

PLANNING & ZONING COMMISSION  
Meeting Agenda  
Tuesday, March 17, 2015 at 6:00 P.M.  
City Hall  
26 Union Street, 2<sup>nd</sup> Floor

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

**1. Case SUP-01-15 (QUASI-JUDICIAL HEARING)**

**Brett Thornton & Seth Lingafeldt/Grow Strong, LLC.** have submitted a Special Use Permit application for property located at 535B Pitts School Road, NW for the development of a fitness center in a Limited Industrial (I-1) zoning district. PIN 4599-59-8381

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

**2. Case SUP-03-15 (QUASI-JUDICIAL HEARING)**

**Connelly Development, NC LLC/T. Kevin Connelly** have submitted a Special Use Permit application for property located at 5180 Poplar Tent Road to amend an approved special use permit for multi-family development in a General Commercial (C-2) zoning district. PIN 5600-39-8910.

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

### **3. Case Z(CD)-03-15 (LEGISLATIVE HEARING)**

**Carlos Moore Architect PA** has submitted a zoning map amendment application for property located at 18, 26, 30, 38 Pine Street NW and 224 Cabarrus Avenue West from General Commercial (C-2) and Residential Compact (RC) to Light Commercial Conditional District (C-1CD) for the development of neighborhood commercial uses. PINs 5620-66-4557, 5513, 5552, 6409, and 6495

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Staff Recommendation: No objection
- d. Applicant's Testimony
- e. Opponent's Testimony
- f. Close Public Hearing by Motion
- g. Approve Statement of Consistency by Motion
- h. Approve/Deny Zoning Amendment by Motion

#### VI. PETITIONS AND REQUESTS –NO PUBLIC HEARINGS REQUIRED

### **4. Case S-01-15 Copperfield Market**

**Amin Charania** has submitted an application for a preliminary plat for property generally located on the east side of Copperfield Boulevard NE. (PIN 5622-85-0987)

#### VII. PRESENTATIONS AND DISCUSSION

#### VIII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

#### IX. MATTERS NOT ON THE AGENDA



**DATE:** March 17, 2015

**SUBJECT:** Special Use Permit  
Indoor Fitness Facility (Personal Training) in the I-1 (Light Industrial) Zoning District

**CASE:** SUP-01-15

**APPLICANT:** Brett Thornton and Seth Lingafeldt/Grow Strong LLC

**LOCATION:** 535-B Pitts School Road  
PIN 4599-59-8381

**AREA:** 8.28+/- Acres

**EXISTING LAND USE:** Industrial/commercial multi-tenant structure

**EXISTING ZONING:** I-1 (Light Industrial)

**REPORT PREPARED BY:** Kevin E. Ashley, AICP  
Planning and Development Manager

**BACKGROUND**

The applicant proposes to locate a fitness training facility into a multi-tenant development on the southwest quadrant of Pitts School Road and Weddington Road. Fitness centers are permissible in the Light Industrial district as a special use permit.

The structure is one of eleven (11) multi-tenant structures on the subject property. According to Cabarrus County records, the structures were built in 1996. These structures were developed as multi-tenant office/light industrial flex space. Each of these structures contains four (4) separate tenant units of 2,000 square feet each. The applicant proposes to utilize one of these units.

In June 2012, the Commission approved a special use permit (SUP-03-12) for the development of a fitness facility at 505 Pitts School Road (on the same parcel as the subject structure). If the Commission recalls, the owner of this property (JCH Enterprises) was the applicant for the text amendment that allowed fitness facilities and some other uses, such as limited office, to be established in the I-1 district.

The Ordinance requires 1.5 spaces per 1,000 square feet of floor area for fitness facilities, which would necessitate three spaces for the subject use. A staff site inspection indicates numerous vacant parking spaces on site during business hours, so adequate parking is available. Additionally, the application indicates that the classes will be held, generally speaking, contrary to traditional business hours when more parking would be available.

It should be noted, as previously discussed that the subject property is not in a traditional industrial development, and is within a multi-tenant development that was originally designed and developed to be a blend of industrial and office/light commercial.

## **APPROVAL CRITERIA**

In accordance with CDO Article 6.2, the Commission shall permit only those uses that are part of the special use permit. The following criteria shall be issued by the Commission as the basis for review and approval of the project:

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

The proposed fitness facility is permitted within an I-1 zone as a special use and will be located in an existing multi-tenant building... The proposed use is not adding to or altering the building and conforms to the general industrial character of the lot and other industrial uses in the vicinity. In 2012, the Commission approved a gymnastics academy/fitness center within another multi-tenant building located on the subject property. .

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

The subject property has direct access to Pitts School Road (three curb cuts) and Weddington Road (two curb cuts). Both are public streets. The proposed use will necessitate the provision of three (3) parking spaces. Numerous parking spaces are available for use on the 8 acre subject property. As classes are proposed at off-peak hours for adjacent uses parking is adequate. The proposed use will not generate significant increased traffic flow during peak business hours.

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

The proposed use will function similarly, or less intense than other uses located on the subject property and surrounding industrial areas, and will not generate noxious vibration, noise, dust, odor, smoke, or gas.

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

Establishment of the proposed business at the noted location should not significantly impede future development of surrounding properties. Adjoining properties would be allowed to develop or redevelop, as their zoning would permit.

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

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

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

The proposed project complies with CDO requirements with respect to zoning. If the requested SUP is approved, the applicant must also apply for a Certificate of Compliance (COC) and comply with CDO signage requirements.

### **PROPOSED FINDINGS OF FACT**

1. The applicants is Brett Thornton and Seth Lingafeldt/Grow Strong LLC and the subject property is located at 535B Pitts School Road.
2. The property is owned by JCH Enterprises LLC (DB 1803, PG 123).
3. The subject property is zoned I-1 (Light Industrial)
4. The petitioner proposes to establish a fitness facility on the subject property. Fitness facilities are permitted in the I-1 (Light Industrial) zoning district only with the issuance of a Special Use Permit.
5. The petitioner proposes to utilize 2,000 square feet (or one unit) of the four tenant structure for the training facility.
6. The subject property has eleven (11) multi-tenant office/warehouse/flex space structures.
7. Three (3) parking spaces are required for the proposed use, at a rate of 1.5 spaces per 1,000 square feet of floor area.
8. The adopted Land Use Plan designates the property as Industrial.
9. The applicant shall be required to meet the standards of the Concord Development Ordinance (CDO).
10. The applicant shall be required to comply with all applicable regulatory requirements for operation of the proposed fitness facility.
11. The request is utilize an existing tenant space in a multi-tenant structure.

### **RECOMMENDATION AND SUGGESTED CONDITIONS**

Should the Commission votes to approve the Special Use Permit Application, staff recommends the Commission consider adopting of the following conditions:

- 1) Prior to occupying the structure as a fitness facility, a Certificate of Compliance (COC) shall be obtained from the City of Concord.
- 2) If the use vacates the tenant space for a period longer than 180 days, the Special Use Permit will expire.



NORTH CAROLINA  
High Performance Living

~~Jan. 20 6:10 pm~~  
Jan. 20 6:10 pm

Application for  
Special Use Permit

Date 8 December 2014

APPLICANT NAME: Brett Thornton, Seth Lingsfeldt COMPANY  
NAME Goat Strong, LLC

APPLICANT ADDRESS: 6030 Phyliss Lane

CITY: Mint Hill STATE NC ZIP 28227 PHONE NUMBER OF  
APPLICANT: 704-277-8444

OWNER OF PROPERTY (if different from applicant)  
John Hatcher Realty

OWNER ADDRESS:  
1313 F Central Ave. CITY Charlotte STATE NC ZIP 28205

PROJECT ADDRESS (if an address exist):  
535 B Pitt School Rd. Concord, NC 28027

P.I.N.: 4511 51 8381

Area of Subject Property (in acres, or square feet): 2000 square feet

Lot Width: 25 Lot Depth: 80

Current Zoning Classification: I-1

Existing Land Use: Industrial Warehouse

Description of Use Requested: Strength and Conditioning Facility

**Certification**

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

Date: 8 December 2014 Applicant Signature: [Signatures]





Application for  
Special Use Permit

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(20) Other requirements as may be requested by the applicant or specified by the City Council for protection of the public health, safety, welfare and convenience:

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SEE ATTACHED

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**City of Concord – Special Use Permit Narrative – GrowStrong, LLC**

**GrowStrong LLC, a CrossFit affiliate, 535 B Pitt School Road 28027**

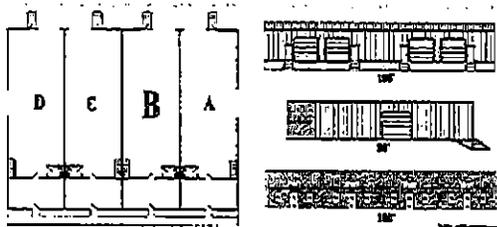
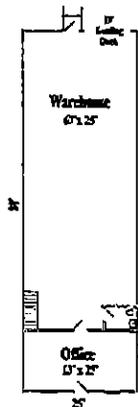
**Use of office and warehouse space** -The 2000sqft office/warehouse will be outfitted as a strength and conditioning gym and will offer CrossFit classes to the general public. A class will include up to 15 athletes and will be led by at least one CrossFit certified coach. Athletes will be instructed on proper Olympic weightlifting, gymnastics/bodyweight skills, various conditioning methods and mobility techniques. Athletes will also participate in a coach led workout of the day during each hour long class. Workouts can be any combination of the previously mentioned skills and techniques.

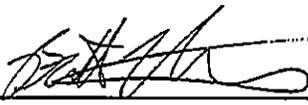
**Class times** - Monday thru Friday: 6 – 7am; 7 – 8am; 8 – 9am; 12 -1pm; 5 – 6pm; 6 – 7pm; 7 – 8pm

Saturday: 9 – 10am and 10 – 11am

**Benefit to the city of Concord** – GrowStrong LLC will empower Concord’s residents to lead active and fulfilling lives by proactively taking control of their health and fitness. GrowStrong LLC will create an open and supportive community atmosphere where friendships will be forged and thrive.

2,004 SF, 325 office, 1,675 warehouse  
Office Air Conditioned  
Warehouse gas heated  
100 Amp 3 Phase Electrical  
14' Eave Height  
10' Loading Dock Door  
Area over office floored for additional storage  
Use: Industrial Zoning



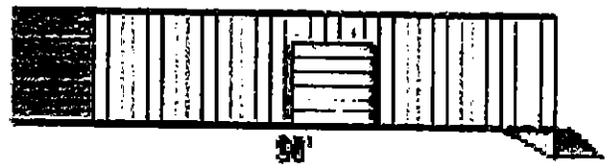
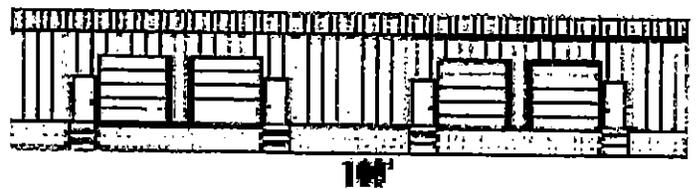
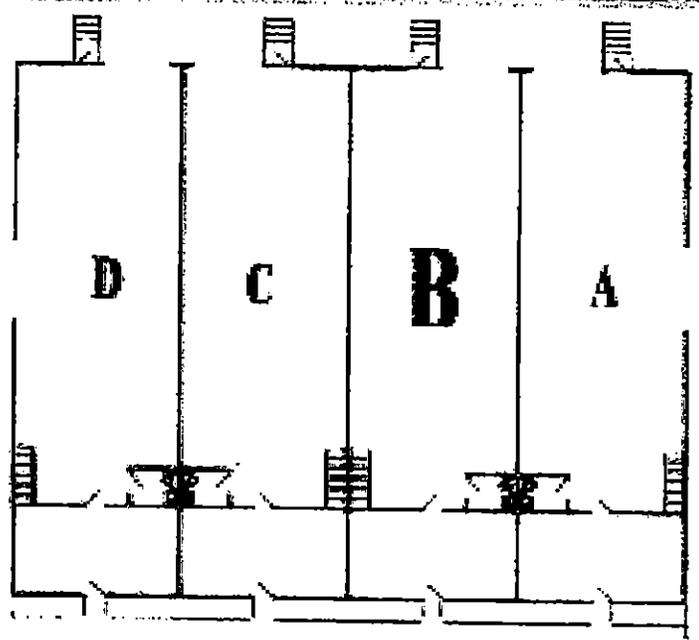
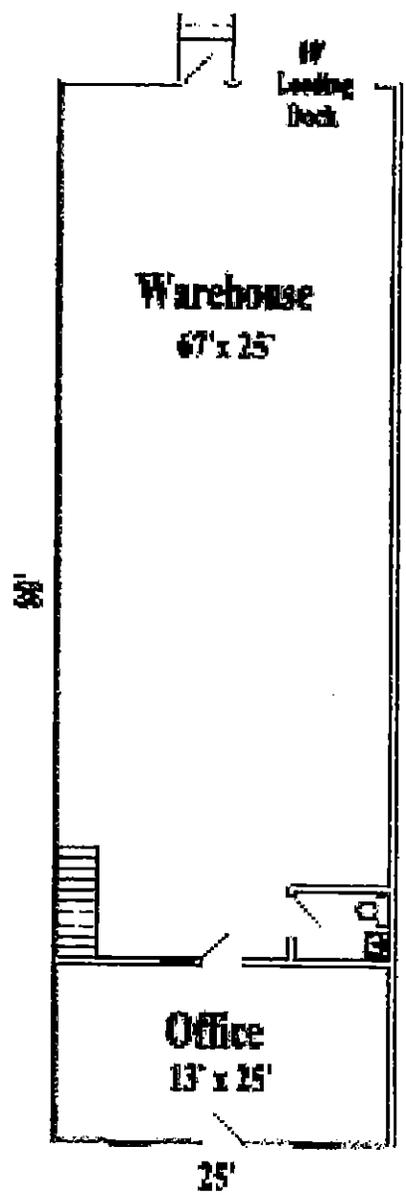
  
\_\_\_\_\_  
Brett Thornton, Partner

  
\_\_\_\_\_  
Seth Lingafeldt, Partner

Date 8 December 2014

2,000 SF  
 325 office  
 1,675 warehouse

- 2,000 SF, 325 office, 1,675 warehouse
- Office Air Conditioned
- Warehouse gas heated
- 100 Amp 3 Phase Electrical
- 14' Eave Height
- 10' Loading Dock Door
- Area over office floored for additional storage
- Lite Industrial Zoning



**SUP-01-15  
AERIAL**

**Special Use Permit  
Application**

**Fitness center in a  
Limited Industrial (I-1)  
zoning district**

535-B Pitts School Rd  
PIN 4599-59-8381



Source: City of Concord  
Planning Department

**Disclaimer**

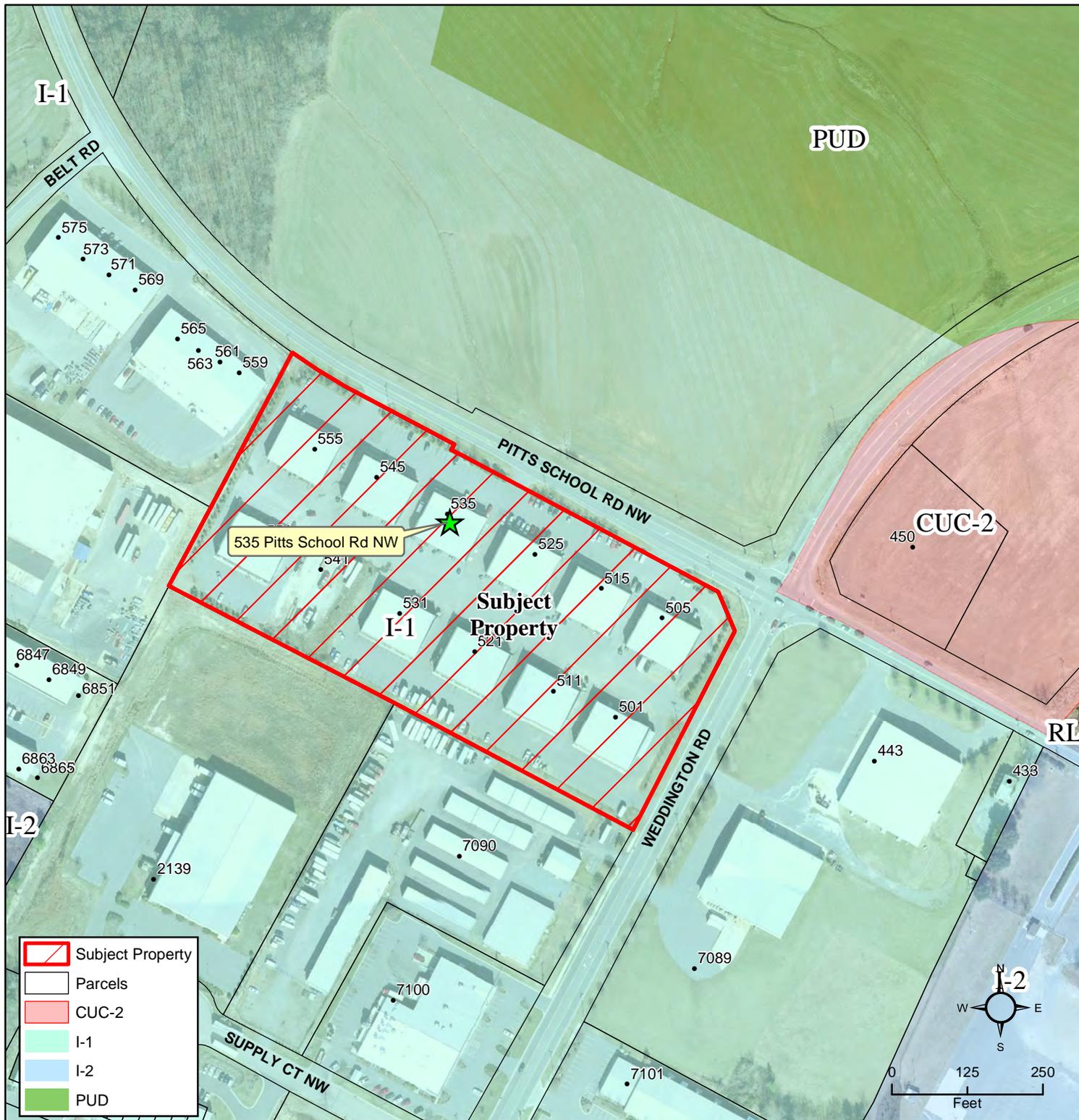
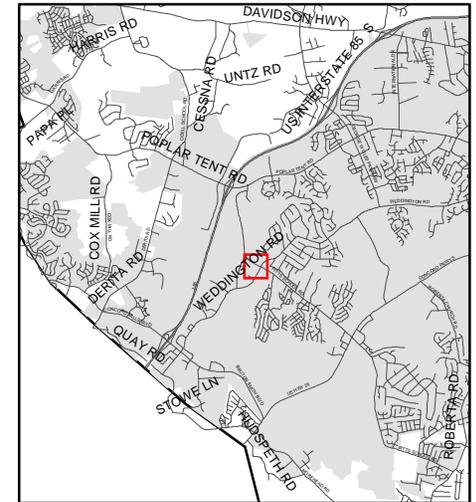
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# SUP-01-15 ZONING MAP

## Special Use Permit Application

### Fitness center in a Limited Industrial (I-1) zoning district

535-B Pitts School Rd  
PIN 4599-59-8381



Source: City of Concord  
Planning Department

#### Disclaimer

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**DATE:** March 17, 2015

**SUBJECT:** Special Use Permit  
Multi-family residential in the C-2 (General Commercial) Zoning District (amendment to approved Special Use Permit)

**CASE:** SUP-03-15

**APPLICANT:** Connelly Development NC, LLC/T. Kevin Connelly

**LOCATION:** 5180 Poplar Tent Road  
PIN 5600-39-8910

**AREA:** 4.18+/- Acres

**EXISTING LAND USE:** Single family residential

**EXISTING ZONING:** C-2 (General Commercial)

**REPORT PREPARED BY:** Kevin E. Ashley, AICP  
Planning and Development Manager

**BACKGROUND**

The applicant proposes to develop a 60 unit apartment complex on north side of Poplar Tent Road, just east of the George W. Liles intersection. The property was previously approved for a 62 unit development in April, 2014 (Case SUP-02-14). The approved development consisted of one four (4) story structure and the proposed development will consist of three (3) structures and a one story clubhouse.

The developer approached the staff about the potential for administratively modifying the Special Use Permit to reduce the number of units and to separate the development into multiple buildings. Although the proposed development reduces the building height from four (4) stories to three (3) and reduces the number of units from 62 to 60, the staff opined that the request would require a modification of the approved special use permit, due to the reconfiguration of the site.

The proposed development consists of three (3) separate apartment buildings, clubhouse and amenity area (including a playground, picnic area and tot lot generally located in the center of the property). The proposed development consists of an equal number of two and three bedroom units.

The subject property is zoned General Commercial (C-2) and consists of approximately 4.18 acres. The property was part of a large, City-initiated annexation effective in December, 1995. This property was initially zoned B-3 General Commercial upon annexation. With the adoption of the Unified Development Ordinance (now known as the CDO) and their corresponding new

districts in 2000, the areas zoned B-3 became C-2 zoning. The property has a one-story single family home of approximately 1,778 square feet. According to Hillsborough County Property Appraiser data, the structure was constructed in 1949.

The Future Land Use Plan designates the subject property as a combination of Mixed Use Node, Village Center and Single Family Residential. The subject property is located at the outer perimeter of both the mixed use and village center areas. Multi-family dwellings are specifically listed as permissible uses within both of these land use designations.

The developers propose to demolish the home to accommodate development of the multi-family complex. Storm water retention/water quality is proposed near the eastern property line, and a potential site for a bus shelter is proposed at the Poplar Tent Road frontage.

The site plan has been reviewed by various City departments and the project complies with the minimum standards of the CDO. Additionally, the petitioner has submitted an architectural rendering that demonstrates compliance with the residential design standards of Article 7. Renderings will also be required for technical site plan review.

### **APPROVAL CRITERIA**

In accordance with CDO Article 6.2, the Commission shall permit only those uses that are part of the special use permit. The following criteria shall be issued by the Commission as the basis for review and approval of the project:

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

The proposed multi-family development is permitted in C-2 as a special use. The development meets the minimum requirements of the CDO relative to density, height and screening.

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

The subject property has direct access to Poplar Tent Road, which is a state-maintained roadway. The access is a right-in/right-out access only. The proposed use meets the minimum parking standards of the ordinance.

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

The proposed use will function similarly, or less intense than other uses located on the subject property and surrounding industrial areas, and should not generate noxious vibration, noise, dust, odor, smoke, or gas.

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

Establishment of the proposed multi-family development at the noted location should not significantly impede future development of surrounding properties. Adjoining properties would be allowed to develop or redevelop, as their zoning would permit.

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

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

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

The proposed project complies with CDO requirements with respect to zoning. If the requested SUP is approved, the applicant must obtain technical site plan review prior to permit issuance.

**PROPOSED FINDINGS OF FACT**

1. The applicant is Connelly Development NC, LLC/T. Kevin Connelly and the subject property is located at 5180 Poplar Tent Road.
2. The property is owned by the Virginia C. Duncan Estate, c/o Mary Holland (DB 355 PG 101.)
3. The subject property is zoned C-2 (General Commercial)
4. The property consists of 4.18 acres and is improved with a single family home constructed in 1949.
5. The adopted Land Use Plan designates the property as a combination of Mixed Use Node, Village Center and Single Family Residential.
6. In April 2014, the Commission approved a Special Use Permit for the development of one (1) four story, 62 unit multifamily apartment structure. .
7. The request is to modify the approved Special Use Permit to construct a 60 unit, multifamily development, consisting of three apartment structures and one clubhouse/amenity center.
8. The submitted site plan and supplemental materials indicate that the proposal meets the minimum requirements of Section 8.3.6.E of the Concord Development Ordinance (Supplemental Regulations for Certain Uses).

**RECOMMENDATION AND SUGGESTED CONDITIONS**

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

- 1) Technical site plan approval shall be required prior to issuance of zoning compliance permits.



Date 2/2/15

APPLICANT NAME: Connelly Development NC, LLC COMPANY  
NAME T. Kevin Connelly

APPLICANT ADDRESS:  
714 Ninth Street, Suite 105

CITY: Durham STATE NC ZIP 27705 PHONE NUMBER OF  
APPLICANT: (803) 798-0572

OWNER OF PROPERTY (if different from applicant)  
Mary D. Holland, H. Steven Holland, Harry A. Rudolph, Joy D. Rudolph

OWNER ADDRESS:  
563 Oakridge Run CITY Salisbury STATE NC ZIP 28146

PROJECT ADDRESS (if an address exist):  
5180 Poplar Tent Road

P.I.N.: 5600-39-8910

Area of Subject Property (in acres, or square feet): +/- 4.18 acres

Lot Width: 340' Lot Depth: 580' ("flag" lot, see plan)

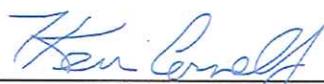
Current Zoning Classification: C2

Existing Land Use: Single family residence

Description of Use Requested: Multi family apartments

#### Certification

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

Date: 1/29/15 Applicant Signature: 

**General Requirements**

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

- (a) The Planning and Zoning Commission must find that “the establishment, maintenance, or operation of the proposed use shall not be detrimental to, or endanger, the public health, safety or general welfare.”  
The proposed use, multi-family apartments, is allowed in the C2 district under Special Use Permit.
  
- (b) The Planning and Zoning Commission must find that the proposed use “conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures, and the type and extent of landscaping and screening on the site.”  
The proposed use, conforms to the zoning, and the building heights, types and the landscaping and buffers required by zoning ordinance.
  
- (c) The Planning and Zoning Commission must find that the proposed use “provides ingress and egress so designed as to minimize traffic hazards and to minimize congestion on the public roads.”  
The proposed use provides one driveway access to the site from Poplar Tent Road so located as to minimize traffic congestion and hazard.
  
- (d) The Planning and Zoning Commission must find that the proposed use “shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.”  
The proposed use does not produce noxious nor offensive vibration, noise, odor, dust smoke or gas.
  
- (e) The Planning and Zoning Commission must find that “the establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.”  
The proposed use is contained on the subject property inside required setbacks which will not impede uses of surrounding properties.

**Specific Requirements**

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

- (1) Nature of use(s) (type, number of units, and/or area):  
Multi-family apartments. 60 dwelling units. One clubhouse amenity building.
  
- (2) Accessory uses (if any):  
None
  
- (3) Setback provisions:  
10' street setback.  
20' side and rear setback
  
- (4) Height provisions:

- The underlying zoning district building height limit is 48'.  
 The proposed apartment buildings are 3 stories, or 30' to the eave height.
- (5) Off-street parking and loading provisions:  
 Off street parking is provided at the rate of 1.5 spaces per dwelling unit.  
 90 spaces total are provided, including 5 handicap.
- (6) Sign provisions:  
 One monument style sign to identify the development is proposed at the entry drive in accordance with signage ordinance.
- (7) Provisions for screening, landscaping and buffering:  
 20' Type C Buffer at North lot line between RV zoning district.  
 8' Type A Buffer at East and West boundaries between C2 zoning district.
- (8) Provisions for vehicular circulation and access to streets:  
 A loop drive provides vehicular circulation on site. On site vehicular paths are connected to public street with two-way driveway.
- (9) Adequate and safe design for grades, paved curbs and gutters, drainage systems, and treatment or turf to handle storm water, prevent erosion, and subdue dust:  
 The final site design will include engineered controls to provide suitable fine grading, minimize earthworks (cut and fill), and provide suitable paved areas for safe vehicular (cont. next page)
- (10) Adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading spaces, facilities for waste disposal, and illumination:  
 The site includes a small network of interconnected drive aisles and vehicular areas which limit dead-end access. Additionally, a robust system of sidewalks provide adequate (cont. next page)
- (11) An adequate amount, and safe location of, play areas for children and other recreational uses, according to the concentration of residential occupancy:  
 On site amenities provide include: Picnic shelter with two tables, fenced playground, fenced tot-lot, Clubhouse that houses indoor multi-purpose and exercise rooms.
- (12) Fences, walls, or year-round screen planting abutting residential districts, to protect residences from parking lot illumination, headlights, fumes, heat, blowing papers, and dust (to reduce the visual encroachment on privacy and residents):  
 The RV district to the north is screened from the parking areas by a combination of the residential building itself and a suitable landscaped buffer yard in accordance with the Land (cont. next page)
- (13) Open space (including flood hazard area):  
 Open space of 12% of lot area is provided.
- (14) Improvements within the common open space:  
 Picnic shelter with two tables, fenced playground, fenced tot-lot, sitting areas with benches, grass lawn and landscaping.
- (15) Parking Areas:  
 On site parking is provided.
- (16) Sidewalks, trails and bikeways:  
 An on site network of sidewalks connects paths between all buildings and amenities, and is connected to public sidewalk network along Poplar Tent Road.
- (17) Lighting and utilities:  
 Site lighting will be provided. Electric, water, and sewer utilities are available for connection to site.
- (18) Site furnishings:  
 Playground equipment, picnic shelter with tables, seating benches.
- (19) Adequate fire, police, water and sewer services:

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The site is inside Concrd city limits for fire and police protection. Municipal water and sewer lines are available in Poplar Tent Road for connection to site.

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(20) Other requirements as may be requested by the applicant or specified by the City Council for protection of the public health, safety, welfare and convenience:  
n/a

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#9 (cont.) operations which protect pedestrians and residents. Drainage systems will be designed in accordance with Article 1 of the Technical Standards manual for design storm frequencies, and the stormwater BMP will be in accordance with State and Local standards for TSS removal, post-construction flow attenuation, and pollutant removal. Permanent stabilization of disturbed areas will prevent dust and erosion.

#10 (cont.) and safe areas for pedestrians to access parking and open space areas. Interconnected drive aisles with property designed turning radii provide suitable access to emergency and solid waste vehicles.

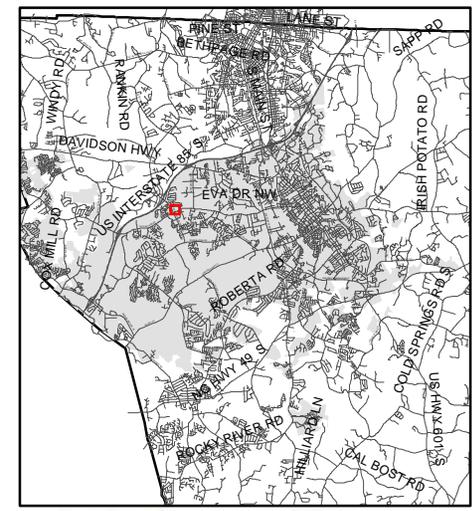
#12 (cont.) Development Code. Parking is configured in such a way to limit the proximity of vehicles to the residential district to the maximum extent practical.



**SUP-03-15  
AERIAL**

**Development of a  
multi-family residential  
development in a  
General Commercial  
(C-2) zoning district**

5180 Poplar Tent Rd  
PIN 5600-39-8910



Source: City of Concord  
Planning Department

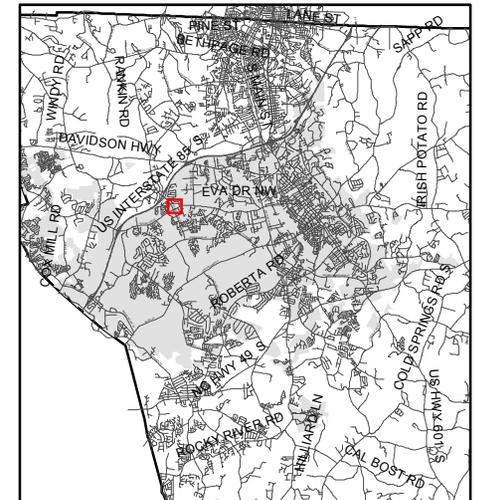
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**SUP-03-15  
LAND USE PLAN**

**Development of a  
multi-family residential  
development in a  
General Commercial  
(C-2) zoning district**

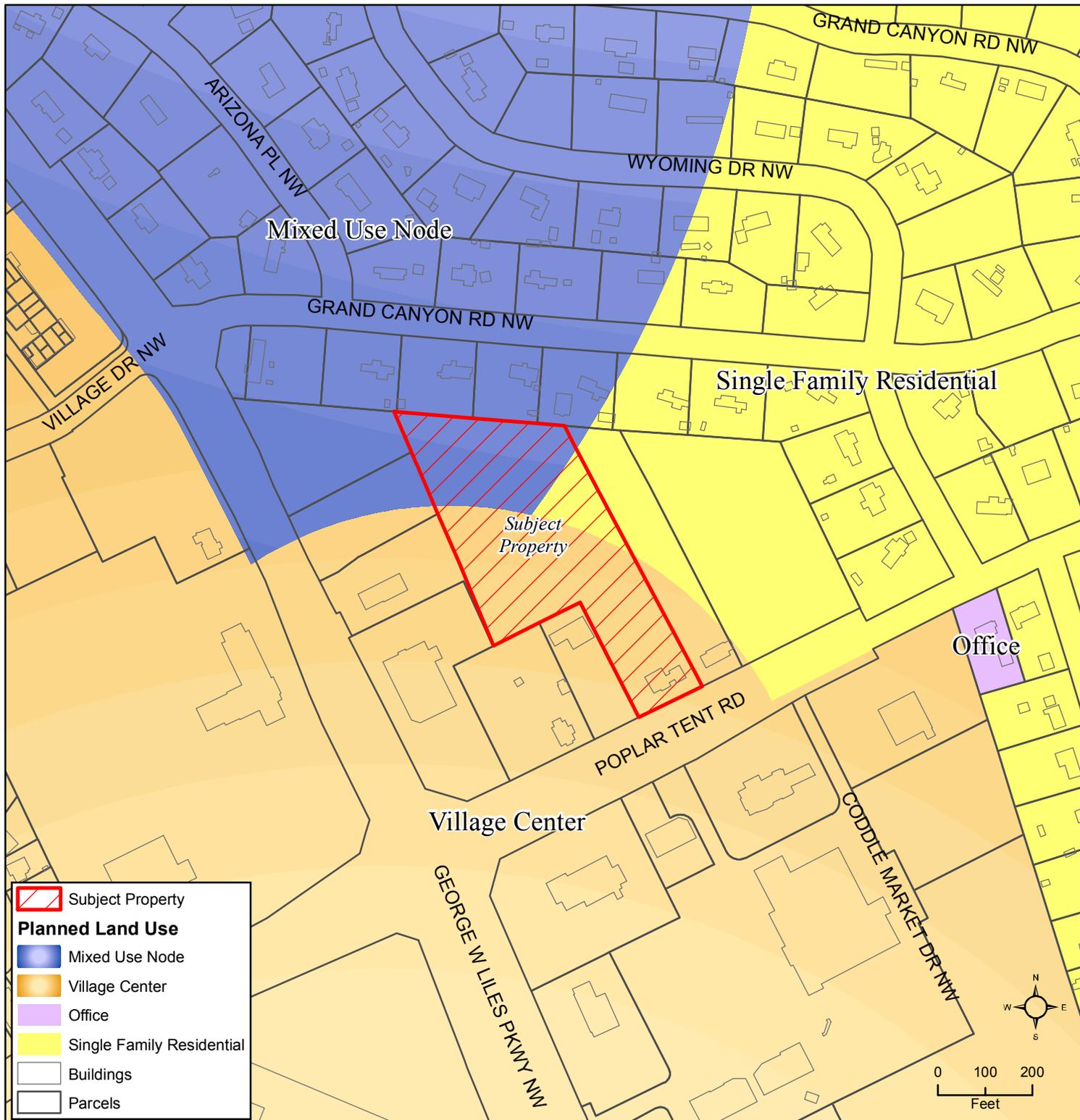
5180 Poplar Tent Rd  
PIN 5600-39-8910



Source: City of Concord  
Planning Department

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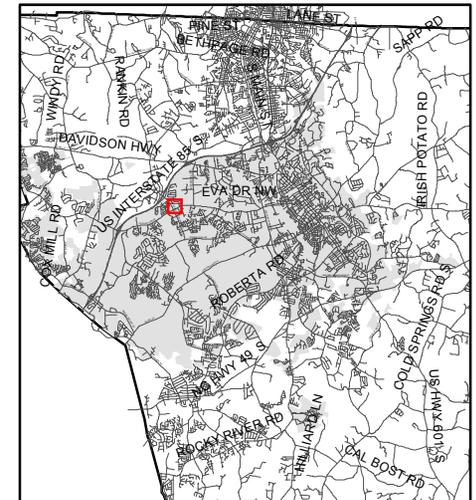


	Subject Property
<b>Planned Land Use</b>	
	Mixed Use Node
	Village Center
	Office
	Single Family Residential
	Buildings
	Parcels

**SUP-03-15  
ZONING MAP**

**Development of a  
multi-family residential  
development in a  
General Commercial  
(C-2) zoning district**

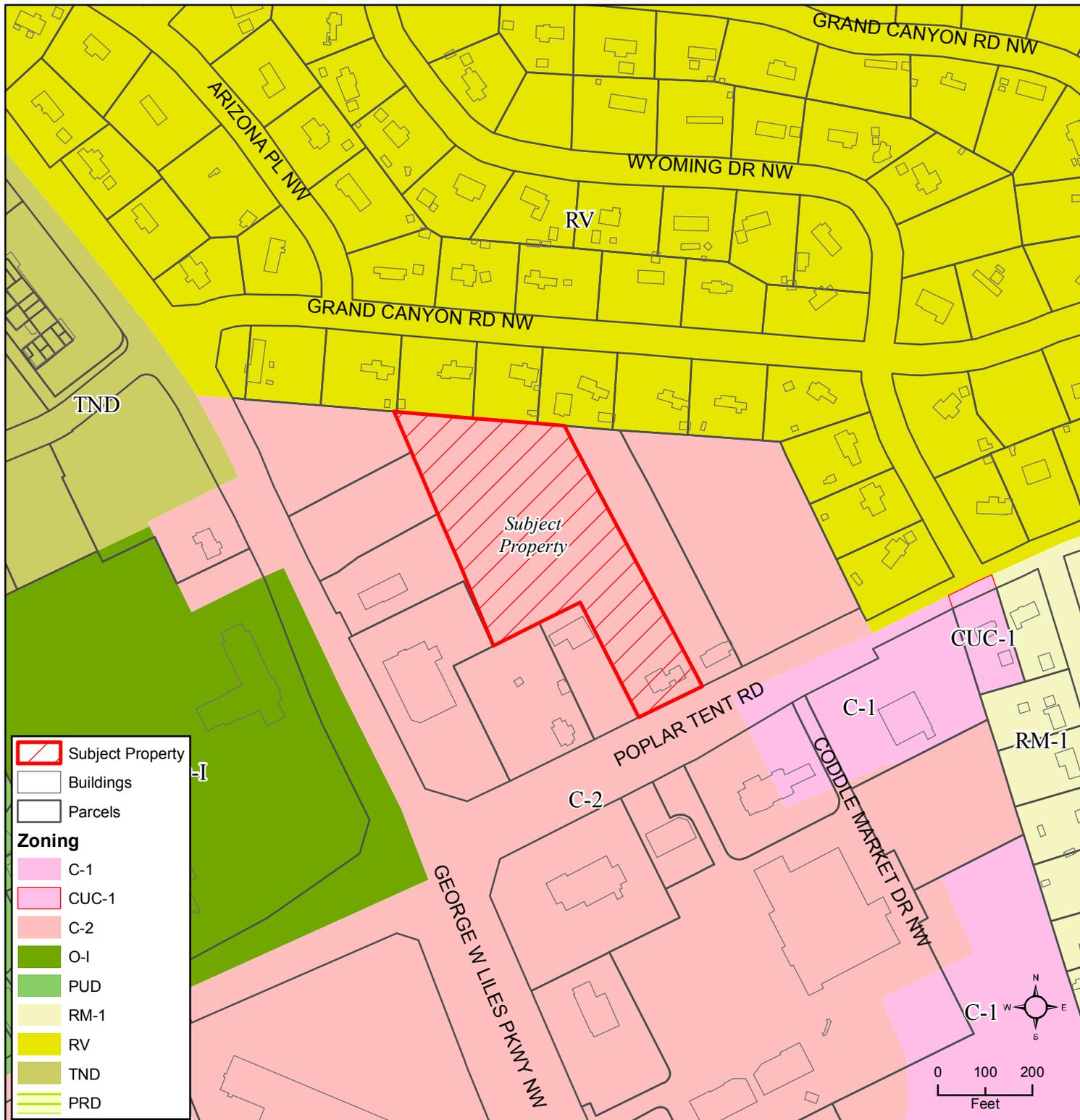
5180 Poplar Tent Rd  
PIN 5600-39-8910



Source: City of Concord  
Planning Department

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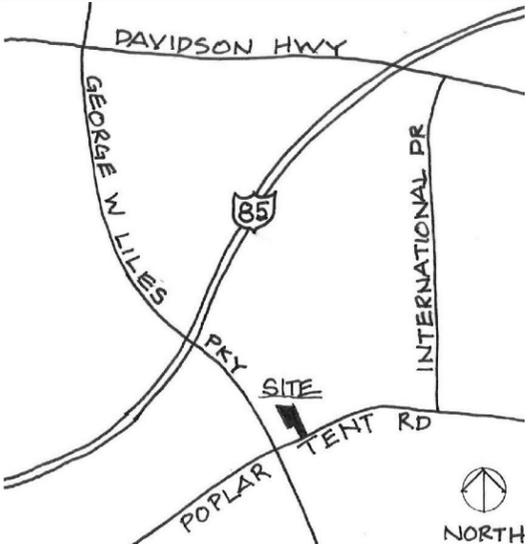
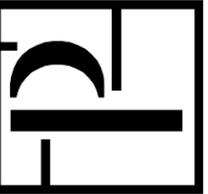


	Subject Property
	Buildings
	Parcels
<b>Zoning</b>	
	C-1
	CUC-1
	C-2
	O-1
	PUD
	RM-1
	RV
	TND
	PRD

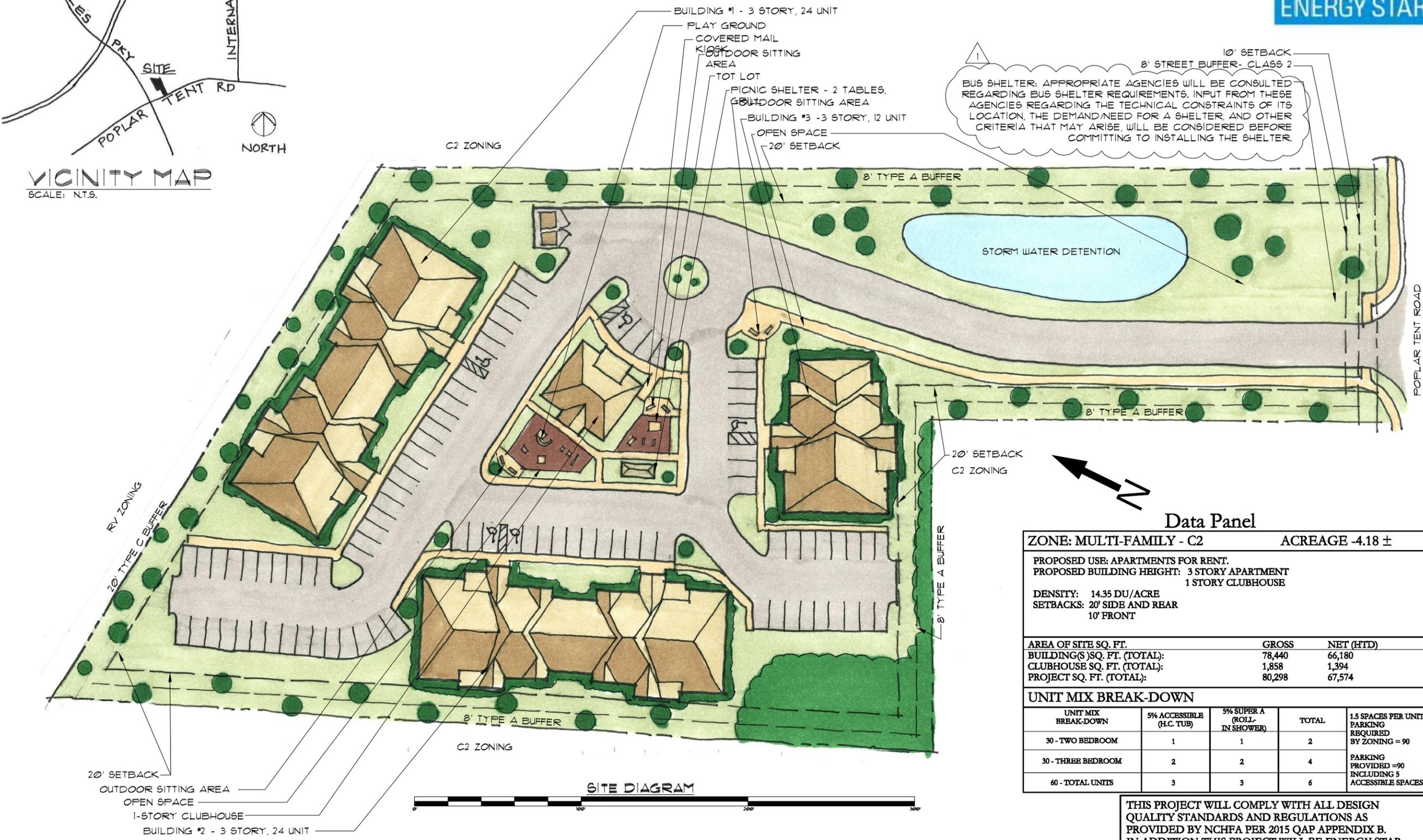
# TANNERS POINTE



**Planworx**  
ARCHITECTURE, P.A.  
5711 six forks road, suite 100, Raleigh, nc 27609  
office (919) 846-8100  
fax (919) 846-2651  
website www.planworx.com



VICINITY MAP  
SCALE: N.T.S.



1  
BUS SHELTER: APPROPRIATE AGENCIES WILL BE CONSULTED REGARDING BUS SHELTER REQUIREMENTS. INPUT FROM THESE AGENCIES REGARDING THE TECHNICAL CONSTRAINTS OF ITS LOCATION, THE DEMAND/NEED FOR A SHELTER, AND OTHER CRITERIA THAT MAY ARISE, WILL BE CONSIDERED BEFORE COMMITTING TO INSTALLING THE SHELTER.

### Data Panel

ZONE: MULTI-FAMILY - C2		ACREAGE -4.18 ±		
PROPOSED USE: APARTMENTS FOR RENT.				
PROPOSED BUILDING HEIGHT: 3 STORY APARTMENT 1 STORY CLUBHOUSE				
DENSITY: 14.35 DU/ACRE				
SETBACKS: 20' SIDE AND REAR 10' FRONT				
AREA OF SITE SQ. FT.		GROSS	NET (HTD)	
BUILDING(S) SQ. FT. (TOTAL):		78,440	66,180	
CLUBHOUSE SQ. FT. (TOTAL):		1,858	1,394	
PROJECT SQ. FT. (TOTAL):		80,298	67,574	
UNIT MIX BREAK-DOWN				
UNIT MIX BREAK-DOWN	5% ACCESSIBLE (H.C. TUB)	5% SUPER A (ROLL-IN SHOWER)	TOTAL	1.5 SPACES PER UNIT PARKING REQUIRED BY ZONING = 90
30 - TWO BEDROOM	1	1	2	PARKING PROVIDED = 90 INCLUDING 5 ACCESSIBLE SPACES
30 - THREE BEDROOM	2	2	4	
60 - TOTAL UNITS	3	3	6	

THIS PROJECT WILL COMPLY WITH ALL DESIGN QUALITY STANDARDS AND REGULATIONS AS PROVIDED BY NCHFA PER 2015 QAP APPENDIX B. IN ADDITION THIS PROJECT WILL BE ENERGY STAR COMPLIANT.

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TANNERS POINTE  
CONNELLY DEVELOPMENT, LLC  
5180 POPLAR TENT RD,  
CONCORD, NC  
SUP AMENDMENT

PROGRESS DATE:	2/2/15		
ISSUE DATE:			
REVISIONS NUMBER	DATE	INITIALS	DESCRIPTION
3-9-15			SUP COMMENTS

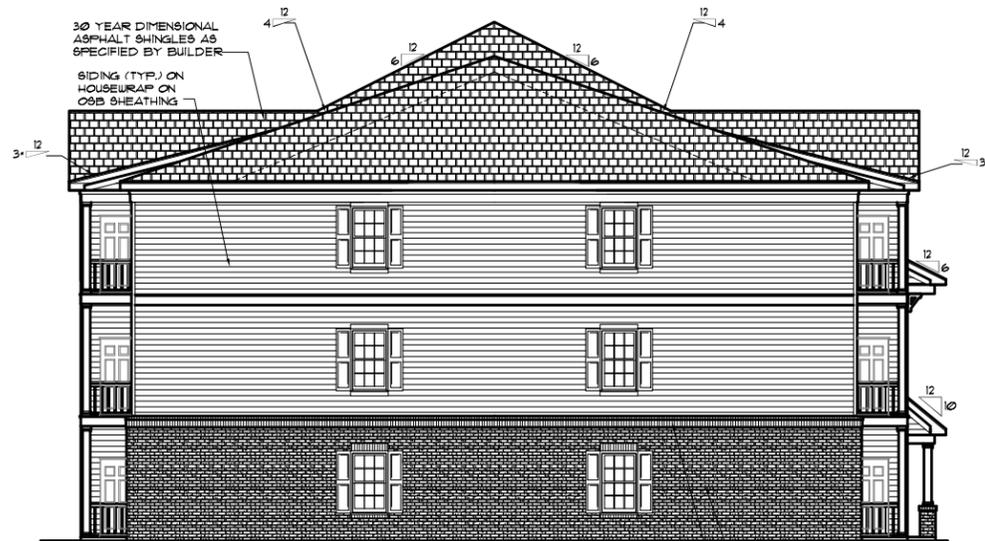
PROJECT NO: 000215  
DRAWN BY: B. Nobles  
CHECKED BY: E. Heinsohn  
SHEET TITLE: Site Diagram Building Third Floor

SHEET NUMBER: SD-1



**BUILDING 1  
FRONT ELEVATION**

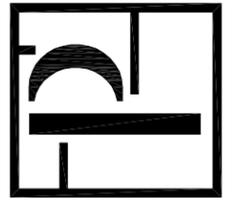
1/16" PRINTS SCALE: 1/16" = 1'-0"



**BUILDING 1  
LEFT ELEVATION**

1/16" PRINTS SCALE: 1/16" = 1'-0"

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fax (919) 846-2661  
website www.planworx.com



TANNERS POINTE  
CONNELLY DEVELOPMENT, LLC  
5180 POPLAR TENT RD,  
CONCORD, NC  
2015 TAX CREDIT -  
PRELIMINARY APPLICATION

PROGRESS DATE:	1/23/15
ISSUE DATE:	
REVISIONS NUMBER	DESCRIPTION
1	
2	
3	
4	
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9	
10	
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12	
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30	

PROJECT NO: 000215  
DRAWN BY: B. Nobles  
CHECKED BY: E. Heinsohn  
SHEET TITLE:  
Two & Three Bed Front & Left Elevations  
SHEET NUMBER:

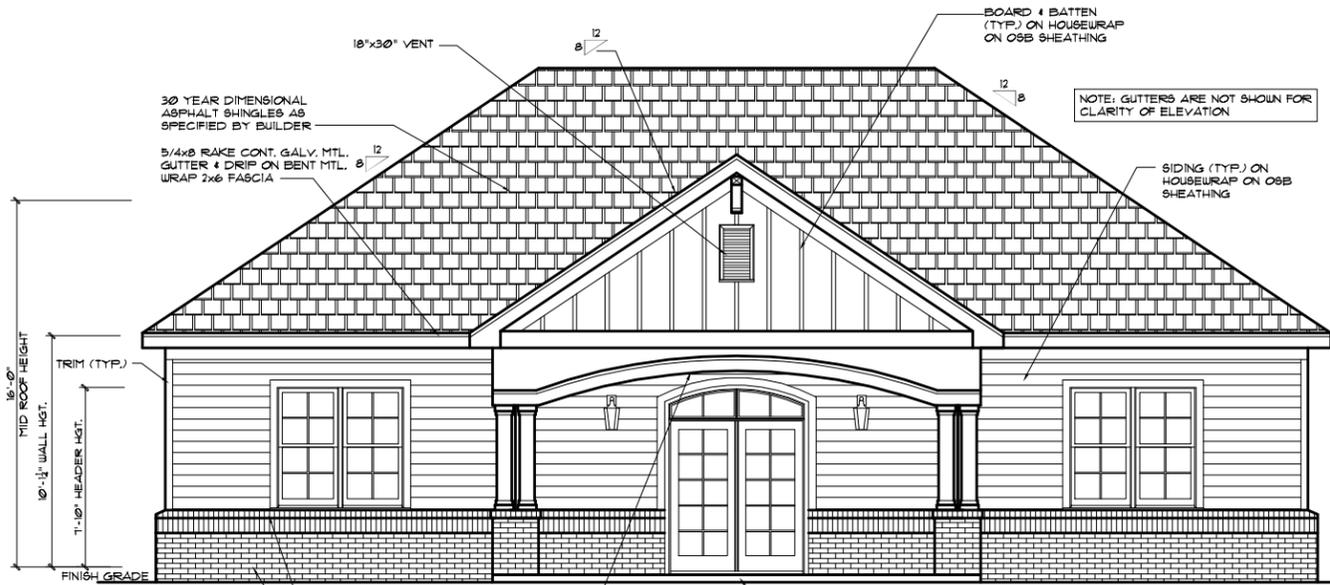
**B1-A1**

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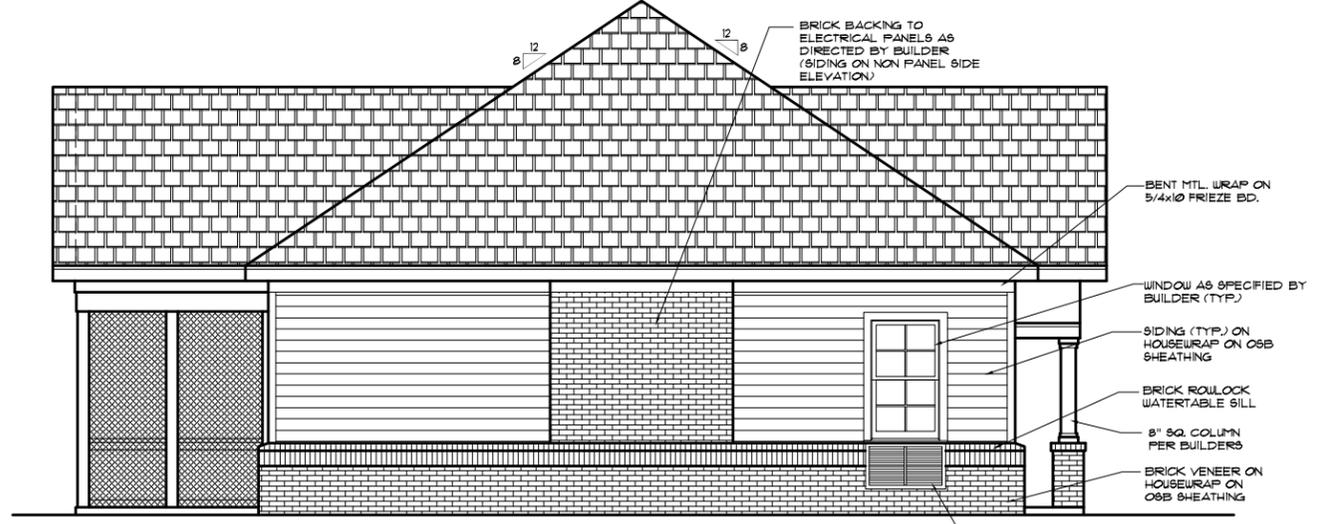
**FRONT ELEVATION**

1/8" = 1'-0" PRINTS SCALE



**REAR ELEVATION**

1/8" = 1'-0" PRINTS SCALE



**LEFT ELEVATION**

1/8" = 1'-0" PRINTS SCALE



**RIGHT ELEVATION**

1/8" = 1'-0" PRINTS SCALE

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 office (919) 846-8100  
 fax (919) 846-2661  
 website www.planworx.com

TANNERS POINTE  
 CONNELLY DEVELOPMENT, LLC  
 5180 POPLAR TENT RD,  
 CONCORD, NC  
 2015 TAX CREDIT -  
 PRELIMINARY APPLICATION

PROGRESS DATE:	ISSUE DATE:	REVISIONS NUMBER	DATE	INITIALS	DESCRIPTION
	1/23/15				

PROJECT NO: 000215  
 DRAWN BY: B. Nobles  
 CHECKED BY: E. Heinsohn

SHEET TITLE:  
 Clubhouse Exterior Elevations

SHEET NUMBER:  
 CH-A1

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**DATE:** March 21, 2015

**CASE #:** Z (CD)-03-15

**DESCRIPTION:** Zoning Map Amendment  
Commercial General (C-2) and Residential Compact (RC) to  
Light Commercial Conditional District (C-1CD)

**OWNERS:** Paulino and Sylvia Curiel

**LOCATION:** 224 Cabarrus Avenue and 18, 26, 30 and 38 Pine Street NW

**PIN#s:** PIN: 5620-66-4557, 5513, 5552, 6409 and 6495.

**AREA:** 0.81 +/- acres

**ZONING:** Commercial General (C-2) and Residential Compact (RC)

**PREPARED BY:** Kevin E Ashley, AICP Planning and Development Manager

**BACKGROUND**

The subject property consists of approximately 0.81 acres, and is located on the northwest quadrant of Cabarrus Avenue, West and Pine Street NW. The proposed area of rezoning consists of the commercial parcel and structure at 224 Cabarrus Avenue (that contains Supermercado Lupita) and four (4) vacant parcels on Pine Street. The petitioner proposes to rezone the RC area (approximately 0.43 acres) and the C-2 area (approximately 0.38 acres) to Light Commercial Conditional District (C-1CD).

**HISTORY**

The Pine Street parcels were previously improved with single family homes, and are zoned RC. Staff could not confirm the dates of demolition of these homes. According to Cabarrus County tax records, the commercial structure at 224 Cabarrus Avenue was constructed in 1900 and contains approximately 4,151 square feet of floor area.

**SUMMARY OF REQUEST**

The petitioner proposes to rezone the existing commercial structure and the four vacant parcels to C-1CD in order to construct a new grocery store. The rezoning includes a “downzoning” of the existing store from Commercial General (C-2) and an inclusion within the proposed conditional district zoning in order to allow shared parking between the existing and proposed structures. As part of the petition, the existing supermarket and butcher shop that is located in the structure on

Cabarrus Avenue will be relocated to the new structure. The petitioner proposes limiting the site to the following uses: (note that the site plan states that only the grocery store will be in the new structure).

- Grocery
- Butcher shop/meat market/deli
- Business-wire transfer/MSB – money service business
- Small retail
- Small personal services (beauty parlor, nail salon, etc.)
- Small office/business
- Community service office

The site plan indicates that parking for the new structure will be placed on the westernmost extent of the property, with the new 5,632 square foot structure located generally in the center of the property on Pine Street. Sixteen (16) new paved parking spaces are proposed to the west of the new structure. Eighteen (18) spaces are associated with the existing structure on Cabarrus Avenue. Based upon Article 10 of the CDO, (relative to shared parking allowances), 31 spaces are required to serve both parcels, with the new structure as the grocery store and under the assumption that the existing structure will be occupied as 100% retail (which requires the most parking). The total number of parking spaces available to entire area of rezoning is 34 spaces, which meets the minimum requirements of the CDO.

The site plan has been reviewed by all City Departments and there are no objections to the petition. The petitioner has also submitted an architectural rendering which demonstrates compliance with the minimum nonresidential design standards of Article 7. The development will require technical site plan approval should the petition be approved.

Property to the north is zoned a combination of C-2 and RC. The RC property is developed with single family homes. (The petitioner owns two single family parcels that front Kerr Street, directly to the north). The C-2 parcel is developed with a pawnshop which fronts Cabarrus Avenue. Land to the east is zoned C-2 and is commercially developed. Land to the south is zoned C-2 (commercially developed), RC (single family) and Office Institutional (O-I), which is improved with an assisted living center.

<b>Existing Zoning and Land Uses</b>					
<b>Current Zoning of Subject Property</b>	<b>Zoning Within 500 Feet</b>		<b>Land Uses(s) of Subject Property</b>	<b>Land Uses within 500 Feet</b>	
RC and C-2	<b>North</b>	RC and C-2	Commercial and vacant	<b>North</b>	Single family and commercial
	<b>South</b>	RC, O-I and C-2		<b>South</b>	Single family, assisted living and commercial.
	<b>East</b>	C-2		<b>East</b>	Commercial
	<b>West</b>	RC		<b>West</b>	Single family residential

## **COMPLIANCE WITH 2015 LAND USE PLAN**

The 2015 Land Use Plan (LUP) designates the Cabarrus Avenue parcel as “commercial” and the Pine Street parcels as “single family residential.”

The LUP deems C-1 zoning to be consistent with the “commercial” land use designation. C-1 is also consistent with the “residential designation” if it meets the two of the following criteria:

1. Frontage on a major or minor thoroughfare **or** is part of an expansion to an existing C-1 area, which is located adjacent to an existing major or minor thoroughfare, but does not expand said district by greater than 50%.
2. The development proposes low impact uses that are intended to serve the adjacent neighborhoods.
3. None of the traffic from the C-1 area to the arterial street will utilize a street which contains single family detached structures.

The petition meets criteria number one as Cabarrus Avenue is classified as a major thoroughfare on the Comprehensive Transportation Plan. The criteria relative to expansion of the C-1 district is not applicable due to the presence of the word “or.” The petition also meets criteria number two as most uses within the C-1 district (such as grocery stores) are neighborhood serving uses, and the proposed store is very small in scale. The petition does not meet criteria number three, but the westbound segment of Pine Street contains only approximately 1.5 blocks of single family dwellings (which also includes a nonconforming automobile repair shop) before the Franklin Avenue intersection, where industrially designated property exists.

In summary, the petition meets two of the three criteria and it is the staff’s opinion that the petition is consistent with the LUP.

## **SUGGESTED STATEMENT OF CONSISTENCY**

- The subject property is approximately 0.81 acres, 0.38 of which is zoned General Commercial (C-2) and 0.43 of which is zoned Residential Compact (RC).
- The subject property is combination of vacant land and commercial development.
- The existing commercial structure on the site is approximately 4,151 square feet in size, and according to Cabarrus County tax records, was constructed in 1900.
- The proposed zoning amendment is consistent with the 2015 Land Use Plan (LUP) because it proposes low impact C-1 uses and the area of rezoning is appropriately located on a thoroughfare. C-1 zoning is permissible in the commercial land use designation. It also permissible in the residential land use designation based upon the development of low impact neighborhood serving uses and its location on a thoroughfare.
- The zoning amendment is reasonable and in the public interest because the petition reduces the intensity of zoning on the Cabarrus Avenue property to allow neighborhood serving commercial uses. Furthermore, from a planning standpoint, the petition proposes development of a site in a neighborhood where development is desired.

## **SUGGESTED RECOMMENDATION AND CONDITIONS**

The staff finds the request consistent with the 2015 Land Use Plan and the requirements of the

Concord Development Ordinance. The staff (and Development Review Committee) has no objections to the petition. Because this petition is a parallel 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.”**

The petitioner has consented to the following conditions:

1. Compliance with the “Schematic Site Plan”, sheet SP-1, rev. 5 dated 2/2/15 and the “Exterior Elevations” sheet SD-1, dated 2/1/15. and
2. The uses on the site shall be limited to the following:
  - Grocery
  - Butcher shop/meat market/deli
  - Business-wire transfer/MSB – money service business
  - Small retail
  - Small personal services (beauty parlor, nail salon, etc.)
  - Small office/business
  - Community service office

#### **PROCEDURAL CONSIDERATIONS**

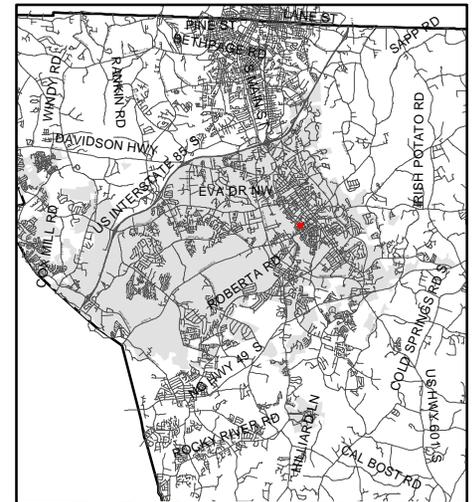
This particular case is a rezoning to a parallel conditional district, which under the CDO, is “legislative” in nature. Legislative hearings DO NOT require the swearing or affirming of witnesses prior to testimony at the public hearing.

**Z(CD)-03-15  
AERIAL**

**Zoning Map Amendment  
Request from General  
Commercial (C-2) and  
Residential Compact (RC)  
to Conditional District Light  
Commercial (CD-C-1) for  
the development of  
neighborhood commercial**

**USES**

18, 26, 30, 38 Pine St NW  
& 224 Cabarrus Ave W  
PINs 5620-66-4557,  
5513, 5552, 6409, & 6495



*Subject Properties*

PINE ST NW

KERR ST NW

CABARRUS AVE W

-  Subject Properties
-  Buildings
-  Parcels



Source: City of Concord  
Planning Department

**Disclaimer**

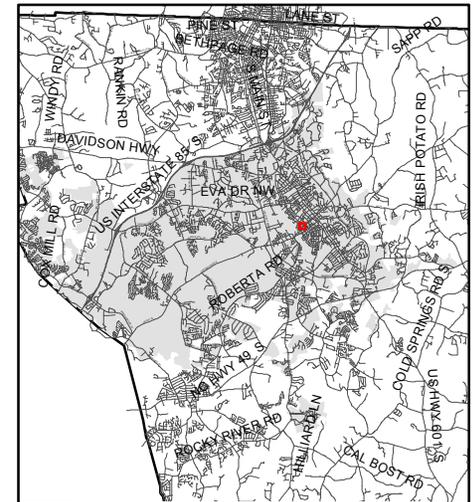
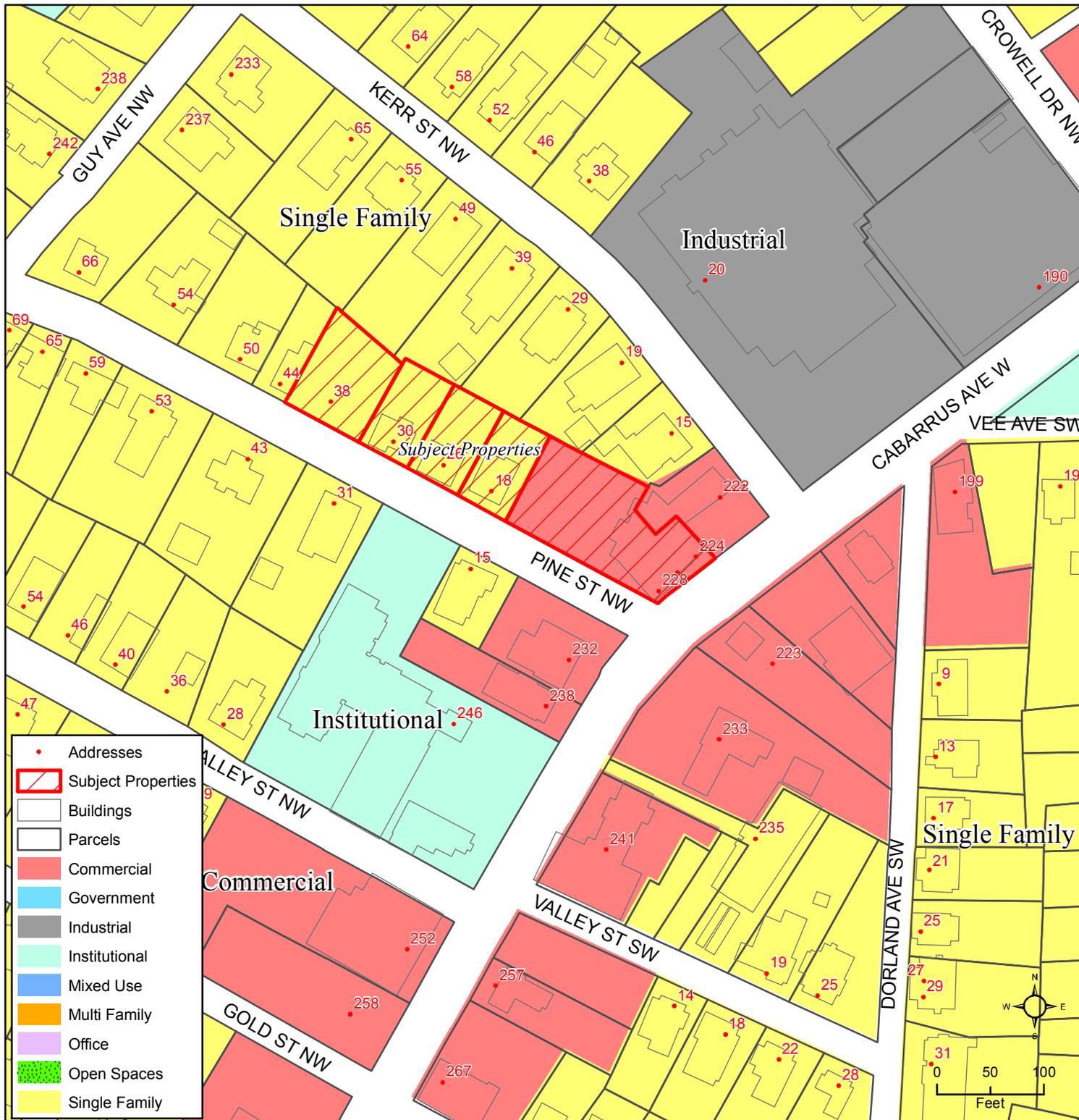
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**Z(CD)-03-15  
LAND USE PLAN**

**Zoning Map Amendment  
Request from General  
Commercial (C-2) and  
Residential Compact (RC)  
to Conditional District Light  
Commercial (CD-C-1) for  
the development of  
neighborhood commercial**

**USES**

18, 26, 30, 38 Pine St NW  
& 224 Cabarrus Ave W  
PINs 5620-66-4557,  
5513, 5552, 6409, & 6495



Source: City of Concord  
Planning Department

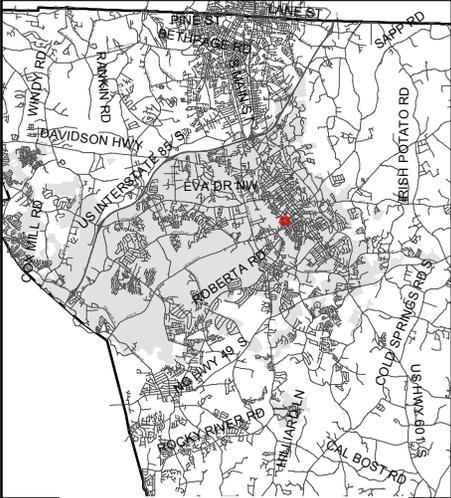
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**Z(CD)-03-15  
ZONING MAP**

**Zoning Map Amendment  
Request from General  
Commercial (C-2) and  
Residential Compact (RC)  
to Conditional District Light  
Commercial (CD-C-1) for  
the development of  
neighborhood commercial  
uses**

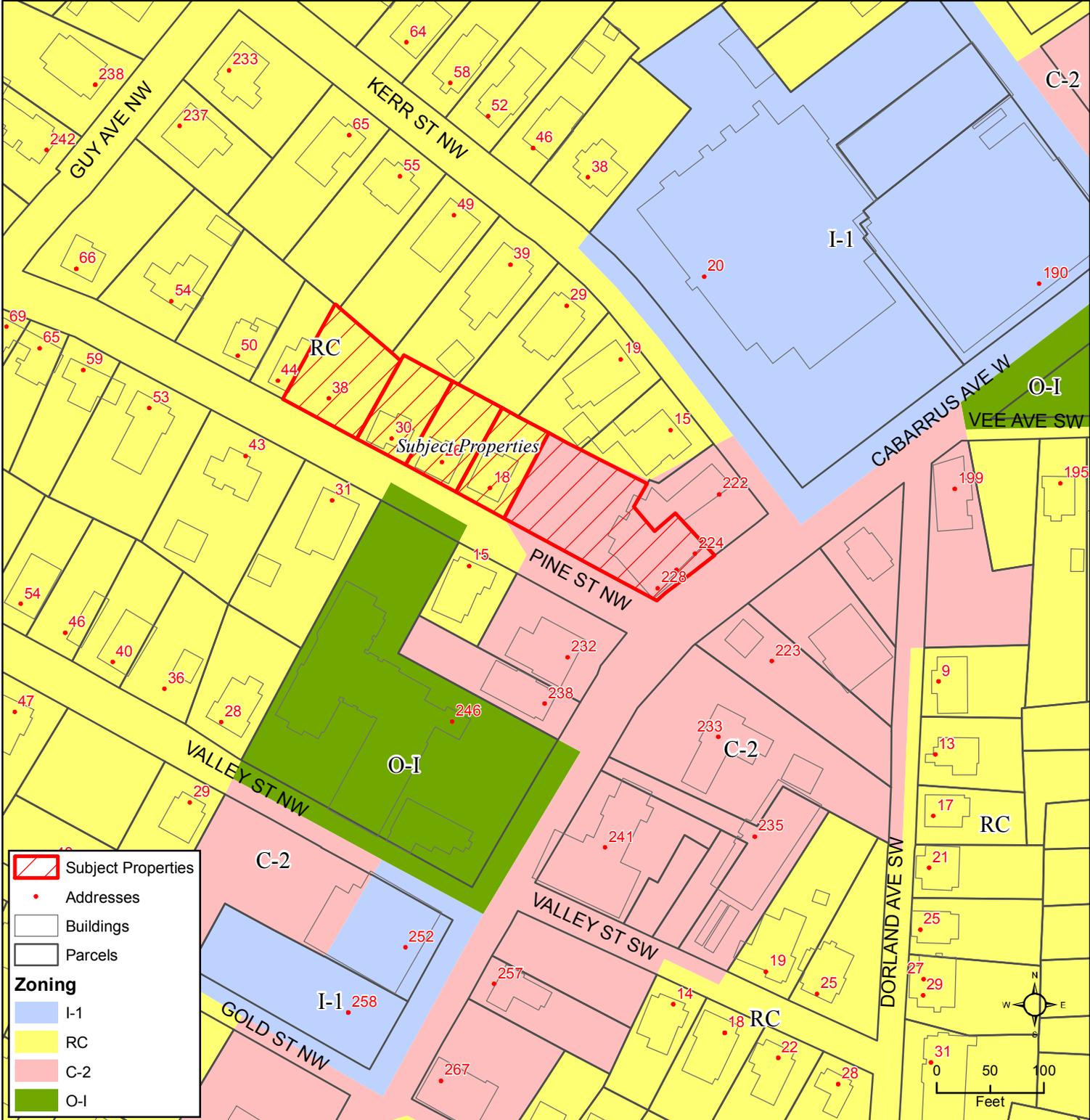
18, 26, 30, 38 Pine St NW  
& 224 Cabarrus Ave W  
PINs 5620-66-4557,  
5513, 5552, 6409, & 6495



Source: City of Concord  
Planning Department

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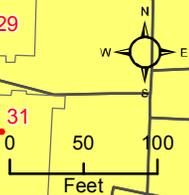


**Legend**

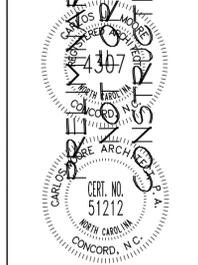
- Subject Properties
- Addresses
- Buildings
- Parcels

**Zoning**

- I-1
- RC
- C-2
- O-I



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 222 CHURCH ST. N. CONCORD, NC 28025  
 T-704.798.8333 F-704.792.0487  
 WWW.CMOOREARCH.COM

PROJECT TITLE:  
**NEW BUILDING FOR  
 SUPER MERCADO LUPITAS  
 PINE STREET, CONCORD, NC**

SHEET TITLE:  
**SCHEMATIC SITE PLAN**

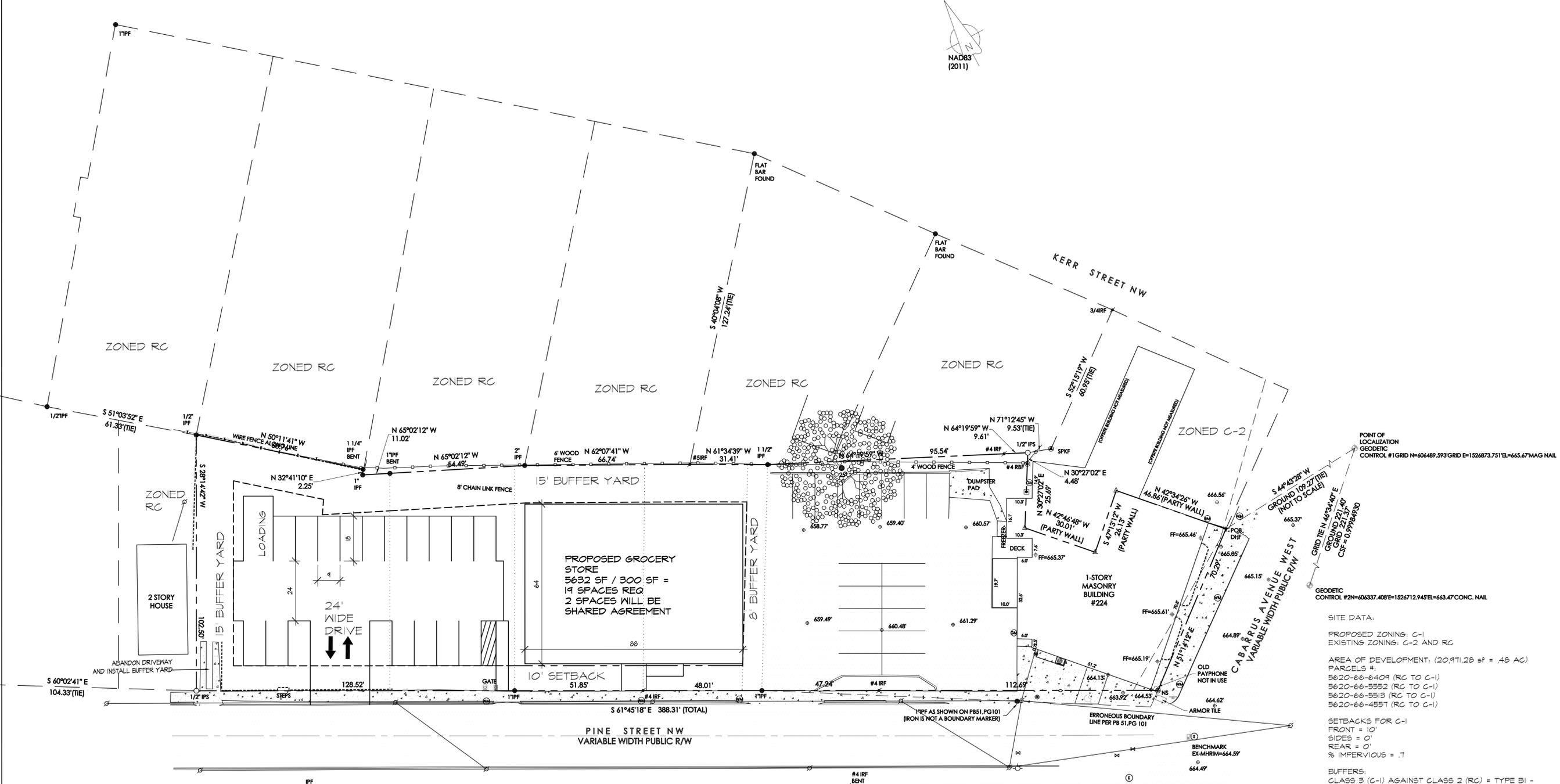
TODAY'S DATE: 02.02.2015  
 SCHEMATIC DESIGN APPR. XXXX  
 ORIGINAL SEAL DATE: XXXX

REVISIONS:

DRAWING NUMBER: 150104 SP4  
 DRAWN BY: VLM rev 5  
 PROJECT MGR: XXX  
 CHECKED BY: C. MOORE

SHEET  
 SP-1

TOTAL # OF SHEETS: X



**SITE DATA:**  
 PROPOSED ZONING: C-1  
 EXISTING ZONING: C-2 AND RC  
 AREA OF DEVELOPMENT: (20,911.28 sf = .48 AC)  
 PARCELS #:  
 5620-66-6409 (RC TO C-1)  
 5620-66-5552 (RC TO C-1)  
 5620-66-5513 (RC TO C-1)  
 5620-66-4557 (RC TO C-1)

**SETBACKS FOR C-1**  
 FRONT = 10'  
 SIDES = 0'  
 REAR = 0'  
 % IMPERVIOUS = .7

**BUFFERS:**  
 CLASS 3 (C-1) AGAINST CLASS 2 (RC) = TYPE B1 - 15' COMPLETE VISUAL SEPARATION IN 3 YEARS, .7 PTS/LF (1 SHADE TREE / 75', 1 ORNAMENTAL / 100' MIN)  
 CLASS 3 (C-1) AGAINST CLASS 3 (C-1) = TYPE A - 8', 2 PTS / LF (1 SHADE TREE / 100' MIN)

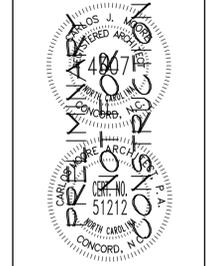
**PROPOSED SF:**  
 BUILDING: 5632 SF  
 PARKING & SIDEWALKS: 7667.6 SF  
 TOTAL IMPERVIOUS: 13,299.6 SF  
 THEREFORE IMPERVIOUS SURFACE = 634 %  
 OPEN SPACE = 7672.68 SF = 366 %

**REQUIRED PARKING:** SF / 300 SF  
 5632 / 300 = 19 SPACES REQ.  
 INCLUDING 1 HANDICAP AND 1 LOADING SPACE  
 15 SPACES AT 9'X18' SHOWN  
 1 HANDICAP SPACE SHOWN  
 1 LOADING SPACE AT 12' X 36' SHOWN

**1 SCHEMATIC SITE PLAN**  
 SP-1 SCALE 1" = 20'-0"

- SYMBOL LEGEND**
- REBAR FOUND (RBF)
  - IRON PIPE FOUND (IPF)
  - IRON PIPE SET (IPS)
  - ✕ IRON ROD FOUND (IRF)
  - ⊕ SPIKE FOUND (SPKF)
  - ⊕ DRILL HOLE FOUND (DHF)
  - ⊙ NAIL SET (NS)
  - △ CALCULATED POINT (CP)
  - ⊕ GEODETIC CONTROL
  - ⊕ BENCHMARK
  - ⊕ ELEVATION (0.01')
- HATCH LEGEND**
- CONCRETE
  - PAVEMENT
  - BUILDING
- LINE LEGEND**
- PROPERTY BOUNDARY
  - ADJACENT BOUNDARY (NOT SURVEYED)
  - PROPERTY BOUNDARY (INTERIOR LOT LINE)
  - PROPERTY TIE LINE ONLY
  - EASEMENT LINE
  - SETBACK LINE
  - PHYSICAL CENTERLINE ROAD
  - CURB AND GUTTER
  - WIRE FENCE LINE
  - WOOD FENCE LINE
  - TOP OF WALL
  - OVERHEAD UTILITY LINES

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 A GUIDE. DIMENSIONS MUST BE OBTAINED 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.  
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**Carlos J. Moore**  
 EST. 1987  
 ARCHITECT PA  
 222 CHURCH ST. N. CONCORD, NC 28025  
 T-704.788.8993 F-704.782.0487  
 WWW.CMARCH.COM

PROJECT TITLE:  
 NEW BUILDING FOR  
**SUPER MERCADO LUPITAS**  
 PINE ST., CONCORD NC

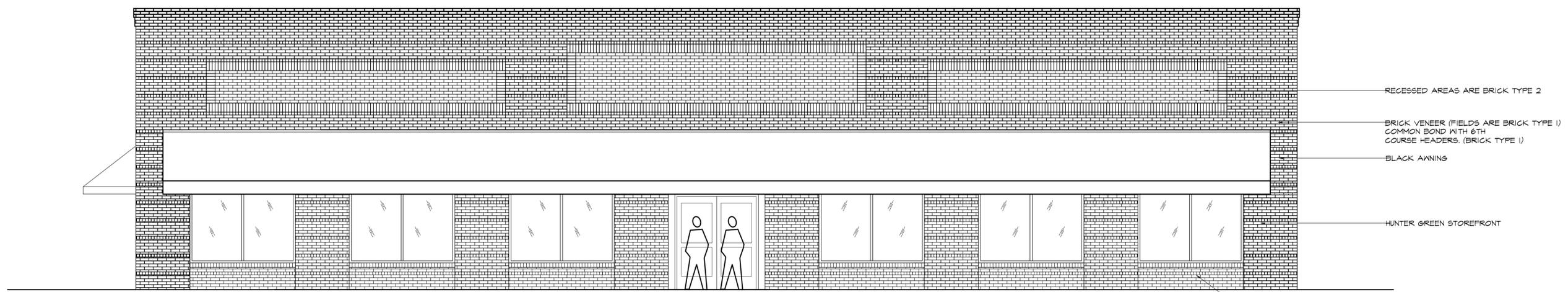
SHEET TITLE:  
**EXTERIOR ELEVATIONS**

TODAY'S DATE: 02.01.2015  
 SCHEMATIC DESIGN APPR. XXX  
 ORIGINAL SEAL DATE: XXXXXXXX

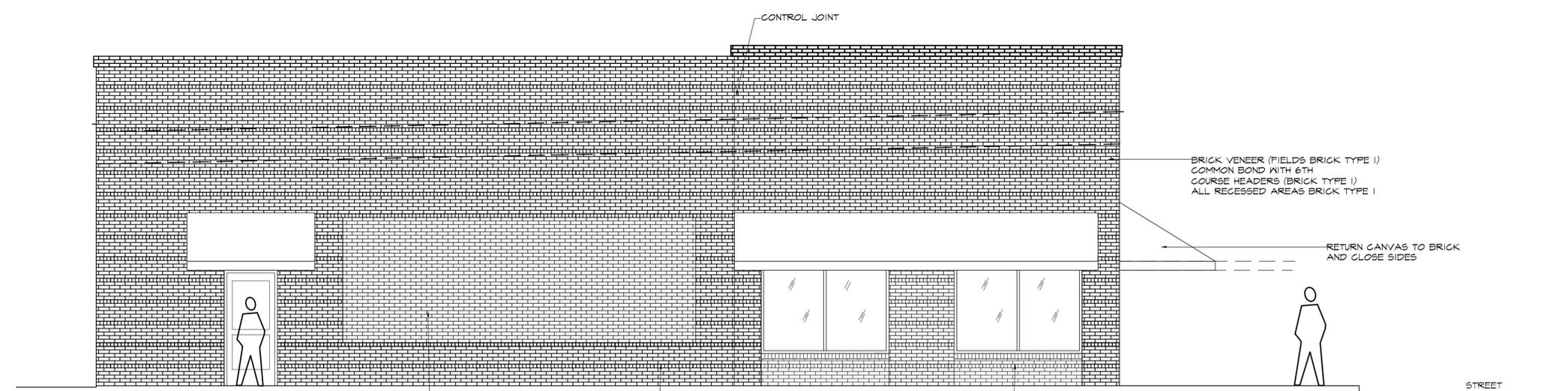
REVISIONS:

DRAWING #: 150104 EL  
 DRAWN BY: VLM  
 PROJECT MGR: VLM  
 CHECKED BY: C. MOORE

SHEET  
**SD=1**  
 OF X TOTAL # OF SHEETS: X



1  
 SD-1  
**SCHEMATIC FRONT EXTERIOR ELEVATION**  
 SCALE 1/4"=1'-0"



2  
 SD-1  
**SCHEMATIC SIDE ELEVATION**  
 SCALE 1/4"=1'-0"

NOTES:  
 1. USE MOISTURE RESISTANT GAB IN ALL TOILET ROOMS AND IN ANY WET AREAS.  
 2. ALL HARDWARE SHALL BE ADA COMPLIANT & LEVER TYPE HANDLES.



(Please type or print)

Applicant Name, Address, Telephone Number: Carlos Moore Architect PA  
222 Church St N  
Concord NC 28025      704-788-8333

Owner Name, Address, Telephone Number: Paulino Curiel + Sylvia Curiel  
215 N Bostian Street  
China Grove NC 28023

Project Location/Address: 18, 26, 30, 38 Pine Street + 224 Cabarrus Ave  
P.I.N.: 5620-66-4557, 5620-66-5513, 5620-66-5552, 5620-66-6409, 5620-66-6495  
Area of Subject Property (acres or square feet): .48 of RC + .33 Ac of C-2 = .81 Ac

Lot Width: varies      Lot Depth: varies

Current Zoning Classification: RC + C-2

Proposed Zoning Classification: C-1

Existing Land Use: vacant + Grocery Store, Meat Market, Small Restaurant

Surrounding Land Use: North RC + C-2      South RC, C-2, O-I  
East C-2      West RC

Reason for request: to construct new grocery store + butcher shop

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

Staff member signature: HEA      Date: 1/15/15

(Please type or print)

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

- Grocery
- Butcher Shop / Meat Market / Deli
- Business - Wire Transfer - MSB - Money Service Business
- Small Retail
- Small Personal Services - (Beauty Parlor, Nails, etc.)
- Small Office / Business
- Community Service Office

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):

See plan

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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.

VJH                      2.02.2015  
 Signature of Applicant                      Date

Fannie Linnell  
 Signature of Owner(s)                      Date

(Please type or print)

**General Requirements**

The CDO imposes the following general requirements as part of the Conditional District approval process. The Planning and Zoning Commission must consider the following when reviewing a Conditional District proposal. Under each requirement, the applicant should explain, with reference to the attached plans (when applicable) how the proposed use satisfies these requirements or what shall be done to mitigate any negative impacts. The responses should be specific and thoroughly address each statement.

(A.) The size of the tract in question: The larger the tract, the more reasonable the rezoning and less of an issue of spot zoning becomes. 4 parcels are requested to be rezoned from RC to C-1 (Light Commercial) and 1 parcel is requested to be rezoned from C-2 to C-1. [.33 Acres and .48 Acres] a total of .81 Acres.

(B.) Whether the proposal conforms with and furthers the goals of the Land Use Plan and other adopted plans. The request cannot be inconsistent with the Plan (see Chapter IV of the Land Use Plan, which can be found on the City web page [www.ci.concord.nc.us](http://www.ci.concord.nc.us)).

Expansion of a Commercial district on a ~~major~~ thoroughfare is allowed.

(C.) Whether there will be adverse effects on the capacity or safety of the street network as a result of the proposal. No adverse effects of street network are anticipated.

One way entry and one way exit are proposed in the new parking lot. No work to be done on existing C-2 parcel.

(D.) Whether the proposal will cause any significant parking problems None. Parking

lots are separated from each other by the proposed bldg. Bldg is located as close as possible to major Thoroughfare and as close as possible to existing comm. district.

(E.) Whether the proposal generates any environmental impacts that may generate excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.

None anticipated. CDO shall be followed as well as any health department regulations.

(F.) That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the City of Concord Land Use Plan or other adopted Small Area Plans.

The intent is to construct a Neighborhood grocery store in keeping with size and scale of area.

(G.) Relationship of the newly allowed use to the previously allowed use; must be collectively taken into account. The greater the difference in allowed uses, the more unreasonable it will be.

Existing zoning only allows residential. Proposed uses shall be limited as indicated on applications.

(H.) That the use will not materially endanger public health, safety, or welfare, if located according to the submitted and approved plan None anticipated.

(I.) That the use meets all required conditions and specifications under the CDO. \_\_\_\_\_  
Site Design shall be per CDO.

(J.) That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity. We do not anticipate the proposal use to injure the value of neighbors property. The proposal use is for the neighborhood.

(K.) The length of time the subject property has remained vacant as zoned. \_\_\_\_\_  
UN-safe residential structures existed previously. The structures have been removed in the last 5 years.

(L.) Whether there is an adequate supply of land available in the subject area and surrounding community to accommodate the zoning and meet community needs. \_\_\_\_\_

**Note**

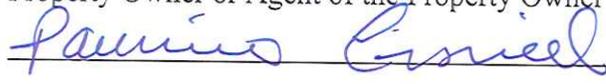
Other requirements as may be requested from the applicant by the City Council for protection of the public health, safety, welfare and convenience:

***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: 2.01.2015

Applicant Signature: 

Property Owner or Agent of the Property Owner Signature:  




**DATE:** March 17, 2015

**SUBJECT:** Preliminary Plat Copperfield Market

**CASE NUMBER:** # S-01-15

**OWNER/DEVELOPER:** Amin Charania

**LOCATION:** East side of Copperfield Boulevard, south of Vinehaven Drive, NE

**PARCEL IDENTIFICATION NUMBER:** 5622-85-0987

**AREA:** 10.26 acres

**ZONING:** Commercial General (C-2)

**REPORT PREPARED BY:** Kevin Ashley, AICP, Planning and Development Manager

This proposed subdivision lies on the east side of Copperfield Boulevard. The developer proposes an eight (8) lot commercial subdivision with common open space. Two lots are proposed with physical street frontage on Copperfield. The remaining lots are located on the interior of the parcel. All lots are served by a private street (with one connection to Copperfield Boulevard) and all lots are proposed to be covered with a shared parking and access easement.

The development proposes the extension and dedication of water and sewer infrastructure, qualifying the proposed subdivision as a major plat.

All respective City departments have reviewed the plat, and the proposed development meets the standards of the Concord Development Ordinance.

**SUGGESTED STATEMENT OF CONSISTENCY (Not required, but offered as information)**

The proposed preliminary plat is consistent with the standards outlined in the Concord Development Ordinance and 2015 Land Use Plan. The City of Concord Land Use Plan designates the subject property as part of a “mixed use node.”

**SUGGESTED RECOMMENDATION AND CONDITIONS**

The staff recommends approval of the subdivision plat. If the Commission concurs and chooses to approve the proposed preliminary plat, approval should be subject to the following conditions:

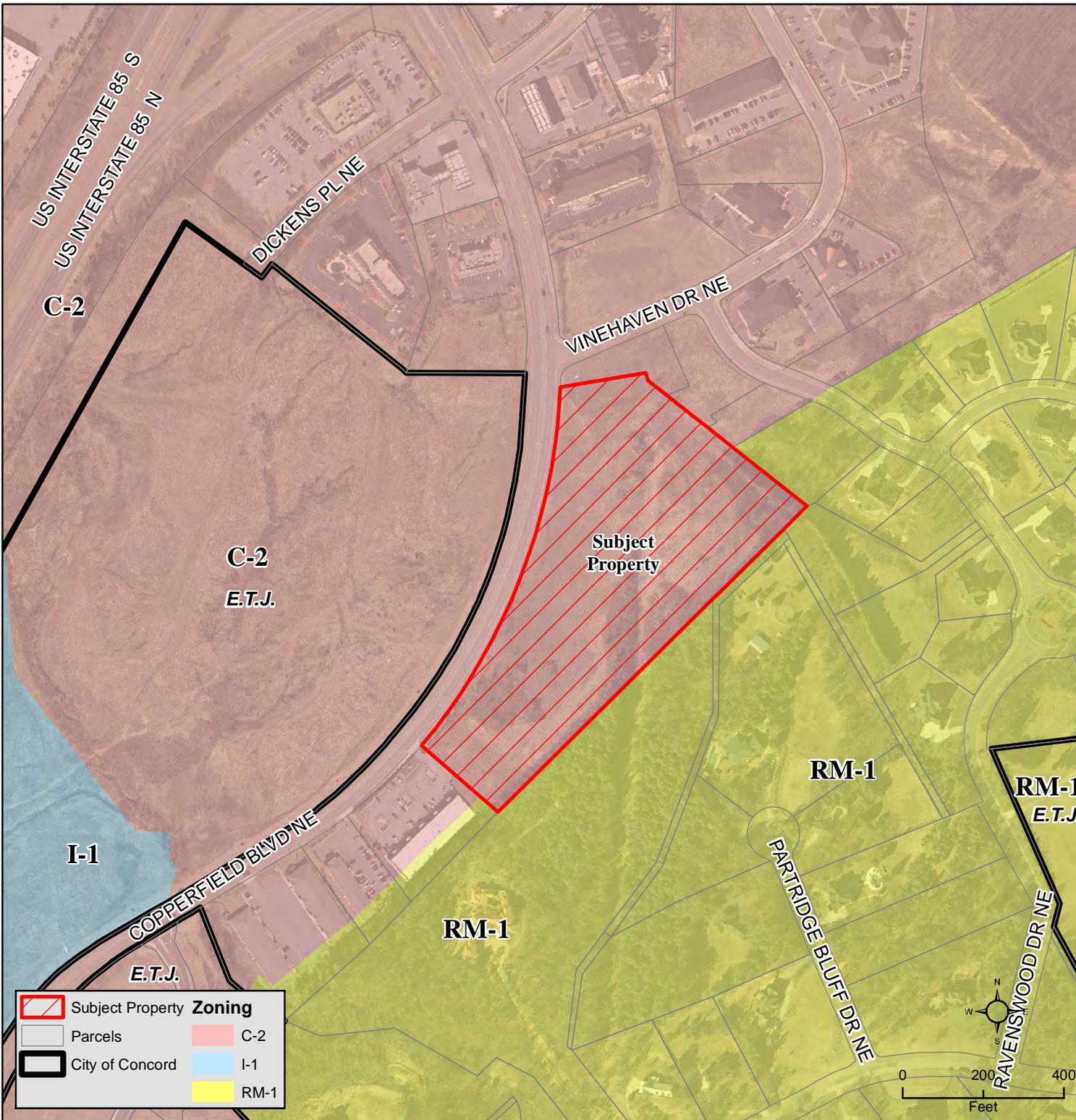
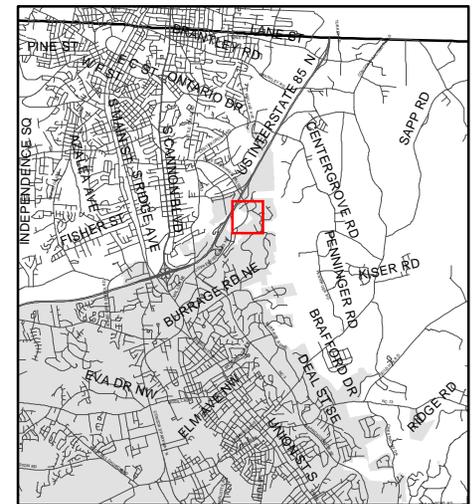
- The applicant must submit a mylar copy of the approved preliminary plat, after addressing any additional comments added by the Commission.
- The developer shall comply with NCDOT and City of Concord requirements for street connections, as well as NC Fire Code and applicable stormwater treatment requirements.

# S-01-15 ZONING

## Preliminary Plat Application

### Copperfield Market

Copperfield Blvd NE  
(PIN 5622-85-0987)



Source: City of Concord  
Planning Department

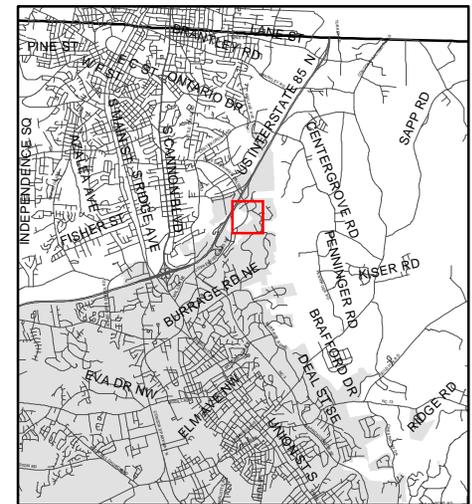
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**S-01-15  
AERIAL**

**Preliminary Plat  
Application  
Copperfield Market**

Copperfield Blvd NE  
(PIN 5622-85-0987)



Source: City of Concord  
Planning Department

**Disclaimer**

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 Subject Property  
 City of Concord  
 Parcels



NORTH CAROLINA

High Performance Living



Application for

Preliminary Plat Approval for Major Subdivision

Application for Preliminary Plat Approval – Major Subdivision

(Please type or print)

- Name of subdivision: COPPERFIELD MARKET
- Name, address, telephone number, and fax number of owner(s)/developer(s): AMIN CHARANIA  
1000 COPPERFIELD BLVD, SUITE 124 CONCORD NC 28025  
(704) 706-1358 fax: (704) 787-7585
- Name, address, telephone number, and fax number of surveyor/engineer: \_\_\_\_\_  
NICK PARKER (AMICUS) (704) 902-5771
- Name, address and e-mail address of person to whom comments should be sent:  
AMIN CHARANIA, 1000 COPPERFIELD BLVD, SUITE 124  
amin@caroliname.com, CONCORD, NC 28025
- Telephone number of person to whom comments should be sent: 704-701-6764  
Fax: 704-787-7585
- Location of subdivision: COPPERFIELD BLVD, CONCORD NC 28025
- Cabarrus County P.I.N.#: 5622-85-0987
- Current zoning classification: C2
- Total acres: 10.26 Total lots: 8 lots + common space

REQUIRED ATTACHMENTS/SUBMITTALS

- A fee of \$100.00 for land less than 2 acres, \$200.00 2-10 acres, \$300.00 10-25 acres, \$ 400.00 for more than 25 acres shall accompany the preliminary plat.
- Legal deed description of the property.
- Six (6) **FOLDED** black/blue line copies of the plat are required at the time of submission.
- One (1) Mylar should be submitted **after** approval has been granted by the Planning and Zoning Commission and any conditions placed on the plat by the Commission have been met.
- Completed "Street Name Review and Confirmation" sheet.

Date 1/12/2015

Signature of Owner/Agent

NOTE: By affixing his or her signature hereto, the sub divider acknowledges understanding of and agreement to comply with all provisions of the Concord Subdivision Regulations which include, but are not limited to, the requirement to pay costs of construction inspections of improvements to be owned and maintained by the City of Concord as conditions precedent to approval of the final plat for recording.

Staff Use Only:

Fee:	Received by:	Date:
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# COPPERFIELD MARKET

## COPPERFIELD BLVD. NE

### CONCORD, NORTH CAROLINA

**GENERAL SITE PLAN NOTES:**

- ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY. ALL SIGNS MUST MEET THE REQUIREMENTS SET FORTH BY THE CITY OF CONCORD DEVELOPMENT ORDINANCE AND ANY COVENANCE THAT MAY APPLY FOR THE AREA.
- SIDEWALKS SHALL BE CONSTRUCTED OF NOT LESS THAN 3,600 PSI CONCRETE AND SHALL BE 4 INCHES THICK, CONSTRUCTED ON AN ADEQUATELY GRADED BASE, EXCEPT WHERE A SIDEWALK CROSSES A DRIVEWAY IT SHALL BE 6 INCHES THICK. SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE SURFACE OF THE SIDEWALK SHALL BE STEEL TROWEL AND LIGHT BROOM FINISH AND CURED WITH AN ACCEPTABLE CURING COMPOUND. TOOLED JOINTS SHALL BE PROVIDED AT INTERVALS OF NOT LESS THAN 5 FEET AND EXPANSION JOINTS AT INTERVALS OF NOT MORE THAN 45 FEET. THE SIDEWALK SHALL HAVE A LATERAL SLOPE OF (1/4) INCH PER FOOT.
- ALL PARKING SPACES SHALL BE 9 FT WIDE AND 18 FT DEEP. SUBGRADE FOR PARKING LOT AND LOADING AREAS TO BE COMPACTED TO 100% MAXIMUM DENSITY OBTAINABLE WITH A STANDARD PROCTOR TEST WITHIN THE UPPER 24" AND 95% MAXIMUM DENSITY BELOW 24". SEE DETAILS SHEET FOR PAVEMENT REQUIREMENTS IN LOADING AND PARKING AREAS.
- ADDRESS MUST BE POSTED IN VISIBLE LOCATION WITH 6-INCH NUMBERS.
- PER CITY OF CONCORD CDO SECTION 7.10.4 - HVAC AND SIMILAR TYPES OF INCIDENTAL MACHINERY OR EQUIPMENT SHALL BE SCREENED FROM VIEW OR LOCATED IN SUCH A MANNER AS TO NOT BE VISIBLE FROM THE STREET. TRASH RECEPTACLES, DUMPSTERS, UTILITY METERS, ABOVE-GROUND TANKS, SATELLITE DISHES, AND ANTENNAS SHALL BE SIMILARLY SCREENED.
- ALL MEASUREMENTS ARE TAKEN FROM BACK OF CURB, UNLESS OTHERWISE NOTED.
- TRASH SHALL BE CONTAINED IN DUMPSTER. DUMPSTER PAD SHALL BE 6" CONCRETE REINFORCED WITH WELDED WIRE FABRIC.
- ALL DRIVES AND ISLEWAYS SHALL HAVE HEAVY DUTY PAVEMENT. FOR PAVEMENT SPECIFICATIONS, SEE DETAIL 3/7.
- ALL FIBERGLASS MATS FOR THE TRUNCATED DOMES FOR THE ADA RAMPS SHALL BE RED.
- ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE CITY OF CONCORD'S TECHNICAL STANDARDS MANUAL.
- REVIEW AND APPROVAL OF THE PLANS DOES NOT RELIEVE THE OWNER, CONTRACT, OR DEVELOPER FROM MEETING THE REQUIREMENTS OF THE CITY OF CONCORD'S OR CABARRUS COUNTY ORDINANCES, POLICIES, AND STANDARD SPECIFICATIONS, (AS APPLICABLE), CONCORD WATER & SEWER POLICIES AND TECHNICAL SPECIFICATIONS, THE "STANDARD SPECIFICATION FOR WASTEWATER COLLECTION & WASTE DISTRIBUTION FOR CABARRUS COUNTY (WSACC MANUAL) AND ANY OTHER LOCAL, STATE, AND FEDERAL REGULATIONS & APPROVALS."
- RETAINING WALLS, SCREENING WALLS, AND DECORATIVE WALLS WILL BE CONSTRUCTED OF MATERIALS/COLORS CONSISTENT WITH THE PRINCIPLE BUILDING ON SITE. THE GATE WILL BE OPAQUE USING METAL, WOOD, OR SIMILAR MATERIALS. IF THE GATE IS WOOD, IT WILL NEED TO BE PAINTED TO MATCH THE BUILDING.
- ANY EXTERIOR LIGHTING SHALL BE INSTALLED PRIOR TO CURB AND PAVING (IF APPLICABLE).

**ADDITIONAL SITE PLAN AND LAYOUT NOTES:**  
 \*THESE NOTES ARE STANDARD SITE DEVELOPMENT NOTES AND SOME OF THESE NOTES MAY NOT APPLY TO THIS SPECIFIC SITE.

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT COPPERFIELD BLVD. NE, TO BE COORDINATED WITH JURISDICTIONAL INSPECTIONS DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS (IF REQUIRED) IN CONJUNCTION WITH STATE AND LOCAL REQUIREMENTS.
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OR-WAY IF DEEMED NECESSARY BY THE LOCAL INSPECTOR.
- THE PURPOSE OF A STORM DRAINAGE EASEMENT IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- ANY BUILDING WITHIN THE 100+1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF LOCAL FLOODPLAIN REQUIREMENTS AND RESTRICTIONS.
- ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURE BUILT ON LOT SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS).
- P.E. SEALED SHOP DRAWINGS FOR ANY RETAINING WALLS MUST BE SUBMITTED TO CITY/COUNTY ENGINEER PRIOR TO CONSTRUCTION.
- "AS BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY ZONING ORDINANCE.
- PRIOR TO INSTALLATION, P.E. SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CONCORD ENGINEER FOR APPROVAL (IF APPLICABLE).
- PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED (IF APPLICABLE).
- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.

**GENERAL FIRE COMMENTS:**

- THIS JURISDICTION ABIDES BY AND ENFORCES THE REQUIREMENTS OF NFPA 241 FOR CONSTRUCTION PROJECTS. A DOCUMENT WE REFER TO AS AN NFPA 241 LETTER IS REQUIRED VERIFYING THAT ALL PARTIES INVOLVED IN THIS PROJECT KNOW OF AND AGREE, TO ABIDE BY THE PROVISION REQUIRING WATER, HYDRANTS, AND ACCESS ROADS BE IN OPERATION PRIOR TO VERTICAL COMBUSTIBLE CONSTRUCTION.
- ACCESS AND WATER SUPPLY SHALL BE ESTABLISHED PRIOR TO AND MAINTAINED DURING VERTICAL COMBUSTIBLE CONSTRUCTION. (NFPA 241)
- NEEDED FIRE FLOW FOR THE STRUCTURE MUST BE PROVIDED AND MAINTAINED.
- THE SITE ADDRESS SHALL BE POSTED IN A TEMPORARY FORM AND UPON COMPLETION IN A PERMANENT FORM IN A VISIBLE LOCATION IN 6 INCH CHARACTERS IN A REFLECTIVE MATERIAL & CONTRASTING COLOR. (FC 505.1)
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY OR BUILDING WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY. A GAP OF 300 FEET OF INACCESSIBLE PERIMETER IS ALLOWED. (FC 503.1.1)
- ACCESS ROADS TO BUILDING ARE REQUIRED TO BE 20 FEET IN WIDTH FOR BUILDINGS UP TO 30 FEET HIGH AND 26 FEET FOR THOSE OVER 30 FEET. (FC 503.2.1)
- FIRE ACCESS ROADS SHALL HAVE UNOBSTRUCTED CLEARANCE OF 13 FOOT 6 INCHES. (FC 503.2.1)
- THE REQUIRED TURNING RADIUS OF FIRE ACCESS ROADS SHALL BE 42 FOOT RADIUS. (FC 503.2.4)
- DEAD END ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. (FC 503.2.5)
- FIRE LANES REQUIRED FOR ACCESS TO THE STRUCTURE ARE REQUIRED TO BE STRIPPED AND MARKED BY SIGNS PROHIBITING PARKING IN AREAS WHERE ACCESS MAY BE BLOCKED. BLOCKAGE TO ACCESS AFTER CONSTRUCTION MAY RESULT IN FUTURE REQUIREMENTS FOR STRIPPING AND SIGNAGE. (CO 6-7) CONTACT CONCORD FIRE MARSHAL'S OFFICE PRIOR TO LANE STRIPPING FOR DETAILS. ALL LANES SHALL BE MARKED IN ACCORDANCE WITH DEPARTMENT SPECIFICATIONS AND APPROVED PRIOR TO INSTALLATION.
- FIRE HYDRANTS ARE REQUIRED WITHIN 400 FEET OF ANY AREA OF THE PERIMETER OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. (C-1)
- FIRE HYDRANTS - PUBLIC HYDRANTS SHALL BE PAINTED YELLOW AND PRIVATE HYDRANTS SHALL BE PAINTED RED. ALL NEW HYDRANTS SHALL BE EQUIPPED WITH A 5" STORZ FITTING.
- FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE PROVIDED FOR SPRINKLER SYSTEMS AND BE REMOTE FROM THE BUILDING WITH SIGNAGE. (FC 912.1).
- FIRE HYDRANTS ARE REQUIRED WITHIN 200 FEET OF THE LOCATION OF THE FDC.
- STRUCTURES UNDER CONSTRUCTION ARE REQUIRED TO HAVE TEMPORARY FIRE EXTINGUISHERS ON SITE DURING CONSTRUCTION.
- BUILDINGS EXCEEDING THREE STORIES OR 30 FEET IN HEIGHT SHALL HAVE AT LEAST TWO MEANS OF FIRE APPARATUS ACCESS FOR EACH STRUCTURE. (FC D105.1 & D105.2)
- BUILDINGS EXCEEDING 62,000 S.F. WITHOUT SPRINKLERS OR 124,000 S.F. WITH SPRINKLERS SHALL HAVE TWO ACCESS ROADS PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (FC D104.2 & D104.3)
- PLEASE SEE CONCORD FIRE & LIFE SAFETY WEB PAGE FOR DETAILS AND SPECIFICATIONS (HTTP://WWW.CONCORDNC.GOV/DEPARTMENTS/FIRE/FIRE-PREVENTION-DIVISION/FIRE-PREVENTION-DIVISION-DOWNLOADS).

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REFERENCE: ALL PARCEL AND BOUNDARY INFORMATION FOR THIS PROPERTY AND ADJACENT PROPERTIES REFERENCED FROM A SURVEY COMPLETED BY MEL G. THOMPSON AND ASSOCIATES. PROPERTY DIMENSIONS AND COORDINATES REFERENCED FROM A SURVEY COMPLETED BY MEL G. THOMPSON AND ASSOCIATES. TOPOGRAPHIC INFORMATION REFERENCED FROM A SURVEY COMPLETED SOUTHPOINT SURVEYING.

**DEVELOPMENT SUMMARY:**

ZONING: C2 JURISDICTION: CITY OF CONCORD  
 TOTAL SITE AREA: 445,362 SF / 10.22 ACRES  
 EXISTING PARCEL PIN: 5622850987  
 PROJECT DEVELOPER/PROPERTY OWNER: INAARA LLC  
 PROJECT ENGINEER: AMICUS PARTNERS, PLLC  
 PROPOSED USE: RESTAURANT/OFFICE/RETAIL  
 TOTAL IMPERVIOUS AREA: 216,432 SF / 4.87 ACRES  
 TOTAL % IMPERVIOUS AREA: 48.60%  
 TOTAL SHARED PARKING: 215 SPACES  
 TOTAL # OF PROPOSED LOTS: 8  
 TOTAL SHARED DRIVE AND PARKING AREA: 114,627.85 SF / 2.63 ACRES  
 TOTAL SHARED COMMON AREA: 177,277 SF / 4.07 ACRES

**LEGEND**

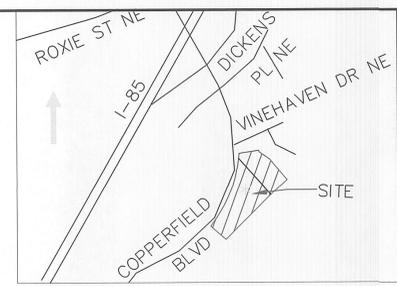


BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 811.  
 IT'S THE LAW. STOP

ALL PARCELS SUBJECT TO A SHARED PARKING AND ACCESS EASEMENT TO ALLOW CROSS-ACCESS AND SHARED PARKING. THIS EASEMENT MUST BE RECORDED PRIOR TO FINAL PLAT.

COMMON #6 (TO BE MAINTAINED BY FUTURE OWNERS ASSOCIATION) 2,488 SF, 0.06 ACRES

BMP ACCESS MAINTENANCE EASEMENT AND AGREEMENT MUST BE EXECUTED AND RECORDED PRIOR TO FINAL PLAT. BMP TO BE MAINTAINED BY FUTURE OWNERS ASSOCIATION.



VICINITY MAP  
 SCALE: NOT TO SCALE  
 REFERENCE: MEL G. THOMPSON



Firm License # P-1191  
 331 Coddle Market Drive  
 Suite 110  
 Concord, NC 28027  
 Civil Site Design  
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 Small-Scale Building Design  
 Telephone: 704.573.1621  
 Facsimile: 704.248.7951



COPPERFIELD MARKET  
 COPPERFIELD BLVD. NE  
 CONCORD, NORTH CAROLINA  
 FOR: INAARA LLC

Project Number: 17-13-073  
 Date: 02-13-2015  
 Drawn By: CMM  
 Checked By: NRP

Revisions:	Original Submittal
01-09-2015	Per City of Concord
02-13-2015	Per City of Concord

Sheet Title:

**PRELIMINARY PLAT**

Sheet No:

**C-1.0**

LOT/AREA	TOTAL AREA		ALLOWABLE IMPERVIOUS AREA		PERCENT IMPERVIOUS
	AC	S.F.	AC	S.F.	
LOT # 1	0.49	21,540	0.23	10,071	46.8
LOT # 2	0.27	11,923	0.18	7,988	67.0
LOT # 3	0.35	15,176	0.27	11,816	77.9
LOT # 4	0.32	13,933	0.23	10,092	72.4
LOT # 5	0.64	27,849	0.22	9,480	34.0
LOT # 6	0.40	17,219	0.26	11,312	65.7
LOT # 7	0.48	20,762	0.28	12,133	58.4
LOT # 8 **	1.03	44,655	0.75	32,670	73.2
COMMON AREA #1	0.75	32,830	0.02	909	2.8
COMMON AREA #2	0.56	24,394	0.03	1,142	4.7
COMMON AREA #3	0.35	15,051	0.00	0	0.0
COMMON AREA #4	0.22	9,699	0.03	1,500	15.5
COMMON AREA #5	1.83	79,918	0.00	0	0.0
COMMON AREA #6	0.06	2,488	0.00	0	0.0
SHARED DRIVE/PARKING	2.48	107,926	2.46	107,319	99.4
<b>TOTAL</b>	<b>10.22</b>	<b>445,363</b>	<b>4.97</b>	<b>216,432</b>	<b>48.6</b>

\*\* MAX ALLOWABLE IMPERVIOUS AREA FOR LOT #8 BASED ON BMP DESIGNS

