

Staff Report Planning and Zoning Commission

DATE: November 19, 2024

REZONING CASE #: Z-14-24

ACCELA: CN-RZZ-2024-00012

DESCRIPTION: Zoning Map Amendment

C-2 (General Commercial) to RV (Residential Village)

APPLICANT/OWNER: On the Rock Investment & Holdings LLC/Mirta Arroyo

LOCATION: 318 Melchor Ct SW

PIN#: 5620-61-1875

AREA: +/- 0.24 acres

ZONING: C-2 (General Commercial)

PREPARED BY: George Daniels, Senior Planner

BACKGROUND

The subject property consists of one (1) parcel totaling +/- 0.24 acres located along the southern side of Melchor Ct SW near the intersection with Old Charlotte Rd SW. The parcel is owned by On the Rock Investment and Holdings LLC and is undeveloped. The applicant seeks approval to rezone the subject property from C-2 (General Commercial) to RV (Residential Village).

HISTORY

The subject property is located in the Silverhill Neighborhood and was annexed into the City on June 6th 1986. The parcel was previously zoned B-3 and converted to C-2 with the conversion to the UDO in 2000. The property is adjacent to a commercial structure that was built in the 1960's that has been expanded on since. The property is currently vacant and does not appear to have ever been developed.

SUMMARY OF REQUEST

The applicant proposes to rezone from C-2 (General Commercial) to RV (Residential Village) in order to build a single-family home on the property. Any development of the subject property would require residential site review and approval and must meet the standards set forth in the CDO (Concord Development Ordinance) as well as other applicable regulations. Besides the neighboring C-2 (General Commercial) zoning, the property is surrounded by RV (Residential Village) zoning and the petition represents an extension of the established district.

Existing Zoni	ng and I	and Uses (Subje	ct Parcel)		
Current Zoning of Subject Property	Zonii	ng Within 500 Feet	Land Uses(s) of Subject Property	Land U	Jses within 500 Feet
	North	RV (Residential Village)		North	Single-family residential
C-2 (General	South	RV (Residential Village)	Vacant/	South	Single-family residential
Commercial)	East	RV (Residential Village)	Undeveloped	East	Vacant/undeveloped
	West	C-2 (General Commercial)		West	Commercial

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject properties as "Urban Neighborhood". RV (Residential Village) is listed as a corresponding zoning district to the "Urban Neighborhood" land use category, and therefore is consistent with the land use plan.

The corresponding zoning districts for the "Urban Neighborhood" land use category are RM-1 (Residential Medium Density), RM-2 (Residential Medium Density), RV (Residential Village), RC (Residential Compact), PRD (Planned Residential Development), C-1 (Light Commercial), PUD (Planned Unit Development), TND (Traditional Neighborhood Development), O-I (Office-Institutional District) and R-CO (Residential County Originated).

It should be noted that the current zoning district C-2 (General Commercial) is not an applicable zoning district for the Urban Neighborhood use category.

From the 2030 Land Use Plan – "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 a 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. Drivethrough 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.

Goal 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.

The following goals from the recently adopted Strategic Plan also relate to the proposed zoning amendment:

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.

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property for the rezoning petition is approximately +/- 0.24 acres and is currently zoned C-2 (General Commercial).
- The subject property was annexed into the City in 1986.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as RV (Residential Village) is a corresponding zoning classification to the Urban Neighborhood Land Use Category.
- The zoning amendment is reasonable and in the public interest as it is consistent with the existing residential zoning and land use adjacent to the subject property.

OR

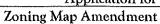
• The zoning amendment is not reasonable or in the public interest as it is not consistent with the existing residential zoning and land use adjacent to the subject property.

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

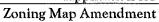
This particular case is a rezoning, which under the CDO, is legislative in nature. Legislative hearings do not require the swearing or affirming of witnesses prior to testimony at the public hearing.





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

		Required Attachments / Submittals:
	1.	Typed metes and bounds description of the property (or portion of property) in a Word
		document format.
,	/	
, / /	2.	Cabarrus County Land Records printout of names and addresses of all immediately
	4.	
		adjacent landowners, including any directly across the street.
	3,	FOR CONDITIONAL DISTRICT APPLICATIONS ONLY, a plan drawn to scale
	٦,	
		(conditional district plan), and elevations if applicable submitted digitally.
	4.	If applicable, proof of a neighborhood meeting (signature page) or receipt from certified
		letters mailed to adjoining property owners if project increases density or intensity (See
		Section 3.2.3). Staff will provide further information on this requirement during the
		required pre-application meeting.
		Mal. 1
	5.	Money Received by Morevay Date: 9/13/24
		Check # 136 Amount: \$ 1000.00 (Conditional) of \$800 (Conventional)
		Cash:
		The application fee is nonrefundable.





(Please type or print)

Applicant Name, Address, Telephone	Number and email address:
Mirta Arroyo	980-899-5431
8214 Midgs Ln. Locust Nc 28097	Ontherockinvestment.@gmail.com
Owner Name, Address, Telephone N On The Rock Investment 8214 Midas In Locust N 980-829-5421 Onthero	t Holding LLC C 28097
Project Location/Address: 318 M	elchor ct. Sw concord, NC 28027
Parcel Identification Number (PIN):	5620-61-1875-0000
Area of Subject Property (acres or sq	uare feet): .24 Acres / 10,454 59ft
Lot Width: 103'	Lot Depth: 101'
Current Zoning Classification:	2
Proposed Zoning Classification:R	У
Existing Land Use: Vacant	
Future Land Use Designation: Six	gle-Family Residentical
Surrounding Land Use: North	South RV
East	2 West RV
Reason for request:	
We would like to build o	ur Personal Single Family Home
Has a pre-application meeting been l Staff member signature:	neld with a staff member? X Yes No Date: 9//3/24





Cettification

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: 9/13/24

Applicant Signature:

Property Owner or Agent of the Property Owner Signature:

On The Rock Investment + Holdings LLC

Lying and Being in Ward Number Four (4) of the City of Concord, Number Eleven (11) Township of Cabarrus County, North Carolina on the South side of Melchor Street, Being a part of the STEAD AND MILLER COMPANY, as shown in Map Book 9, Page 74, adjoining Lot Numbers 9 and 10 of the Stead and Miller Company (as shown in Map Book 8, Page 28), and others, and being more fully described as follows:

BEGINNING at an iron stake on the South side of Melchor Street, the Northeastern corner of Ik S Pak, also the Northwestern corner of Reece E Furr (Deed Book 266, Paage 305) and runs thence with the line of Furr South 01-27 East 102.19 feet to an iron stake, a corner in the line of Lot Number 10 of the Stead and Miller Company (Map Book 8, Page 28) (said stake being North 88-36 West 7.0 feet from an iron stake, corner of Lot Numbers 10 and 11): thence with the line of Lot Numbers 10 and 9 North 88-36 West 103.0 feet to an iron stake, rear corner of Lot Numbers 8 and 9; thence with the South side of Melchor Street South 83-15 East 100.00 feet to the point of BEGINNING, as surveyed and platted by Walter L Furr, Jr. R.L.S., August 4, 1988.

Property Address: 318 Melchor Court SW Concord NC 28027

PIN: 5620-61-1875-0000

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9/12/2024 11:39:54 AM CABARRUS COUNTY, NC PATTON CHARLES A HSB Return/Appeal Notes: Parcel: 5620 61 1986 0000 PATTON SHARON ROBB PLAT: 00000/00000 319 MELCHOR CT SW CONCORD NC 28027 ID NO: 11 004 0133.00 0000 CONCORD CITY TAX (100), COUNTY TAX (100) CARD NO. 1 of 1 NORTH SIDE MELCHOR CT Reval Year: 2024 Tax Year: 2024 0,1400 AC SRC= Inspection Appraised by CA on 12/07/2023 20001 HARTSELL SCHOOL CI-02 FR-00 EX-AT- LAST ACTION 20231207 TW-11 DEPRECIATION **CORRELATION OF VALUE** CONSTRUCTION DETAIL MARKET VALUE Foundation - 3 Eff. Standard 0.39000 BASE Continuous Footing 5.00 ıselmod Area RATE RCN EYB AYB CREDENCE TO 61.0 DEPR. BUILDING VALUE - CARD % GOOD 123,360 Sub Floor System - 5 01 01 1,284 125 157.50 20223019851900 Wood 9.00 DEPR. OB/XF VALUE - CARD 1,620 TYPE: SINGLE FAMILY RESIDENTIAL SINGLE FAMILY HOME MARKET LAND VALUE - CARD 43,200 Exterior Walls - 10 TOTAL MARKET VALUE - CARD 168,180 Aluminum/Vinyl Siding 30.00 STYLE: 1 - 1.0 Story TOTAL APPRAISED VALUE - CARD 168,180 Roofing Structure - 03 TOTAL APPRAISED VALUE - PARCEL 168,180 7.00 TOTAL PRESENT USE VALUE - PARCEL Roofing Cover - 03 TOTAL VALUE DEFERRED - PARCEL Asphalt or Composition Shingle 3,00 TOTAL TAXABLE VALUE - PARCEL \$ 168,180 nterior Wall Construction - 5 PRIOR 20.00 Drywali/Sheetrock BUILDING VALUE 76,120 Interior Floor Cover - 09 OBXF VALUE 2.140 Pine or Soft Woods 8,00 LAND VALUE 13,500 Interior Floor Cover - 14 PRESENT USE VALUE 0.00 Carpet DEFERRED VALUE leating Fuel - 04 91,760 TOTAL VALUE Electric 1.00 PERMIT Heating Type - 10 CODE DATE NOTE NUMBER AMOUNT Heat Pump 4.00 31 ROUT: WTRSHD: Air Conditioning Type - 03 Central 4.00 **SALES DATA** Bedrooms/Bathrooms/Half-INDICATE 32 DATE Bathrooms RECORD DEED SALES 7.000 2/1/0 BOOKPAGEMOYR TYPE PRICE 14488 0114 9 2020 11524 0233 7 2015 Bedrooms GW 94000 BAS - 2 FUS - 0 LL - 0 GW 35000 BAS Bathrooms HEATED AREA 1,198 BAS - 1 FUS - 0 LL - 0 NOTES [1198 ft²] Half-Bathrooms ADDED VINYL SIDING 1988 APPEALED 99 & 04 BAS - 0 FUS - 0 LL - 0 \$295 MONTH RENT 1/99 Office 7' BAS - 0 FUS - 0 LL - 0 TOTAL POINT VALUE 98,000 **BUILDING ADJUSTMENTS** 14' 3 Average 1.0000 Shape/Design MF1 0.9000 Size Size Size 1.4200 14 TOTAL ADJUSTMENT FACTOR 1,280 TOTAL QUALITY INDEX 16,ŁOb 14 Click on image to enlarge ORIG % ANN DEP % OB/XF DEPR SUBAREA CODEQUALITY DESCRIPTION PRICE COND BLDG# FACT AYB EYB RATE OVRICOND VALUE GS TYPE % RPL CS 05K 2016 2016 638 FEN WD PK 1.00 60 AREA 112 STORAGE WD 19.00 100 2005|2005 43 980 BAS 1,198100 188685 01 1,618 4410 TOTAL OB/XF VALUE FOP 800351 SRU 72080 9135 FIREPLACE None SUBAREA 202,230 1.350 TOTALS BUILDING DIMENSIONS BAS=W5W12N4W7531W7514E3E16S5E14N14W2N32Area:1198;SRU=N6W12S6E12Area:72;FOP=S5E16N5W16Area:80;TotalArea:1350 LAND INFORMATION OTHER ADJUSTMENTS AND LAND TOTAL LAND OVERRIDE LAND COND NOTES UNIT LAND UNT TOTAL **ADJUSTED** ROAD HIGHEST AND USE LOCAL FRON DEPTH LND UNIT PRICE VALUE VALUE NOTES CODE ZONING TAGE DEPTH MOD FACT RF AC LC TO OT TYPE PRICE UNITS TYP ADJST / SIZE BEST USE 43,200.00 43200 48,000.00 1.000 ĻΤ 0.9000 PS 0.90 SFR 0100 RV 70 89 1.0000 0 140 AC 43,200 TOTAL MARKET LAND DATA TOTAL PRESENT USE DATA

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13

FOP

FIREPLACE 1 - None SUBAREA 1,680 222,396 TOTALS

TOTAL QUALITY INDEX

1,210

123

BUILDING DIMENSIONS BAS=55W16S34E16S7E13N46W13Area:1142;FOP=N7W16S12E16N5Area:192;FOP=S7E16N7W16Area:112;SFB=N18W13S18E13Area:234;TotalArea::1680

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE		DEPTH / SIZE		i i	NOT	JSTM ES	 S AN	ROA	F	TOTAL LAND UNITS	1	TOTAL ADJST	ADJUSTED UNIT PRICE		OVERRIDE VALUE	LAND NOTES
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CABARRUS COUNTY, NC 9/12/2024 11:39:02 AM MCKINNEY JOSEPH MCKINNEY BETH WF Return/Appeal Notes: Parcel: 5620 61 2706 0000 PLAT: 00046/00026 188 ALBERTA CT SW CONCORD NC 28027 ID NO: 11 009 0021.00 0000 CONCORD CITY TAX (100), COUNTY TAX (100) CARD NO. 1 of 1 P/O LTS 9-10 DON E TALBERT Reval Year: 2024 Tax Year: 2024 0.1700 AC SRC= Estimated Appraised by CA on 12/07/2023 20001 HARTSELL SCHOOL CI-02 FR-00 EX-AT- LAST ACTION 20240214 TW-11 CONSTRUCTION DETAIL DEPRECIATION MARKET VALUE CORRELATION OF VALUE Foundation - 3 Eff. Standard 0.54000 JSEMOD Continuous Footing 5.00 Area RATE RCN EYB AYB CREDENCE TO 46.0 DEPR. BUILDING VALUE - CARD 1,042 130 % GOOD 78,510 Sub Floor System - 5 01 01 163.80 17067919701908 SINGLE FAMILY HOME DEPR. OB/XF VALUE - CARD Wood 9.00 500 TYPE: SINGLE FAMILY RESIDENTIAL MARKET LAND VALUE - CARD 48,000 Exterior Walls - 10 TOTAL MARKET VALUE - CARD 127,010 Aluminum/Vinyl Siding 30.00 STYLE: 1 - 1.0 Story TOTAL APPRAISED VALUE - CARD Roofing Structure - 03 127.010 TOTAL APPRAISED VALUE - PARCEL Gable 127,010 7.00 TOTAL PRESENT USE VALUE - PARCEL Roofing Cover - 03 TOTAL VALUE DEFERRED - PARCEL Asphalt or Composition Shingle 3.00 16 TOTAL TAXABLE VALUE - PARCEL \$ 127,010 Interior Wall Construction - 5 Drywall/Sheetrock 20.00 PRIOR BUILDING VALUE 43,140 Interior Floor Cover - 08 12" 12 OBXF VALUE 540 Sheet Vinyl 6,00 ddw AND VALUE 15,000 Interior Floor Cover - 14 PRESENT USE VALUE 0.00 [16 ft²] DEFERRED VALUE Heating Fuel - 03 58,680 TOTAL VALUE Gas 1.00 BAS 10 PERMIT Heating Type - 04 CODE DATE NOTE NUMBER TRUOMA Forced Air - Ducted [1004 ft²] 4.00 ROUT: WTRSHD: Air Conditioning Type - 03 Central 4.00 **SALES DATA** 14 Bedrooms/Bathrooms/Half-OFF. INDICATE Bathrooms RECORD DATE SALES 7.000 2/1/0 BOOKPAGEMOYR TYPE PRICE 8edrooms 143660157 7 2020 GW QI 65000 BAS - 2 FUS - 0 LL - 0 28 HEATED AREA 1,004 Bathrooms NOTES BAS - 1 FUS - 0 LL - 0 Half-Bathrooms 8AS - 0 FUS - 0 LL - 0 Office 14 8AS - 0 FUS - 0 LL - 0 TOTAL POINT VALUE 96,000 BUILDING ADJUSTMENTS 5' 25 3 Average 1.0000 Shape/Design 1 0.9000 MF1 Size Size Size 1.5000 5' TOTAL ADJUSTMENT FACTOR 20' 1.350 TOTAL QUALITY INDEX **FOP** [100 ft²] Click on image to enlarge ORIG % ANN DEP % OB/XF DEPR SUBAREA CODEQUALITY DESCRIPTION COUNT PRICE COND BLDG# FACT AYB EYE RATE VRICONE VALUI GS TYPE AREA % RPL CS 01 STORAGE WD 14.00 100 1.25 1985198 50 96 1,004100 164455TOTAL OB/XF VALUE 504 BAS FOP 100035 5733 WDD 16 020 491 FIREPLACE None SUBAREA 170,679 1.120 TOTALS BUILDING DIMENSIONS BAS=W16512W2514W2514E5E25N28W10N12Area;1004;F0P=S5E20N5W20Area;100;WDD=W4N4E4S4Area;16;TotaiArea;1120 LAND INFORMATION OTHER ADJUSTMENTS AND LAND TOTAL LAND OVERRIDE LAND HIGHEST AND LAND TOTAL ADJUSTED COND NOTES ROAD UNIT USE LOCAL FRON DEPTH LND UNIT PRICE VALUE VALUE MOD FACT RF AC LC TO OT TYPE PRICE UNITS TYP ADJST BEST USE CODE ZONING TAGE DEPTH / SIZE 48,000.00 48000 48,000.0 1.000 LT 1.000 İSFR 0100 RV 60 140 1.0000 0 1,0000 PS 17 AC TOTAL MARKET LAND DATA 48,000

TOTAL PRESENT USE DATA



Z-14-24 AERIAL

Rezoning application C-2 (General Commercial) to RV (Residential Village)

318 Melchor Ct SW PIN: 5620-61-1875

