

**PLANNING & ZONING COMMISSION**  
**Tuesday, February 15<sup>th</sup>, 2022 at 6:00 P.M. Meeting Agenda**  
**City Council Chambers – 35 Cabarrus Ave. West**

- I. CALL TO ORDER – Chair**
- II. CHANGES TO THE AGENDA**
- III. APPROVAL OF THE MINUTES**
- IV. OLD BUSINESS -**
- V. NEW BUSINESS**

**1. Z-02-22 (Legislative Hearing)**

**Ryan Lindsey** has submitted a Zoning Map Amendment application for +/- 5.52 acres of property located at 79 Green Street SW from RE (Residential Estate) to RM-2 (Residential Medium Density). PIN 5529-13-8638

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Staff Recommendation
- d. Applicant's/Proponent's Testimony
- e. Opponent's Testimony
- f. Close Public Hearing by Motion
- g. Approve Statement of Consistency by Motion
- h. Approve/Deny Zoning Amendment by Motion

**2. SUP-02-21 (Quasi-Judicial Hearing)**

**Eddie Moore, McAdams**, has submitted a Special Use Permit Application for +/- 31.74 acres of property located on the south side of Davidson Hwy, opposite of Winecoff School Rd (347, 2745, 2801, and 2821 Davidson Hwy) in order to construct a multi-family development in a RV-CD (Residential Village Conditional District) zoning district. PINs 5611-55-7793, 5611-55-4639, 5611-66-0107, and 5611-56-9073.

- a. Witnesses to be sworn in
- b. Open Public Hearing by Motion.
- c. Staff Presentation
- d. Applicant's/Proponent's Testimony
- e. Opponent's Testimony
- f. Close Public Hearing by Motion
- g. Approve Findings of Fact by Motion
- h. Approve Conclusions of Law by Motion
- i. Approve/Deny Conditions and Permit by Motion

**VI. PETITIONS AND REQUESTS –NO PUBLIC HEARINGS REQUIRED PRESENTATIONS AND DISCUSSION**

**VII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD**

**VIII. MATTERS NOT ON THE AGENDA**



**DATE:** February 15, 2022

**CASE #:** Z-02-22

**ACCELA CASE #:** CN-RZZ-2022-00001

**DESCRIPTION:** Zoning Map Amendment from  
RE (Rural Estate) to RM-2 (Residential Medium Density)

**APPLICANT:** Ryan Lindsey

**OWNER:** Transformation Homes, LLC

**LOCATION:** 79 Green Street SW

**PIN#:** 5529-13-8638

**AREA:** +/- 5.52 acres

**ZONING:** RE (Rural Estate)

**PREPARED BY:** Brad Lagano, Senior Planner

**BACKGROUND**

The subject property consists of one (1) parcel comprising approximately 5.52 acres located on the southside of Green Street SW between Roberta Road to the west and Old Charlotte Road SW to the east. The property is owned by Transformation Homes, LLC. The applicant seeks a rezoning from RE (Rural Estate) to RM-2 (Residential Medium Density) for the construction of single-family detached homes. The future land use designation is Suburban Neighborhood (SN), for which both the RE and RM-2 zoning districts are compatible.

**HISTORY**

The property was annexed into the City on June 30, 1983.

**SUMMARY OF REQUEST**

The applicant proposes to rezone the property from Rural Estate (RE) to Residential Medium Density (RM-2) to allow for the development of single-family detached homes. The minimum lot size under RE zoning is 43,560 square feet (1.0 acre) with a minimum 150 feet lot width and 150 feet lot depth to allow for low-density, single-family uses. The permitted density within the RE zoning district is 1 dwelling unit per acre. Under RM-2 zoning, the minimum lot size is 10,000 square feet with a minimum lot width of 75 feet and lot depth of 100 feet and is geared towards medium density, single-family detached residential uses. RM-2 permits up to 4 dwelling units per acre. As this request is not for a conditional district, all permitted uses within the RM-2 district would be allowed if the request is approved. For residential uses, this includes single-family detached homes permitted by right. Single-family attached and multi-family would not be permitted in either the RE or RM-2 zoning districts.

As can be seen on the aerial and zoning maps, properties to the north are zoned RM-2, RV (Residential Village) and RC (Residential Compact). These properties are developed with single-family detached residences as well as the Concord View (formally Tarrymore) Apartments. Properties to the east consist of single-family detached residences and a church. These parcels are zoned RE, RC, and O-I (Office Institutional). The large predominantly wooded property to the south is zoned County LI (Limited Industrial), and was previously the Stonewall Jackson Youth Development Center, which was recently transferred to Cabarrus County by the State. Properties to the west are used as single-family detached residences.

<b>Existing Zoning and Land Uses (Subject Parcel)</b>					
<b>Current Zoning of Subject Property</b>	<b>Zoning Within 500 Feet</b>		<b>Land Uses(s) of Subject Property</b>	<b>Land Uses within 500 Feet</b>	
RE (Rural Estate)	<b>North</b>	RV (Residential Village); RC (Residential Compact)	Single-Family Detached Residential	<b>North</b>	Single-Family Detached Residential; Concord View Townhomes
	<b>South</b>	County LI (Light Industrial)		<b>South</b>	Stonewall Jackson Youth Development Center
	<b>East</b>	RE (Rural Estate); RC (Residential Compact); O-I (Office-Institutional)		<b>East</b>	Single-Family Detached Residential; Broadus Memorial Baptist Church
	<b>West</b>	RM-2 (Residential Medium Density); RM-1 (Residential Medium Density)		<b>West</b>	Single-Family Detached Residential

**COMPLIANCE WITH THE 2030 LAND USE PLAN (LUP)**

The 2030 Land Use Plan designates the subject property as “Suburban Neighborhood” for which RM-2 is listed as an applicable zoning district.

**Applicable LUP Guidance:**

***From the 2030 Land Use Plan – “Suburban Neighborhood” (SN):***

*The Suburban Neighborhood (SN) Future Land Use category includes single-family areas that are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from low-density single-family homes to denser formats of smaller single-family homes. In areas designated Suburban Neighborhood, homes are typically oriented interior to the neighborhood and are typically buffered from surrounding development by transitional uses or landscaped areas. Single-family attached dwellings are an option for infill development*

*within the suburban neighborhood future land use category. These neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers and employment base needed to support these centers. Lots at intersections of collector and arterial streets within or at the edges of suburban neighborhoods may support small-scale, neighborhood serving, pedestrian-oriented commercial or service uses such as coffee shops, cafes, beauty salons and light retail. Pedestrian oriented uses exclude uses with drive-in, drive-through or automobile related services.*

**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 5.52 acres and is zoned RE (Rural Estate).
- The subject property was annexed on June 30, 1983, and is currently vacant.
- The proposed zoning amendment is consistent with the 2030 Land Use Plan as RM-2 (Residential Medium Density) is a corresponding zoning classification to the “Suburban Neighborhood” Land Use Category. Rezoning the subject property to RM-2 (Residential Medium Density) would permit a denser housing option of up to four (4) dwelling units per acre for the subject site. This zoning designation would match, and be considered an expansion of, the existing RM-2 zoning district directly to the west. The proposal would provide a transition in density between the existing residential neighborhoods to the north and east. To the north, Residential Village (RV) zoning provides for up to eight (8) dwelling units per acre and to the north and east, the Residential Compact (RC) zoning provides for up to fifteen (15) dwelling units per acre. The rezoning would further the LUP guidance within Goal 4 by ensuring compatibility of neighboring land uses and utilizing land use transitions to further compatibility between developments.
- The zoning map amendment is reasonable and in the public interest as it would permit the development of infill single-family detached dwellings with similar dimensional standards to the existing adjacent residential neighborhood to the west. It would also permit the development of residential uses which are less intense and less dense than the properties to the north. The permitted uses and lot standards within the RM-2 zoning classification are compatible with the surrounding development patterns.

**SUGGESTED RECOMMENDATION AND CONDITIONS**

The staff finds the request is consistent with the 2030 Land Use Plan and has no objections to the petition.

**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 a conventional rezoning and not a “Conditional District” rezoning, no conditions may be applied.



Applicant Name, Address, Telephone Number and email address: Ryan Lindsey,  
9803 Manbey Court, Charlotte, NC 28269  
704-936-0629 Staff Note: [ryan.lindsey@transformationhomesllc.com](mailto:ryan.lindsey@transformationhomesllc.com)

Owner Name, Address, Telephone Number: Transformation Homes LLC,  
9803 Manbey Court, Charlotte, NC 28269  
704-936-0629

Project Location/Address: 79 Green St. SW, Concord, NC

P.I.N.: 55291386380000

Area of Subject Property (acres or square feet): 5.52 acres

Lot Width: <sup>North</sup> 225 ft, <sup>South</sup> 340 ft Lot Depth: <sup>West</sup> 845.4 ft, <sup>East</sup> 906.5 ft

Current Zoning Classification: RE

Proposed Zoning Classification: RM-2

Existing Land Use: \_\_\_\_\_

Future Land Use Designation: Suburban Neighborhood

Surrounding Land Use: North RC South LI  
East RE West RM-2

Reason for request: \_\_\_\_\_

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

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: 01/04/2022

Applicant Signature: Ryan Lindsey

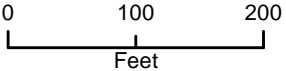
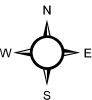
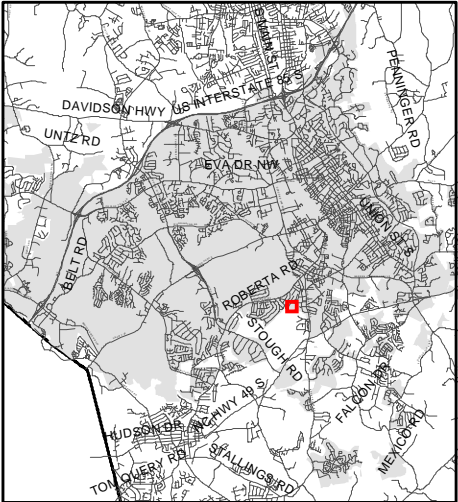
Property Owner or Agent of the Property Owner Signature:  
\_\_\_\_\_

Staff Note: Ryan Lindsey is a representative of the company that owns the subject property

**Z-02-22  
AERIAL**

**Rezoning application from  
RE (Rural Estate) to  
RM-2 (Residential Medium  
Density)**

79 Green St SW  
PIN: 5529-13-8638



**Subject  
Property**

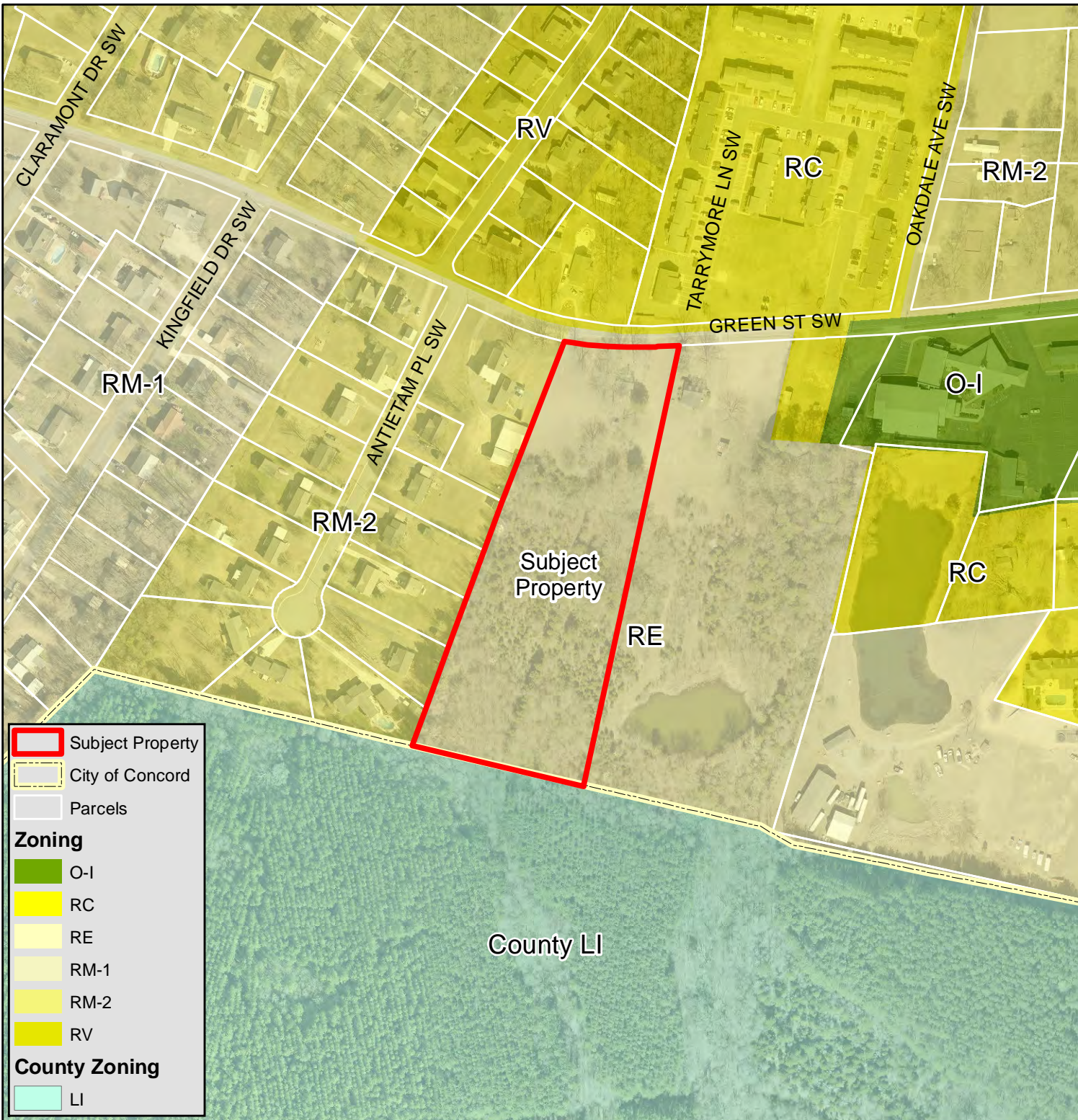
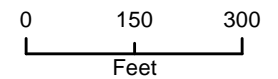
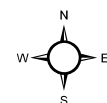
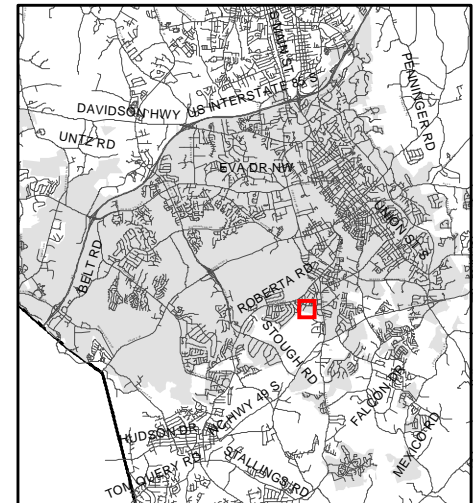
- Addresses
- ▭ Subject Property
- ▭ City of Concord
- ▭ Parcels



**Z-02-22  
ZONING**

**Rezoning application from  
RE (Rural Estate) to  
RM-2 (Residential Medium  
Density)**

79 Green St SW  
PIN: 5529-13-8638

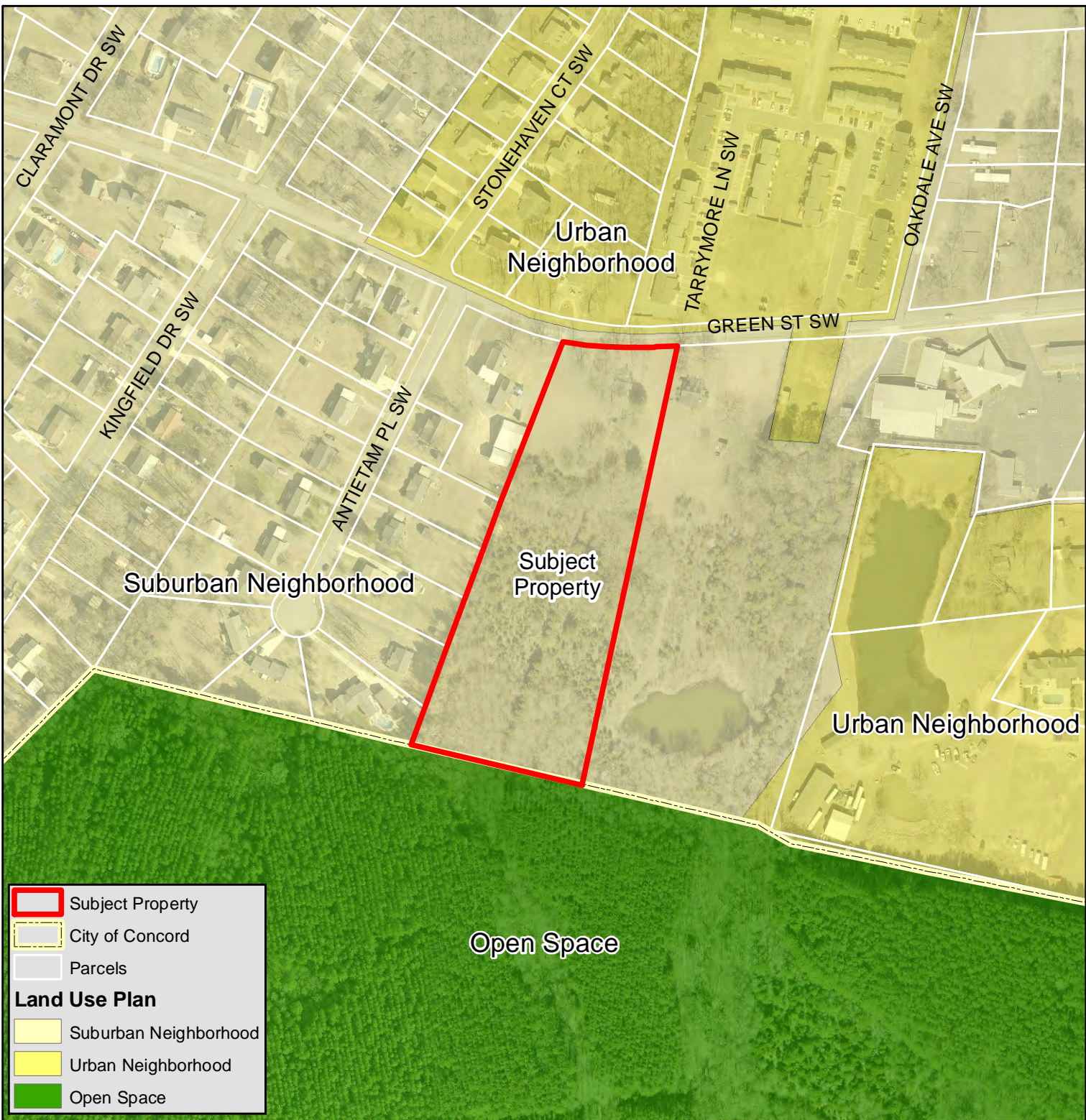
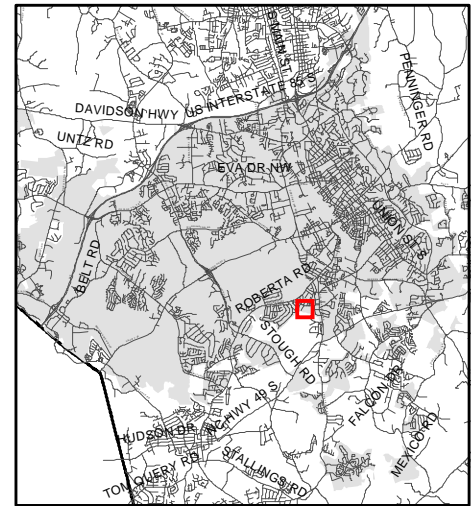


	Subject Property
	City of Concord
	Parcels
<b>Zoning</b>	
	O-I
	RC
	RE
	RM-1
	RM-2
	RV
<b>County Zoning</b>	
	LI

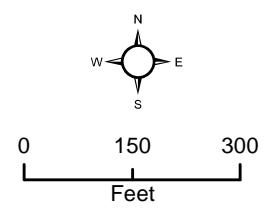
**Z-02-22  
LAND USE PLAN**

**Rezoning application from  
RE (Rural Estate) to  
RM-2 (Residential Medium  
Density)**

79 Green St SW  
PIN: 5529-13-8638



	Subject Property
	City of Concord
	Parcels
<b>Land Use Plan</b>	
	Suburban Neighborhood
	Urban Neighborhood
	Open Space





**DATE:** February 15, 2022

**SUBJECT:** Special Use Permit – RV-CD

**CASE:** SUP-02-21

**ACCELA:** CN-SUP-2021-00005

**APPLICANT:** Eddie Moore, McAdams

**LOCATION:** 347, 2745, 2801, 2821 Davidson Hwy

**AREA:** +/- 31.74 Acres (4 parcels total)

**EXISTING LAND USE:** Vacant

**EXISTING ZONING:** RV-CD (Residential Village – Conditional District)

**REPORT PREPARED BY:** Kristen Boyd-Sullivan, Senior Planner

**PLEASE NOTE**

Per CDO Section 6.2.1 “*Special Use Permits are issued on a case by case basis. Special uses are generally compatible with the land uses permitted by right in a zoning district, but require individual review as to their location, design, and configuration. Special uses ensure the appropriateness of the use at a particular location within a given zoning district.*”

**Approval or denial of a Special Use Permit should be based on the information ascertained from the public hearing and reflected in the Findings of Fact and Conclusions of Law.**

**BACKGROUND**

The subject property consists of four (4) parcels, totaling 31.74 acres on the south side of Davidson Hwy, opposite of Winecoff School Road (347, 2745, 2801, and 2821 Davidson Hwy). The subject property was rezoned to RV-CD (Residential Village Conditional District) on January 18<sup>th</sup>, 2022. The applicant, Eddie Moore with McAdams, has submitted a Special Use Permit Application to permit a Multi-family use in an RV (Residential Village) zoning district.

This special use permit proposes a multi-family development consisting of 99 1-story single-family attached homes, an amenity center, walking trails, open space and tree save areas. The applicant, as well as the potential Developer, River Rock Communities, describe this development as an “age-targeted, single-family attached ranch neighborhood.” As presented at staff’s Development Review Committee, the development will be marketed as a maintenance free residential rental neighborhood to empty nesters and retirees.

## **PROPOSED SITE PLAN**

According to the site plan submitted, the proposed development will include 99 single-family attached ranch style units, resulting in 3.12 dwelling units per acre, which is under the maximum density within the RV zoning district. It should be noted that the design utilizes private streets and would be developed under multifamily requirements, but is functionally similar to a front-load townhome development. The RV zoning district allows up to eight (8) dwelling units per acre. As can be seen on the site plan, the site has substantial topographical elevation changes and the homes are clustered with a large portion of the site remaining undisturbed or undeveloped. The proposed development exceeds minimum requirements for landscape buffers, open space, tree save areas, and impervious area.

During the hearing for the requested rezoning at the January 18<sup>th</sup>, 2022 meeting of the Planning and Zoning Commission, the applicant agreed to revise the site plan to address some neighbor concerns regarding the existing tree line along the eastern portion of the property. As a result, three (3) buildings were relocated to the southern portion of the parcel in order to leave existing vegetation along the eastern perimeter. Additionally, the applicant agreed to provide a 15' wide Type "B" buffer in place of the 8' wide Type "A" buffer along the east side of the property. These changes are reflected in the Site Plan and Open Space Plan which accompanies this staff report.

The site plan demonstrates a total of 14.88 acres of open space with 5.79 acres consisting of active open space. The proposed zoning requires 15% open space, and the site plan illustrates 49% open space. The building will be required to meet CDO required architectural design standards. According to the plan notes, the active open space will include a +/- 14,430 sf of programmed open space area, including a community building as well as the following options:

- Benches, trees, dog park with decorative fencing
- Pool with decorative fencing
- Pickleball Courts with decorative fencing

Also included on the open space plan is a walking trail on the south side of the property, south of the stormwater control measure (SCM), within the tree save area. Benches and garbage receptacles are proposed within this area.

The applicant has also submitted architectural renderings of the proposed residential structures. The renderings meet the minimum design requirements of multi-family structures as required by the CDO.

The 2030 Land Use plan designates the site as Suburban Neighborhood, in which RV (Residential Village) is a corresponding district to the land use category.

## **PLEASE NOTE**

*The draft "Conclusions of Law" listed below may be modified/added to by the Planning and Zoning Commission based on evidence presented during the course of the public hearing. Since the request is quasi-judicial, staff's draft "Conclusions of Law" are based on general information included in the application submittal process and site/surrounding area observations.*

## **APPROVAL CRITERIA (Conclusions of Law)**

In accordance with CDO Article 6.2, the Commission shall permit only those uses that are part of the special use permit. It should be noted that the burden of proof is with the applicant to provide

evidence at the hearing as to compliance with the following criteria. The following criteria shall be issued by the Commission as the basis for review and approval of the project:

**1) The proposed conditional use conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures and the type and extent of landscaping and screening on the site.**

The proposed single -story multi-family development is permitted in RV as a special use, and is adjacent to existing multi-story apartments located to the west of the property, and single family detached residential to the east. A Type “B” buffer is proposed along the eastern perimeter to provide enhanced buffering between the site and the existing single-family detached residential neighborhood to the east. The site plan has been reviewed and conditionally approved by the Development Review Committee, and has been conditioned to meet and/or exceed the minimum standards of the CDO. Permits will be subject to technical site plan approval.

**2) Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.**

The subject property has direct access to a public thoroughfare. A Type I Traffic Impact Analysis (TIA) has been approved for this project, however, our Transportation Department states that, “NC 73 (Davidson Highway) is currently over capacity without the addition of any traffic that would result from this development according to the Cabarrus Rowan Metropolitan Planning Organization (CRMPO), Comprehensive Transportation Plan (CTP) and the latest available daily traffic count from NCDOT.”

**3) The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.**

The proposed residential use should not generate noxious vibration, noise, dust, odor, smoke, or gas.

**4) The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.**

The project is in the “Suburban Neighborhood” Future Land Use Category, which states:

“The Suburban Neighborhood (SN) Future Land Use category includes single-family areas that are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from low-density single-family homes to denser formats of smaller single-family homes. In areas designated Suburban Neighborhood, homes are typically oriented interior to the neighborhood and are typically buffered from surrounding development by transitional uses or landscaped areas”.

Guidance specific to the Suburban Neighborhood specifies that the RV (Residential Village) is a corresponding zoning classification and advises that development should include:

- *Internal/external pedestrian connectivity is important in Suburban Neighborhoods.*
- *Houses are typically oriented internally to the neighborhood and are often buffered from surrounding development.*
- *Uses tend to be more auto-oriented, though bicycle/pedestrian connectivity between*

*neighborhoods and to nearby neighborhood commercial areas are important.*

The following general land use challenges and opportunities in Section 5.2 relate to the proposed Special Use Permit:

**Ensuring compatibility between neighboring land uses:** As the diversity of uses and housing types increases, the potential for incompatibility increases. To maintain compatibility between adjacent uses, the City will need to ensure that there are seamless transitions between uses which will require a combination of separating certain uses, buffering between uses, and addressing the design, scale, height, orientation and intensity of development as appropriate to the land use transition and the site. As shown on the site plan submitted, a Type “B” landscape buffer is shown along the eastern perimeter to provide separation from the two different housing types. The proposed housing type itself is a one-story attached, with a maximum of three (3) units connected, which results in a development that is similar in scale and height to the single-family detached homes to the east. The adjacent multi-family use to the west includes higher density, three-story structures, and is buffered with an 8’ wide, Type A buffer, with one building actually abutting the proposed project.

Additional goals, objectives and policy guidance include providing a diverse mix and range of housing options throughout the City that will accommodate the current and future needs of the citizens of Concord, to promote a variety of compatible infill housing types in areas with access to adequate facilities and services, as well as ensuring that zoning allows for a mix of housing types at a variety of prices to meet the demands of existing and future residents.

The surrounding zoning in this area is primarily RC (Residential Compact) with single family detached homes in the Bedford Downs neighborhood to the east, large lot single-family detached homes to the southeast, and a Daycare center fronting Davidson Highway. Water’s Edge apartments are abutting the site to the west, as well as a single-family duplex. Across Davidson Highway from the proposed project, are single-family detached neighborhoods in the RC zoning district. Lastly, a large vacant tract to the southwest, zoned RM-2, is primarily occupied by floodway and flood plain, and not suited for development. Therefore, the proposed use is not inconsistent with adjoining land uses, and would not impede future improvements or development of the neighboring properties.

**5) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.**

The proposed use should not be detrimental to or endanger public health safety, or general welfare.

**6) Compliance with any other applicable Sections of this Ordinance.**

The DRC has agreed that the plan is complete and meets the minimum standards required for a site plan associated with a Special Use Permit, and therefore may be heard and considered by the Planning and Zoning Commission.

**PROPOSED FINDINGS OF FACT**

1. The subject property is located at 347, 2745, 2801, 2821 Davidson Hwy, with access taken off of Davidson Highway.
2. The property is owned by
3. The subject property is zoned RV-CD (Residential Village Conditional District).

4. The property consists 31.74 acres.
5. The adopted Land Use Plan designates the property as Suburban Neighborhood.
6. The request is for a Special Use Permit to construct a multi-family development with 99 single-family attached homes, an amenity center, walking trails, open space and tree save area.
7. The submitted site plan and supplemental materials are being conditioned to meet the minimum requirements of the Concord Development Ordinance.

**RECOMMENDATION AND SUGGESTED CONDITIONS**

If the Commission votes to approve the special use permit, staff recommends the Commission consider adopting with the following condition:

1. Substantial compliance with the “Davidson Highway Single-Family Attached Ranch Homes Rezoning Plan” dated June 08, 2021 and revised January 31, 2022.
2. The applicant must be approved for a Special Use Permit with a corresponding site plan and elevations consistent with the approved conditional district rezoning prior to the proposed use/development being permitted.
3. All fire access, turning, and cul-de-sac dimensions shall meet all the North Carolina Fire Code.
4. Technical site plan approval shall be required.



Date 01/31/2022

APPLICANT NAME: Eddie Moore, AICP COMPANY NAME: McAdams

APPLICANT ADDRESS: 3430 Toringdon Way, Suite 110

CITY: Charlotte STATE NC ZIP 28277

PHONE NUMBER OF APPLICANT: 704-724-3594, emoore@mcadamsc.com

OWNER OF PROPERTY (if different from applicant) Refer to attached Joinder Agreements

OWNER ADDRESS: \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PROJECT ADDRESS (if an address exist): 2801 Davidson Hwy, Concord, NC 28027

P.I.N.: 5611-55-7793, 5611-55-4639, 5611-66-0107 + 5611-56-9073

Area of Subject Property (in acres, or square feet): + 31.74 acres

Lot Width: + 570' - Davidson HWY Lot Depth: + 1,445'

Current Zoning Classification: RC + RM-2 (Unanimous RV(CD) rezoning approval by P+Z on 01/18/2022)

Existing Land Use: Single-family dwellings, auto repair facility, + vacant

Description of Use Requested:

Develop an age targeted, 1-story single-family attached ranch development up to 99 dwellings.

**Certification**

I hereby acknowledge and say that the information contained herein and herewith is true, and this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the Development Services Department.

Date: 02/01/2022 Applicant Signature: Eddie Moore



**General Requirements**

The Concord Development Ordinance (CDO) imposes the following general requirements. Under each requirement, the applicant should explain, with reference to the attached plans (when applicable) how the proposed use satisfies these requirements.

(a) The Planning and Zoning Commission must find that “the establishment, maintenance, or operation of the proposed use shall not be detrimental to, or endanger, the public health, safety or general welfare.”  
An age targeted, 1-story single-family attached ranch development meets the adopted land use policy + this type of development is not detrimental, or will endanger the public health, safety, or general welfare.

(b) The Planning and Zoning Commission must find that the proposed use “conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures, and the type and extent of landscaping and screening on the site.”  
The single-family attached ranch dwellings will be limited to 1-story + adjacent to a multi-building, 3-story multi-family development and 1-1.5 story single-family dwellings. Site will offer natural screening + applicable bufferyards will be provided based on existing use where applicable.

(c) The Planning and Zoning Commission must find that the proposed use “provides ingress and egress so designed as to minimize traffic hazards and to minimize congestion on the public roads.”  
One point of ingress + egress is proposed for the development. The primary entrance is located along Davidson HWY and opposite Winecoff School Road, which will create the 4th leg of the lighted intersection. Additional turn lanes are proposed within the intersection per the approved TIA.

(d) The Planning and Zoning Commission must find that the proposed use “shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.”  
An age targeted, 1-story single-family attached ranch development will not emit vibration, noise, odor, dust, smoke, or gas.

(e) The Planning and Zoning Commission must find that “the establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.”  
An age targeted, 1-story single-family attached ranch development will not impede the orderly development + improvement of surrounding property for uses permitted within the zoning district. Proposed development is similar or less intensive than existing neighboring land uses. Proposed residential density is less than surrounding developments.

**Specific Requirements**

The Concord Development Ordinance also imposes SPECIFIC REQUIREMENTS on the proposed use(s) requested by the applicant. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Planning and Zoning Commission, the proposed use(s) will comply with specific requirements concerning the following:

(1) Nature of use(s) (type, number of units, and/or area):  
Up to 99 age targeted, 1-story single-family attached ranch dwellings.

(2) Accessory uses (if any):  
Customary residential accessory uses per RV zoning.

(3) Setback provisions:  
24' min. driveway length + garage setback from internal ROW, 20' min. building front and corner side setback from internal ROW, 20' min building separation, + 10' min driveway separation.

(4) Height provisions:

Single-family attached ranch dwellings are limited to 1-story in height.

(5) Off-street parking and loading provisions:  
24' min. driveway length + garage setback from internal ROW, 20' min. building front + corner side setback from internal ROW, 20' min building separation, + 10' min driveway separation.

(6) Sign provisions:  
All proposed site signage will meet or exceed CDO requirements.

(7) Provisions for screening, landscaping and buffering:  
25 Type D buffer along Davidson HWY., 20' side + rear yard setback with 8' Type A Buffer on east, west + south property lines. Per the rezoning, a 15' Type B Buffer + add tree save proposed next to Bedford Downs.

(8) Provisions for vehicular circulation and access to streets:  
Primary site entrance is on Davidson HWY opposite Winecoff School Rd. creating the 4th leg of the intersection with additional turn lanes. Per TIP PROJECT R-5706, a 56' ROW dedication is proposed along Davidson HWY.

(9) Adequate and safe design for grades, paved curbs and gutters, drainage systems, and treatment or turf to handle storm water, prevent erosion, and subdue dust:  
Existing high points + ridges will be utilized for development. Areas of steep slopes will be preserved in their natural state + stormwater requirements will meet or exceed current requirements.

(10) Adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading spaces, facilities for waste disposal, and illumination:  
Sidewalks will be provided along both sides of proposed streets, + along Davidson HWY. Each dwelling will have an attached garage + on-street visitor parking is provided.

(11) An adequate amount, and safe location of, play areas for children and other recreational uses, according to the concentration of residential occupancy:  
+- 49% of site consists of 3 programmed + passive open space areas. Each dwelling will have a covered back patio.

(12) Fences, walls, or year-round screen planting abutting residential districts, to protect residences from parking lot illumination, headlights, fumes, heat, blowing papers, and dust (to reduce the visual encroachment on privacy and residents):  
Bufferyards are provided along all exterior site boundaries + will retain existing vegetation, where allowable, or be supplemented with plantings to meet or exceed the CDO. All parking areas are internal to the development.

(13) Open space (including flood hazard area):  
+- 49% of site consists of 3 programmed + passive open space areas. +- 29% of site consists of tree save areas.

(14) Improvements within the common open space:  
Improvements - clubhouse, programmed outdoor amenity spaces, + pathways and benches throughout the development.

(15) Parking Areas:  
Each dwelling unit will exceed the minimum parking of ratio of 1.5 spaces per dwelling. Additional on-street parking spaces are provided. 149 spaces required + 354 spaces provided along with 20 bike spaces.

(16) Sidewalks, trails and bikeways:  
Sidewalks are provided on both sides of proposed streets. Pathways are provided internal + south of the development connecting the streets + programmed open space areas.

(17) Lighting and utilities:  
Lighting and utilities will meet or exceed the requirements of the UDO and/or other required sources.

(18) Site furnishings:  
All provided site furnishings will meet or exceed the requirements of the UDO and/or other required sources.

(19) Adequate fire, police, water and sewer services:

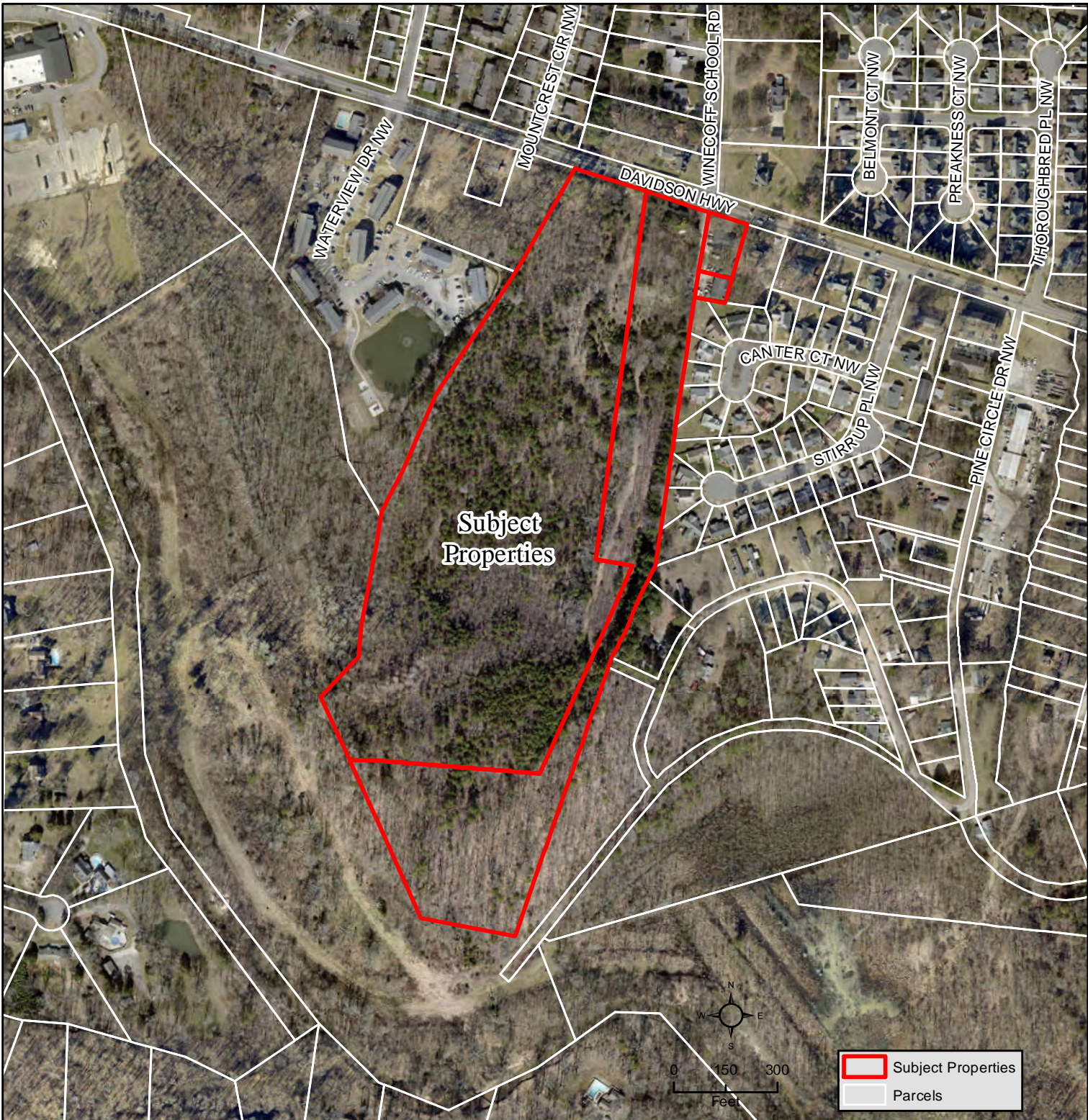


Petitioner has met with DRC on 01/14/2021 and 04/29/2021 and there was no mention of inadequate fire, police, or water services. Petitioner + property owners are aware of sewer capacity issues within basin. (20) Other requirements as may be requested by the applicant or specified by the City Council for protection of the public health, safety, welfare and convenience:

Noted.

---

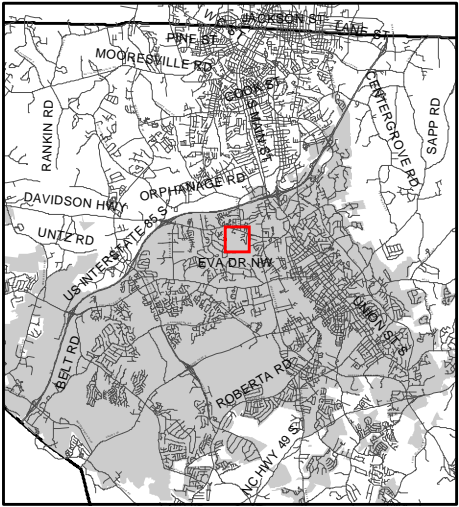
---



**SUP-02-21  
AERIAL**

**Special Use Permit  
application  
for  
multi-family development  
in an RV (Residential Village)  
District**

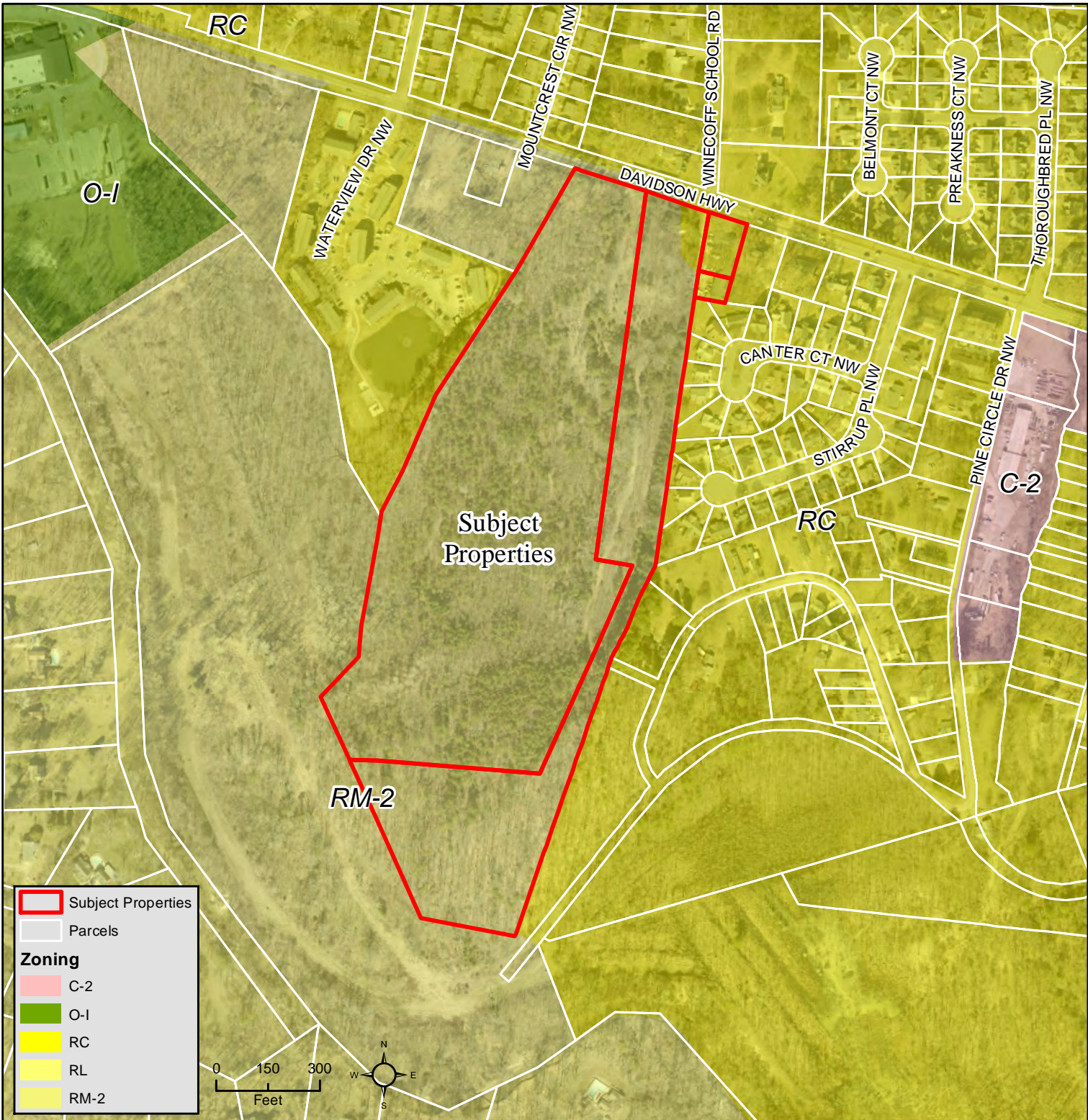
Davidson Hwy  
PIN's: 5611-55-7793,  
5611-55-4639, 5611-66-0107  
& 5611-56-9073



Source: City of Concord  
Planning Department

**Disclaimer**

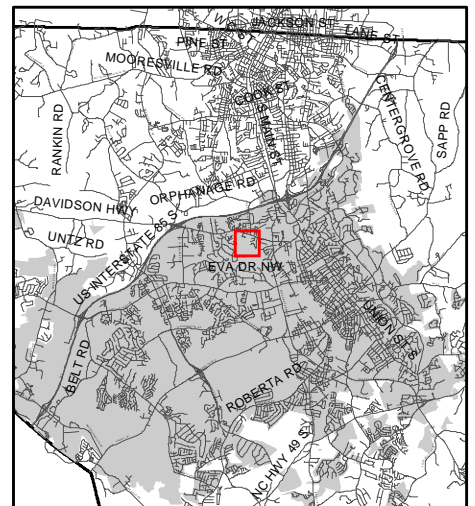
These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



**SUP-02-21  
ZONING**

**Special Use Permit  
application  
for  
multi-family development  
in an RV (Residential Village)  
District**

Davidson Hwy  
PIN's: 5611-55-7793,  
5611-55-4639, 5611-66-0107  
& 5611-56-9073



Source: City of Concord  
Planning Department

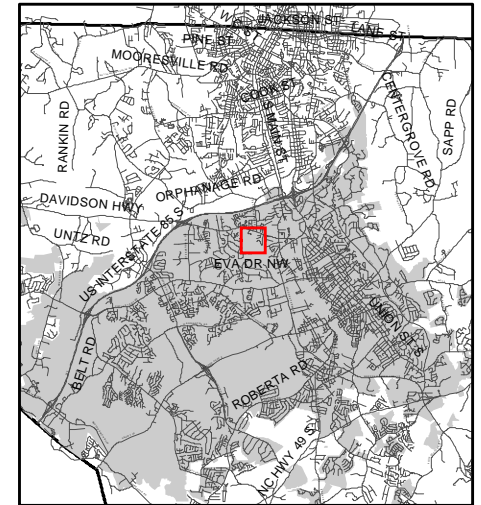
**Disclaimer**

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

**SUP-02-21  
LAND USE PLAN**

**Special Use Permit  
application  
for  
multi-family development  
in an RV (Residential Village)  
District**

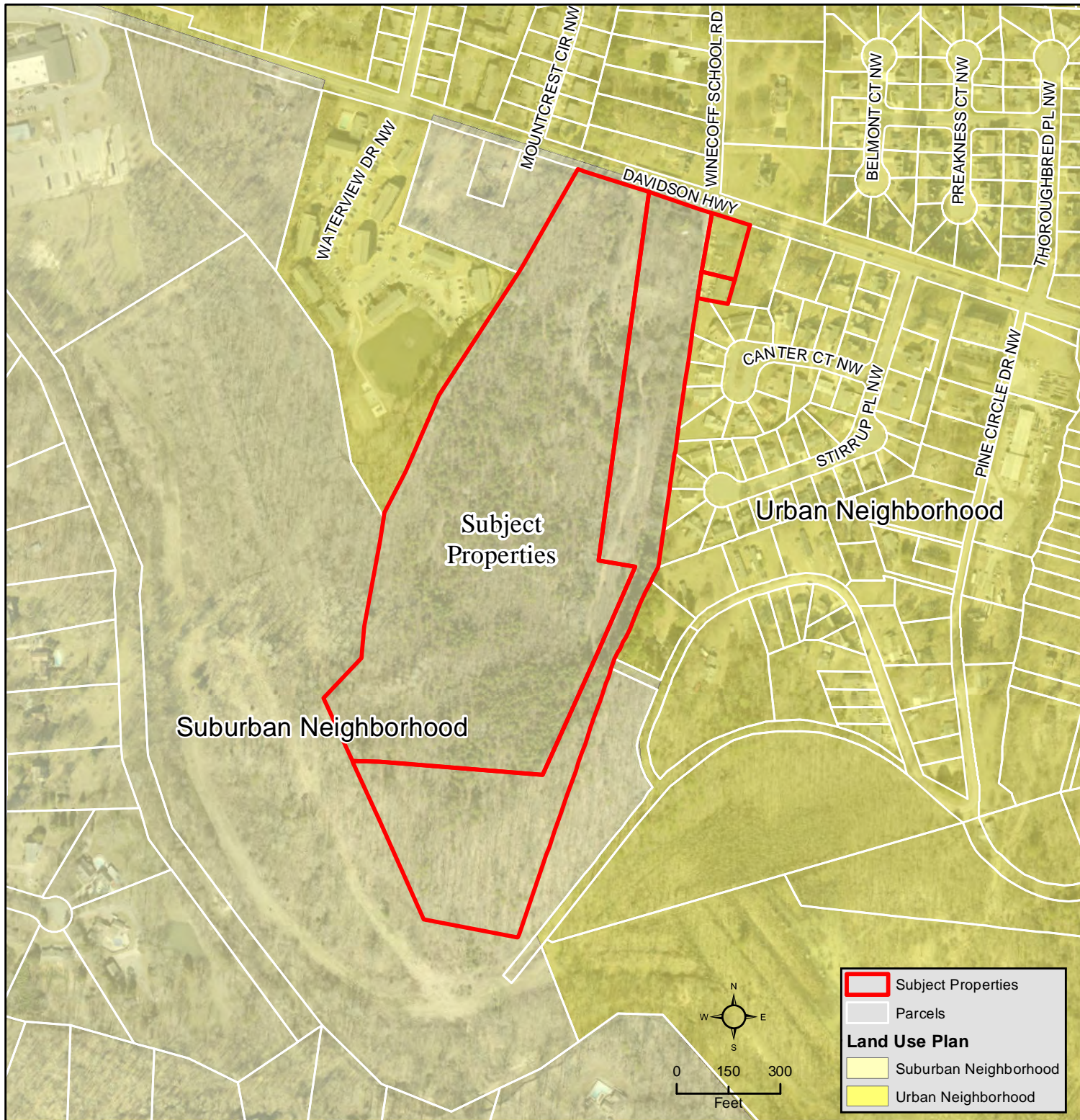
Davidson Hwy  
PIN's: 5611-55-7793,  
5611-55-4639, 5611-66-0107  
& 5611-56-9073

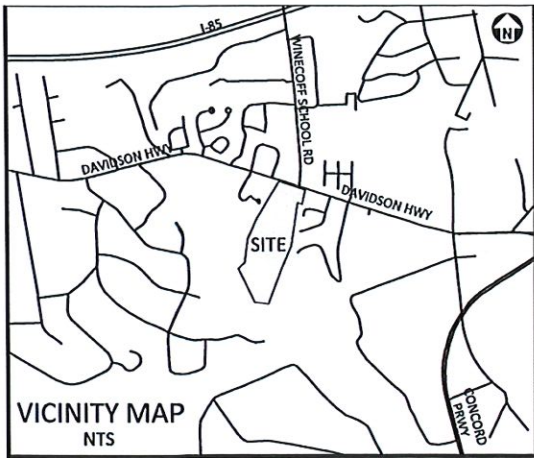


Source: City of Concord  
Planning Department

**Disclaimer**

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.





**SITE LEGEND**

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY LINE
---	BUFFER LINE
---	CENTERLINE
---	LIMITS OF DISTURBANCE
▨	FLOODPLAIN 0.2% ANNUAL CHANCE
▨	FLOODPLAIN 1.0% ANNUAL CHANCE
▨	TREE SAVE

**SITE DATA**

DEVELOPER/APPLICANT  
RIVER ROCK CAPITAL PARTNERS  
517 ALCOVE ROAD, SUITE 302  
MOORESVILLE, NC 28117

PID: 5611554639, 5611557793, 5611660107, 5611669073

EXISTING ZONING: RM-2 & RC

PROPOSED ZONING: RV (CD)

MINIMUM PERIMETER SETBACKS

ALONG DAVIDSON HWY: 25' TYPE D BUFFER

SIDE: 5' TYPE A BUFFER WITH 20' BUILDING SETBACK

REAR: 8' TYPE A BUFFER WITH 20' BUILDING SETBACK

DEVELOPMENT AREA: 1.13174 AC

LOT COUNT: 99 UNITS

LOT DENSITY: 3.12 UNITS/AC

OPEN SPACE PROVIDED: 6.3551 AC (5%)

STORMWATER DETENTION PROVIDED: 2.128 AC

**LINEAR FEET OF ROADS:**

STREET 'A' - 303

STREET 'B' - 1,347 (5)

STREET 'C' - 950

STREET 'D' - 417

**TOTAL DEVELOPMENT**

REQUIRED OPEN SPACE: 15% OF GROSS SITE OR 4.76 AC (31.74 AC x 15%)

PROVIDED ACTIVE OPEN SPACE: 6.3551 AC (5)

TOTAL PROVIDED OPEN SPACE: 6.3551 AC (5)

PROVIDED TREE SAVE: 28.17% OF GROSS SITE OR 18.97 AC (5)

REQUIRED STREET TREES: 1 SHADE TREE EACH SIDE OF ROAD PER 50'

PROVIDED STREET TREES: 5,197 FEET OF STREETS = 118 REQUIRED TREES (5)

REQUIRED STREET CONNECTIVITY RATIO: 1.4

PROVIDED STREET CONNECTIVITY RATIO: 1.5 (9 LINKS & 6 NODES)

TOTAL ACREAGE OF RIGHT-OF-WAY: 4.37 AC (5)

TOTAL ACREAGE OF SUBLOTS: 4.44 AC

**IMPERVIOUS AREA**

STRUCTURES = 210,960 SF

STREETS = 99,155 SF (5)

SIDEWALKS = 37,730 SF

DRIVEWAYS = 20,241 SF

TOTAL IMPERVIOUS = 368,086 SF (5)

MAXIMUM IMPERVIOUS PER ZONING: 50% OF GROSS SITE OR 15.87 AC

PROVIDED IMPERVIOUS IACRAGEL: 28.60% OR 19.14 AC (5)

**MINIMUM SETBACKS**

FRONT BUILDING SETBACK: 20 FEET

FRONT GARAGE SETBACK: 24 FEET

REAR SETBACK: 10 FEET

CORNER SETBACK: 20 FEET

**PARKING COUNT**

REQUIRED (1.5 PER DWELLING): 149 SPACES

33 DWELLINGS WITH 1 CAR GARAGES: 64 SPACES (INCLUDES 1 GARAGE SPACE & 1 DRIVEWAY SPACE)

66 DWELLINGS WITH 2 CAR GARAGES: 264 SPACES (INCLUDES 2 GARAGE SPACES & 2 DRIVEWAY SPACES)

ON STREET PARKING: 24 SPACES

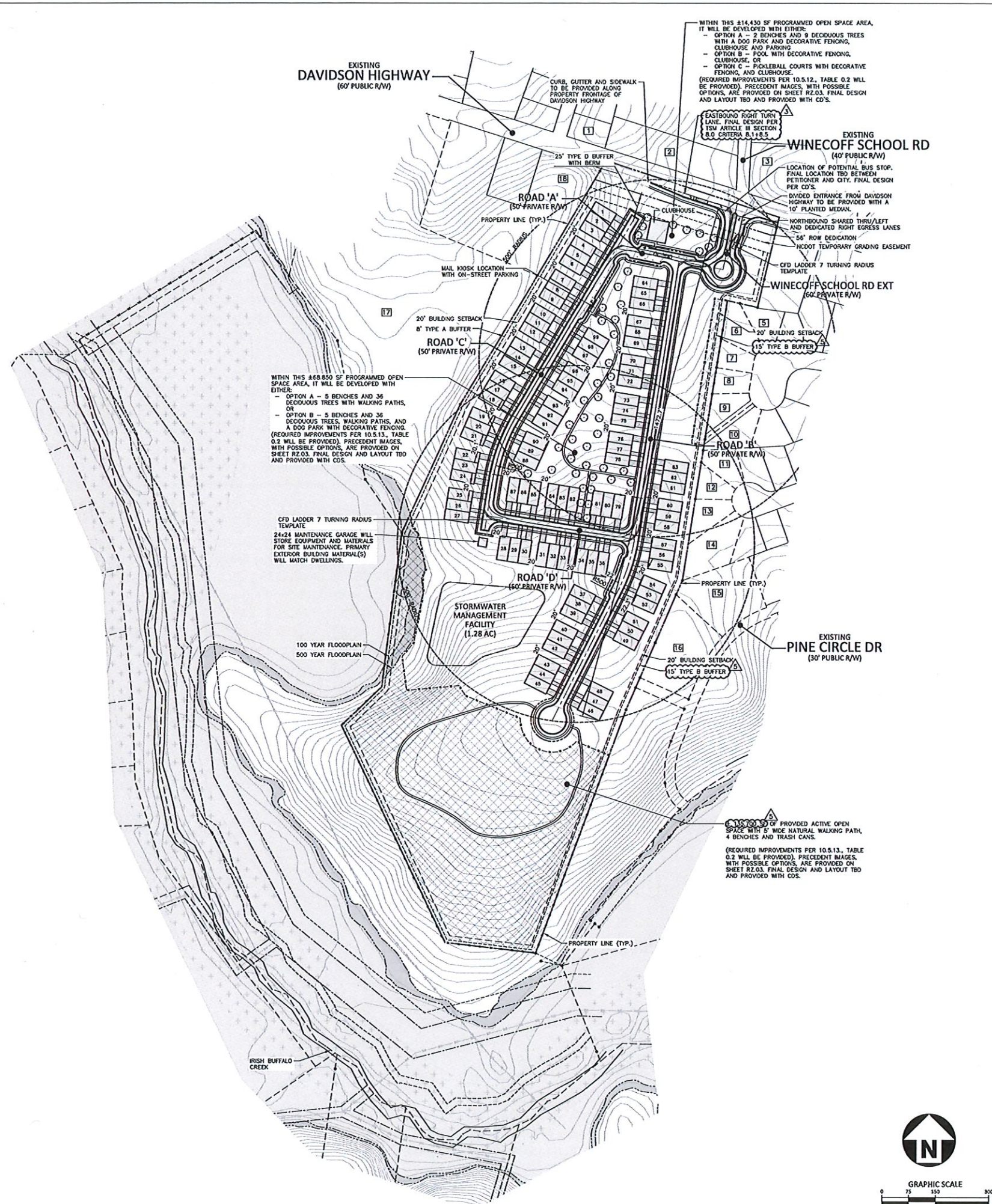
TOTAL PARKING PROVIDED: 354 SPACES

BICYCLE PARKING PROVIDED: 20 SPACES (1 PER EVERY 5 UNITS)

**ADJACENT PROPERTY OWNERS**

PARCEL	DEED	OWNER	ZONING
1	5611565429	681-0136 PAGE REALTY INC	RC
2	5611567463	2821-0032 THOMAS H & VICTORIA H JOHNSON	RC
3	5611661356	--- DONALD B & CAROLYN C BRAFFORD	RC
4	5611661009	9072-0127 RESEARCH CITY LLC	RC
5	5611660947	12377-145 CCA RESIDENTIAL #2 LLC	RC
6	5611559954	8169-0318 WILLIAM A & JACQUELINE ZEARLEY	RC
7	5611559856	12165-126 HOME SFR BORROWER LLC	RC
8	5611559841	5445-0152 ADRIANA WPP	RC
9	5611559723	14309-073 KATY TEMBO & ALDREA SPEIGHT	RC
10	5611558667	13761-228 FAXASA CO LTD	RC
11	5611559336	13518-137 LINDA RISER	RC
12	5611558591	1166-0280 PATRICK ROSS & JULIE YOWELL TENNIS	RC
13	5611558494	2612-0060 ALAN M FEENEY	RC
14	5611558396	2972-0333 EDMOND & CYNTHIA DUBE	RC
15	5611559353	14009-172 CAROLYN T & TRACY S SHIFFSON	RC
16	5611557071	13294-339 GREGGORY SOTO HERRANDEZ	RC
17	5611468260	14547-203 WATERS EDGE OWNER LLC	RC
18	5611563241	11295-033 WAFRICO HOLDINGS LLC & PHELIP S CORRAO	RM-2

NOTE: PROPERTY INFORMATION BASED ON CABARRUS COUNTY GIS



WITHIN THIS 114,430 SF PROGRAMMED OPEN SPACE AREA, IT WILL BE DEVELOPED WITH EITHER:  
 - OPTION A - 2 BENCHES AND 8 DECIDUOUS TREES WITH A DOG PARK AND DECORATIVE FENCING, CLUBHOUSE AND PARKING  
 - OPTION B - POOL WITH DECORATIVE FENCING, CLUBHOUSE, OR  
 - OPTION C - PICKLEBALL COURTS WITH DECORATIVE FENCING AND CLUBHOUSE.  
 (REQUIRED IMPROVEMENTS PER 10.5.12, TABLE 0.2 WILL BE PROVIDED). PRECEDENT IMAGES, WITH POSSIBLE OPTIONS, ARE PROVIDED ON SHEET RZ.03, FINAL DESIGN AND LAYOUT TBD AND PROVIDED WITH CD'S.

WITHIN THIS 468,850 SF PROGRAMMED OPEN SPACE AREA, IT WILL BE DEVELOPED WITH EITHER:  
 - OPTION A - 5 BENCHES AND 36 DECIDUOUS TREES WITH WALKING PATHS, OR  
 - OPTION B - 5 BENCHES AND 36 DECIDUOUS TREES, WALKING PATHS, AND A DOG PARK WITH DECORATIVE FENCING.  
 (REQUIRED IMPROVEMENTS PER 10.5.13, TABLE 0.2 WILL BE PROVIDED). PRECEDENT IMAGES, WITH POSSIBLE OPTIONS, ARE PROVIDED ON SHEET RZ.03, FINAL DESIGN AND LAYOUT TBD AND PROVIDED WITH CD'S.

6,100 SF OF PROVIDED ACTIVE OPEN SPACE WITH 5' WIDE NATURAL WALKING PATH, 4 BENCHES AND TRASH CANS.  
 (REQUIRED IMPROVEMENTS PER 10.5.13, TABLE 0.2 WILL BE PROVIDED). PRECEDENT IMAGES, WITH POSSIBLE OPTIONS, ARE PROVIDED ON SHEET RZ.03, FINAL DESIGN AND LAYOUT TBD AND PROVIDED WITH CD'S.

**McAdams**  
 The John R. McAdams Company, Inc.  
 2905 Meridian Parkway  
 Durham, NC 27713  
 phone 919.361.5000  
 fax 919.361.2269  
 license number: C-0293, C-187  
 www.mcadamsco.com

**CLIENT**  
 AUSTIN HUGHES  
 RIVER ROCK CAPITAL PARTNERS  
 517 ALCOVE ROAD, SUITE 302  
 MOORESVILLE, NORTH CAROLINA 28117

**DAVIDSON HIGHWAY  
 SINGLE-FAMILY ATTACHED  
 RANCH HOMES  
 REZONING/ SUP PLAN  
 2821 DAVIDSON HWY  
 CONCORD, NORTH CAROLINA, 28027**

**REVISIONS**

NO.	DATE	PER CITY COMMENTS
1	07.08.2021	PER CITY COMMENTS
2	10.13.2021	PER CITY COMMENTS
3	11.15.2021	PER CITY COMMENTS
4	01.05.2022	PER CITY COMMENTS
5	01.11.2022	PER CITY COMMENTS

**PLAN INFORMATION**

PROJECT NO. 2021210332

FILENAME 2021210332-RZ1

CHECKED BY EM

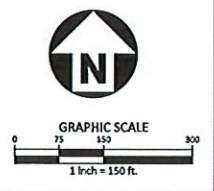
DRAWN BY JDS

SCALE 1"=150'

DATE 06.08.2021

**SHEET**

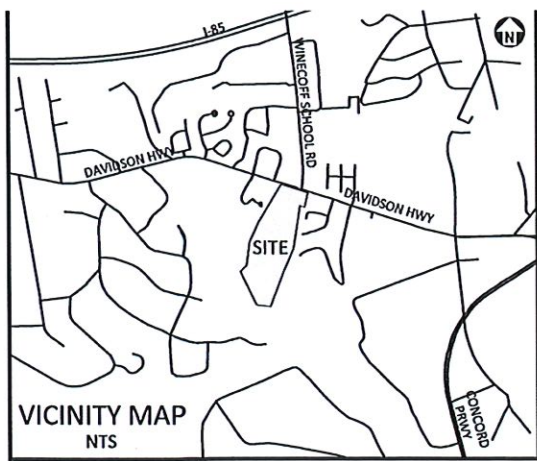
**REZONING PLAN  
 RZ.01**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION







**SITE DATA**

DEVELOPER/APPLICANT  
RIVER ROCK CAPITAL PARTNERS  
517 ALCOVE ROAD, SUITE 302  
MOORESVILLE, NC 28117

PID: 5611554639, 5611557793, 5611660107, 5611569073

EXISTING ZONING: RM-2 & RC

PROPOSED ZONING: RV (CD)

MINIMUM PERIMETER SETBACKS

ALONG DAVIDSON HWY: 25' TYPE D BUFFER

SIDE: 5' TYPE A BUFFER WITH 20' BUILDING SETBACK  
15' TYPE B BUFFER (LOCATION PROVIDED ON PLAN)  
WITH 30' BUILDING SETBACK

REAR: 15' TYPE A BUFFER WITH 20' BUILDING SETBACK

DEVELOPMENT AREA

AREA: 331.74 AC

LOT COUNT: 99 UNITS

LOT DENSITY: 3.12 UNITS/AC

OFFER SPACE PROVIDED: 6,335 AC/5

STORMWATER DETENTION PROVIDED: 1.12 AC

**LINEAR FEET OF ROADS:**

STREET 'A' - 303

STREET 'B' - 1,307.5

STREET 'C' - 380

STREET 'D' - 417

**TOTAL DEVELOPMENT**

REQUIRED OPEN SPACE: 15% OF GROSS SITE OR 4.76 AC (31.74 AC x 15%)

PROVIDED ACTIVE OPEN SPACE: 6,503 AC

TOTAL PROVIDED OPEN SPACE: 6,518.47 AC/5

PROVIDED TREE SAVE: 28.17% OF GROSS SITE OR 8,917.70/5

REQUIRED STREET TREES: 1 SHADE TREE EACH SIDE OF ROAD PER 50'

PROVIDED STREET TREES: 3,197 FEET OF STREETS = 318 REQUIRED TREES/5 (LOCATION OF STREET TREES TBD)

REQUIRED STREET CONNECTIVITY RATIO: 1.4

PROVIDED STREET CONNECTIVITY RATIO: 1.5 (9 LINKS / 6 NODES)

TOTAL ACREAGE OF RIGHT-OF-WAY: 6,337 AC/5

TOTAL ACREAGE OF SUBLOTS: 2.46 AC

**IMPERVIOUS AREA**

STRUCTURES = 210,960 SF

STREETS = 99,155 SF

SHOWWALKS = 17,730 SF

DRIVEWAYS = 50,224 SF

TOTAL IMPERVIOUS = 358,129 SF/5

MAXIMUM IMPERVIOUS PER ZONING: 50% OF GROSS SITE OR 15.87 AC

PROVIDED IMPERVIOUS IACR/ACEL: 28.80% OR 9.14 AC/5

**MINIMUM SETBACKS**

FRONT BUILDING SETBACK: 20 FEET

FRONT GARAGE SETBACK: 24 FEET

REAR SETBACK: 10 FEET

CORNER SETBACK: 20 FEET

**PARKING COUNT**

REQUIRED (1.5 PER DWELLING): 149 SPACES

33 DWELLINGS WITH 1 CAR GARAGES: 66 SPACES (INCLUDES 1 GARAGE SPACE & 1 DRIVEWAY SPACE)

66 DWELLINGS WITH 2 CAR GARAGES: 264 SPACES (INCLUDES 2 GARAGE SPACES & 2 DRIVEWAY SPACES)

ON STREET PARKING: 24 SPACES

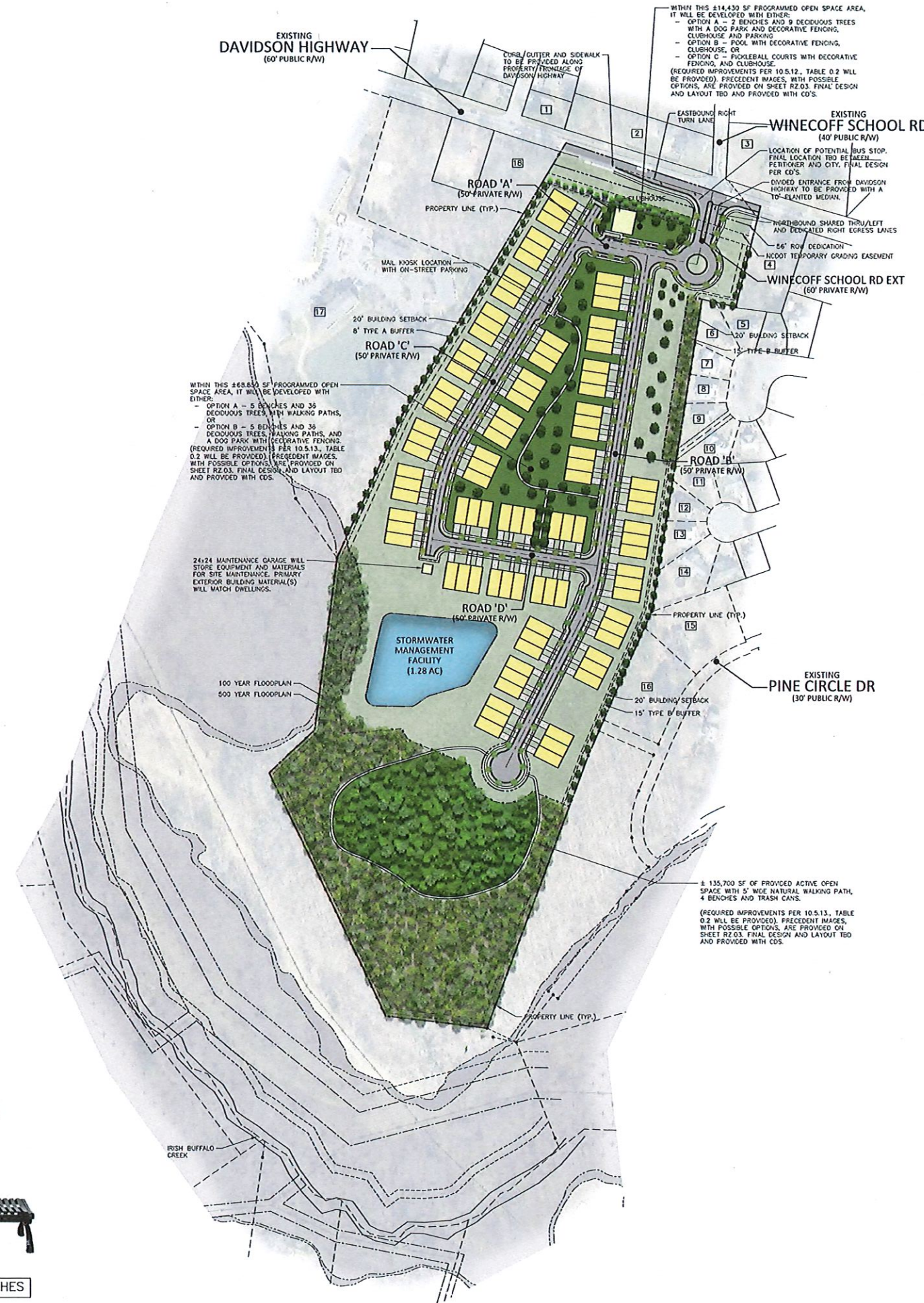
TOTAL PARKING PROVIDED: 354 SPACES

BICYCLE PARKING PROVIDED: 20 SPACES (1 PER EVERY 5 UNITS)

**ADJACENT PROPERTY OWNERS**

PARCEL	DEED	OWNER	ZONING
1	5611565429	681-0136 PAGE REALTY INC	RC
2	5611567463	2821-0032 THOMAS H & VICTORIA H JOHNSON	RC
3	5611661356	DONALD B & CAROLYN C BRAFFORD	RC
4	5611661009	9072-0127 RESEARCH CITY LLC	RC
5	5611650947	12377-145 CCA RESIDENTIAL #2 LLC	RC
6	5611559964	8169-0218 WILLIAM A & JACQUELINE ZEARLEY	RC
7	5611559856	12165-126 PHOME SFR BORAWER LLC	RC
8	5611558841	5445-0152 ADRIANA TOPP	RC
9	5611559723	14309-073 KAY TEMBO & ALDREA SPEIGHT	RC
10	5611559667	13761-228 YAMASA CO LTD	RC
11	5611558536	13518-137 LINDA RISER	RC
12	5611558591	11166-0280 PATRICK ROSS & JULIE TOWELL TENNIS	RC
13	5611558494	12632-0060 ALAN M FEENEY	RC
14	5611558396	2972-0323 EDMOND & CYNTHIA DUBE	RC
15	5611559253	14009-172 CAROLYN T & JIMMY R SIMPSON	RC
16	5611557071	13294-339 GREGORIO SOTO HERNANDEZ	RC
17	5611468269	14547-203 WATERS EDGE OWNER LLC	RC
18	5611563241	11295-033 HWAYRICO HOLDINGS LLC & PHELIP S CORRAO	AM-2

NOTE: PROPERTY INFORMATION BASED ON CABARRUS COUNTY GIS



WITH THIS 214,430 SF PROGRAMMED OPEN SPACE AREA, IT WILL BE DEVELOPED WITH EITHER:

- OPTION A - 2 BENCHES AND 9 DECIDUOUS TREES WITH A DOG PARK AND DECORATIVE FENCING, CLUBHOUSE AND PARKING
- OPTION B - POOL WITH DECORATIVE FENCING AND CLUBHOUSE
- OPTION C - PICKLEBALL COURTS WITH DECORATIVE FENCING AND CLUBHOUSE

(REQUIRED IMPROVEMENTS PER 10.5.12, TABLE 0.2 WILL BE PROVIDED). PRECEDENT IMAGES, WITH POSSIBLE OPTIONS, ARE PROVIDED ON SHEET RZ.03. FINAL DESIGN AND LAYOUT TBD AND PROVIDED WITH CDS.

WITH THIS 468,650 SF PROGRAMMED OPEN SPACE AREA, IT WILL BE DEVELOPED WITH EITHER:

- OPTION A - 5 BENCHES AND 36 DECIDUOUS TREES WITH WALKING PATHS, OR
- OPTION B - 5 BENCHES AND 36 DECIDUOUS TREES, WALKING PATHS, AND A DOG PARK WITH DECORATIVE FENCING.

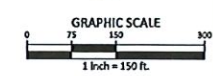
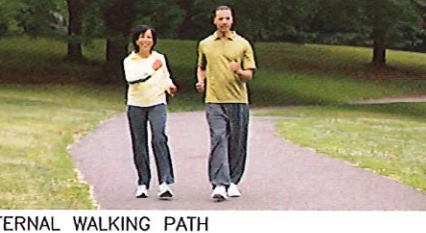
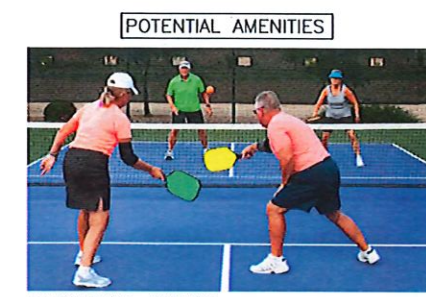
(REQUIRED IMPROVEMENTS PER 10.5.12, TABLE 0.2 WILL BE PROVIDED). PRECEDENT IMAGES, WITH POSSIBLE OPTIONS, ARE PROVIDED ON SHEET RZ.03. FINAL DESIGN AND LAYOUT TBD AND PROVIDED WITH CDS.

24x24 MAINTENANCE GARAGE WILL STORE EQUIPMENT AND MATERIALS FOR SITE MAINTENANCE. PRIMARY EXTERIOR BUILDING MATERIAL(S) WILL MATCH DWELLINGS.

100 YEAR FLOORPLAN  
500 YEAR FLOORPLAN

± 135,700 SF OF PROVIDED ACTIVE OPEN SPACE WITH 5' WIDE NATURAL WALKING PATH, 4 BENCHES AND TRASH CANS.

(REQUIRED IMPROVEMENTS PER 10.5.13, TABLE 0.2 WILL BE PROVIDED). PRECEDENT IMAGES, WITH POSSIBLE OPTIONS, ARE PROVIDED ON SHEET RZ.03. FINAL DESIGN AND LAYOUT TBD AND PROVIDED WITH CDS.



**McAdams**

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

**CLIENT**

AUSTIN HUGHES  
RIVER ROCK CAPITAL PARTNERS  
517 ALCOVE ROAD, SUITE 302  
MOORESVILLE, NORTH CAROLINA 28117

**DAVIDSON HIGHWAY  
SINGLE-FAMILY ATTACHED  
RANCH HOMES**

REZONING/ SUP PLAN  
2821 DAVIDSON HWY  
CONCORD, NORTH CAROLINA, 28027

**REVISIONS**

NO.	DATE	PER CITY COMMENTS
1	07.08.2021	PER CITY COMMENTS
2	10.18.2021	PER CITY COMMENTS
3	11.18.2021	PER CITY COMMENTS
4	01.05.2022	PER CITY COMMENTS
5	01.31.2022	PER CITY COMMENTS

**PLAN INFORMATION**

PROJECT NO. 2021210332

FILENAME 2021210332-R21

CHECKED BY EM

DRAWN BY JDS

SCALE 1"=150'

DATE 06.08.2021

SHEET

**OPEN SPACE  
EXHIBIT  
RZ.03**