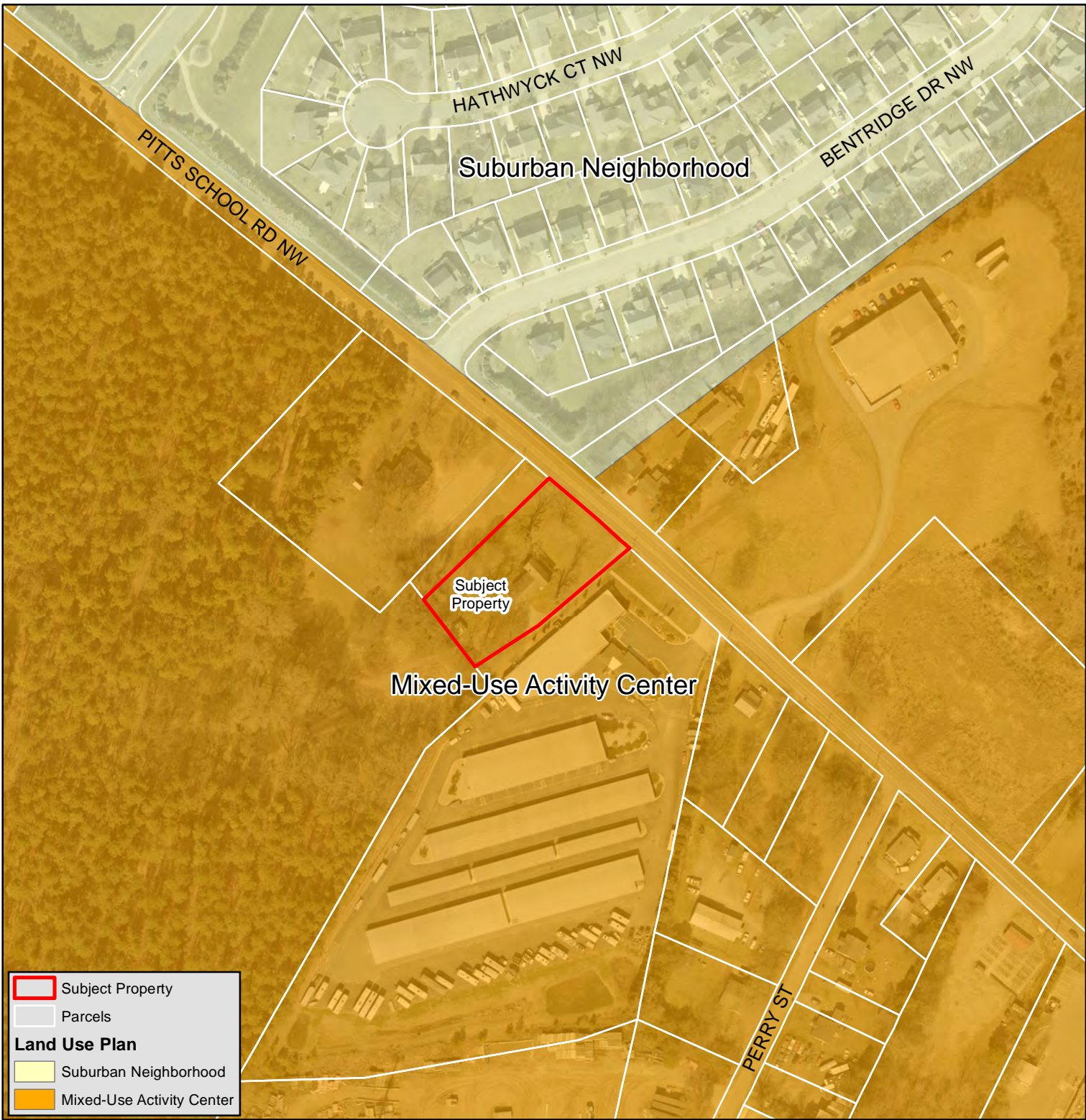
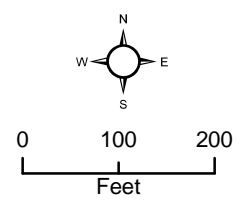
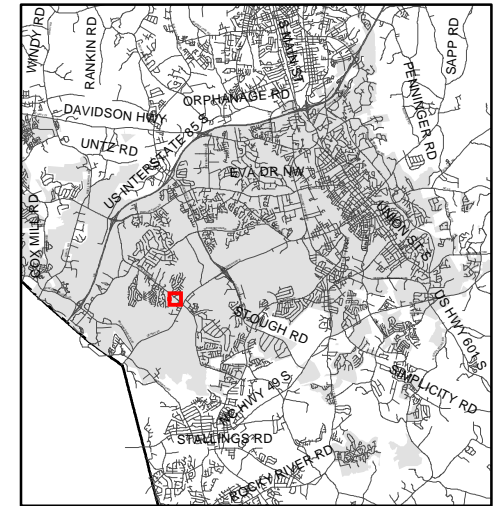
91 Pitts School Rd NW
PIN: 5509-24-3559





**Z-14-23
LAND USE PLAN**

**Rezoning application
I-1 (Light Industrial)
to
RV (Residential Village)**

91 Pitts School Rd NW
PIN: 5509-24-3559



	Subject Property
	Parcels
Land Use Plan	
	Suburban Neighborhood
	Mixed-Use Activity Center