

CITY OF CONCORD PLANNING & ZONING COMMISSION
Meeting Agenda
Tuesday, June 20, 2023 at 6:00 PM
City Hall Council Chambers - 35 Cabarrus Avenue West

- I. CALL TO ORDER - *Chair***
- II. CHANGES TO THE AGENDA**
- III. APPROVAL OF THE MINUTES - *Motion, second, and vote needed.***
- IV. OLD BUSINESS**
- V. NEW BUSINESS**

1. Z-08-23 (Legislative Hearing)

Water and Sewer Authority of Cabarrus County has submitted a Zoning Map Amendment application for +/- 278.58 acres of property located at 6400 Breezy Ln from Cabarrus County LDR (Low Density Residential) to City of Concord O-I (Office Institutional). Various PINs.

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

2. Z(CD)-07-22 (Legislative Hearing)

Zach Priester has submitted a Zoning Map Amendment application for +/- 5.1 acres of property located at 363 Church St N from C-2 (General Commercial) to PUD (Planned Unit Development District). PIN 5621-51-8365.

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

3. Z(CD)-04-23 (Legislative Hearing)

WeBuild Concord has submitted a Zoning Map Amendment application for +/- .83 acres of property located at 114 Kerr St NW from RC (Residential Compact) to PUD (Planned Unit Development District). PIN 5620-57-9483.

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

VI. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

VII. MATTERS NOT ON THE AGENDA

VIII. ADJOURNMENT

PLEASE NOTE: IN ACCORDANCE WITH ADA REGULATIONS, ANYONE WHO NEEDS A SPECIAL ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE PLANNING & NEIGHBORHOOD DEVELOPMENT DEPARTMENT AT 704-920-5152 AT LEAST TWENTY-FOUR (24) HOURS PRIOR THE MEETING.



DATE: June 20, 2023

REZONING CASE #: Z-08-23

ACCELA: CN-RZZ-2022-00005

DESCRIPTION: Zoning Map Amendment
Cabarrus County LDR (Low Density Residential) to City of
Concord O-I (Office Institutional)

APPLICANT/OWNER: Water and Sewer Authority of Cabarrus County

LOCATION: 6400 Breezy Ln.

PIN#s: 5547-06-4548, 5537-98-3213, 5537-98-7403, 5537-98-2315,
5537-99-6094, 5537-88-5456, 5547-17-5193, 5537-98-1655,
5547-17-5388.

AREA: +/- 278.58 acres

ZONING: Unzoned – formerly Cabarrus County LDR (Low Density
Residential)

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

Note: Because this rezoning request pertains to a recently annexed property, a City zoning classification must be adopted.

BACKGROUND

The subject property consists of nine (9) parcels comprising approximately 278.58 acres situated between U.S. Hwy. 601 S. and Flowes Store Rd. These parcels were previously zoned Cabarrus County Low Density Residential (LDR) and were annexed into the City of Concord on May 11, 2023. This property is the Rocky River Wastewater Treatment Plant, and its’ use will remain the same.

HISTORY

The property was acquired by the Water and Sewer Authority of Cabarrus County by deed recorded in Cabarrus County Register of Deeds Book 01351 Page 213 as recorded on December 27, 1994. The property was annexed into the City of Concord on May 11, 2023.

Because this rezoning request pertains to a recently annexed property, a City zoning classification must be adopted. Should the Planning and Zoning Commission decide to deny the rezoning request, an alternative zoning designation must be applied considering Land Use Plan consistency.

SUMMARY OF REQUEST

The applicant is requesting to zone the subject property to City of Concord O-I (Office Institutional). The subject property is the site of the Rocky River Wastewater Treatment Plant, which has been in operation since 1978. The property’s County zoning of LDR necessitates a Special Use Permit for additions to and modifications of the property. The CDO permits waste treatment plants as a major utility, which is permissible by right in all zoning districts.

WSACC staff consulted early in the process with City staff as to the most consistent zoning classification. As the 2030 Land Use Plan designates the property as Civic/Institutional, Office-Institutional (O-I) has been recommended. O-I zoning permits a wide variety of governmental offices and services and permits residences (single-family detached and attached and multi-family) only as accessory to a principal use such as a church or a school.

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	
Unzoned (formerly Cabarrus County Low Density Residential (LDR))	North	Cabarrus County LDR	Rocky River Wastewater Treatment Plant	North	Residential or Vacant
	South	Cabarrus County AO		South	Agricultural or Vacant
	East	Cabarrus County AO		East	Agricultural or Vacant
	West	Cabarrus County LDR		West	Residential or Vacant

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as “Civic/Institutional” for which O-I (Office Institutional) is listed as a corresponding zoning district.

From the 2030 Land Use Plan – “Civic/Institutional” (CI)

Uses in this future land use category include public facilities, public and private schools, places of worship, cemeteries and other community gathering facilities.

Policy Guidance:

Objective 5.2: Provide adequate water resources and wastewater treatment capacity to serve the needs of the citizens of Concord both now and in the future.

- *Provide for adequate infrastructure and services for residents and businesses.*

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately +/- 278.58 acres and currently unzoned.
- The subject property was annexed into the City of Concord on May 11, 2023.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as O-I (Office Institutional) is a corresponding zoning classification to the Civic/Institutional Land Use Category.
- The zoning amendment is reasonable and in the public interest as it is consistent with the existing zoning surrounding the subject property and the adjacent residential uses.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the zoning map amendment consistent 2030 Land Use Plan and staff 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 not a Conditional District no conditions may be applied.

Zoning Map Amendment Application



(Please type or print)

Applicant Name, Address, Telephone Number and email address:

Water and Sewer Authority of Cabarrus County
232 Davidson Highway Concord, NC 28027
704-786-1783 t.hahn@wsacc.org

Owner Name, Address, Telephone Number:

Michael Wilson, Water and Sewer Authority of Cabarrus County
232 Davidson Highway Concord, NC 28027
704-786-1783

Project Location/Address: 6400 Breezy Lane, Concord, NC 28025

Parcel Identification Number (PIN): 5547064548, 5537987403, 5537996094, 5537993213, 5537982315, 5537885456, 5537981655, 5547176388, 5547175193

Area of Subject Property (acres or square feet): 278.581 Acres

Lot Width: Approx. 3,900 feet Lot Depth: Approx. 3,100 feet

Current Zoning Classification: Low-Density Residential (Cabarrus County)

Proposed Zoning Classification: O-I (Office-Institutional)

Existing Land Use: Wastewater Treatment Plant

Future Land Use Designation: Civic-Institutional

Surrounding Land Use: North Residential South Agricultural
East Residential West Agricultural / Residential

Reason for request:

Zoning map amendment is needed in connection with requested annexation into City of Concord.

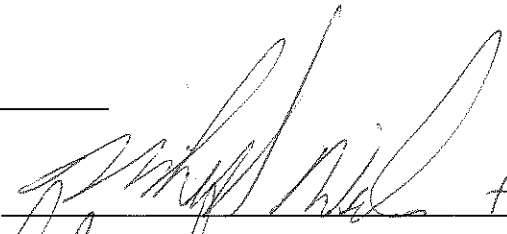
Has a pre-application meeting been held with a staff member? Yes No

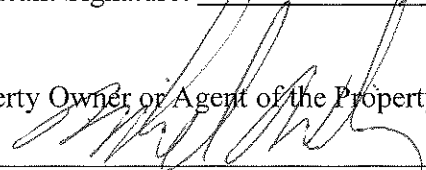
Staff member signature: _____ Date: _____

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: 3/13/23

Applicant Signature:  for WLSACC

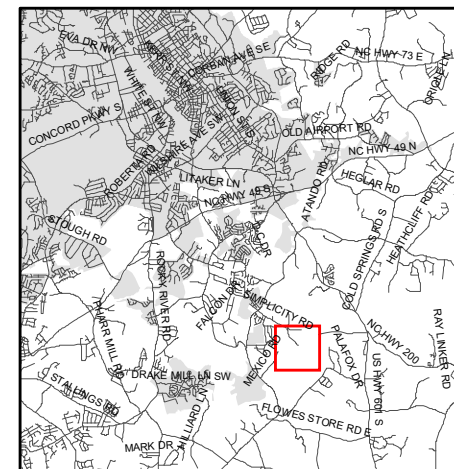
Property Owner or Agent of the Property Owner Signature: 




Z-08-23
AERIAL

Rezoning application
County LDR (Low Density
Residential)
O-I (Office-Institutional)

6400 Breezy Ln

PINs: 5537-98-2315,
5537-98-7403, 5537-99-6094,
5537-88-5456, 5537-98-1655,
5537-98-3213, 5547-17-5193,
5547-17-5388, 5547-06-4548



	Subject Properties
	City of Concord
	Parcels

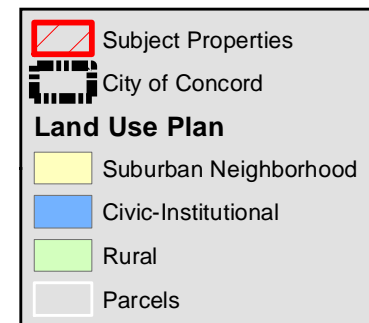
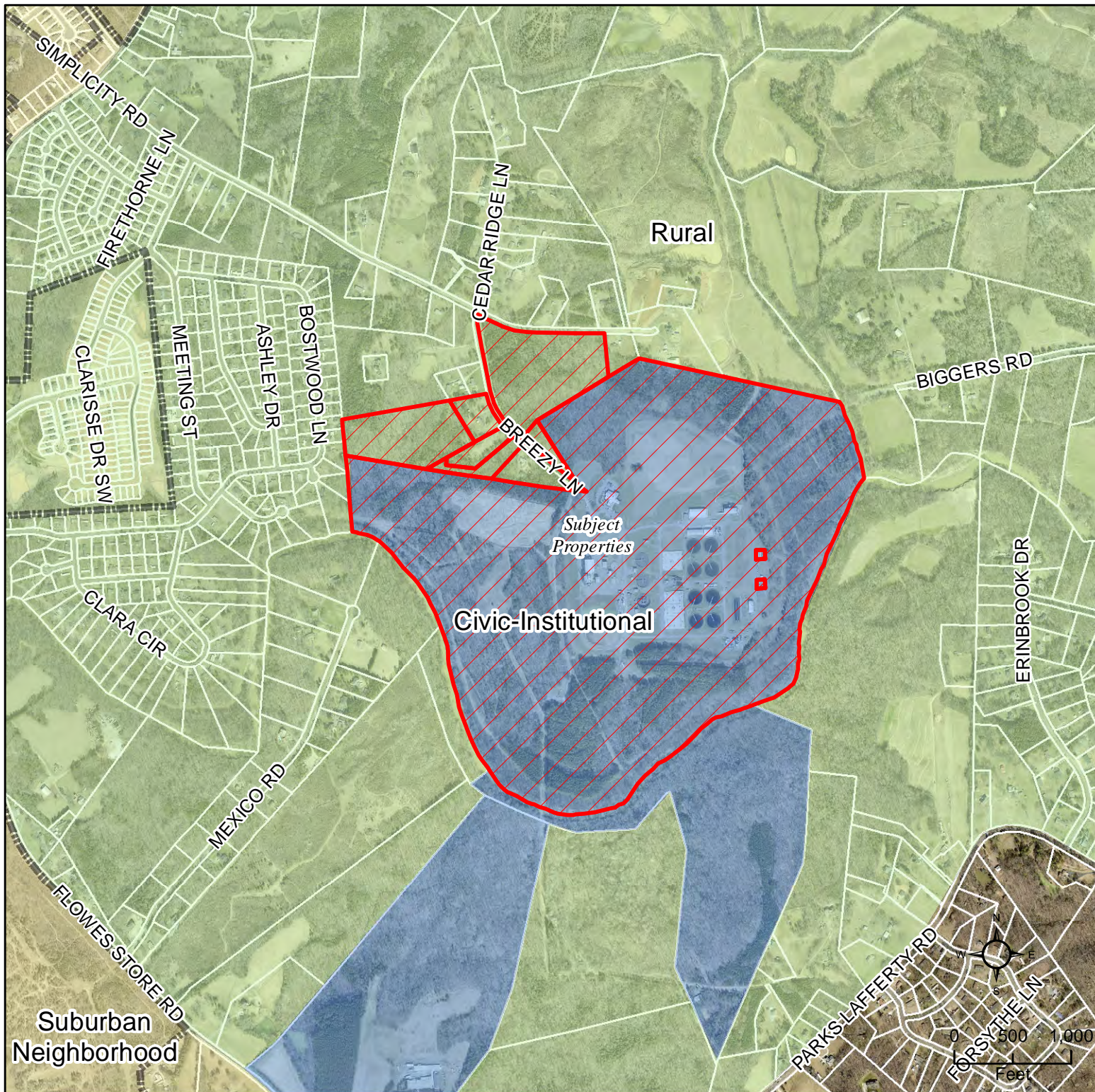
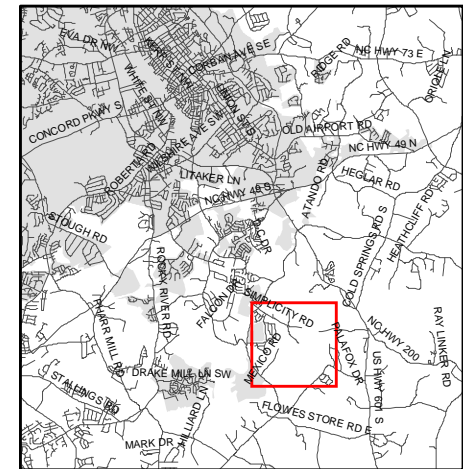


**Z-08-23
LAND USE PLAN**

**Rezoning application
County LDR (Low Density
Residential)
O-I (Office-Institutional)**

6400 Breezy Ln

PINs: 5537-98-2315,
5537-98-7403, 5537-99-6094,
5537-88-5456, 5537-98-1655,
5537-98-3213, 5547-17-5193,
5547-17-5388, 5547-06-4548

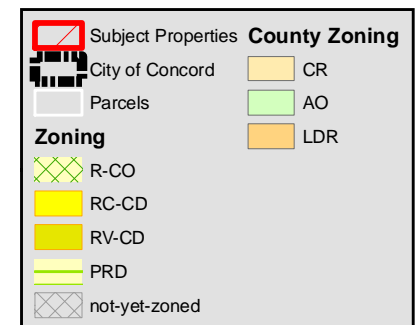
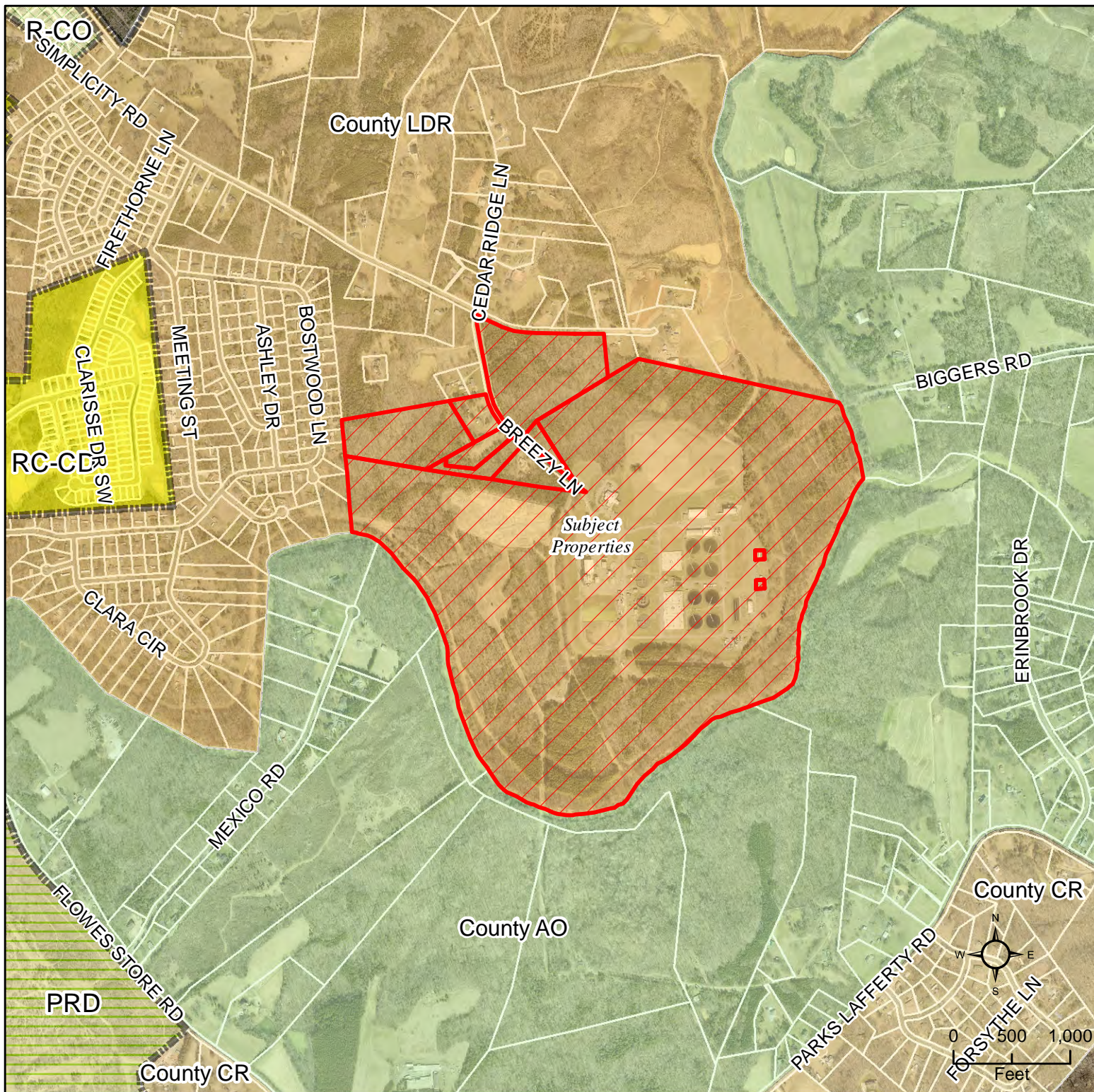
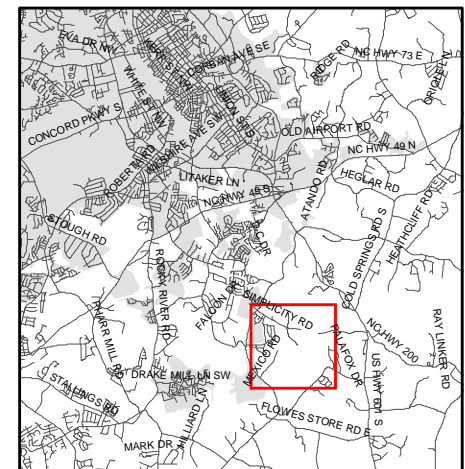


**Z-08-23
ZONING**

**Rezoning application
County LDR (Low Density
Residential)
O-I (Office-Institutional)**

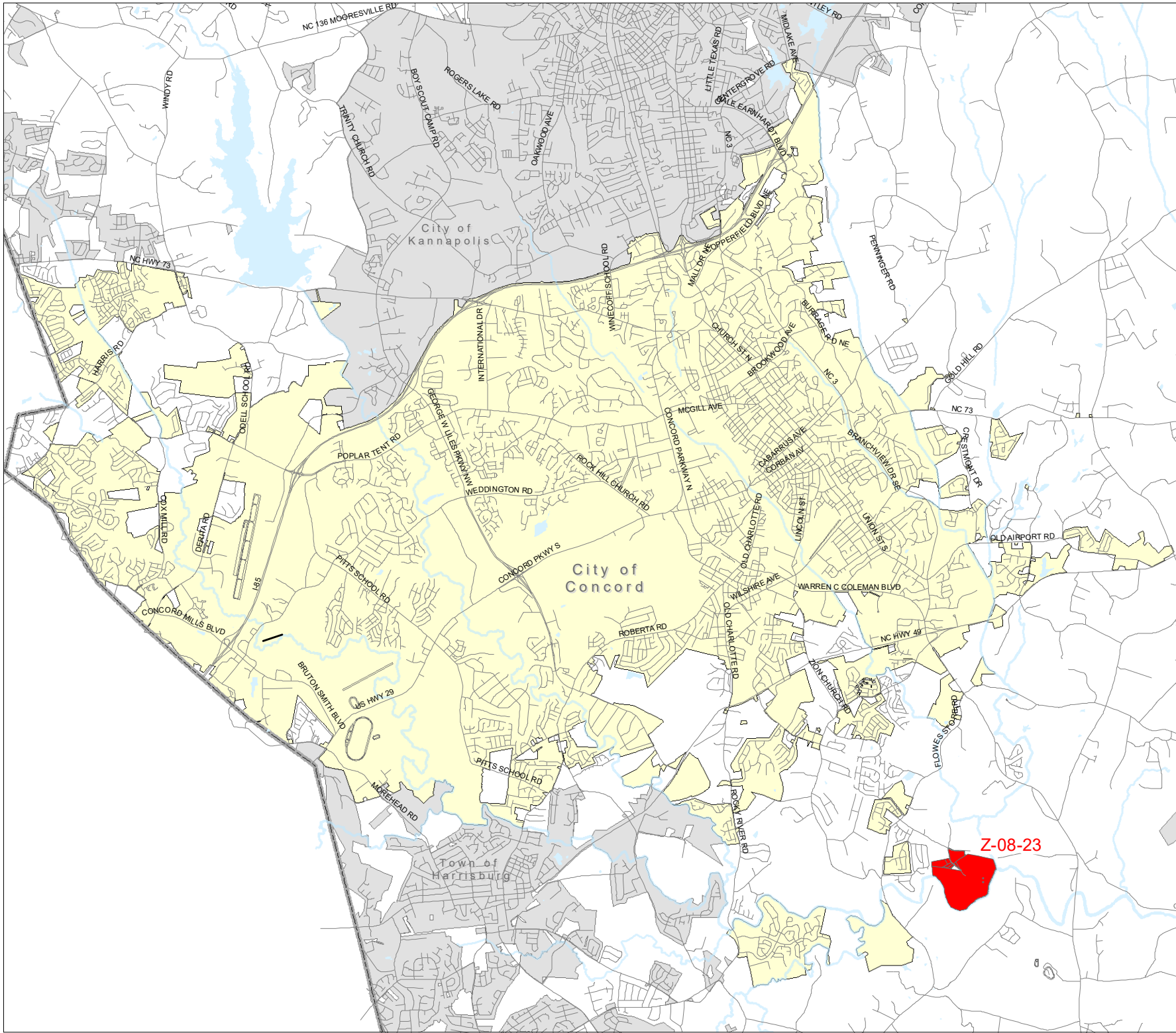
6400 Breezy Ln

PINs: 5537-98-2315,
5537-98-7403, 5537-99-6094,
5537-88-5456, 5537-98-1655,
5537-98-3213, 5547-17-5193,
5547-17-5388, 5547-06-4548

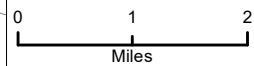
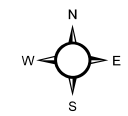


Z-08-23

**Rezoning application
County LDR
(Low Density
Residential)
to
O-I (Office
Institutional)**



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





Staff Report
Planning and Zoning Commission

DATE: June 20, 2023

DESCRIPTION: Zoning Map Amendment from C-2 (General Commercial) to PUD (Planned Unit Development)

CASE NUMBER: Z (CD)-07-22

ACCELA #: CN-RZC-2023-00005

APPLICANTS Zach Priester, Creamery Concord LLC

LOCATION: 363 Church Street (west side of Church Street and north side of Peachtree Ave. NW)

PARCEL PIN: PINs 5621-51-8365

AREA: 5.1 Acres +/-

ZONING: General Commercial (C-2)

REPORT PREPARED BY: Kevin E. Ashley, AICP Deputy Planning Director

BACKGROUND

The subject property is located on the west side of Church Street, North and on the north side of Peachtree Avenue, NW. The property consists of approximately 230 feet of frontage along Church Street and approximately 580 feet of total frontage on Peachtree Avenue. The property also has secondary frontage along Spring Street, NW.

The subject property is also within the “Downtown Character Area” where “*Downtown is the heart of Concord, having the greatest concentration of historic and cultural resources and being one the densest areas in terms of populations and small businesses. Downtown is projected to be an important growth area over the next few decades, serving in function as a major activity center.*” In that regard, the following points should be considered for future development proposals within this character area:

- *Take additional steps to ensure the continued success of efforts to revitalize downtown.*
- *Decide how much of the City’s projected growth could (or should) be absorbed to support the long-term vitality of downtown without compromising the core’s integrity and identity.*
- *Complete the array of housing, infrastructure, service and recreation needed to solidify the identity and competitive position of downtown as a daytime and nighttime activity*

center.

- *Add to the inventory of assets such as new public art, wayfinding, the Downtown Greenway Loop, bike lanes and improved transit service which already have helped increase the attractiveness of downtown.*
- *Step up efforts to protect and enhance the historic and cultural resources that make downtown the “heart and soul” of Concord.*
- *Step up the completion of multimodal infrastructure, particularly sidewalks and bike lanes, linking the in-town neighborhoods to the historic core over the next decade.*
- *Continue implementing relevant strategies of the Center City Master Plan for the corridors and neighborhoods along Church Street, Cabarrus Avenue and Corban Avenue.*
 - *Create incentives to encourage compatible-character development in underutilized areas along Church Street, Cabarrus Avenue and Corban Avenue.*
 - *Ensure that community amenities, public facilities and services are equitably distributed within walking distance of everyone in the neighborhoods.*

HISTORY

The subject property was previously zoned Heavy Industrial (I-2) and was the site of the former Cabarrus Creamery ice cream factory. In 2004, the property was rezoned General Commercial (C-2). Cabarrus County tax records indicate that the buildings were constructed in 1940 with major renovations thereafter. Tax records indicate that the commercial structures encompass approximately 27,600 square feet of floor area.

SUMMARY OF REQUEST

The developer proposes rezoning to Planning Unit Development (PUD), principally for the construction of 27 multifamily townhomes (note that the units are not indicated as being on individual lots, therefore they are considered multifamily for zoning purposes but may be referred to as townhomes throughout the report). The PUD rezoning also proposes to integrate the existing C-2 zoned commercial structures into the development.

According to the CDO, PUDs (Planned Unit Developments) and are *intended to provide for the orderly development of land with a mix of land uses and intensities. PUD zoning is intended to permit innovation and flexibility in the design, construction, and processing of mixed-use developments in exchange for the developer providing enhanced design elements that exceed CDO requirements.* While the conventional zoning districts and the requirement of those districts set forth in the CDO are reasonable in most cases, there are parcels of land that are more appropriate to be developed with a mixed-use zoning district. Furthermore, there may be circumstances in which it is *in the community’s best interests to allow unique and/or creative designs and techniques that:*

- *Promote the most appropriate use of the parcel,*
- *Allow diversification of use,*
- *Facilitate the adequate and economical provision of streets, parks, open space, schools, storm drainage and sewer and water facilities,*
- *Incorporate transit access, amenities and/or connectivity,*

- *Preserve and utilize open space, tree cover, topography and significant natural features,*
- *Offer recreational opportunities close to the residential uses,*
- *Create physically integrated and interconnected neighborhoods that provide safe cross-access for vehicles, bicycles and pedestrians, and,*
- *Enhance neighborhood appearance/design.*

To summarize, a Planned Unit Development (PUD) should result in a higher quality development with superior design elements that benefit the community over traditional development within a base zoning district.

In February of 2021, the City adopted revised PUD standards to provide additional requirements in order to qualify as a PUD. These requirements include but are not limited to: Phasing delineation, commitment to non-residential use in the first phase, Type “D” Landscape Buffer, increased percentage of open space for active, usable open space, tree save, and Low Impact Development (LID). These additional standards were added after finding that many PUDs were being approved, only to later request a reduction in commercial areas, or usable open space, or reduction the quality of the elevations thus “watering down” the original approval. By providing more specific requirements for PUDs, greater commitment from the applicant is required upfront to comply with these additional standards, ensuring that the project is well planned and can be executed as agreed upon during the rezoning process.

PUD zoning requires that the proposal meet design principles as specified in Section 9.1.9. These standards include

- A. *When Thirty (30) or more residential units are proposed, the project shall include a variety of housing stock that serves a range of incomes and age groups. Examples may include attached and detached single family, multifamily and dwelling units above commercial. The variety may include differing sizes of the same housing type, such as a mixture of larger and smaller lot sizes to accommodate a variety of single-family home designs.*
- B. *Uses are compact and well- integrated as opposed to widely separated and buffered.*
- C. *The project is well integrated into established adjacent areas relative to existing development standards, scale and use, with compatibility being achieved through effective architectural design and site planning.*
- D. *Open space is a significant element of the project’s design. These open spaces shall include active and passive open space with an emphasis on accessible trails and connections to both existing and proposed greenways. The City’s Open Space and Connectivity Analysis (OSCA) and other adopted plans shall be consulted for further guidance. All open space shall be specifically labeled and defined on the submitted site plan to include uses and aesthetic design. Additionally, all open spaces shall be accessible by a street, sidewalk, greenway or trail. While environmentally sensitive areas (floodplains, wetlands, etc.) may be within the minimum open space, at least 50% of the open space shall be upland area (non-environmentally sensitive). At least twenty-five percent (25%) of the overall gross land area of the site shall be designated as open space and thirty percent (30%) of the required open space on the site shall consist of active open space, except that this requirement may be modified in the event that the applicant demonstrates that the project is “infill” and is located adjacent to a sidewalk or trail network and is within walkable distance of active*

open space. Areas designated as “tree save” pursuant to Article 10 shall be considered active open space for the purposes of this section.

- E. The proposed development includes a variety of interconnected street types that are accessible to pedestrian, bicycle and automobile, and residential and non-residential areas shall be connected for both vehicles and pedestrians. The street pattern shall be designed in such a way as to encourage walking and to reduce the number and length of automobile trips. Bicycle lanes shall be provided along at least seventy percent (70%) of all collector streets.*
- F. Enhanced design elements may include, but are not limited to*
 - a. Increased open space and unique open space designs;*
 - b. preservation of heritage trees and significant native tree canopy;*
 - c. establishment of habitat preservation measures and/or wildlife sanctuary areas; and*
 - d. use of native plants and pollinator gardens within the site.*

See Sections 9.3 and 9.4 for enhanced design elements that may be utilized in PUD zoning districts.
- G. The project includes building types that delineate the streets and civic/nonresidential areas to minimize the visibility of parking lots. See Sections 9.3 and 9.4 for designs that accomplish this principle.*
- H. Grading and clearing shall be minimized to the extent possible and the natural topography should be integrated into the site design and amenities.*
- I. Low Impact Development (LID) stormwater facilities shall be used and integrated into the development. At least twenty five percent (25%) of the stormwater generated by the development shall be addressed by LID measures as specified in Section 9.11. When larger, stand-alone stormwater ponds and basins are proposed, they shall be designed and constructed as amenities.*
- J. The proposed development shall provide for both current and future transit needs.*

The proposed development appears to be compliant with these design principles. The proposed dwelling units, particularly those along Peachtree Avenue, are architecturally compatible with the established single-family homes in the surrounding neighborhood. Enhanced design elements include increased open space, a pedestrian trail, a dog park, community garden, tree and habitat preservation and a commitment to working with the City on the use of native plant/pollinators. Use of LID measures will be explored during technical site plan approval. Bus access is provided along Church Street near the commercial part of the development.

As previously discussed, the proposed PUD consists of approximately 5.1 acres, with a commercial component of 1.6 acres and a residential component of 3.5 acres. Cabarrus County owns an adjacent parcel which was part of the Creamery redevelopment. Additionally, Sherwin Williams has a paint store on the corner of Church Street and Saint Mary Avenue which was also part of the redevelopment. Neither of these parcels are included within the zoning petition, but cross-access exists between all parcels.

Commercial

The PUD standards require at least two distinct land use types, with a minimum of fifteen (15) percent of the land area/nonresidential square footage to be built within the first phase of the development. The site plan indicates that the existing commercial component will comprise 1.6 acres and 13,200 square feet of ground floor building area, which equates to approximately 31.3% of the land area and approximately 40% of the floor area of the total development. The commercial

area was established in the mid-2000s and therefore meets the requirement of having a minimum amount of nonresidential development within the initial phase.

The commercial development includes retail and office mixture within one multi-story structure. The developer proposed allowable uses within the commercial area to be those permitted within the B-1 (Neighborhood Commercial/Office) and C-1 (Light Commercial and Office) zoning districts, excluding:

1. Adult entertainment establishments
2. Automobile repair, major
3. Automobile wash (car wash), including detailing service
4. Vehicle sales, lease, rental, including boat, RV and storage buildings
5. Pawnshops
6. Bail bonding
7. Restaurant, carryout, delivery, no seating
8. Restaurant, fast food, drive thru, drive in

This proposal would allow a variety of office and specialty retail uses, consistent with the property's historical uses.

Multifamily Townhomes

The applicant has also proposed a total of 27 townhomes within four sets of buildings. The proposed density is 5.3 dwelling units per acre, whereas the MUAC designation would allow up to thirty (30) units per acre.

The twelve townhomes along Peachtree Avenue will be placed at a 20-foot setback with a level 3 street yard. Parking will be provided within the interior of the development. The developer has submitted elevations with the application

- Courtyards are proposed for the rear yards of each unit. The courtyards will be enclosed by a 3.5-foot-tall decorative brick wall with gates for each individual unit. The wall also includes brick pillars at the corners and at the gate entries. The walls are proposed to wrap the end units, extending from front to back of the structure.
- The front elevation of the structures are proposed to be oriented to the interior of the site. Exterior materials are either brick or hardie-plank vertical board and batten siding. The materials will be alternated in order to create a distinction between the units, but the units with the board and batten siding will have brick at the base of the unit.
- Decorative roof vents are proposed for each unit.
- Windows are proposed to be aluminum clad and vinyl will be limited to soffits, fascia and the wraps for the porch posts.
- Porches with overhangs are proposed for both front and back of the units.
- Materials for the units along Peachtree Avenue are proposed to be hardie board lap siding. Proposed elevations of the structures are included with the staff report (sheets A-9 and A-10 dated 6/12/23).

Open Space

The site plan illustrates proposed open space for the site being centralized on the property, generally concentrated on the southwestern portion of the property between the last set of townhomes and Spring Street. The open space also encompasses the storm water facility for the site. The open

space connects to a sidewalk which leads through landscape islands within the parking area, connecting to the commercial area along Church Street., allowing pedestrian traffic to travel between Spring and Church Streets. Proposed open space consists of 49% of the overall site area, where the minimum requirement of PUD zoning is 25%. Improvements within the open space include a community garden, a dog park and a walking trail. Environmentally sensitive areas, consisting of a stream buffer, near the Spring Street frontage, comprises approximately 0.20 acres.

Connectivity

The current plan provides vehicular and pedestrian connectivity internally to the development, as well as to the Cabarrus County Board of Elections property to the north. The two properties are subject to a shared access and parking agreement and two access points exist with the County property. These connections would allow vehicular cross access from both Peachtree and Saint Mary Avenues. Vehicular connectivity is also proposed between the townhome units and the commercial part of the PUD. Pedestrian connectivity within the site would conceivably allow traffic between Church and Spring Streets, via the trail system and the sidewalks. Sidewalks are proposed along Peachtree Avenue and in the front of all units.

Deviations from Standards

One deviation from standard is proposed. PUD zoning requires a minimum 25-foot-wide buffer around the perimeter of the development, except the buffer may be modified if the project is an infill project, is within a Mixed-Use Activity center or a Village Center as indicated in the 2030 Land Use Plan. The subject property is an infill project, and also lies within a Mixed-Use Activity Center. A 20' type C buffer is proposed along most of the property, except for an 8-foot-wide street yard along Peachtree Avenue.

Enhancements above Standard Zoning Districts

Tree save: In 2021, the CDO was amended to require tree save areas for residential developments with thirty or more dwelling units. Whereas the proposed development does not meet that minimum criteria to require tree save, the developer is proposing tree save and habitat preservation area in the southwest portion of the site between the stormwater facility and Spring Street. This area consists of 1.05 acres and is included within the 2.50 acres of proposed open space.

Pollinator plants: the developer has agreed to work with City staff to utilize native pollinator plants within the development, as feasible. This proposal furthers the “Mayor’s Monarch Pledge” which commits the staff to “engage with developers, planners, and landscape architects to identify opportunities to create monarch habitat.”

Increased Open Space: the proposed development provides 40% open space at approximately two times the required amount of 25%. Proposed within the open space is a dog park, a community garden, and a trail connecting the development to Spring Street.

Land Use

Existing Zoning and Land Uses					
Zoning of Subject Property	Zoning Within 500 Feet		Land Uses(s) of Subject Property	Land Uses Within 500 Feet	
C-2 (General Commercial)	North	General Commercial (C-2), Heavy Industrial (I-2) Residential Village (RV), and Residential Compact (RC)	Commercial/ Office and Vacant Land	North	Commercial, Automobile Storage Yard, Single Family Residential
	East	General Commercial (C-2)		East	Single Family Residential, Commercial
	South	General Commercial (C-2) and Residential Village (RV)		South	Multifamily and Single Family Residential
	West	General Commercial (C-2), Heavy Industrial (I-2) Residential Village (RV), and Residential Compact (RC)		West	Commercial, Automobile Storage Yard, Single Family Residential

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 LUP designates the subject property as a “Mixed Use Activity Center” (MUAC) for which the PUD zoning classification is considered **appropriate**. The plan also classifies the property as part of the “Downtown Character Area,” and specifically as part of “Mixed Use Center #11/Downtown Concord/MSD.”

The plan states that 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. The plan also states that the intent 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.”

Guidance specific to the Mixed-Use Activity Center specifies that the PUD (Planned Unit Development) is a corresponding zoning classification and advises that development should:

- *Whenever possible, it is recommended that developers utilize one of the mixed-use zoning districts when developing in an area designated MUAC.*
- *The interconnectivity of the public realm (streets, walk/bike infrastructure) is an essential element of MUAC areas.*

The following general land use challenges and opportunities in Section 5.2 relate to the proposed amendment.

- *Maintaining the community's character. Concord's premium quality of life continues to attract new residents. The resulting increases in housing demand, commercial development, industrial development, traffic congestion and new faces continue to change the community. Changes such as downtown revitalization, greenfield development and redevelopment of commercial and industrial sites have improved the quality of life in Concord. Residents want to ensure that future changes protect or enhance the quality of their neighborhoods and strengthen Concord's identity and sense of place.*

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.

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:

- *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 2: Enhance mobility for all modes of transportation between the places where people live, work, shop and play (refer to Part 7 for additional policy guidance relating to mobility).

Objective 2.1: Ensure that new development is designed to provide users with mobility choices, including driving, walking, bicycling and riding transit.

Objective 2.2: Ensure that new development includes interconnected road systems and enhances connectivity to existing development where it safely enhances mobility.

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.

Policy Guidance for Objectives 4.1:

- ***Land Use and Intensity Transitions:*** *Zoning use and site development standards should promote a gradient in the type and intensity of uses. For instance, higher density residential development can provide a compatible transition between medium-density residences and neighborhood commercial centers.*
- ***Buffers:*** *Buffers should be used to screen uses and activities that may detract from the enjoyment of adjacent land uses. Where large buffers are not necessary, the landscape design should soften land use transitions;*
- ***Building and Site Design Standards:*** *Where land use transitions are necessary to support a walkable mix of uses or housing types, a variety of development standards should ensure that the location, scale, height and orientation of buildings and site improvements provide for compatible transitions.*
- ***Parking and Access:*** *Ensure that parking lots and driveways are designed and located to minimize impacts on lower-intensity neighboring uses.*

Goal 6: Protect natural resources and retain open spaces for future generations (refer to Part 9 for additional policy guidance relating to natural resources).

***Objective 6.2:** Protect the natural resource base of the City and surrounding areas through a combination of strategic acquisitions, open space preservation requirements within new development and incentives for private land preservation initiatives.*

Policy Guidance for Objective 6.2:

- ***Open Space Mandates:** Continue to require the preservation of open space within every new residential subdivision or develop a requirement for payments in lieu of open space preservation. Consideration for expanding requirement to include some non-residential uses.*
- ***Tree Preservation:** Encourage tree preservation in new development.*

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately 5.1 +/- acres and consists of an existing two-story commercial development and vacant land.
- The property was rezoned from Heavy Industrial (I-2) to General Commercial (C-2) in 2004.
- The proposed amendment is consistent with the 2030 Land Use Plan as the PUD (Planned Unit Development) zoning classification is considered corresponding to the Mixed-Use Activity Center land use category. The request provides a mix of existing commercial/office uses, attached residential dwellings, open space, connectivity, native pollinator plants and tree save areas in accordance with the PUD requirements. It also provides interconnectivity between existing and future development for both vehicles and pedestrians in accordance with LUP Goal 2. New pedestrian connectivity is provided between Spring Street and Church Street.
- The zoning amendment is reasonable and in the public interest as the petition proposes a mixture of attached residential integrated into an existing commercial area, along with common open space, tree preservation, and connectivity to surrounding neighborhoods. Furthermore, the development proposes amenities and site design elements in excess of the minimum CDO standards.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the request consistent with the 2030 Land Use Plan and the requirements of the Concord Development Ordinance. The staff has no objections to the petition. Because this petition is a conditional district request, the Commission, should they decide to approve the request, may, according to Section 3.2.8.E of the CDO, suggest **“reasonable additional conditions or augment those already provided with the petition, but only those conditions mutually agreed upon by the petitioner and the Commission or Council may be incorporated into the approval. Any such condition should relate to the relationship of the proposed use to surrounding property, proposed support facilities such as parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, storm water drainage, the provision of open space and other matters that the Commission or Council may find appropriate.”**

All applicable standards for rezoning site plan review appear to be satisfied. The Development Review Committee has no objections to the petition from a rezoning review standpoint.

The petitioner has consented to the following conditions:

1. Compliance with the “Peachtree Townhomes” site plan dated 4/20/22; and
2. Compliance with the architectural elevations as indicated on “Peachtree Townhomes”, sheets A-9 and A-10, dated 6/12/2023; and
3. Technical site review and approval plan shall be required; and
4. Uses shall be limited to 27 multifamily units and commercial/office uses as B-1 (Neighborhood Commercial/Office) and C-1 (Light Commercial and Office) zoning districts, excluding:
 - Adult entertainment establishments
 - Automobile repair, major
 - Automobile wash (car wash), including detailing service
 - Vehicle sales, lease, rental, including boat, RV and storage buildings
 - Pawnshops
 - Bail bonding
 - Restaurant, carryout, delivery, no seating
 - Restaurant, fast food, drive thru, drive in
5. The project shall comply with all State and Federally mandated standards such as stormwater requirements, floodplain protection requirements, Building Code, minimum Fire Code requirements, North Carolina Department of Transportation (NCDOT) or City of Concord minimum safety standards; and
6. Twenty five percent (25%) of the stormwater generated from the site shall be managed with LID measures as indicated in section 9.11 in the development ordinance; and
7. Construction of a 3.5’ tall brick wall at the rear of all units as illustrated on Sheets A-9 and A-10.
8. Commitment to work with City staff during technical plan approval to incorporate native and pollinator plants into the landscape design to the greatest extent feasible; and
9. Site design elements not specifically identified as a deviation shall adhere to applicable City standards.

PROCEDURAL CONSIDERATIONS

This particular case is a rezoning to a conditional district, 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 adjacent landowners, including any directly across the street.

- 3. **FOR CONDITIONAL DISTRICT APPLICATIONS ONLY**, a plan drawn to scale (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.

- 5. Money Received by _____ Date: _____
Check # _____ Amount: \$ 800.00 (Conditional) or \$600 (Conventional)
Cash: _____

The application fee is nonrefundable.



NORTH CAROLINA

High Performance Living



Application for

Zoning Map Amendment

(Please type or print)

Applicant Name, Address, Telephone Number and email address: Zach Priester
405 Trade St NW Suite 102 Concord, NC 28027
(980) 322-4040, zach@fortiuscapitalpartners.com

Owner Name, Address, Telephone Number: Creamery Concord LLC,
Harris Morrison, 405 Trade St NW Suite 102 Concord, NC 28027
(980) 354-3700, harris@harris-morrison.com

Project Location/Address: 363 Church St N, Concord NC 28025
P.I.N.: ~~XXXXXXXXXX~~ 5621 51 8365

Area of Subject Property (acres or square feet): 5.1 Ac

Lot Width: 230' Lot Depth: 1,135'

Current Zoning Classification: C-2

Proposed Zoning Classification: PUD

Existing Land Use: Commercial / Vacant

Future Land Use Designation: Mixed Use (Townhome addition)

Surrounding Land Use: North Residential South Commercial
East Commercial West Residential

Reason for request: Rezone to allow for townhomes to be developed
behind the Old Creamery

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

Staff member signature: _____ Date: _____



THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

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

Town homes, Commercial

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

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

Sidewalks, open space courtyard, large natural area, infill

I make this request for Conditional district zoning voluntarily. The uses and conditions described above are offered of my own free will. I understand and acknowledge that if the property in question is rezoned as requested to a Conditional District the property will be perpetually bound to the use(s) specifically authorized and subject to such conditions as are imposed, unless subsequently amended as provided under the City of Concord Development Ordinance (CDO). All affected property owners (or agents) must sign the application.

J. Harrison III 4/18/22
Signature of Applicant Date

J. Harrison III 4/18/22
Signature of Owner(s) Date



NORTH CAROLINA

High Performance Living



Application for
Zoning Map Amendment

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: 4/13/22

Applicant Signature: *[Handwritten Signature]*

Property Owner or Agent of the Property Owner Signature:
[Handwritten Signature]

SITE DEVELOPMENT DATA:

SITE:

TOTAL SITE AREA: +/- 5.1 AC
TAXE PARCEL #: 12-016-0023.00
EXISTING ZONING: C-2
PROPOSED ZONING: PUD
PROPOSED USE: ADDITION OF 27 TOWNHOMES TO THE REAR OF THE OLD CREAMERY COMMERCIAL DEVELOPMENT.
PROPOSED DENSITY: 27 DU / 5.1 AC = 5.3 DU PER AC
PARKING RATION: COMMERCIAL: EXISTING
RESIDENTIAL: 51 SPACES / 27 DU = 1.89 SPACES / DU

SETBACKS:

TOWNHOMES:

FRONT YARD: 15 FT
SIDE YARD: 10 FT
REAR YARD: 20 FT MIN

IMPERVIOUS AREA:

NET SITE AREA: +/- 5.1 AC
NET RESIDENTIAL AREA: +/- 3.5 AC
NET COMMERCIAL AREA: +/- 1.6 AC

RESIDENTIAL:

STRUCTURES + DRIVEWAYS: +/- 17,270 SQ FT
STREETS + PARKING: +/- 31,960 SQ FT
SIDEWALKS: +/- 3,980 SQ FT

RESIDENTIAL TOTAL IMPERVIOUS AREA: +/- 1.2 AC (36% OF NET RES. AREA)

COMMERCIAL (EXISTING):

STRUCTURES + DRIVEWAYS: +/- 13,200 SQ FT
STREETS + PARKING: +/- 22,920 SQ FT
SIDEWALKS: +/- 12,900 SQ FT

EXISTING COMMERCIAL TOTAL IMPERVIOUS AREA: +/- 1.1 AC (70% OF NET COM. AREA)

TOTAL IMPERVIOUS: +/- 2.3 AC (45% OF NET AREA)

PROJECT NARRATIVE: The site development plan concept for the Site as described in this Rezoning Plan will create a mixed use, pedestrian friendly community with a sustainable mix of residential and commercial land uses. The proposed residential additions to the Old Creamery Development will provide the area with diverse housing options, natural / open space areas and connectivity to local transportation and shopping. This planned development proposed for the property is consistent with the City's 2030 Land Use Plan in accordance with maintaining a sustainable balances of residential and commercial land uses, ensuring compatibility with neighboring land uses, protecting natural resources and maintain open space, connecting mixed uses by way of integrating network of streets, pedestrian access, public transportation, among other plan goals.

The proposed development will be approximately than 27 residential units. The proposed planned development will provide for the orderly development of land with a mix of uses and seeks PUD zoning to provide the community with a quality mixed-use development. The proposed planned development promotes the most appropriate use of the property by providing infill development of horizontal townhome units within a commercial development, facilitates interconnected streets and sidewalks, preserves a large natural area, and provides open space courtyard for residents.

General Provisions:

- 1) Development of the site will be controlled by the standards depicted on this site plan and by the standards of the city of Concord zoning ordinance, The development depicted on this plan is intended to reflect the arrangement of the proposed uses on the site, but the exact configuration, placement, and size of the individual site elements may be altered or modified within the limits prescribed by the ordinance during the design, development, and construction phases.

Purpose:

- 1) The purpose of the rezoning application is to provide for a mixed-use development consisting of a horizontal planned unit multifamily development within an existing commercial development. To achieve this purpose, the application seeks the rezoning of the site to a (PUD) Planned Unit Development.

Permitted Uses:

- 1) All uses that are permitted or permitted uses with supplemental regulation in the C-1 and B-1 zoning district as established in the use table (C.D.O. 8.1.8) excluding:
 - a) Adult Entertainment Centers
 - b) Automobile Repair, Major
 - c) Automobile Wash, Including Detailing Service
 - d) Vehicle Sales, Lease, Rental, including Boat, RV, and Storage Buildings
 - e) Pawnshops
 - f) Bail Bonding
 - g) Restaurant Carryout, Delivery, No Seating
 - h) Restaurant, Fast Food, Drive Thru, Drive In

Transportation:

- 1) Site will have access to streets as shown on the site plan.
- 2) Placement and configuration of vehicular access points are subject to minor modifications to accommodate final site development plans and adjustments required for approval by NCDOT in accordance with applicable published standards.

Streetscape, Landscape, and Buffer:

- 1) Screening, street trees, and yards shall be provided per ordinance requirements.
- 2) Screening of dumpster enclosures shall be provided per ordinance requirements.

Environmental Features:

- 1) The location, size, and type of storm water management systems depicted on the rezoning plans are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning.

Parks, Greenways, and Open Spaces:

- 1) 24% minimum of open space will be provided.

Signage:

- 1) Final sign locations, sign type, and design to be determined. Comprehensive sign package will be submitted in the future for approval.

Phasing:

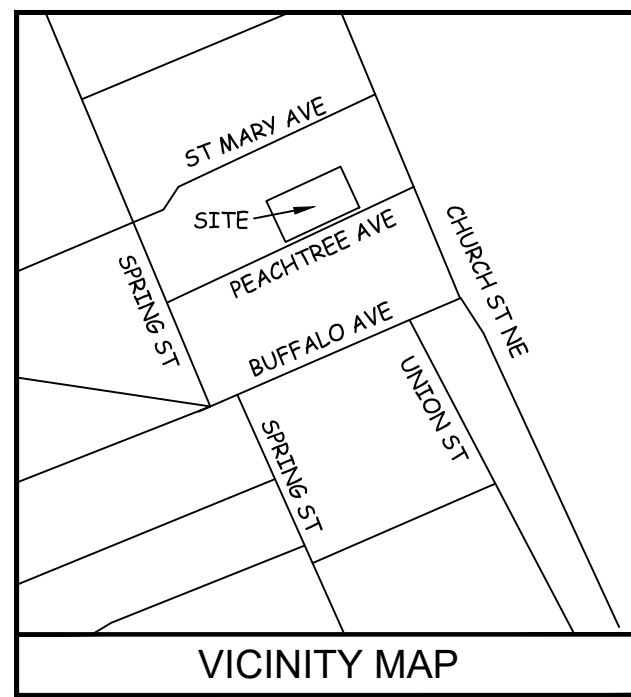
- 1) The site will be developed in 1 phase. The commercial area is existing.

Electrical:

- 1) Any movement of existing City of Concord utilities can be at the owner/developer cost.
- 2) All electrical installation must comply with the City of Concord's technical standards manual.

Wastewater:

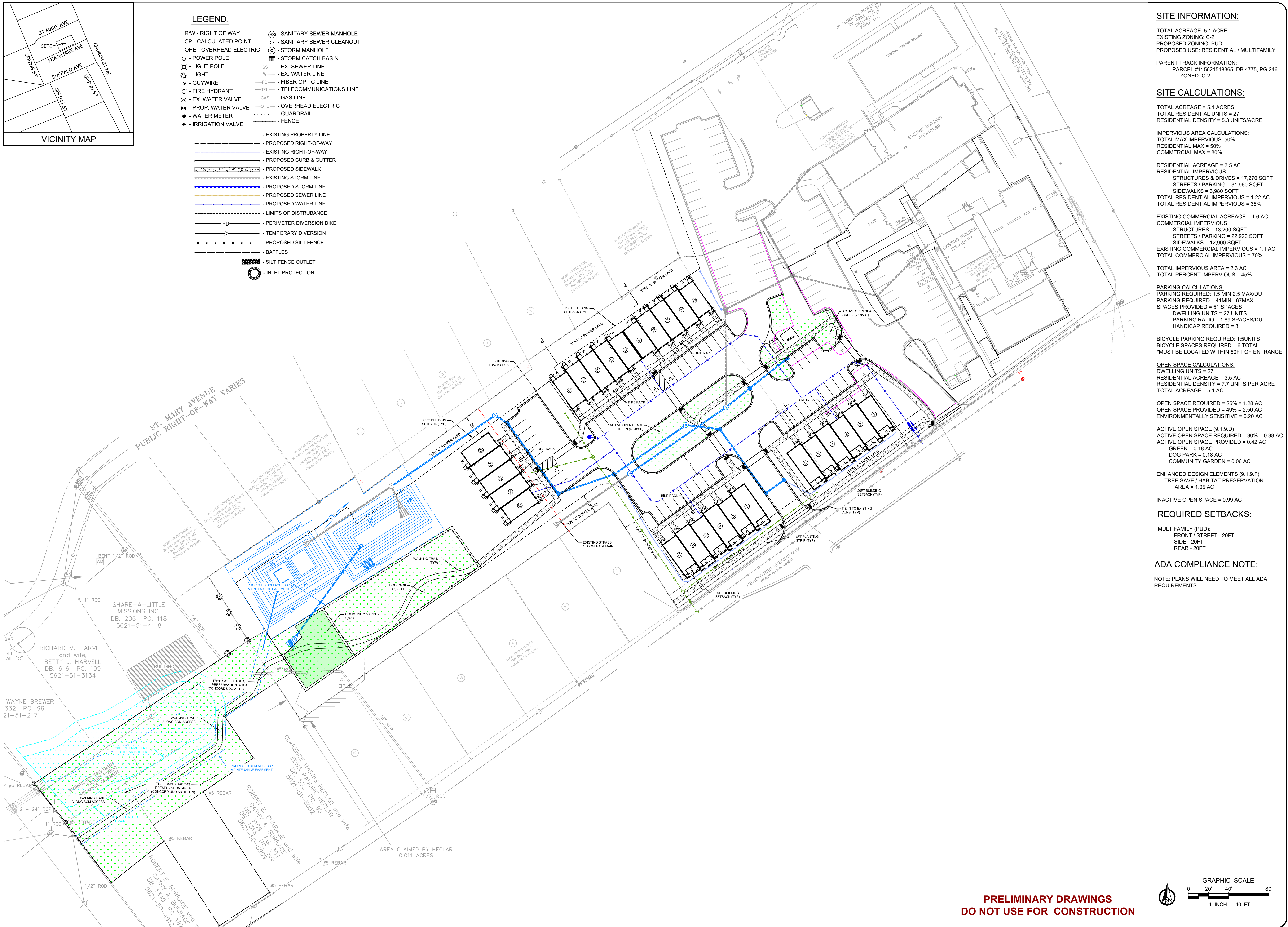
- 1) If applicable, copies of all corresponding sewer easement agreements and plat maps will be submitted to the City Planning Department for review and comments; final version of these documents will be required at the Register of Deeds and then sent to the Water Resources Department for filing.
- 2) Owner/Developer is applying for sewer allocation through the City of Concord Engineering Department.



VICINITY MAP

LEGEND:

- R/W - RIGHT OF WAY
- CP - CALCULATED POINT
- OHE - OVERHEAD ELECTRIC
- ⊗ - POWER POLE
- ⊗ - LIGHT POLE
- ⊗ - LIGHT
- ⊗ - GUYWIRE
- ⊗ - FIRE HYDRANT
- ⊗ - EX. WATER VALVE
- ⊗ - PROP. WATER VALVE
- ⊗ - WATER METER
- ⊗ - IRRIGATION VALVE
- ⊗ - SANITARY SEWER MANHOLE
- ⊗ - SANITARY SEWER CLEANOUT
- ⊗ - STORM MANHOLE
- ⊗ - STORM CATCH BASIN
- SS — EX. SEWER LINE
- W — EX. WATER LINE
- FO — FIBER OPTIC LINE
- TEL — TELECOMMUNICATIONS LINE
- GAS — GAS LINE
- OHE — OVERHEAD ELECTRIC
- G — GUARDRAIL
- F — FENCE
- EXISTING PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING STORM LINE
- PROPOSED STORM LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- LIMITS OF DISTURBANCE
- PD — PERIMETER DIVERSION DIKE
- TEMPORARY DIVERSION
- PROPOSED SILT FENCE
- BAFFLES
- SILT FENCE OUTLET
- INLET PROTECTION



SITE INFORMATION:

TOTAL ACREAGE: 5.1 ACRE
 EXISTING ZONING: C-2
 PROPOSED ZONING: PUD
 PROPOSED USE: RESIDENTIAL / MULTIFAMILY
 PARENT TRACK INFORMATION:
 PARCEL #1: 5621518365, DB 4775, PG 246
 ZONED: C-2

SITE CALCULATIONS:

TOTAL ACREAGE = 5.1 ACRES
 TOTAL RESIDENTIAL UNITS = 27
 RESIDENTIAL DENSITY = 5.3 UNITS/ACRE
 IMPERVIOUS AREA CALCULATIONS:
 TOTAL MAX IMPERVIOUS: 50%
 RESIDENTIAL MAX = 50%
 COMMERCIAL MAX = 80%
 RESIDENTIAL ACREAGE = 3.5 AC
 RESIDENTIAL IMPERVIOUS:
 STRUCTURES & DRIVES = 17,270 SQFT
 STREETS / PARKING = 31,960 SQFT
 SIDEWALKS = 3,980 SQFT
 TOTAL RESIDENTIAL IMPERVIOUS = 1.22 AC
 TOTAL RESIDENTIAL IMPERVIOUS = 35%
 EXISTING COMMERCIAL ACREAGE = 1.6 AC
 COMMERCIAL IMPERVIOUS:
 STRUCTURES / PARKING = 13,200 SQFT
 STREETS / PARKING = 22,920 SQFT
 SIDEWALKS = 12,900 SQFT
 EXISTING COMMERCIAL IMPERVIOUS = 1.1 AC
 TOTAL COMMERCIAL IMPERVIOUS = 70%
 TOTAL IMPERVIOUS AREA = 2.3 AC
 TOTAL PERCENT IMPERVIOUS = 45%
 PARKING CALCULATIONS:
 PARKING REQUIRED: 1.5 MIN 2.5 MAX/DU
 PARKING PROVIDED = 41 MIN - 67 MAX
 SPACES PROVIDED = 51 SPACES
 DWELLING UNITS = 27 UNITS
 PARKING RATIO = 1.89 SPACES/DU
 HANDICAP REQUIRED = 3
 BICYCLE PARKING REQUIRED: 1.5 UNITS
 BICYCLE SPACES REQUIRED = 6 TOTAL
 *MUST BE LOCATED WITHIN 50FT OF ENTRANCE

OPEN SPACE CALCULATIONS:

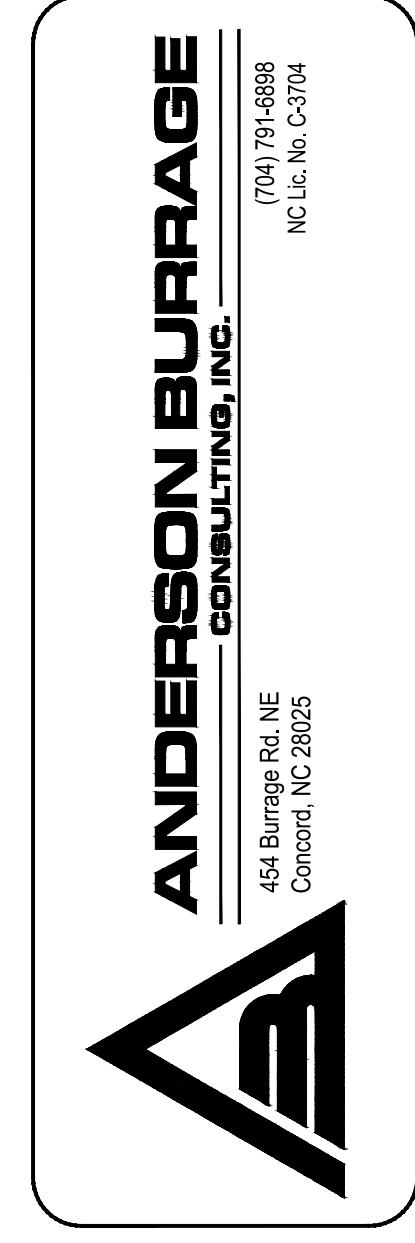
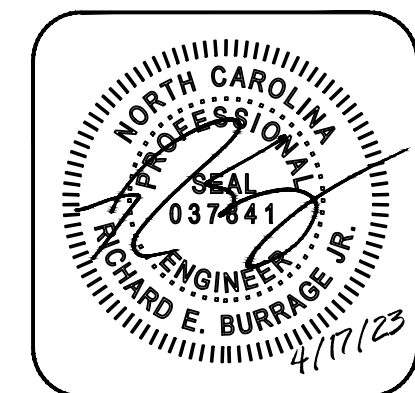
DWELLING UNITS = 27
 RESIDENTIAL ACREAGE = 3.5 AC
 RESIDENTIAL DENSITY = 7.7 UNITS PER ACRE
 TOTAL ACREAGE = 5.1 AC
 OPEN SPACE REQUIRED = 25% = 1.28 AC
 OPEN SPACE PROVIDED = 49% = 2.50 AC
 ENVIRONMENTALLY SENSITIVE = 0.20 AC
 ACTIVE OPEN SPACE (9.1.9.D)
 ACTIVE OPEN SPACE REQUIRED = 30% = 0.38 AC
 ACTIVE OPEN SPACE PROVIDED = 0.42 AC
 GREEN = 0.18 AC
 DOG PARK = 0.18 AC
 COMMUNITY GARDEN = 0.06 AC
 ENHANCED DESIGN ELEMENTS (9.1.9.F)
 TREE SAVE / HABITAT PRESERVATION
 AREA = 1.05 AC
 INACTIVE OPEN SPACE = 0.99 AC

REQUIRED SETBACKS:

MULTIFAMILY (PUD):
 FRONT / STREET - 20FT
 SIDE - 20FT
 REAR - 20FT

ADA COMPLIANCE NOTE:

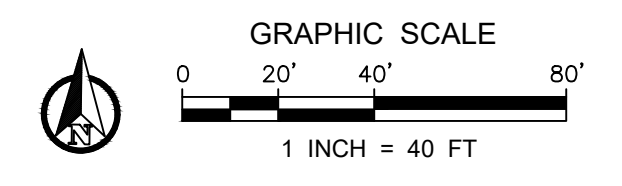
NOTE: PLANS WILL NEED TO MEET ALL ADA REQUIREMENTS.



Revision	PER CITY OF CONCORD COMMENTS
1	4/17/23

PROJECT: **PEACHTREE TOWNHOMES**
 SINGLE FAMILY DEVELOPMENT
 363 Church St. N. Concord, NC 28025
 PRELIMINARY PLAT
 SHEET TITLE: Cabarrus County

Project #2021-030
 DATE: 4/20/22
 SHEET NO. C101
 DRAWN BY: REB

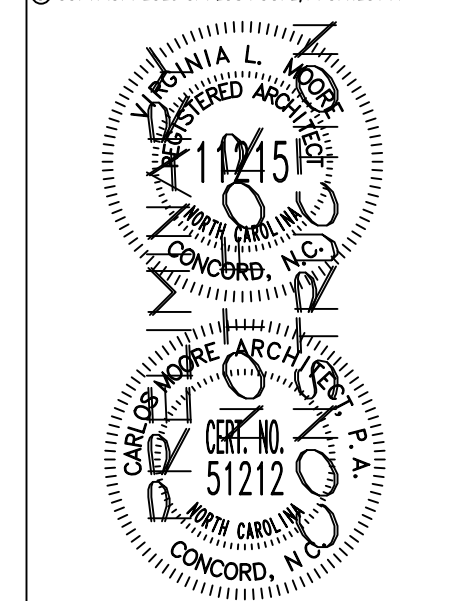


**PRELIMINARY DRAWINGS
 DO NOT USE FOR CONSTRUCTION**

C:\Users\Rick\Dropbox\Projects\2009\Cabarrus Creamery\Peachtree Townhomes 4.21.23.dwg

PRELIMINARY
NOT FOR
CONSTRUCTION

NOTICE:
ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS AND SPECIFICATIONS FOR THIS BILLING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED HEREIN UNLESS OTHERWISE SPECIFIED.
THESE DRAWINGS ARE PRELIMINARY AND NOT INDICATING ALL CONDITIONS AND DETAILS AND ARE INTENDED TO BE USED BY EXPERIENCED MECHANICAL ENGINEERS AND CONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO INSTALLATION. WORK PERFORMED NOT IN COMPLIANCE WITH THE INTENT OF THESE CONTRACTS ARE THE RESPONSIBILITY OF THE PERSONS PERFORMING THE WORK. LIMIT OF LIABILITY IS THE AMOUNT OF FEE CHARGED.
THIS DRAWING AND THE INFORMATION HEREON IS THE PROPERTY OF CARLOS MOORE ARCHITECT. ANY REPRODUCTION, ALTERATION, OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF CARLOS MOORE, IS STRICTLY FORBIDDEN.
© COPYRIGHT 2023 CARLOS MOORE ARCHITECT PA

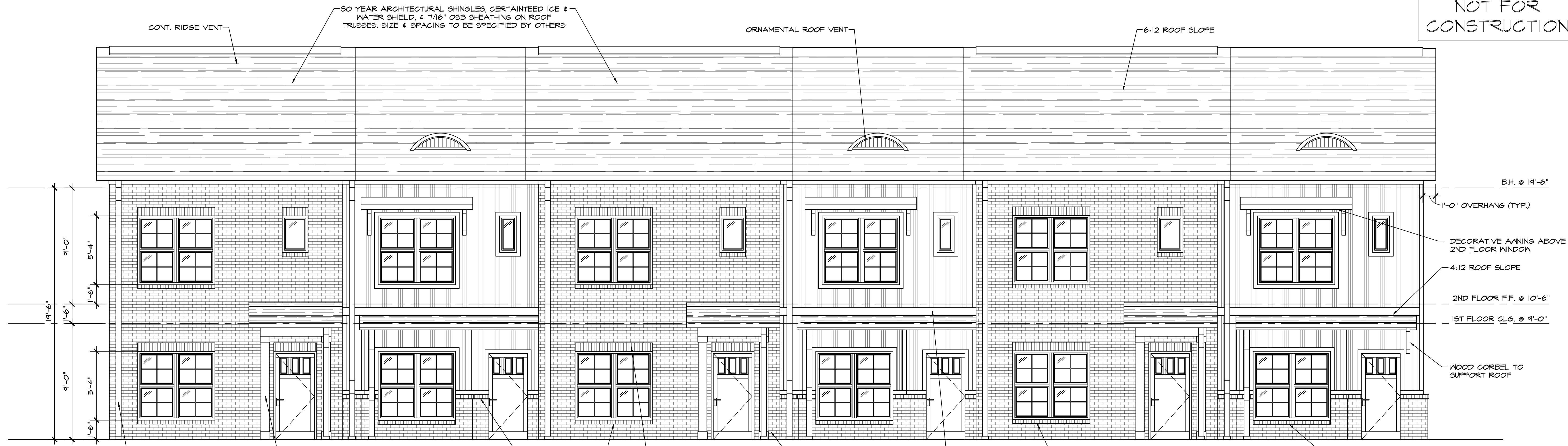


EST. 1987
ARCHITECT PA
222 CHURCH ST. N. CONCORD, NC 28025
T-704.768.8393 F-704.762.0487
WWW.CMOOREARCH.COM

NEW CONSTRUCTION
PEACHTREE TOWNHOMES
PEACHTREE ST., CONCORD, NC
PROJECT TITLE:
SHEET TITLE:
ELEVATIONS

TODAY'S DATE: 06.12.2023
SCHEMATIC DESIGN APPR. XXX
ORIGINAL SEAL DATE: XXXXXXXX
REVISIONS:

DRAWING #: 210507 ELLrev4
DRAWN BY: VLM/DCOK
PROJECT MGR: VLM
CHECKED BY: V. MOORE
SHEET
A-9
TOTAL # OF SHEETS: 13



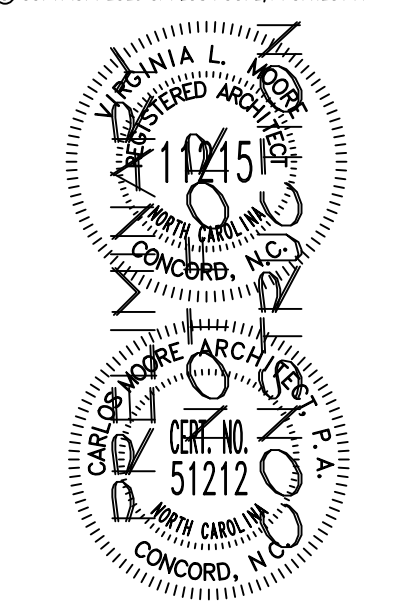
1 FRONT ELEVATION
SCALE 1/4"=1'-0"



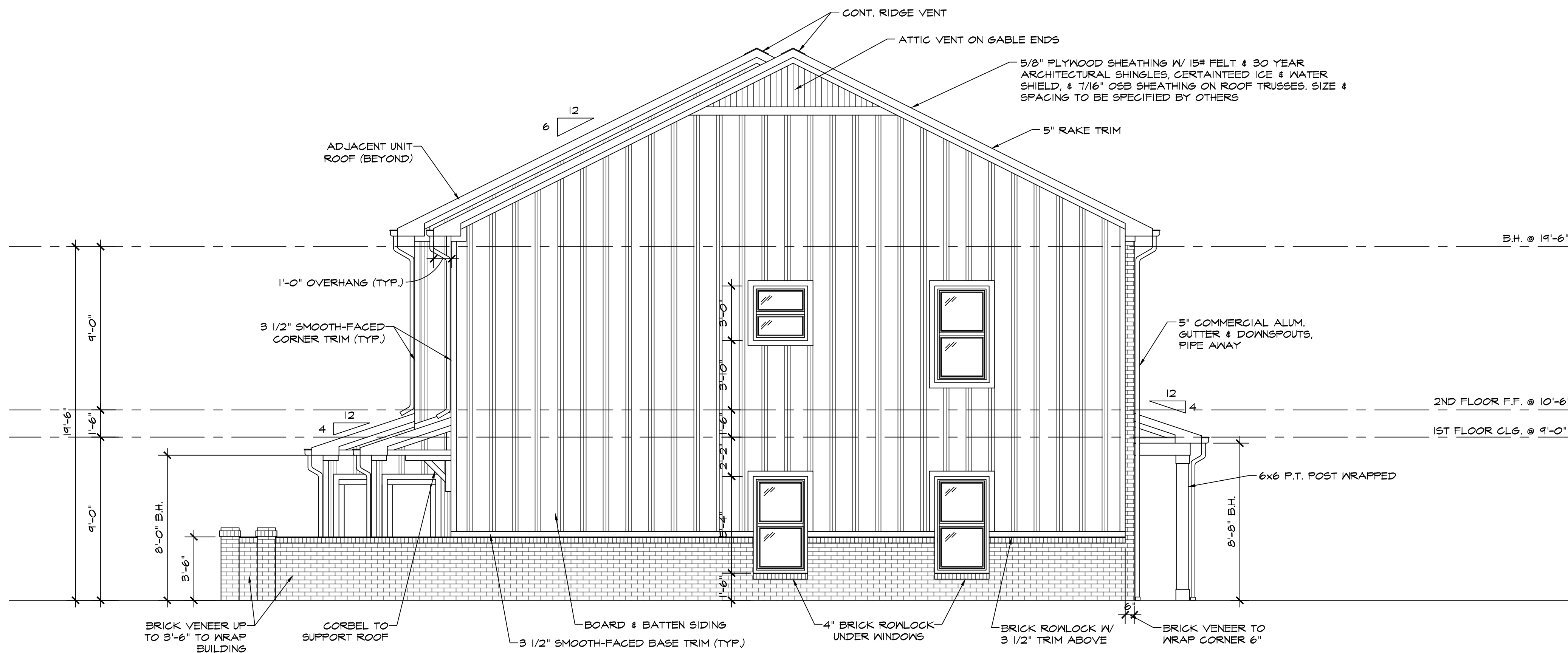
2 REAR ELEVATION
SCALE 1/4"=1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

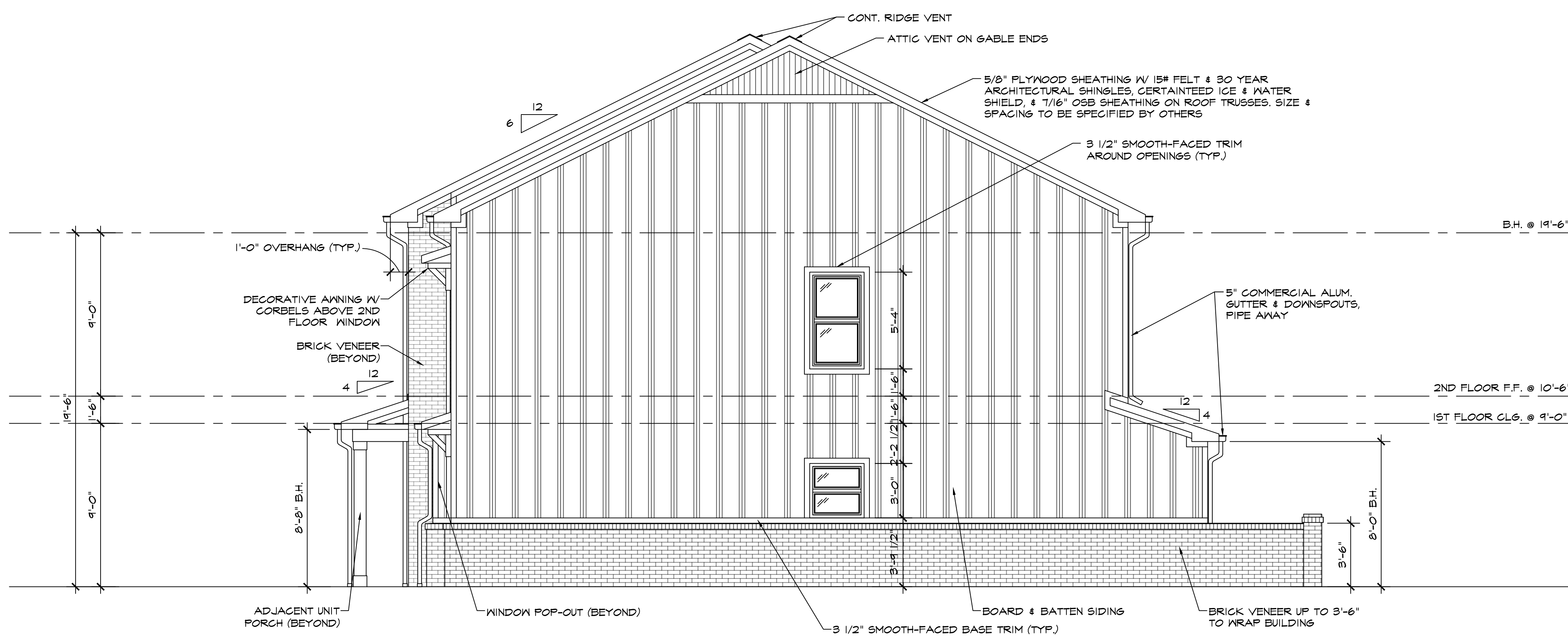
NOTICE:
ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED HEREIN UNLESS OTHERWISE SPECIFIED.
THESE DRAWINGS ARE PRELIMINARY AND NOT INDICATING ALL CONDITIONS AND DETAILS AND ARE INTENDED TO BE USED BY EXPERIENCED NEIGHBORING ENGINEERS AND ARCHITECTS TO THE OTHERS. ALL CONDITIONS AND DIMENSIONS MUST BE IDENTIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION. WORK PERFORMED NOT IN COMPLIANCE WITH THE INTENT OF THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE PERSONS PERFORMING THE WORK. LIMIT OF LIABILITY IS THE AMOUNT OF FEE CHARGED.
THIS DRAWING AND THE INFORMATION HEREON IS THE PROPERTY OF CARLOS MOORE ARCHITECT. ANY REPRODUCTION, ALTERATION, OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF CARLOS MOORE, IS STRICTLY FORBIDDEN.
© COPYRIGHT 2023 CARLOS MOORE ARCHITECT PA



Carlos Moore
ARCHITECT PA
EST. 1987
222 CHURCH ST. N. CONCORD, NC 28025
T-704.768.8393 F-704.762.0487
WWW.CMOOREARCH.COM



1 LEFT ELEVATION
SCALE 1/4"=1'-0"



2 RIGHT ELEVATION
SCALE 1/4"=1'-0"

PROJECT TITLE:
NEW CONSTRUCTION
PEACHTREE TOWNHOMES
PEACHTREE ST, CONCORD, NC

SHEET TITLE:
ELEVATIONS

TODAY'S DATE: 06.12.2023
SCHEMATIC DESIGN APPR. XXX
ORIGINAL SEAL DATE: XXXXXXXX

REVISIONS:

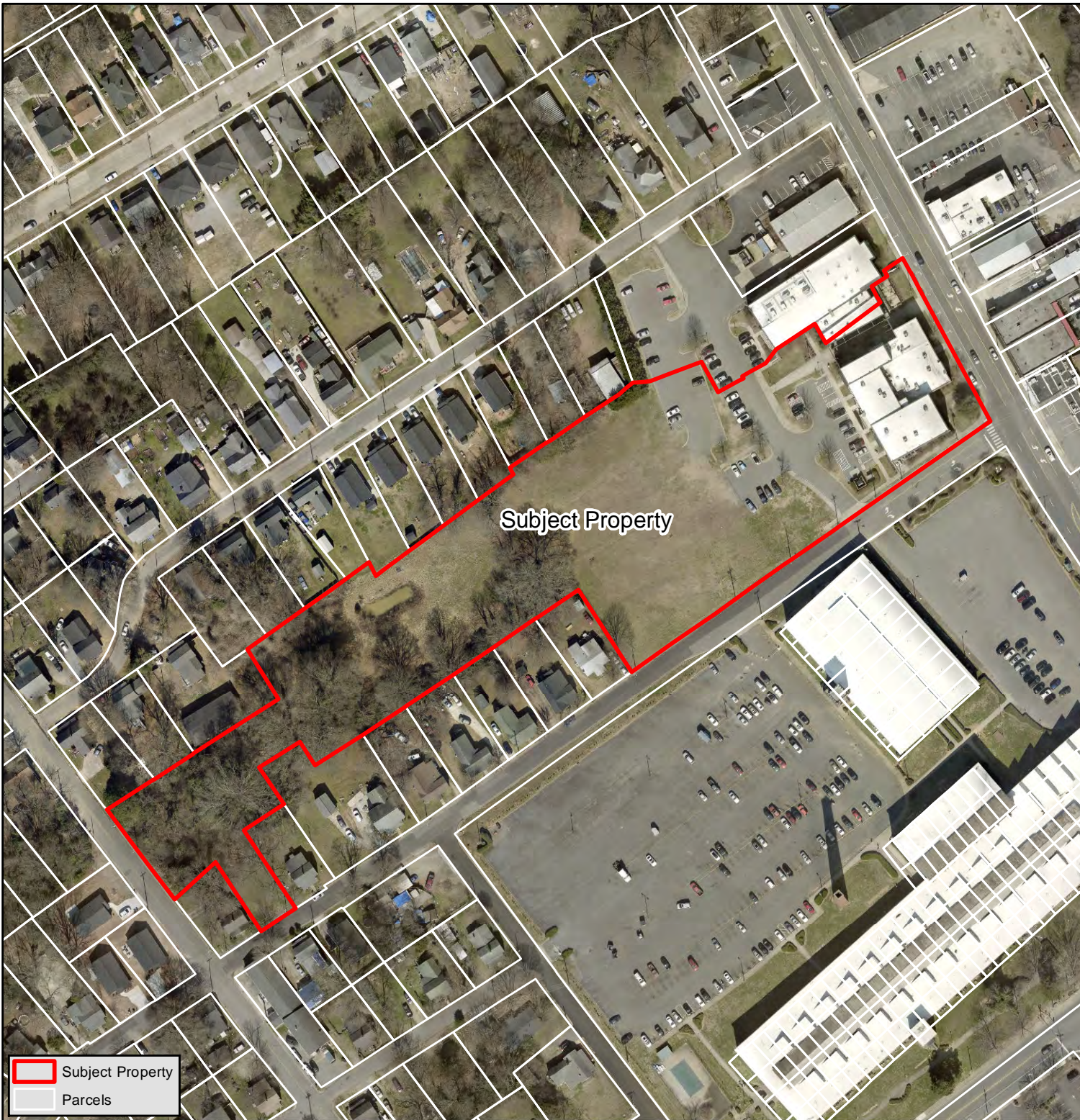
DRAWING #: 210507 EL2rev3
DRAWN BY: VLM/DCOK
PROJECT MGR: VLM
CHECKED BY: V. MOORE

SHEET
A-10
OF 13 TOTAL # OF SHEETS:

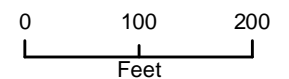
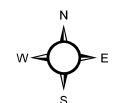
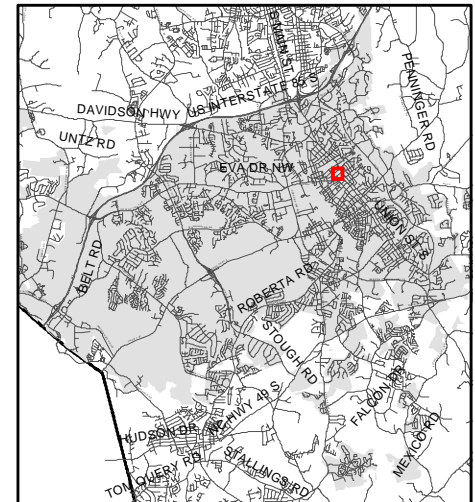
**Z(CD)-07-22
AERIAL**



**Rezoning application
C-2 (General Commercial) to
PUD (Planned Unit Development)**

363 Church St N
PIN: 5621-51-8365



Subject Property

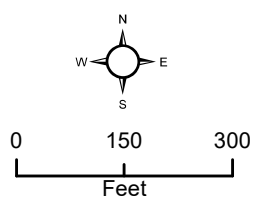
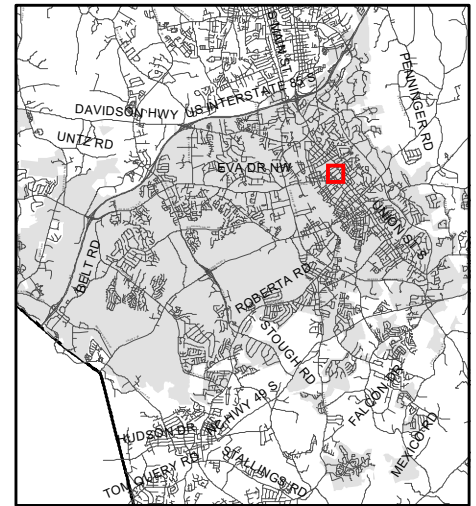
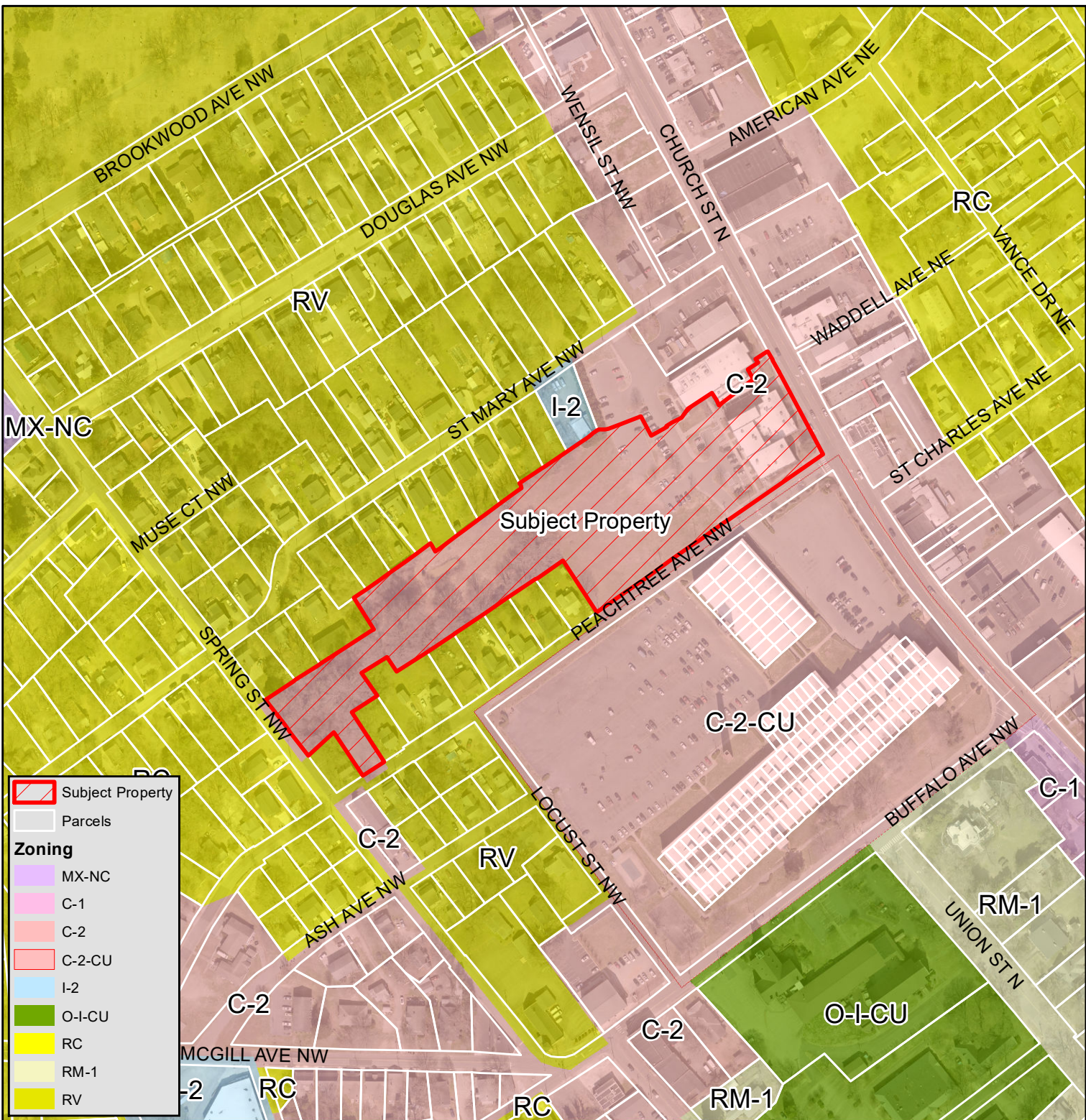


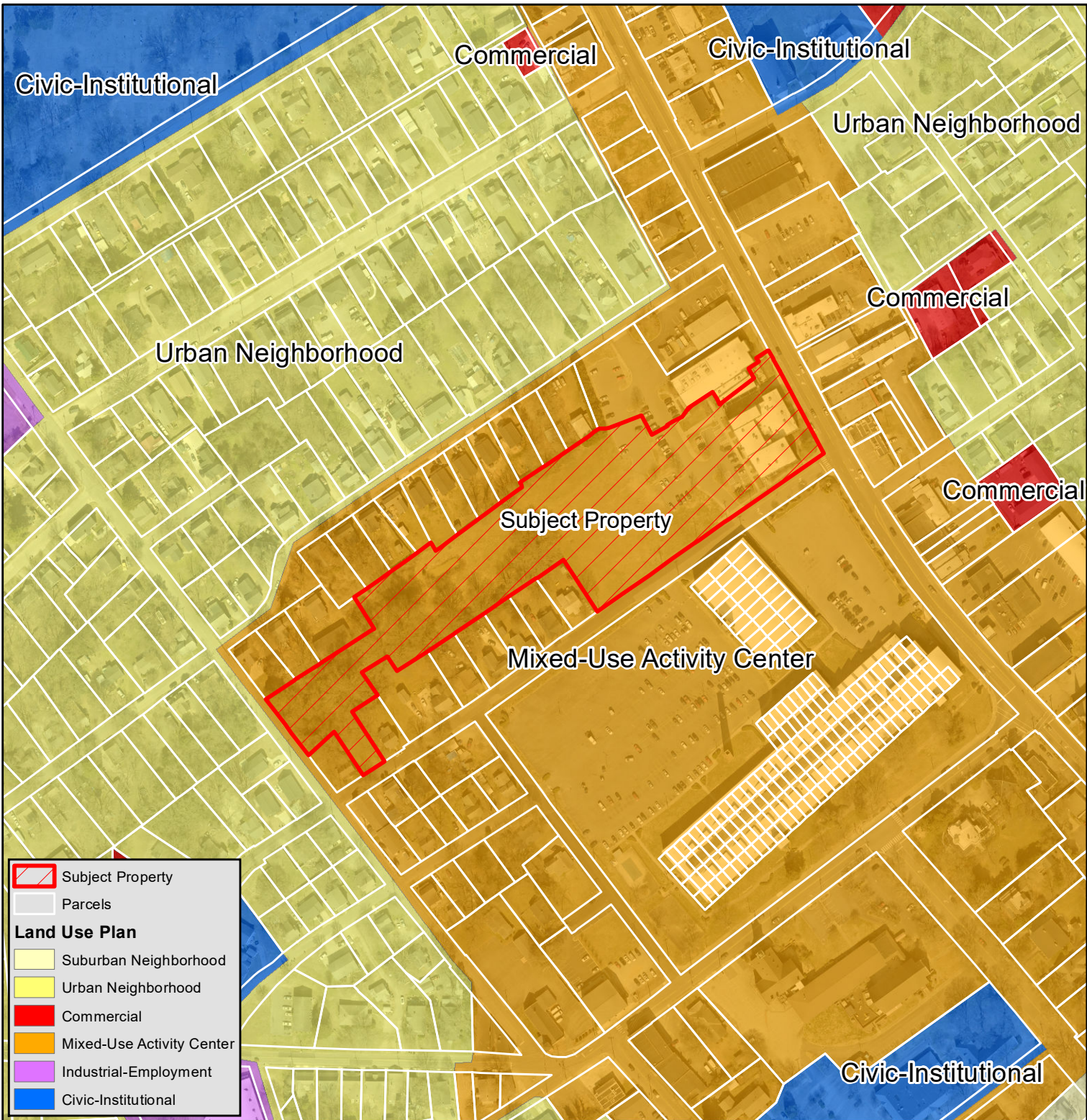
 Subject Property
 Parcels

Z(CD)-07-22 ZONING

Rezoning application
C-2 (General Commercial) to
PUD (Planned Unit Development)

363 Church St N
PIN: 5621-51-8365





Civic-Institutional

Commercial

Civic-Institutional

Urban Neighborhood

Urban Neighborhood

Commercial

Subject Property

Commercial

Mixed-Use Activity Center

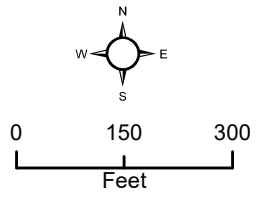
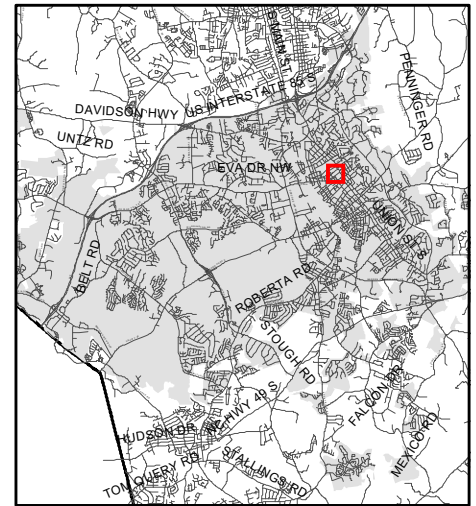
Civic-Institutional

	Subject Property
	Parcels
Land Use Plan	
	Suburban Neighborhood
	Urban Neighborhood
	Commercial
	Mixed-Use Activity Center
	Industrial-Employment
	Civic-Institutional

**Z(CD)-07-22
LAND USE PLAN**

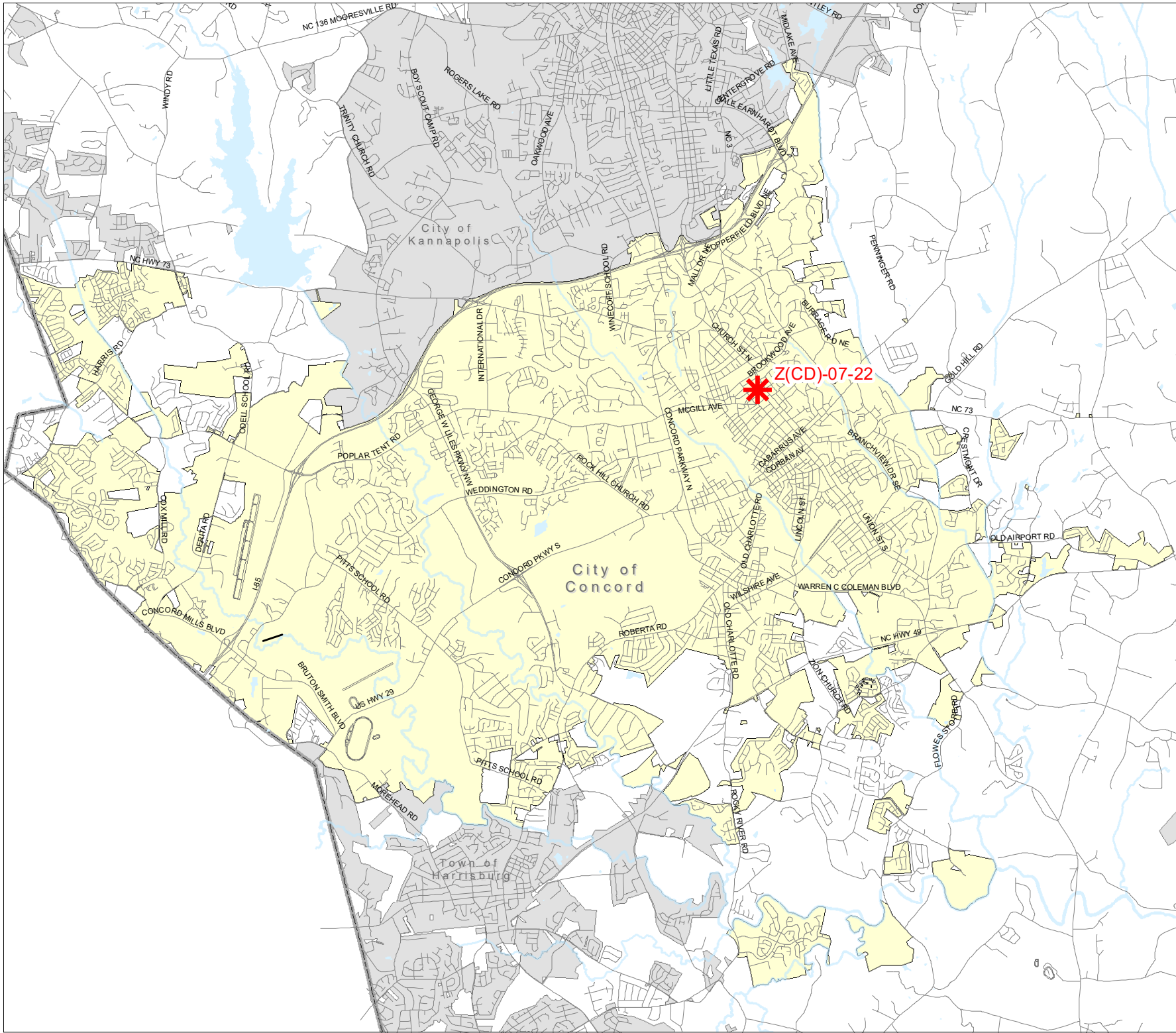
**Rezoning application
C-2 (General Commercial) to
PUD (Planned Unit Development)**

363 Church St N
PIN: 5621-51-8365

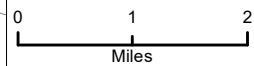
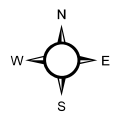


Z(CD)-07-22

Rezoning application
C-2 (General Commercial)
to
PUD (Planned Unit Development)



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





DATE: June 20, 2023

DESCRIPTION: Zoning Map Amendment from RC (Residential Compact) to PUD (Planned Unit Development) for development of a mixed-use project.

CASE NUMBER: Z (CD)-04-23

ACCELA #: CN-RZC-2023-00001

APPLICANTS WeBuild Concord

LOCATION: 114 Kerr St. NW/217 Cedar Drive NW

PARCEL PIN: PINs 5620-57-9483

AREA: 0.83 Acres +/-

ZONING: Residential Village (RV)

REPORT PREPARED BY: Kevin E. Ashley, AICP Deputy Planning Director/
Autumn James, Planning and Development Manager/
Monterai Adams, Development Review Manager

BACKGROUND

The subject property is located on the northeast corner of Kerr Street NW and Cedar Drive NW and consists of approximately 0.83 acres. The property has approximately 130 feet of frontage along Kerr Street NW and 240 feet of frontage along Cedar Drive NW.

HISTORY

The subject property is the site of a former religious complex and consists of two separate structures including the main chapel. According to Cabarrus County tax records, the structures were constructed in 1942 and 1960. The main sanctuary structure is two-story and consists of 6,250 square feet. The education building is also a two-story structure consisting of 8,883 square feet. The structures have been vacant for a number of years, and were acquired by WeBuild Concord in December, 2022.

SUMMARY OF REQUEST

The developer proposes rezoning to Planning Unit Development (PUD) to redevelop the structures into thirteen residential units, office space, gallery and potential art studio space, artisanal related specialty retail and coffee shop/café.

According to the CDO, PUDs (Planned Unit Developments) and are *intended to provide for the orderly development of land with a mix of land uses and intensities. PUD zoning is intended to permit innovation and flexibility in the design, construction, and processing of mixed-use developments in exchange for the developer providing enhanced design elements that exceed CDO requirements.* While the conventional zoning districts and the requirement of those districts set forth in the CDO are reasonable in most cases, there are parcels of land that are more appropriate to be developed with a mixed-use zoning district. Furthermore, there may be circumstances in which it is **in the community's best interests to allow unique and/or creative designs and techniques that:**

- *Promote the most appropriate use of the parcel,*
- *Allow diversification of use,*
- *Facilitate the adequate and economical provision of streets, parks, open space, schools, storm drainage and sewer and water facilities,*
- *Incorporate transit access, amenities and/or connectivity,*
- *Preserve and utilize open space, tree cover, topography and significant natural features,*
- *Offer recreational opportunities close to the residential uses,*
- *Create physically integrated and interconnected neighborhoods that provide safe cross-access for vehicles, bicycles and pedestrians, and,*
- *Enhance neighborhood appearance/design.*

To summarize, a Planned Unit Development (PUD) should result in a higher quality development with superior design elements that benefit the community over traditional development within a base zoning district.

In February of 2021, the City adopted revised PUD standards to provide additional requirements in order to qualify as a PUD. These requirements include but are not limited to: Phasing delineation, commitment to non-residential use in the first phase, Type "D" Landscape Buffer, increased percentage of open space for active, usable open space, tree save, and Low Impact Development (LID). These additional standards were added after finding that many PUDs were being approved, only to later request a reduction in commercial areas, or usable open space, or reduction the quality of the elevations thus "watering down" the original approval. By providing more specific requirements for PUDs, greater commitment from the applicant is required upfront to comply with these additional standards, ensuring that the project is well planned and can be executed as agreed upon during the rezoning process.

PUD zoning requires that the proposal meet design principles as specified in Section 9.1.9. These standards include

- A. When Thirty (30) or more residential units are proposed, the project shall include a variety of housing stock that serves a range of incomes and age groups. Examples may include attached and detached single family, multifamily and dwelling units above commercial. The variety may include differing sizes of the same housing type, such as a mixture of larger and smaller lot sizes to accommodate a variety of single-family home designs.*
- B. Uses are compact and well- integrated as opposed to widely separated and buffered.*
- C. The project is well integrated into established adjacent areas relative to existing development standards, scale and use, with compatibility being achieved through effective architectural design and site planning.*

- D. *Open space is a significant element of the project's design. These open spaces shall include active and passive open space with an emphasis on accessible trails and connections to both existing and proposed greenways. The City's Open Space and Connectivity Analysis (OSCA) and other adopted plans shall be consulted for further guidance. All open space shall be specifically labeled and defined on the submitted site plan to include uses and aesthetic design. Additionally, all open spaces shall be accessible by a street, sidewalk, greenway or trail. While environmentally sensitive areas (floodplains, wetlands, etc.) may be within the minimum open space, at least 50% of the open space shall be upland area (non-environmentally sensitive). At least twenty-five percent (25%) of the overall gross land area of the site shall be designated as open space and thirty percent (30%) of the required open space on the site shall consist of active open space, except that this requirement may be modified in the event that the applicant demonstrates that the project is "infill" and is located adjacent to a sidewalk or trail network and is within walkable distance of active open space. Areas designated as "tree save" pursuant to Article 10 shall be considered active open space for the purposes of this section.*
- E. *The proposed development includes a variety of interconnected street types that are accessible to pedestrian, bicycle and automobile, and residential and non-residential areas shall be connected for both vehicles and pedestrians. The street pattern shall be designed in such a way as to encourage walking and to reduce the number and length of automobile trips. Bicycle lanes shall be provided along at least seventy percent (70%) of all collector streets.*
- F. *Enhanced design elements may include, but are not limited to*
 - a. *Increased open space and unique open space designs;*
 - b. *preservation of heritage trees and significant native tree canopy;*
 - c. *establishment of habitat preservation measures and/or wildlife sanctuary areas; and*
 - d. *use of native plants and pollinator gardens within the site.*
See Sections 9.3 and 9.4 for enhanced design elements that may be utilized in PUD zoning districts.
- G. *The project includes building types that delineate the streets and civic/nonresidential areas to minimize the visibility of parking lots. See Sections 9.3 and 9.4 for designs that accomplish this principle.*
- H. *Grading and clearing shall be minimized to the extent possible and the natural topography should be integrated into the site design and amenities.*
- I. *Low Impact Development (LID) stormwater facilities shall be used and integrated into the development. At least twenty five percent (25%) of the stormwater generated by the development shall be addressed by LID measures as specified in Section 9.11. When larger, stand-alone stormwater ponds and basins are proposed, they shall be designed and constructed as amenities.*
- J. *The proposed development shall provide for both current and future transit needs.*

The proposed restoration and revitalization of the existing structures appears to be compliant with these design principles. These are building that have been part of this neighborhood for many years, and as such, the applicants are taking the necessary steps to ensure they remain compatible, while providing innovative uses, providing a unique approach to affordable housing and small business development that aligns with Concord's vision for the future. Enhanced design elements include a commitment to working with the City on the use of native plant/pollinators.

Commercial

The commercial component of this proposed project includes proposed office space, gallery, potential art studio space, artisanal related specialty retail, and a coffee shop/café within the former sanctuary building.

Multifamily Apartments

The applicant has also proposed a total of 13 apartments within two sets of buildings. The existing two-story brick building (current sanctuary) that fronts Kerr St NW will have a converted basement with three (3) apartment units. The existing two-story brick connecting (educational) building will be converted to apartments with five (5) units on each floor. The proposed density is 15.64 dwelling units per acre, whereas the Urban Neighborhoods (UN) designation would allow up to twenty (20) dwelling units per acre.

PUD zoning requirements note that unless otherwise requested as deviations, minimum dimensional requirements for residential uses shall comply with Residential Compact (RC) minimum requirements.

The thirteen (13) apartments along Kerr St NW will have a 24-foot setback, along with 20-foot rear and side yard setbacks. Parking will be provided adjacent to the proposed residence with entry from Cedar Dr. NW and connectivity to the residences via sidewalk. Proposed elevations were submitted with the application to show the plans for restoration and revitalization of the existing structures, including:

- All existing windows and doors to be removed except for stain glass windows. Each stain glass window will be individually evaluated for repair and kept where feasible, throughout;
- All exterior window locations shall remain and replacement windows will fit within the existing framing, throughout;
- All windows will be aluminum clad with double hung insulated Low E windows, throughout;
- All window openings to be flashed, throughout;
- Bathroom windows will be tempered, throughout;
- Remove passthrough on the existing NW elevation;
- The existing structures will be pressure washed and mortar joints will be repointed;
- All rotted wood will be replaced on the existing structures, throughout;
- Guard rails and handrails will be added to existing stairs, and stairs in disrepair will be rebuilt, throughout;
- Ramps in disrepair will be rebuilt on the NE and SW elevations;
- ADA compliant ramp to be added to the NW elevation;
- Roof to be placed with architectural shingles and damaged sheathing will be placed;
- Roof vents to be filled with brick on the NE, NW, and SW elevations.

Connectivity

The current plan provides vehicular, bicycle, and pedestrian connectivity internally, as well as to the recreational facilities and trails to the west. Vehicular access is available off of Cedar Dr NW for both the commercial and residential parking lots. Pedestrian connectivity within the site via sidewalk allows for movement between the commercial and residential portions. An existing concrete walkway alongside Kerr St NW, and a proposed sidewalk along Cedar Dr NW would provide a connection to the recreation area and trail system after crossing Cedar Dr NW. An existing bus stop is also located outside of the proposed residential portion of the project along Cedar Dr NW.

Parking

The property currently has minimal parking. The existing parking area is proposed to be improved to accommodate five (5) parking spaces. An additional parking area with twenty (20) spaces is proposed near the north property line, and each separate parking area will have its own driveway onto Cedar Drive NW. Twenty-three (23) off-street parking spaces are required and twenty-five (25) are proposed. Landscaping in compliance with the CDO is proposed within the parking lots.

Deviations from Standards

PUD zoning requires a minimum 25-foot-wide buffer around the perimeter of the development, except the buffer may be modified if the project is an infill project, is within a Mixed-Use Activity center or a Village Center as indicated in the 2030 Land Use Plan. The subject property is an infill project, and also includes existing buildings that are to be restored and revitalized. As noted, as these are existing structures, having a minimum 25-foot-wide buffer around the perimeter of the development is not feasible. As such, the site plan has been reviewed with the notation of an 8' Type A buffer for the apartments and a 15' Type B buffer for civic uses against the residential.

PUD zoning requires open space to be a significant element of the projects design, incorporating both active and passive open space. However, this requirement can be modified in the event that the applicant demonstrates that the project is infill and is located adjacent to a sidewalk or train network and is within walkable distance of active open space. The proposed site is located within ½ mile walking distance from recreational facilities with public access which is connected by sidewalk and/or a greenway trail. The entrances to the public sidewalk and the Village Greenway Trailhead are located along Kerr St NW directly across Cedar Dr NW.

Enhancements above Standard Zoning Districts

Pollinator plants: The applicant has agreed to work with City staff to utilize native pollinator plants within the development, as feasible. The proposed plan currently has live oaks and redbuds listed in their landscaping plan, which are native pollinator plants.

Land Use

Existing Zoning and Land Uses					
Zoning of Subject Property	Zoning Within 500 Feet		Land Uses(s) of Subject Property	Land Uses Within 500 Feet	
RC (Residential Compact)	North	Heavy Industrial (I-2), Residential Compact (RC), Office Institutional (O-I)	Vacant Religious Complex	North	Single Family Residential, Recreation
	East	Residential Compact (RC)		East	Single Family Residential
	South	Residential Compact (RC)		South	Single Family Residential, Church
	West	Office Institutional (O-I) Heavy Industrial (I-2) Office Institutional (O-I) General Commercial Conditional District (C-2-CD)		West	Commercial, Recreation, Clearwater Artist Studio

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 LUP designates the subject property as a “*Civic/Institutional*” (C/I). PUD is not deemed to be an appropriate zoning classification for the C/I designation. As a result, approval of a plan amendment by City Council is required. The recommended designation for PUD consistency is “Urban Neighborhood” (UN) which is the designation for adjacent properties.

The plan states that UN is to “*provide 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 and 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. Drive-through uses may be appropriate if designed and located so they access side streets and do not compromise pedestrian safety.*”

Guidance specific to the Urban Neighborhood Category specifies that the PUD (Planned Unit Development) is a corresponding zoning classification and advises that development should:

- *Internal/external pedestrian connectivity are important in Urban Neighborhoods.*
- *Architecture and building scale/massing should fit within the surrounding context. This is particularly important for infill sites.*
- *Mixed uses (horizontal or vertical) should be allowed and encouraged in appropriate locations.*
- *Neighborhood Commercial is acceptable. Same standards as Suburban Neighborhoods.*

The following general land use challenges and opportunities in Section 5.2 relate to the proposed amendment.

- *Maintaining the community's character. Concord's premium quality of life continues to attract new residents. The resulting increases in housing demand, commercial development, industrial development, traffic congestion and new faces continue to change the community. Changes such as downtown revitalization, greenfield development and redevelopment of commercial and industrial sites have improved the quality of life in Concord. Residents want to ensure that future changes protect or enhance the quality of their neighborhoods and strengthen Concord's identity and sense of place.*

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.

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:

- *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 2: Enhance mobility for all modes of transportation between the places where people live, work, shop and play (refer to Part 7 for additional policy guidance relating to mobility).

Objective 2.1: Ensure that new development is designed to provide users with mobility choices, including driving, walking, bicycling and riding transit.

Objective 2.2: Ensure that new development includes interconnected road systems and enhances connectivity to existing development where it safely enhances mobility.

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.*

Policy Guidance for Objectives 4.1:

- ***Land Use and Intensity Transitions:*** *Zoning use and site development standards should promote a gradient in the type and intensity of uses. For instance, higher density residential development can provide a compatible transition between medium-density residences and neighborhood commercial centers.*
- ***Buffers:*** *Buffers should be used to screen uses and activities that may detract from the enjoyment of adjacent land uses. Where large buffers are not necessary, the landscape design should soften land use transitions;*
- ***Building and Site Design Standards:*** *Where land use transitions are necessary to support a walkable mix of uses or housing types, a variety of development standards should ensure that the location, scale, height and orientation of buildings and site improvements provide for compatible transitions.*
- ***Parking and Access:*** *Ensure that parking lots and driveways are designed and located to minimize impacts on lower-intensity neighboring uses.*

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately 0.83 acres and consists of two two-story structures previously used as a church and education building.
- The two structures were constructed in 1942 and 1960 and contain a total of approximately 15,133 square feet.
- The proposed amendment is not consistent with the 2030 Land Use Plan as the PUD (Planned Unit Development) zoning classification is not considered to be compatible with the Civic/Institutional land use category. However, the existing structures have functioned in their current configuration for more than 60 years and the proposed uses are compatible with those existing in the surrounding neighborhood. The request provides a mix of residential, office, gallery and artists spaces and artisanal related specialty retail within a mixed-use setting.
- The zoning amendment is reasonable and in the public interest as the petition proposes the redevelopment of an underutilized structure into an integrated mixed-use development in close proximity to the Clearwater Arts Studios and recreational opportunity. Within the structures are mixed-income affordable and workforce loft apartments along with complimentary nonresidential uses.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the request consistent with the 2030 Land Use Plan and the requirements of the Concord Development Ordinance. The staff has no objections to the petition. Because this petition is a conditional district request, the Commission, should they decide to approve the request, may, according to Section 3.2.8.E of the CDO, suggest **“reasonable additional conditions or augment those already provided with the petition, but only those conditions mutually agreed upon by the petitioner and the Commission or Council may be incorporated into the approval. Any such condition should relate to the relationship of the proposed use to surrounding property, proposed support facilities such as parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, storm water drainage, the provision of open space and other matters that the Commission or Council may find appropriate.”**

All applicable standards for rezoning site plan review appear to be satisfied. The Development Review Committee has no objections to the petition from a rezoning review standpoint.

The petitioner has consented to the following conditions:

1. Compliance with the “Cedar and Kerr St. Development” site plan dated 5/3/23 and “Cedar and Kerr St. Development” Landscape Plan dated 5/3/23 ; and
2. Compliance with the architectural elevations as indicated on “Cedar and Kerr Mixed-Use”, sheets A-3 and A-18, dated 5/4/2023; and
3. Uses shall be limited to 13 multifamily residential units, office space, incubator office area, gallery and artist studio space, artisanal related specialty retail and coffee shop/café; and

4. Dumpster enclosure materials should be adjusted to coordinate with the elevations for the building; and
5. Technical site review and approval plan shall be required; and
6. The project shall comply with all State and Federally mandated standards such as stormwater requirements, floodplain protection requirements, Building Code, minimum Fire Code requirements, North Carolina Department of Transportation (NCDOT) or City of Concord minimum safety standards; and
7. Site design elements not specifically identified as a deviation shall adhere to applicable City standards.

PROCEDURAL CONSIDERATIONS

This particular case is a rezoning to a conditional district, 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 adjacent landowners, including any directly across the street.

- 3. **FOR CONDITIONAL DISTRICT APPLICATIONS ONLY**, a plan drawn to scale (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.

- 5. Money Received by _____ Date: _____
Check # _____ Amount: \$ 800.00 (Conditional) or \$600 (Conventional)
Cash: _____

The application fee is nonrefundable.

(Please type or print)

Applicant Name, Address, Telephone Number and email address: WeBuild Concord

4 Barbrick Ave SW # 10, Concord NC 28025 - Patrick Graham - pgraham@webuildconcord.org 704-784-0039

C/O Carlos Moore Architect PA, 222 Church St NE, Concord NC 28025 - Virginia Moore - vmoore@cmoorearch.com
704-788-8333

Owner Name, Address, Telephone Number: WeBuild Concord

4 Barbrick Ave Sw Suite # 10, Concord NC 28025

Project Location/Address: 114 Kerr St NW / 217 Cedar Dr NW

P.I.N.: 5620-57-9483

Area of Subject Property (acres or square feet): .83 acres

Lot Width: see survey attached Lot Depth: see survey attached

Current Zoning Classification: RC

Proposed Zoning Classification: PUD

Existing Land Use: vacant Church

Future Land Use Designation: Civic Institutional

Surrounding Land Use: North RC South RC

East RC West I-2 / PUD

Reason for request: To develop multi-family units, office space, gallery space,
a mixed use development

Has a pre-application meeting been held with a staff member? yes, as well as DRC

Staff member signature: _____ Date: _____

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

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

multi-family residential units, office space, incubator office area, gallery space, possible studio space (artist), retail, and coffee shop or cafe

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

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

Central to the overall design concept shall be a designated green space that is activated by a commissioned piece of sculpture and shall act as a gathering area.

We shall intend to meet the development ordinance where possible. There are areas where the existing church sanctuary are encroaching into the setback or buffer yards. Additional landscaping shall be provided to make up for this encroachment.

I make this request for Conditional district zoning voluntarily. The uses and conditions described above are offered of my own free will. I understand and acknowledge that if the property in question is rezoned as requested to a Conditional District the property will be perpetually bound to the use(s) specifically authorized and subject to such conditions as are imposed, unless subsequently amended as provided under the City of Concord Development Ordinance (CDO). All affected property owners (or agents) must sign the application.

Virginia Moore 01.17.2023
Signature of Applicant Date

Jessie L. Sykes 1.18.2023
Signature of Owner(s) 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: 1.18.2023

Applicant Signature: Virginia Moore

Property Owner or Agent of the Property Owner Signature:
Jessie L. Sykes

114 Kerr Street Narrative

The Kerr Street development is a NOAH (Naturally Occurring Affordable Housing) and economic revitalization project of WeBuild Concord. The goals are to create a mixed-use development and repurpose a historic structure in the burgeoning art district of Concord. This includes mixed-income affordable and workforce loft apartments, incubation space for entrepreneurs, and a gathering point near Clearwater across from the development of a new bike pump and park.

Mixed-use developments are essential to creating housing density and proximity to economic and community development. Kerr Street will be one of many unique WeBuild projects that adds to the character and revitalization of neighborhoods.

The building will have modern aesthetics combined with a traditional structure. This mixture reminds residents about the past but acknowledges a city moving forward. Overall, Kerr Street is a unique approach to affordable housing and small business development that aligns with Concord's vision for the future.

SITE LEGEND		LEGEND	
PROPOSED CURB & GUTTER		PROPOSED	5' CONTOURS
REVERSED FITCH CURB & GUTTER		EXISTING	1' CONTOURS
PROPERTY LINE			SANITARY SEWER
LOT LINES			STORM SEWER
DECORATIVE FENCING			STORM SEWER MANHOLE
PAVEMENT STRIPING			GRATE INLET
PAVEMENT			SPOT ELEVATION
CONCRETE			
TRAFFIC FLOW			
PARKING BAY COUNT			
SPOT ELEVATION			
TRUNCATED DOMES			

SEE ARCHITECTURAL PLANS FOR DETAILS WITHIN 5-FT OF BUILDING.

SEE SHEET C1.1 FOR OPEN SPACE DETAILS.

PAVEMENT NOTES

- LIGHT DUTY ASPHALT**
6" AGGREGATE BASE COURSE
2" 59.5B SURFACE COURSE
- HEAVY DUTY CONCRETE**
4" AGGREGATE STONE BASE
8" THICK, 4000 PSI CONCRETE W/ 5lbs of REINFORCING FIBER PER C.Y.
- CONCRETE SIDEWALK**
4" THICK, 3600 PSI CONCRETE ON COMPACTED SUBGRADE

NOTES:

- ALL CONCRETE WORK SHALL HAVE APPROPRIATELY SPACED CONTROL AND CONSTRUCTION JOINTS.
- ALL FIRE ACCESS ROADS SHALL BE HEAVY DUTY AND CAPABLE OF SUPPORTING 80,000-LBS FOR FIRE APPARATUS.

ZONING CODE SUMMARY

PROJECT NAME: CEDAR & KERR ST. DEVELOPMENT

OWNER: WEBUILD CONCORD PHONE # (704) 285-6490

PLANS PREPARED BY: WOODBINE DESIGN, P.C. PHONE # (980) 722-2669

TAX PARCEL ID: 5620-5794-8300.00 LOT SIZE: 36,198-SF OR 0.831-AC

ZONING: RC (EXISTING); PUD (PROP.) JURISDICTION: CONCORD, NC

EXISTING USE: CIVIC - CHURCH PROPOSED USE: PUD - MULTI-FAMILY & COMMERCIAL

EDUCATIONAL - SUNDAY SCHOOL

PROP. BUILDING HEIGHT: N/A* FT. PROP. BUILDING LENGTH: N/A* FT.

MAX. ALLOWABLE: 150 FT. MAX. ALLOWABLE: 150 FT.

OF STORIES: 2

BUILDING COVERAGE: 7,542-SF SF. GROSS FLOOR AREA: 15,083-SF GFA

* BUILDINGS EXISTING, NO DIMENSIONAL CHANGES PROPOSED. SEE PLANS FOR BUILDING DIMENSIONS.

NUMBER OF UNITS: 13-APARTMENTS NUMBER OF LOTS: 1

DENSITY: 13 / 0.831 = 15.64 DUA DENSITY ALLOWED: 15-UNITS

Woodbine Design, P.C.
Landscape Architecture & Planning
980.722.2669
www.woodbinedesign.com

SEAL 10051
RILEY BURGESS, JR.
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF NORTH CAROLINA

Riley Burgess, Jr.
PE
2023.05.03
12:23:06 -04'00'
SEAL

SEAL 10051
RILEY BURGESS, JR.
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF NORTH CAROLINA

NORTH ARROW

Graphic Scale 1" = 20' ft.

SETBACK/YARD REQUIREMENTS:

RC ZONING SETBACKS (MULTI-FAM)*	C-2 ZONING SETBACKS
SETBACK (FRONT): 24 FT.	SETBACK (FRONT): 10 FT.
SIDE YARD: 20 FT.	SIDE YARD: N/A FT.
REAR YARD: 20 FT.	REAR YARD: N/A FT.

SETBACKS COMPLY WITH USE TYPE PER SECTION 9.1.5(D) OF THE CDO. SEE NOTE TO THE LEFT.

BUFFER YARD REQUIREMENTS:

FRONT: NO / YES 8' STREET YARD	REAR: NO / YES 8' TYPE A
SIDE (NE): NO / YES 8' TYPE A	SIDE (SW): NO / YES 8' STREET YARD

SCREENING/BUILDING YARD REQUIREMENTS:

FRONT: NO / YES 8' CATEGORY 2	REAR: NO / YES 8' CATEGORY 2
SIDE (NW): NO / YES SEE LANDSCAPE PLAN	SIDE (SE): NO / YES
PARKING: NO / YES	NOTE: BUILDING FACES KERR ST.

IMPERVIOUS AREA DATA

EX. CONCRETE/SIDEWALK:	1,745-sf/0.040-ac (878sf in R/W)	SQ. FT./ACRES
EX. GRAVEL:	1,590-sf/0.037-ac (103sf in R/W)	SQ. FT./ACRES
EX. BUILDING:	7,855-sf/0.176-ac	SQ. FT./ACRES
EX. ASPHALT:	4,453-sf/0.102-ac (270sf in R/W)	SQ. FT./ACRES
EX. OTHER:	39-sf	SQ. FT./ACRES
TOTAL EXISTING:	15,482-sf/0.355-ac (1251sf in R/W)	SQ. FT./ACRES
EX. IMPERVIOUS REMOVED:	2,469-sf/0.057-ac (207sf in R/W)	SQ. FT./ACRES
PROPOSED BUILDING:	0-sf/0-ac	SQ. FT./ACRES
PROPOSED TRASH ENCLOSURE:	388-sf/0.009-ac	SQ. FT./ACRES
PROPOSED SIDEWALK:	2,890-sf/0.066-ac (184sf in R/W)	SQ. FT./ACRES
PROPOSED PAVEMENT:	10,064-sf/0.213-ac (464sf in R/W)	SQ. FT./ACRES
PROPOSED OTHER:	100-sf/0.002-ac	SQ. FT./ACRES
TOTAL NEW IMPERVIOUS:	13,442-sf/0.309-ac (648sf in R/W)	SQ. FT./ACRES
OVERALL SITE IMPERVIOUS:	15,482+(13,442-2,469) = 26,455-sf/0.607-ac (1692 in R/W)	
OVERALL PERCENT IMPERVIOUS:	26,455 / 36,198 = 73.08% (MAX. ALLOWED = 80%)	

WATERSHED: NOT WITHIN A WATERSHED

NOTES:

- 1) MAXIMUM ALLOWABLE IMPERVIOUS AREA = 80%
- 2) LESS THAN 20,000-SF OF NEW IMPERVIOUS PROPOSED AND LESS THAN 1-ACRE DISTURBED AREA, NO DETENTION SHALL BE REQUIRED.
- 3) PROPOSED PAVEMENT INCLUDES CURB & GUTTER.
- 4) 100% CREDIT FOR EXISTING IMPERVIOUS REMOVED.

PARKING DATA

PARKING REQUIREMENTS PER CONCORD ZONING ORDINANCE SECTION NO. 10.3

MULTI-FAM. APARTMENTS	ART GALLERY/STUDIO
PARKING REQUIREMENTS: 1.5/UNIT (MIN) 2.5/UNIT (MAX)	PARKING REQUIREMENTS: 1/1,000-GFA (MIN) 1.5/1,000-GFA (MAX)
NUMBER OF UNITS: 13 APARTMENTS	GROSS FLOOR AREA: 3,125-SF
SPACES REQUIRED: 20 (MIN); 32 (MAX)	SPACES REQUIRED: 3 (MIN); 5 (MAX)
PROVIDED: 22-SPACES	PROVIDED: 3-SPACES
TOTAL REQUIRED: 23 (MIN); 37 (MAX)	HC REQUIRED: 1-SPACES
PROVIDED: 25-SPACES	PROVIDED: 1-SPACES

NOTE: SEE ARCHITECTURAL PLANS FOR ADA ACCESSIBLE ROUTE.

BICYCLE PARKING REQUIREMENTS: 1 PER 5-UNITS

SPACES REQUIRED: 3-SPACES
PROVIDED: 4-SPACES (2 INVERTED U RACKS)

LANDSCAPE NOTES

1. LANDSCAPE AREAS SHALL BE COVERED WITH MULCH, GROUND COVER, OR GRASS BETWEEN SHRUB AND TREE PLANTINGS.
2. THE PORTION OF STREET YARD ALONG KERR ST., LOCATED IN FRONT OF PROPOSED ART GALLERY, SHALL BE EXEMPT PER TOWN COMMENTS.
3. EXISTING BUILDINGS/STRUCTURES THAT EXTEND INTO REQUIRED BUFFER YARDS ARE NON-CONFORMING EXISTING USES.
4. ALL PARKING SPACES SHALL BE LOCATED WITH 60'-FT OF A CANOPY TREE.
5. NO PLANTINGS SHALL BE INSTALLED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS.
6. ONE (1) CANOPY TREE SHALL BE SUBSTITUTED WITH TWO (2) ORNAMENTAL TREES WHEN PLANTED UNDER OVERHEAD UTILITIES.
7. ALL LANDSCAPING SHALL ADHERE TO ARTICLE 11 OF THE CONCORD DEVELOPMENT ORDINANCE AND ALL OTHER APPLICABLE TOWN/CITY/COUNTY STANDARDS.

SEE LANDSCAPE PLAN SHEET C2 FOR LANDSCAPE DETAILS.

LIGHTING & UTILITY NOTES

1. ALL PROPOSED UTILITY LINES SHALL BE LOCATED UNDERGROUND AND ADHERE TO ALL APPLICABLE STANDARDS SET FORTH BY THE TOWN/CITY/COUNTY AND/OR UTILITY PROVIDER. SEE UTILITY PLAN FOR DETAILS.
2. OUTDOOR AREA LIGHTING SHALL BE PROVIDED FOR SECURITY. SUCH LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT DOWNWARD AND NOT INTO DWELLING UNITS OR ADJACENT TO THE MULTI-FAMILY SITE. LIGHTING SHALL BE PROVIDED TO ILLUMINATE THE INTERSECTIONS OF PRIMARY INTERIOR DRIVEWAYS AND BUILDING ENTRANCES.
3. ALL LIGHTING SHALL ADHERE TO THE STANDARDS SET FORTH WITHIN THE TOWN/CITY UNIFIED DEVELOPMENT ORDINANCE AND/OR ZONING ORDINANCE AND ANY OTHER APPLICABLE TOWN/CITY STANDARDS.
4. LIGHTING SHALL BE PERMITTED SEPARATELY AND IS NOT INCLUDED WITHIN THIS PLAN SET.
5. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER TO RELOCATE EXISTING UTILITIES AS NEEDED.
6. ALL UTILITIES SERVING SITE ARE EXISTING UNLESS NOTED OTHERWISE.

Project: CEDAR & KERR ST. DEVELOPMENT
Location: 114 KERR ST. NW CONCORD, NC 28025
Sheet Title: SITE PLAN

DEVELOPER/OWNER
WEBUILD CONCORD
4 BARRICK AVE. SW
CONCORD, NC 28025

Designed By: WOODBINE DESIGN
Drawn By: NJA
Date: 4/6/23
Revisions: 5/3/23-1st Review Com.

Sheet: C1 of 2
Project Number: 23005

SETBACK NOTES:

UNLESS OTHERWISE REQUESTED AS DEVIATIONS, MINIMUM DIMENSIONAL REQUIREMENTS FOR RESIDENTIAL USES SHALL COMPLY WITH RESIDENTIAL COMPACT (RC) MINIMUM REQUIREMENTS AND COMMERCIAL USES SHALL COMPLY WITH THE GENERAL COMMERCIAL (C-2) MINIMUM REQUIREMENTS. (CONCORD DEVELOPMENT ORDINANCE, SECTION 9.1.5-D)

*PROPOSED MULTI-FAMILY RESIDENTIAL SHALL ADHERE TO SECTION 7.8 OF THE CONCORD DEVELOPMENT ORDINANCE.

GENERAL NOTES

1. DIMENSIONS FROM BACK OF CURB (TYP).
2. ALL CURB RADI TO BE 5'-0" U.N.O.
3. STANDARD PARKING DIMENSIONS:
STD AUTO: 9'-0" WIDE X 18'-0" LONG
PARALLEL AUTO: 9'-0" WIDE X 22'-0" LONG
HANDICAP: 9'-0" WIDE X 22'-0" LONG WITH CLEAR UNLOADING SPACE ADJACENT
4. SEE ARCHITECTURAL PLANS FOR ADA ACCESSIBLE TRAVEL PATH.

LEGAL DESCRIPTION

PER CITY GIS: NE INTERSECT KERR ST. & CEDAR DR

TRASH NOTES

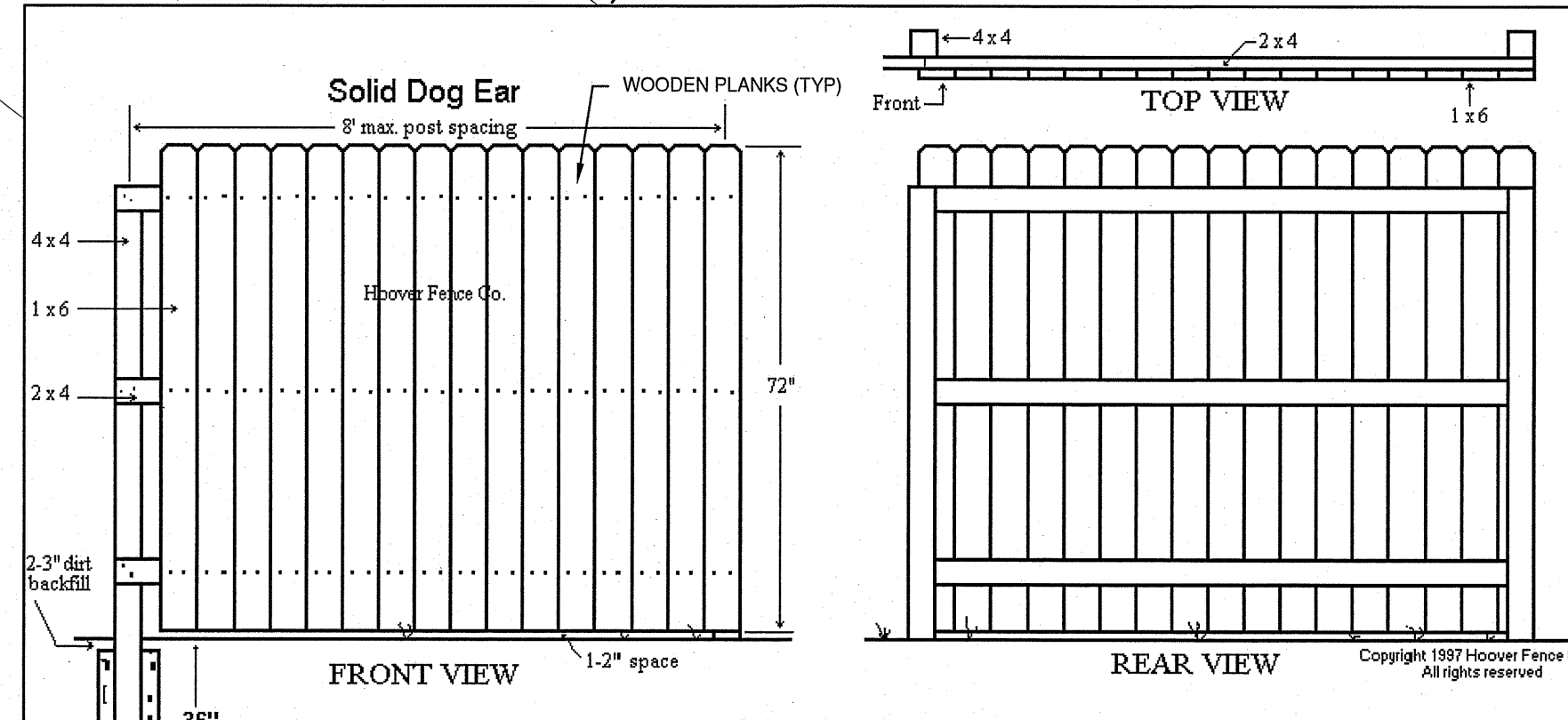
ROLL-OUT WASTE AND RECYCLING PROVIDED AS SHOWN ON PLANS. TRASH/RECYCLING AREA AREA SHALL BE SCREENED WITH 6'-FT WOODEN FENCE & IN ACCORDANCE WITH CONCORD DEVELOPMENT ORDINANCE. OWNER SHALL COORDINATE TRASH & RECYCLING SERVICE.

PHASING NOTES

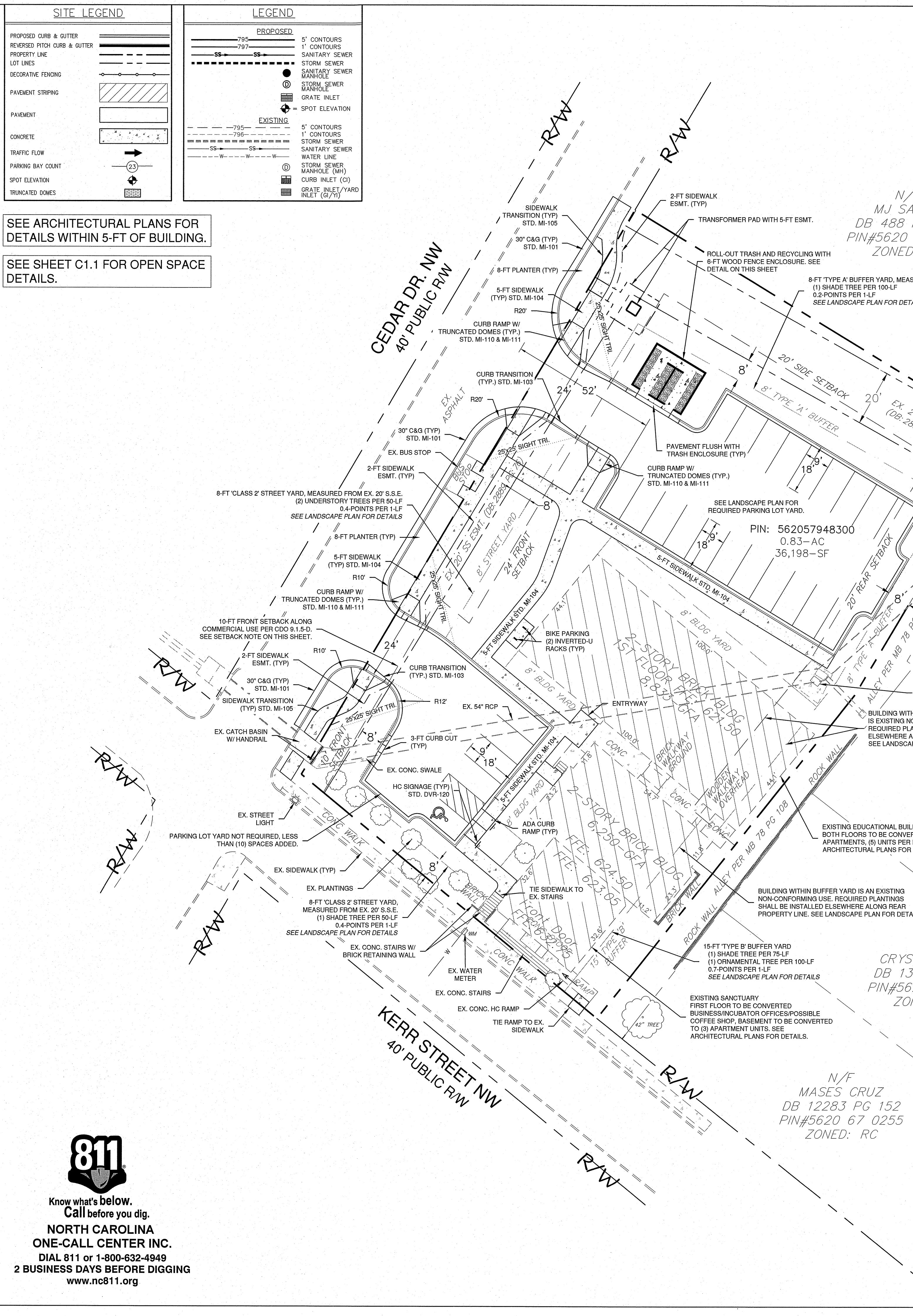
NO PROJECT PHASING PROPOSED.

OPEN SPACE

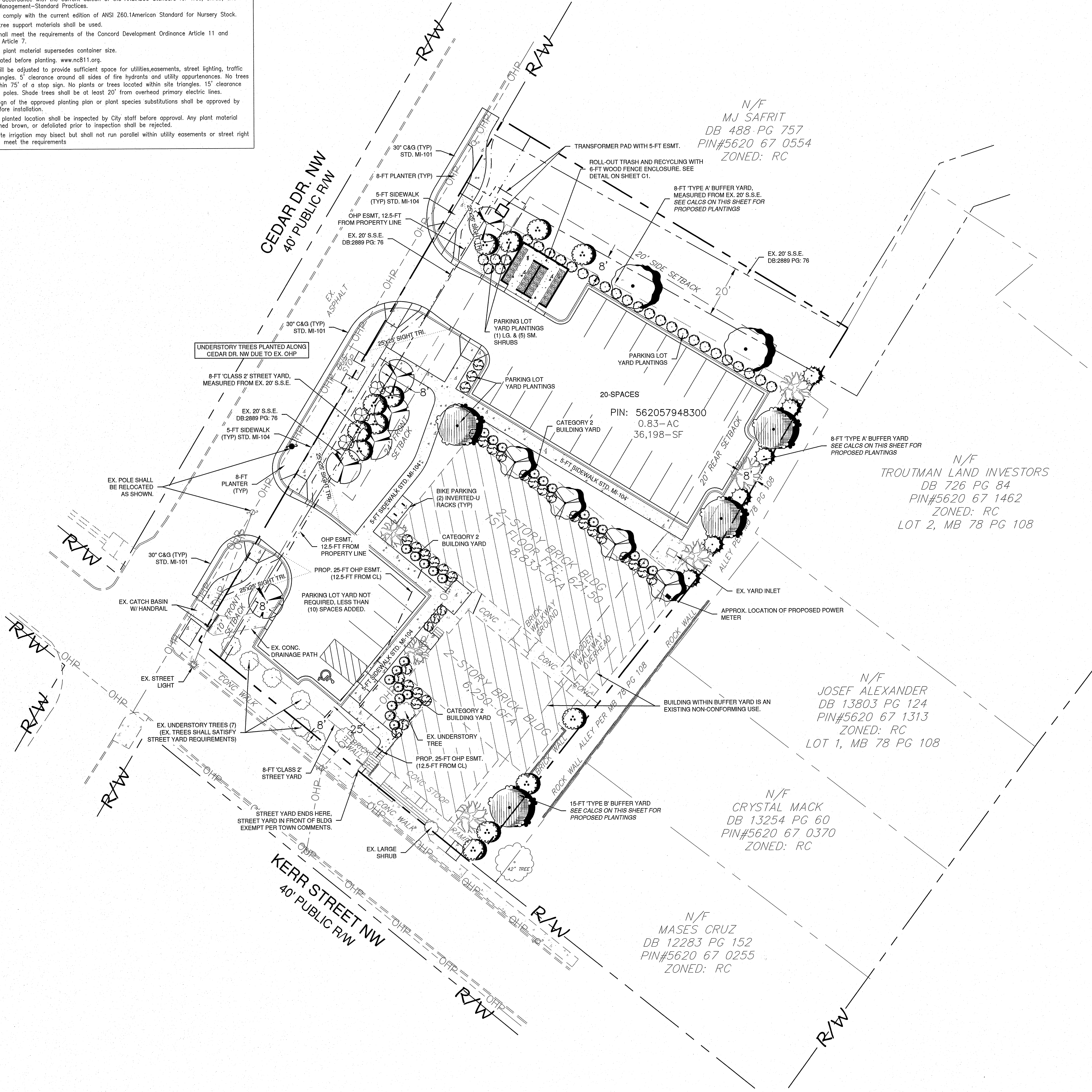
NOT REQUIRED, EXEMPT PER CDO SECTION 10.5.2. SITE WITHIN 1,000'-FT OF PUBLIC PARK MEASURED ALONG PUBLIC PEDESTRIAN TRAVEL PATH. SEE SHEET C1.1 FOR DETAILS.



811
Know what's below.
Call before you dig.
NORTH CAROLINA
ONE-CALL CENTER INC.
DIAL 811 or 1-800-632-4949
2 BUSINESS DAYS BEFORE DIGGING
www.nc811.org



- CONCORD, NC LANDSCAPE NOTES**
- Landscape contractor shall coordinate an on-site meeting with the City Arborist before installation of any plant material.
 - All work shall be in accordance with the current edition of the ANSI A300 Standard for Tree, Shrub, and other Woody Plant Management—Standard Practices.
 - All plant stock shall comply with the current edition of ANSI Z60.1 American Standard for Nursery Stock.
 - Only biodegradable tree support materials shall be used.
 - All planting areas shall meet the requirements of the Concord Development Ordinance Article 11 and Technical Standards Article 7.
 - Height and width of plant material supersedes container size.
 - Utilities shall be located before planting. www.nc811.org.
 - Planting locations will be adjusted to provide sufficient space for utilities, easements, street lighting, traffic signs, and sight triangles. 5' clearance around all sides of fire hydrants and utility appurtenances. No trees shall be planted within 75' of a stop sign. No plants or trees located within site triangles. 15' clearance from all street light poles. Shade trees shall be at least 20' from overhead primary electric lines.
 - Any proposed redesign of the approved planting plan or plant species substitutions shall be approved by the City Arborist before installation.
 - All trees and their planted location shall be inspected by City staff before approval. Any plant material which has died, turned brown, or defoliated prior to inspection shall be rejected.
 - Any proposed private irrigation may bisect but shall not run parallel within utility easements or street right of ways, and shall meet the requirements.



PLANT SCHEDULE

SYMBOL	COMMON NAME	#	BOTANICAL NAME	SIZE	ROOT	SPAC'G	NOTES
(Symbol)	LIVE OAK	3	Quercus virginiana	2.5"ø, 10'-12' TALL	B&B	AS SHOWN	EVERGREEN SHADE
(Symbol)	SHUMARD OAK	2	Quercus shumardii	2.5"ø, 10'-12' TALL	B&B	AS SHOWN	EVERGREEN SHADE
(Symbol)	EASTERN REDBUD	6	Cercis canadensis	1"-1.5"ø, 6'-8' TALL	B&B	AS SHOWN	DECIDUOUS ORNAMENTAL
(Symbol)	'NATCHEZ' CRAPEMYRTLE	4	Lagerstroemia x fauriei 'Natchez'	1"-1.5"ø, 6'-8' TALL	B&B	AS SHOWN	DECIDUOUS ORNAMENTAL
(Symbol)	SAVANNAH HOLLY	6	Ilex x attenuata savannah	1.5"-2"ø, 6'-8' TALL	B&B	AS SHOWN	EVERGREEN ORNAMENTAL
(Symbol)	'NELLIE R. STEVENS' HOLLY	14	Ilex x 'Nellie R. Stevens'	36" MIN. HEIGHT	B&B	AS SHOWN	EVERGREEN LARGE SHRUB
(Symbol)	'EVER RED' LOROPETALUM	3	Loropetalum chinese 'Crimson Fire'	24"-36" HEIGHT	B&B	AS SHOWN	EVERGREEN MEDIUM SHRUB
(Symbol)	BRIDAL WREATH SPIREEA	6	Spiraea prunifolia	24"-36" HEIGHT	B&B	AS SHOWN	EVERGREEN MEDIUM SHRUB
(Symbol)	DWARF BURFORD HOLLY	36	Ilex cornuta 'Dwarf Burford'	18"-24" HEIGHT	B&B	AS SHOWN	EVERGREEN SMALL SHRUB
(Symbol)	CRIMSON FIRE LOROPETALUM	26	Loropetalum chinese 'Crimson Fire'	24"-36" HEIGHT	B&B	AS SHOWN	EVERGREEN SMALL SHRUB
(Symbol)	'COMPACTA' COMPACT HOLLY	28	Ilex crenata	18"-24" HEIGHT	B&B	AS SHOWN	EVERGREEN SMALL SHRUB

BUFFER YARD REQUIREMENTS:

FRONT: NO / YES SEE STREET YARD REAR: NO / YES 8' TYPE A 15' TYPE B

SIDE (NE): NO / YES 8' TYPE A SIDE (SW): NO / YES SEE STREET YARD

REAR BUFFER = 143-FT (TYPE A) & 78-FT (TYPE B)
 BUFFER YARD REQUIRED: 8' TYPE A & 20' TYPE C
 REQUIREMENTS TYPE A: (1) SHADE TREE/100' & 0.2 PNTS/LF
 REQUIREMENTS TYPE B: (1) SHADE TREE/75' (1) ORNAMENTAL TREE/100' & 7 PNTS/LF

SHADE TREES REQ'D:	2	SHADE TREES PROP.:	3
ORNAMENTAL TREES REQ'D:	1	ORNAMENTAL TREES PROP.:	4
LG. SHRUBS REQ'D:	0	LG. SHRUBS PROP.:	4
MD. SHRUBS REQ'D:	0	MD. SHRUBS PROP.:	6
SM. SHRUBS REQ'D:	0	SM. SHRUBS PROP.:	0
POINTS REQ'D:	83.2	POINTS PROP.:	84

BUILDING YARD REQUIREMENTS:

FRONT: NO / YES 8' CATEGORY 2 REAR: NO / YES 8' CATEGORY 2

SIDE (NW): NO / YES SIDE (SE): NO / YES

*FRONT OF BUILDING FACES KERR ST.
 CATEGORY 2 = (1) ORNAMENTAL TREE/30-LF, (8) SHRUBS/30-LF, & 5 PNTS/LF

FRONT = 42-LF (EXCLUDES ENTRYWAYS)
 SHADE TREES REQUIRED: N/A PROVIDED: N/A
 ORNAMENTAL TREES REQ'D: 42/30 = 1 PROVIDED: 1
 SHRUBS REQUIRED: (42/30)*8 = 11 PROVIDED: 16 SMALL
 POINTS REQUIRED: (42*0.5) = 21 PROVIDED: 22

SIDE = 45-LF (EXCLUDES SIDEWALKS)
 SHADE TREES REQUIRED: N/A PROVIDED: N/A
 ORNAMENTAL TREES REQ'D: 45/30 = 2 PROVIDED: 2
 SHRUBS REQUIRED: (45/30)*8 = 12 PROVIDED: 12 SMALL
 POINTS REQUIRED: (45*0.5) = 22.5 PROVIDED: 24

REAR = 100-LF (EXCLUDES SIDEWALKS)
 SHADE TREES REQUIRED: N/A PROVIDED: N/A
 ORNAMENTAL TREES REQ'D: 100/30 = 3 PROVIDED: 4
 SHRUBS REQUIRED: (100/30)*8 = 27 PROVIDED: 28 SMALL
 POINTS REQUIRED: (100*0.5) = 50 PROVIDED: 52

PARKING LOT YARD REQUIREMENTS:

MIN. CRITERIA: 10% NET AREA OF PARKING LOT, (1) SHADE, OR (2) ORNAMENTAL TREES, AND (8) SMALL SHRUBS PER (10) SPACES.

PARKING LOT AREA = 7,298-SF
 AREA REQUIRED: 7,298 x 10% = 730-SF AREA PROVIDED: 856-SF

TOTAL PARKING SPACES = 20
 TREES REQUIRED: 2.0 x 1 = 1 SHADE TREES TREES PROVIDED: 1
 SHRUBS REQUIRED: 2.0 x 8 = 16 SHRUBS SHRUBS PROVIDED: 27

STREET YARD REQUIREMENTS:

CEGAR ST. NW = 143-FT (EXCLUDES DRIVEWAY ENTRANCES)
 STREET YARD REQUIRED: 8' LEVEL 2
 PLANTINGS REQUIRED: (2) ORNAMENTAL TREES/40'-50': 4 POINTS/LF

SHADE TREES REQ'D:	0	SHADE TREES PROP.:	0
ORNAMENTAL TREES REQ'D:	6	ORNAMENTAL TREES PROP.:	6
LG. SHRUBS REQ'D:	0	LG. SHRUBS PROP.:	6
MD. SHRUBS REQ'D:	0	MD. SHRUBS PROP.:	3
SM. SHRUBS REQ'D:	0	SM. SHRUBS PROP.:	0
POINTS REQ'D:	57.2	POINTS PROP.:	60

KERR ST. NW = 69-FT (EXCLUDES DRIVEWAY ENTRANCE & FRONT OF BLDG)
 STREET YARD REQUIRED: 8' LEVEL 2
 PLANTINGS REQUIRED: (2) ORNAMENTAL TREES/40'-50': 4 POINTS/LF

SHADE TREES REQ'D:	0	SHADE TREES PROP.:	0
ORNAMENTAL TREES REQ'D:	4	ORNAMENTAL TREES PROP.:	7 (EXISTING)
LG. SHRUBS REQ'D:	0	LG. SHRUBS PROP.:	0
MD. SHRUBS REQ'D:	0	MD. SHRUBS PROP.:	0
SM. SHRUBS REQ'D:	0	SM. SHRUBS PROP.:	0
POINTS REQ'D:	27.6	POINTS PROP.:	42

PROPOSED USE:
MULTI-FAM. & CMC = CLASS 2

CEGAR ST. NW = 143-FT (EXCLUDES DRIVEWAY ENTRANCES)

STREET YARD REQUIRED: 8' LEVEL 2
 PLANTINGS REQUIRED: (2) ORNAMENTAL TREES/40'-50': 4 POINTS/LF

SHADE TREES REQ'D:	0	SHADE TREES PROP.:	0
ORNAMENTAL TREES REQ'D:	6	ORNAMENTAL TREES PROP.:	6
LG. SHRUBS REQ'D:	0	LG. SHRUBS PROP.:	6
MD. SHRUBS REQ'D:	0	MD. SHRUBS PROP.:	3
SM. SHRUBS REQ'D:	0	SM. SHRUBS PROP.:	0
POINTS REQ'D:	57.2	POINTS PROP.:	60

KERR ST. NW = 69-FT (EXCLUDES DRIVEWAY ENTRANCE & FRONT OF BLDG)

STREET YARD REQUIRED: 8' LEVEL 2
 PLANTINGS REQUIRED: (2) ORNAMENTAL TREES/40'-50': 4 POINTS/LF

SHADE TREES REQ'D:	0	SHADE TREES PROP.:	0
ORNAMENTAL TREES REQ'D:	4	ORNAMENTAL TREES PROP.:	7 (EXISTING)
LG. SHRUBS REQ'D:	0	LG. SHRUBS PROP.:	0
MD. SHRUBS REQ'D:	0	MD. SHRUBS PROP.:	0
SM. SHRUBS REQ'D:	0	SM. SHRUBS PROP.:	0
POINTS REQ'D:	27.6	POINTS PROP.:	42

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

PLotted: 5/3/2023
 ST. NW CONCORD, NC

Woodbine Design, P.C.
 Land planning & civil engineering
 980.732.2669 2018 N. Main Street, Suite 204
 704.315.2587
 www.woodbinedesign.com
 info@woodbinedesign.com

Riley Burgess, Jr. PE
 2023.05.03
 14:21:50 -04'00'
 SEAL

SEAL 10051
 RILEY BURGESS, JR.
 PE

SEAL NO. C-4063
 NORTH CAROLINA
 PROFESSIONAL ENGINEER
 RILEY BURGESS, JR.
 PE

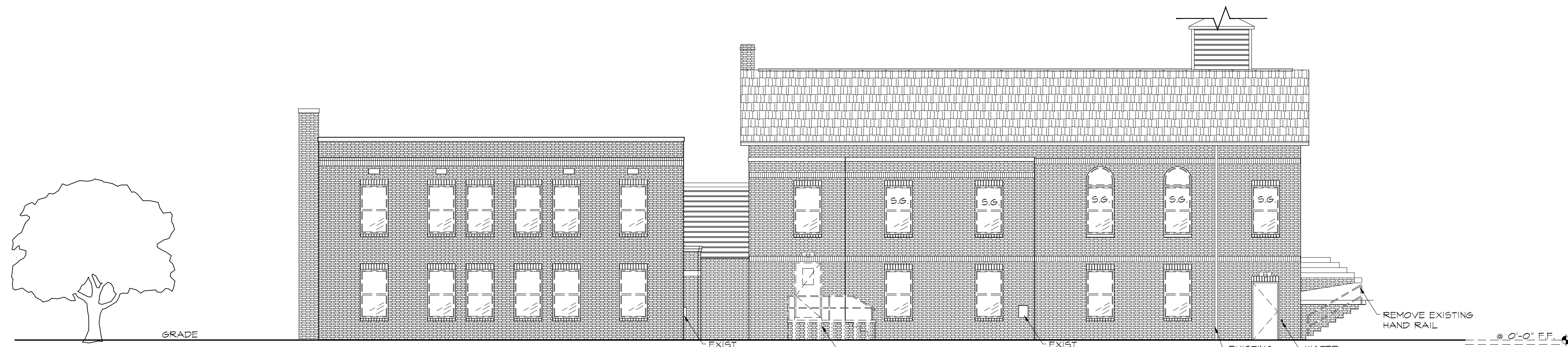
NORTH ARROW
 0 10 20
 Graphic Scale 1" = 20 ft.

Project: CEDAR & KERR ST. DEVELOPMENT
Location: 114 KERR ST. NW CONCORD, NC 28025
Sheet Title: LANDSCAPE PLAN

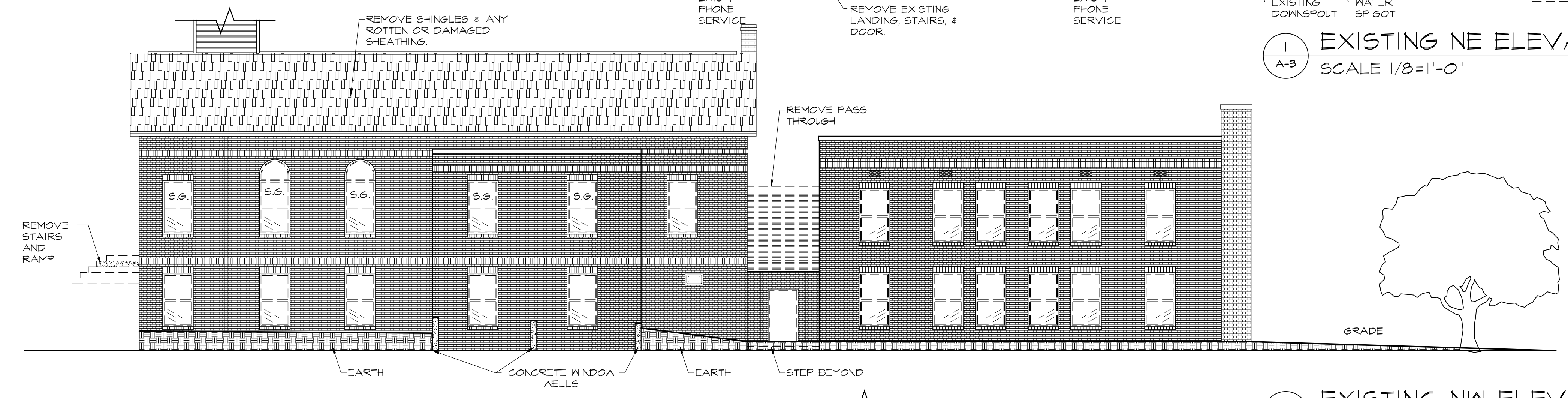
DEVELOPER/OWNER
 WEBUILD CONCORD
 4 BARBRICK AVE. SW
 CONCORD, NC 28025

Designed By: WOODBINE DESIGN
Drawn By: NJA
Date: 4/6/23
Revisions: 5/3/23-1st Review Com.

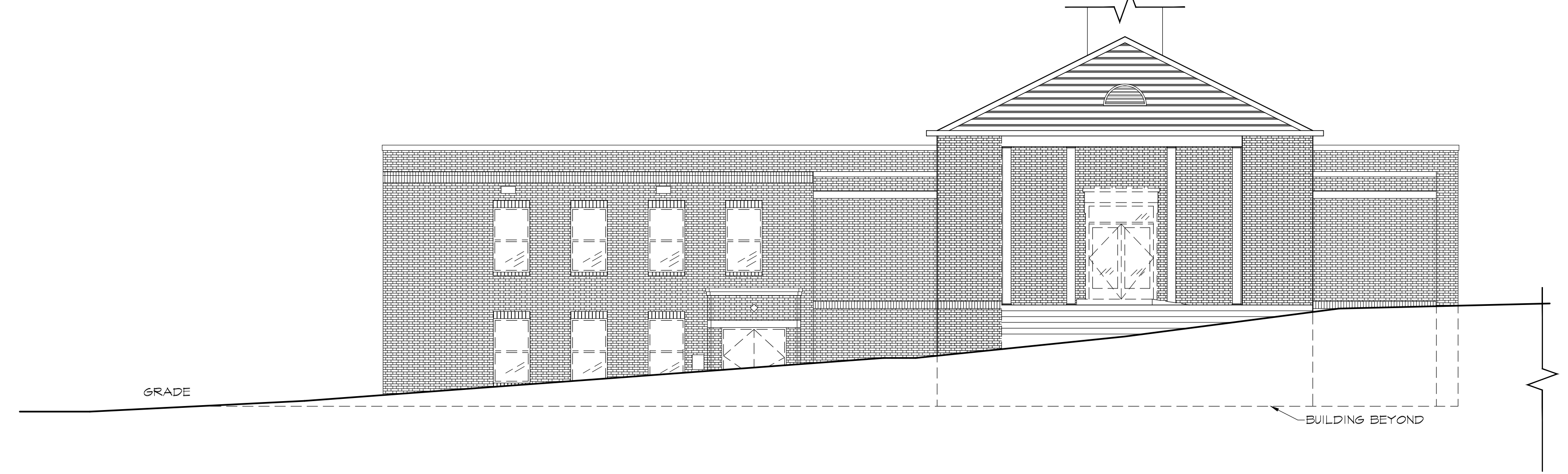
Sheet: C2 of 2
Project Number: 23005



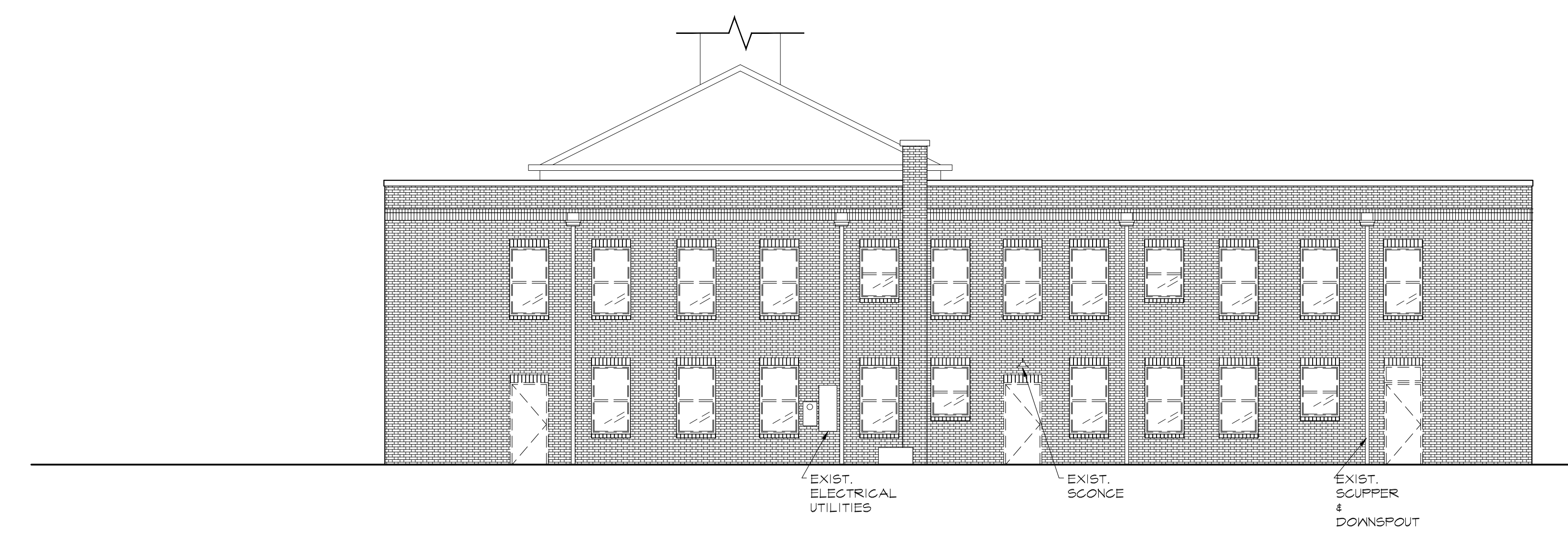
1 EXISTING NE ELEVATION
SCALE 1/8"=1'-0"



2 EXISTING NW ELEVATION
SCALE 1/8"=1'-0"



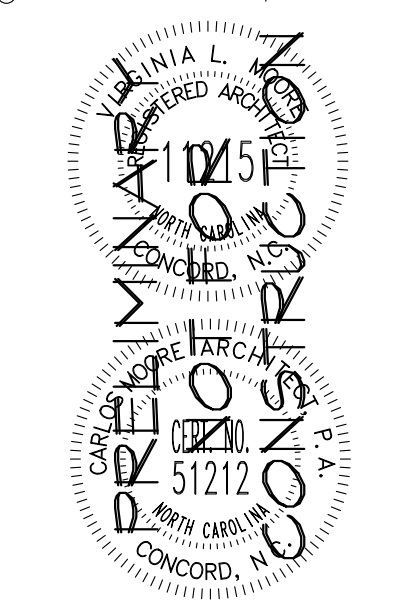
3 EXISTING SW ELEVATION
SCALE 1/8"=1'-0"



4 EXISTING SE ELEVATION
SCALE 1/8"=1'-0"

NOTES:
1. ALL EXISTING WINDOWS & DOORS TO BE REMOVED (EXCEPT FOR STAIN GLASS WINDOWS, WE WILL EVALUATE REPAIR OF EACH STAIN GLASS WINDOW)
2. ALL EXTERIOR WINDOW LOCATIONS SHALL REMAIN, REPLACEMENT WINDOWS TO FIT WITHIN EXISTING FRAMING.

NOTES:
ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED HEREIN UNLESS OTHERWISE SPECIFIED.
THESE DRAWINGS ARE DIAGNOSTIC, NOT INDICATING ALL CONDITIONS AND DETAILS AND ARE INTENDED TO BE USED BY EXPERIENCED MECHANICAL ENGINEERS AS COMPLEMENTARY TO THE OTHERS. ALL CONDITIONS AND DIMENSIONS MUST BE IDENTIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION. WORK PERFORMED NOT IN COMPLIANCE WITH THE INTENT OF THESE DRAWINGS ARE THE RESPONSIBILITY OF THE PERSONS PERFORMING THE WORK. LIMIT OF LIABILITY IS THE AMOUNT OF FEE CHARGED.
THIS DRAWING AND THE INFORMATION HEREON IS THE PROPERTY OF CARLOS MOORE ARCHITECT. ANY REPRODUCTION, ALTERATION OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF CARLOS MOORE IS STRICTLY FORBIDDEN.
© COPYRIGHT 2023 CARLOS MOORE ARCHITECT PA



Carlos Moore EST. 1987
ARCHITECT PA
222 CHURCH ST. N. CONCORD, NC 28025
T-704-788-8333 F-704-782-0487
WWW.CMOOREARCH.COM

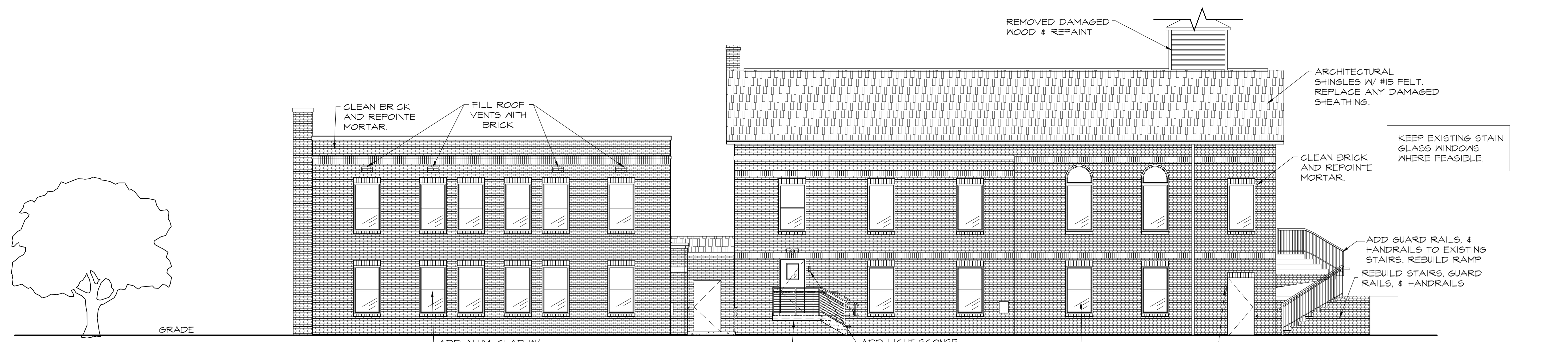
PROJECT TITLE: UPFIT FOR WE BUILD CONCORD
CEDAR & KERR MIXED-USE
114 KERR ST NW, CONCORD, NC
SHEET TITLE: EXISTING EXTERIOR ELEVATIONS

TODAY'S DATE: 05.04.2023
SCHEMATIC DESIGN APPR: XXXX
ORIGINAL SEAL DATE: XXXX

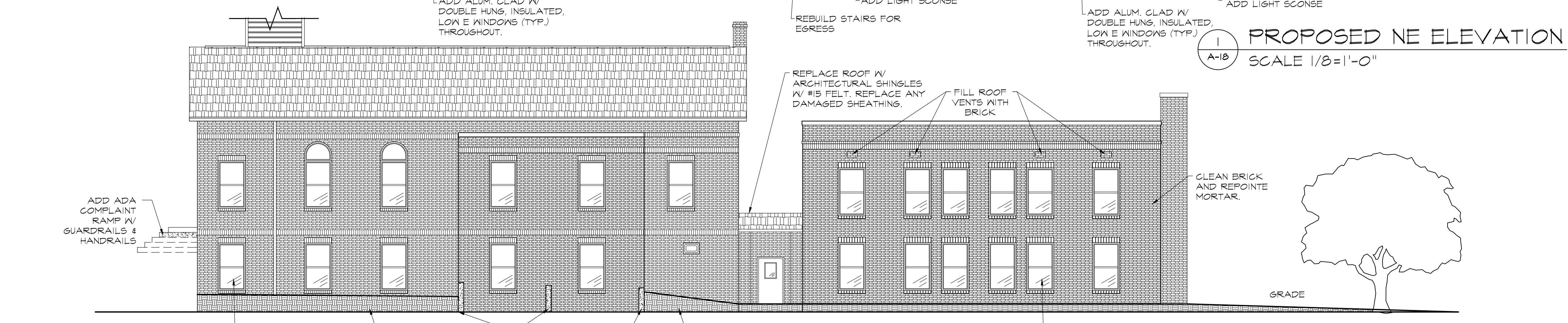
REVISIONS:

DRAWING NUMBER: 220402 EFF
DRAWN BY: RGN
PROJECT MGR: VLM
CHECKED BY: V. MOORE

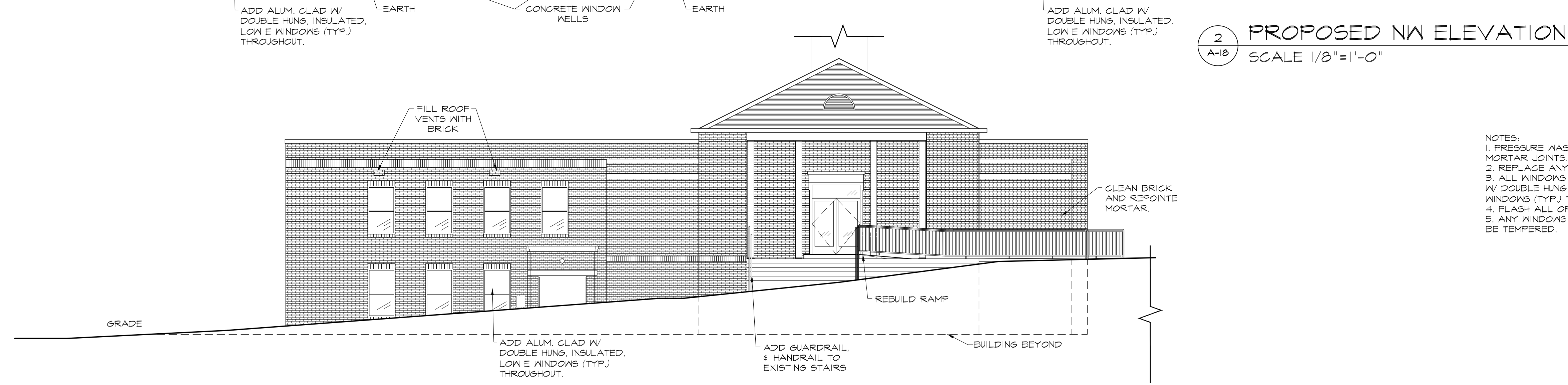
SHEET
A=3
TOTAL # OF SHEETS: .
OF .



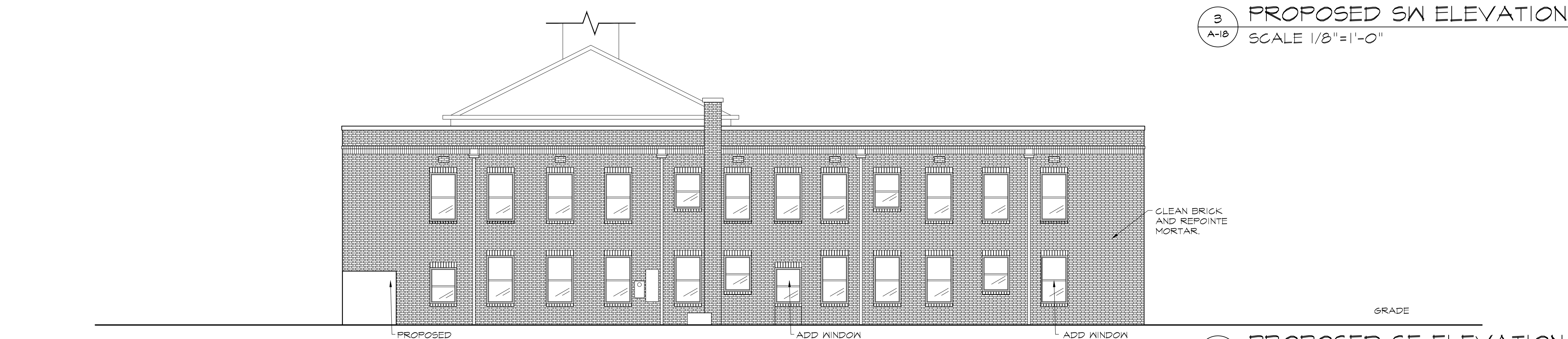
1 PROPOSED NE ELEVATION
SCALE 1/8"=1'-0"



2 PROPOSED NW ELEVATION
SCALE 1/8"=1'-0"



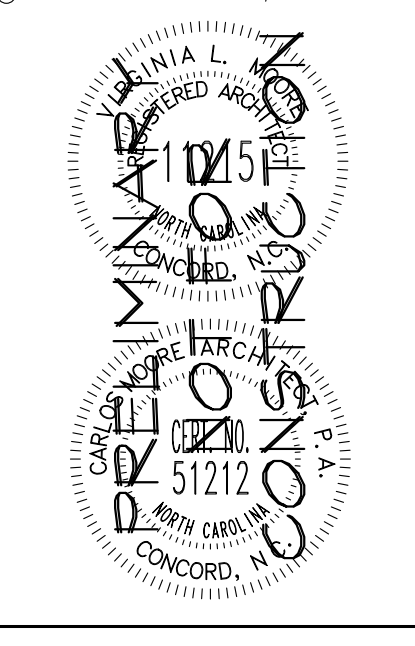
3 PROPOSED SW ELEVATION
SCALE 1/8"=1'-0"



4 PROPOSED SE ELEVATION
SCALE 1/8"=1'-0"

NOTES:
1. PRESSURE WASH BUILDING & POINT UP MORTAR JOINTS.
2. REPLACE ANY ROTTEN WOOD.
3. ALL WINDOWS SHALL BE ALUM GLAD W/ DOUBLE HUNG INSULATED LOW E WINDOWS (TYP.) THROUGHOUT.
4. FLASH ALL OPENINGS.
5. ANY WINDOWS IN BATHROOMS SHALL BE TEMPERED.

NOTICE:
ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED HEREIN UNLESS OTHERWISE SPECIFIED.
THESE DRAWINGS ARE PRELIMINARY AND NOT INDICATING ALL CONDITIONS AND DETAILS AND ARE INTENDED TO BE USED BY EXPERIENCED MECHANICAL ENGINEERS AS A GUIDE. ANY CHANGES OR MODIFICATIONS TO THESE DRAWINGS MUST BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. WORK PERFORMED NOT IN COMPLIANCE WITH THE INTENT OF THESE DRAWINGS ARE THE RESPONSIBILITY OF THE PERSONS PERFORMING THE WORK. LIMIT OF LIABILITY IS THE AMOUNT OF FEE CHARGED.
THIS DRAWING AND THE INFORMATION HEREON IS THE PROPERTY OF CARLOS MOORE ARCHITECT. ANY REPRODUCTION, ALTERATION OR USE FOR OTHER THAN THE INTENDED PROJECT WITHOUT THE WRITTEN CONSENT OF CARLOS MOORE IS STRICTLY FORBIDDEN.
© COPYRIGHT 2023 CARLOS MOORE ARCHITECT PA



EST. 1987
ARCHITECT PA
222 CHURCH ST. N. CONCORD, NC 28025
T-704-788-8888 F-704-782-0487
WWW.CMOOREARCH.COM

PROJECT TITLE: UPFIT FOR WE BUILD CONCORD
CEDAR & KERR MIXED-USE
114 KERR ST NW, CONCORD, NC
SHEET TITLE: PROPOSED ELEVATIONS



TODAY'S DATE: 05.04.2023
SCHEMATIC DESIGN APPR: XXXX
ORIGINAL SEAL DATE: XXXX

REVISIONS:

DRAWING NUMBER: 220402 EFF
DRAWN BY: RGN & JEA
PROJECT MGR: VLM
CHECKED BY: V. MOORE

SHEET
A=18
TOTAL # OF SHEETS: .

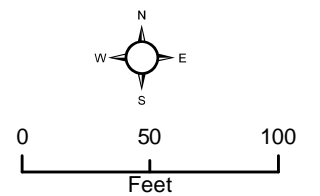
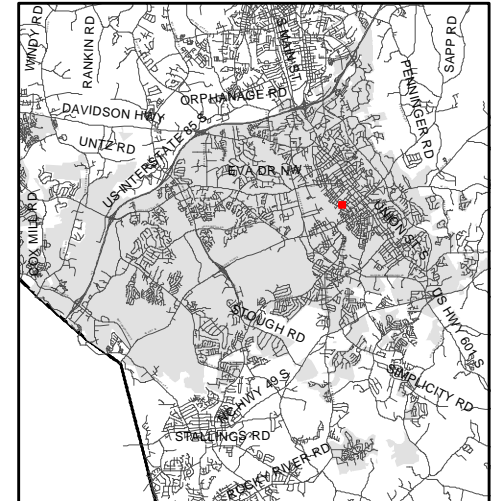


 Subject Property
 Parcels

**Z(CD)-04-23
AERIAL**

**Rezoning application
RC (Residential Compact)
to
PUD (Planned Unit
Development)**

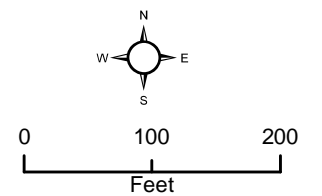
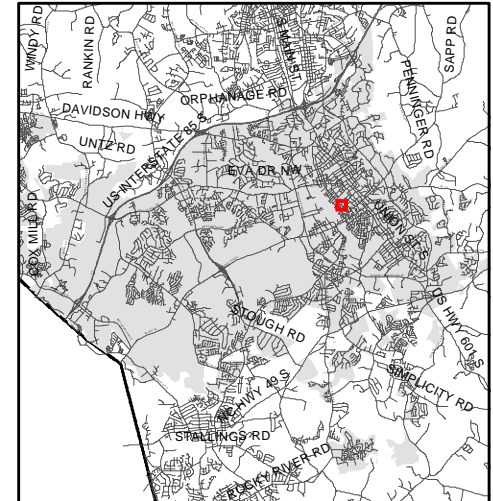
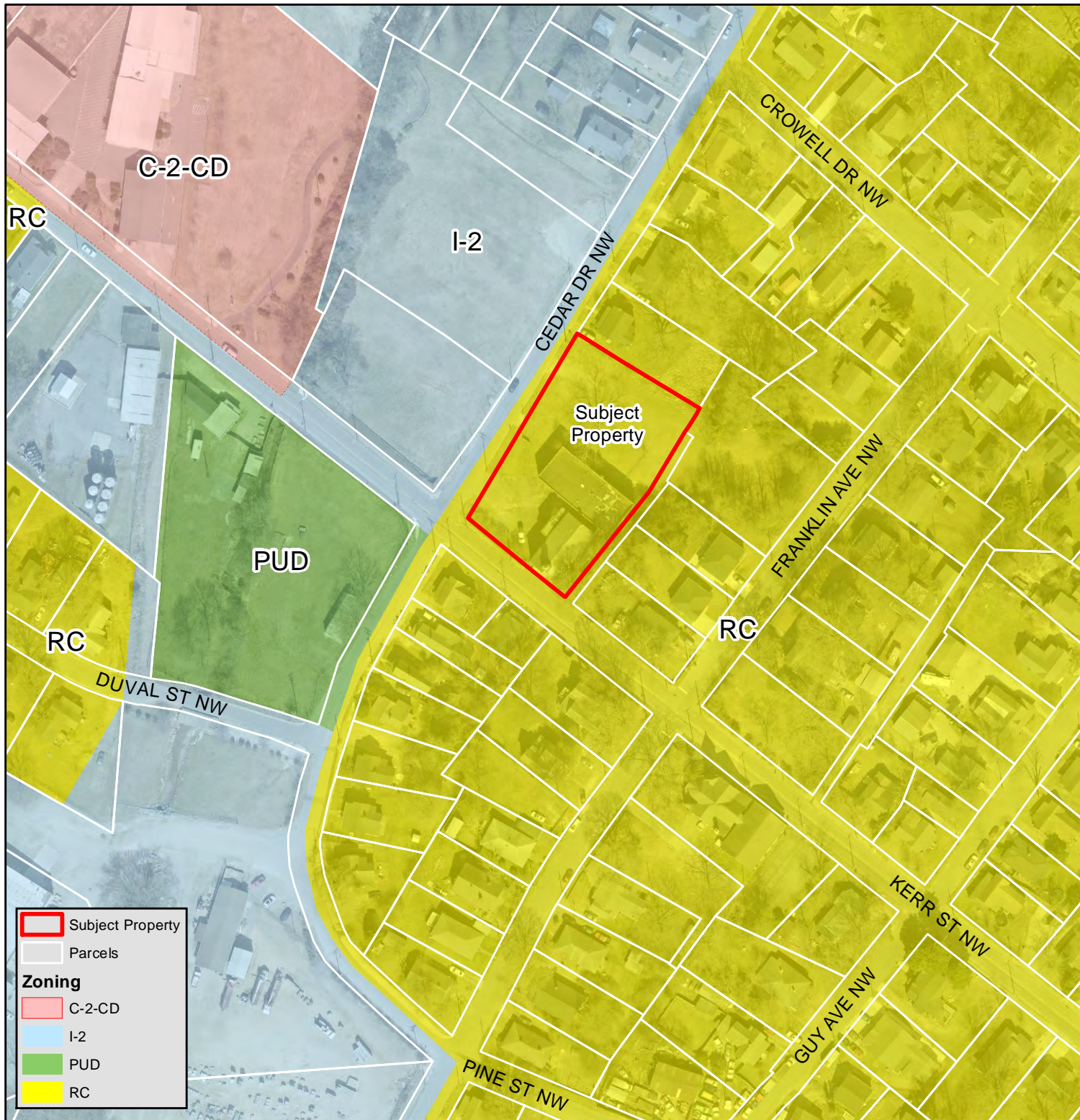
114 Kerr St NW
PIN: 5620-57-9483



**Z(CD)-04-23
ZONING**

**Rezoning application
RC (Residential Compact)
to
PUD (Planned Unit
Development)**

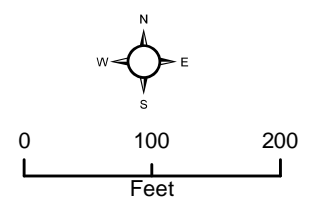
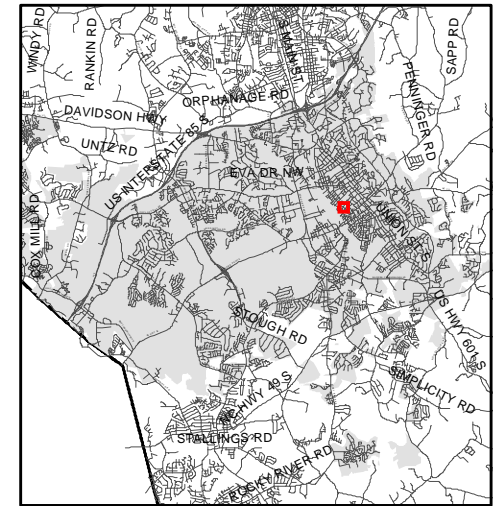
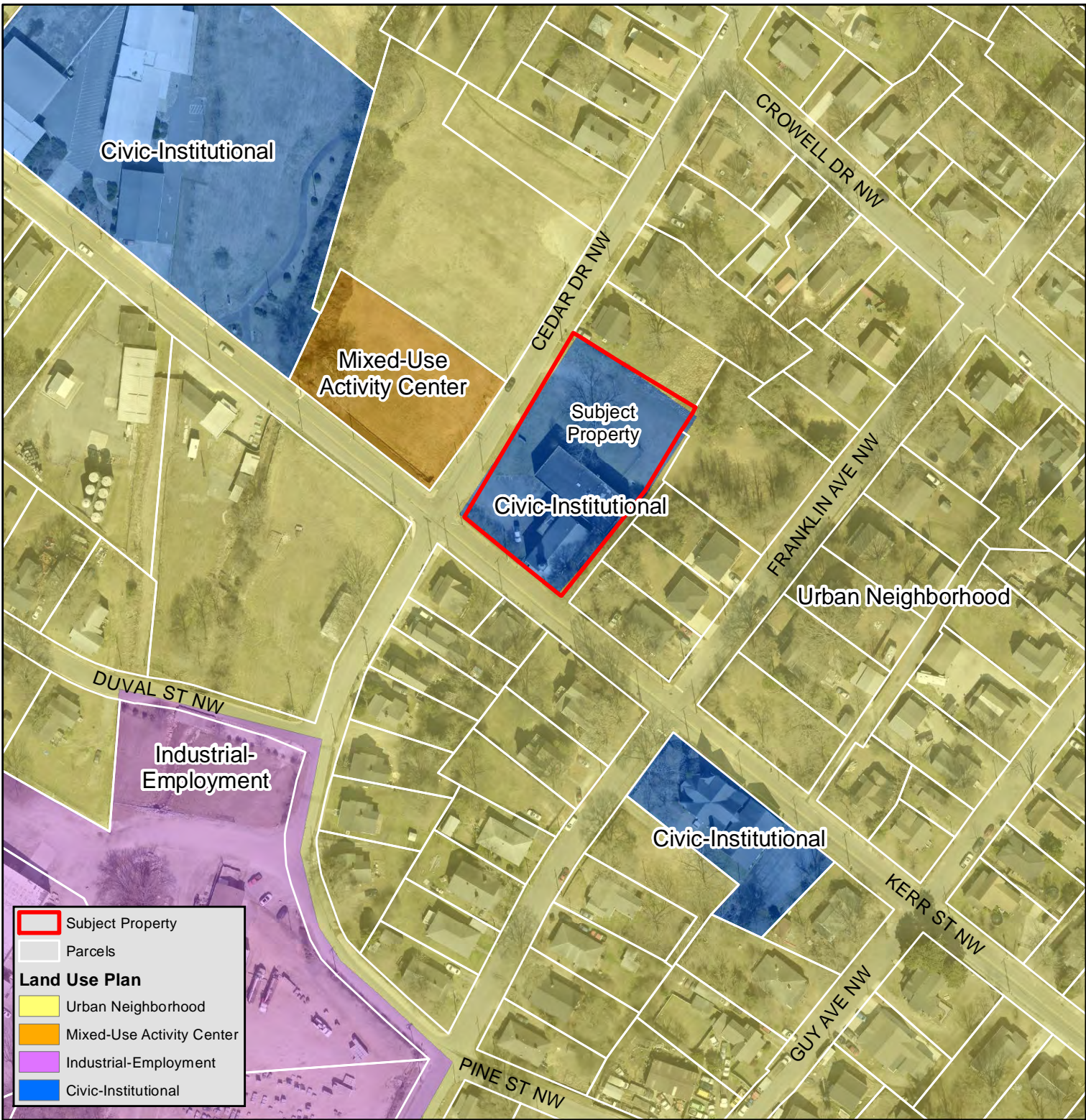
114 Kerr St NW
PIN: 5620-57-9483



**Z(CD)-04-23
LAND USE PLAN**

**Rezoning application
RC (Residential Compact)
to
PUD (Planned Unit
Development)**

114 Kerr St NW
PIN: 5620-57-9483



Z(CD)-04-23

Rezoning application
RC (Residential
Compact)
to
PUD (Planned Unit
Development)

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

