



DATE: February 16, 2016

SUBJECT: Preliminary Plat for Poole Place Townhomes

CASE NUMBER: # S-01-16

OWNER/DEVELOPER: Providence Properties of the Carolinas

LOCATION: 1119 and 1115 Poole Place, NW

PARCEL IDENTIFICATION NUMBER: 5611-98-3184

AREA: .604 Acres

ZONING: RC-Residential Compact

REPORT PREPARED BY: Boyd V. Stanley AICP, Development Review Administrator

This proposed subdivision lies on the west side of Poole Place near its intersection with Central Drive. This property is currently zoned RC (Residential Compact) and the owner/developer wishes to develop the property with a total of 8 townhome units as permitted. Preliminary plat approval is required by the Planning and Zoning Commission because a public utility extension is required to serve the site with City sewer services.

The project proposes one street connection along Poole Place and a parking lot to accommodate 14 vehicles.

The 2015 Land Use Plan designates the subject property as “residential.”

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

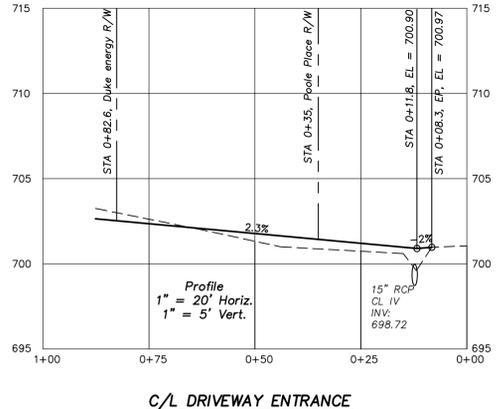
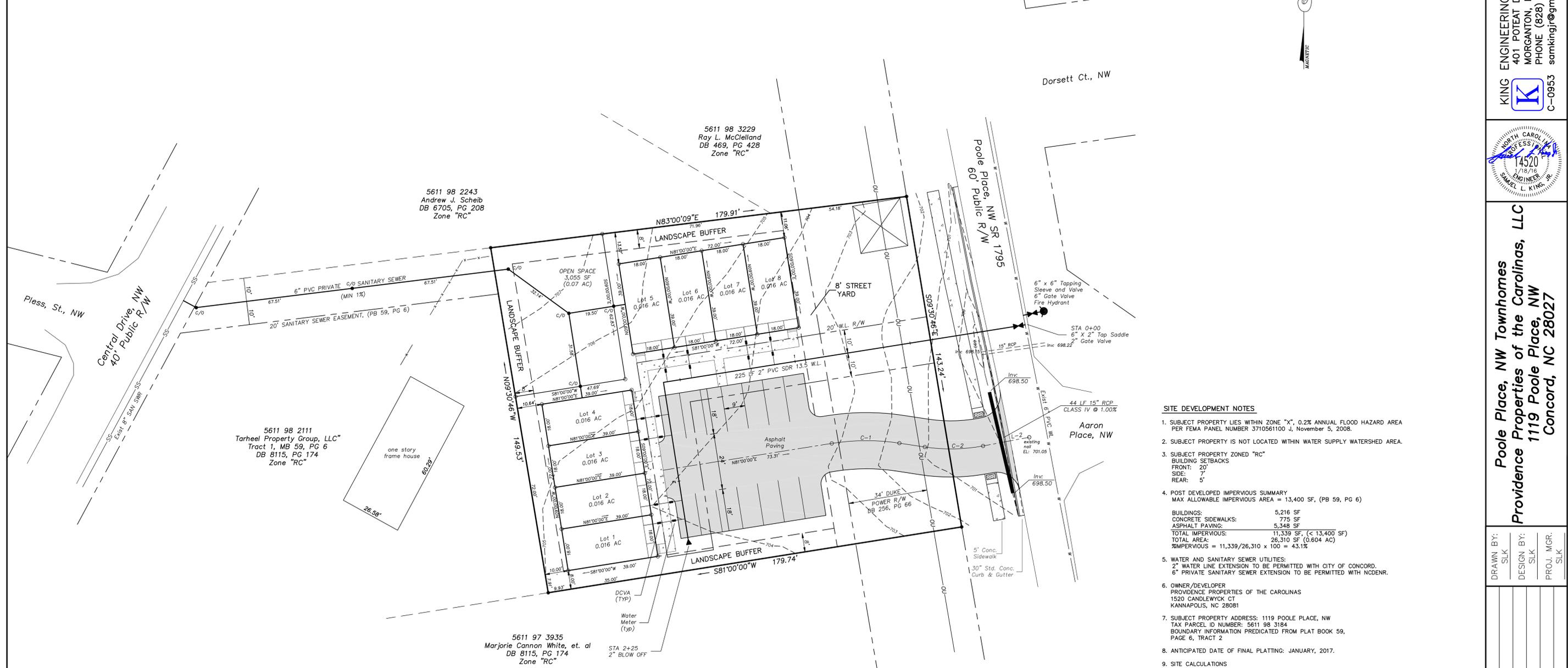
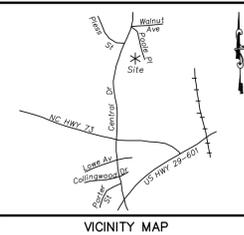
SUGGESTED STATEMENT OF CONSISTENCY (Not required, but offered as information)

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 recommends residential uses for the subject property.

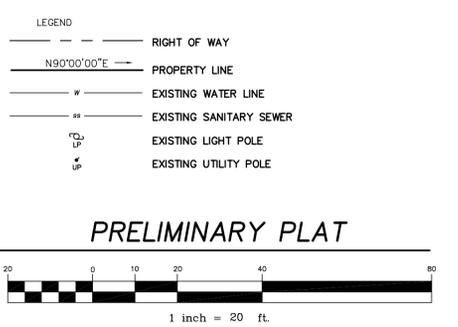
SUGGESTED RECOMMENDATION AND CONDITIONS

The staff recommends approval of the revised 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.



- SITE DEVELOPMENT NOTES**
- SUBJECT PROPERTY LIES WITHIN ZONE "X", 0.2% ANNUAL FLOOD HAZARD AREA PER FEMA PANEL NUMBER 3710561100 J, November 5, 2008.
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN WATER SUPPLY WATERSHED AREA.
 - SUBJECT PROPERTY ZONED "RC"
BUILDING SETBACKS
FRONT: 20'
SIDE: 7'
REAR: 5'
 - POST DEVELOPED IMPERVIOUS SUMMARY
MAX ALLOWABLE IMPERVIOUS AREA = 13,400 SF, (PB 59, PG 6)
- | | |
|---------------------|-----------------------------|
| BUILDINGS: | 5,216 SF |
| CONCRETE SIDEWALKS: | 775 SF |
| ASPHALT PAVING: | 5,348 SF |
| TOTAL IMPERVIOUS: | 11,339 SF, (< 13,400 SF) |
| TOTAL AREA: | 26,310 SF (0.604 AC) |
| IMPERVIOUS = | 11,339/26,310 x 100 = 43.1% |
- WATER AND SANITARY SEWER UTILITIES:
2" WATER LINE EXTENSION TO BE PERMITTED WITH CITY OF CONCORD.
6" PRIVATE SANITARY SEWER EXTENSION TO BE PERMITTED WITH NCDENR.
 - OWNER/DEVELOPER
PROVIDENCE PROPERTIES OF THE CAROLINAS
1520 CANDLEWYCK CT
KANNAPOLIS, NC 28081
 - SUBJECT PROPERTY ADDRESS: 1119 POOLE PLACE, NW
TAX PARCEL ID NUMBER: 5611 98 3184
BOUNDARY INFORMATION PREDICATED FROM PLAT BOOK 59, PAGE 6, TRACT 2
 - ANTICIPATED DATE OF FINAL PLATTING: JANUARY, 2017.
 - SITE CALCULATIONS
TOTAL ACREAGE OF TRCT: 0.604 AC
TOTAL NUMBER OF LOTS: 8
ACREAGE IN LOTES: 0.128 AC
TOTAL ACREAGE IN OPEN SPACES: 0.326
ACREAGE IN DUKE POWER R/W: 0.15 AC



KING ENGINEERING OF CONCORD, INC.
401 POTEAU DRIVE
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C-0953 samkingjr@gmail.com



Pooler Place, NW Townhomes
Providence Properties of the Carolinas, LLC
1119 Pooler Place, NW
Concord, NC 28027

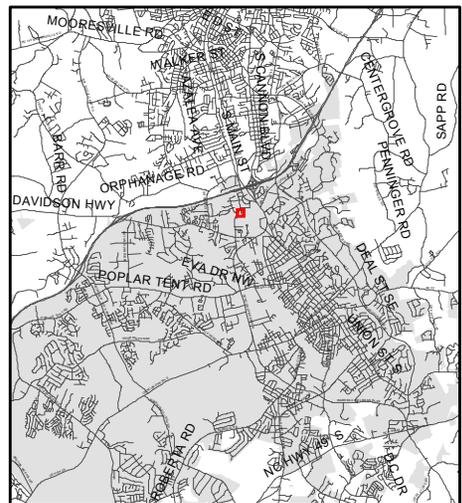
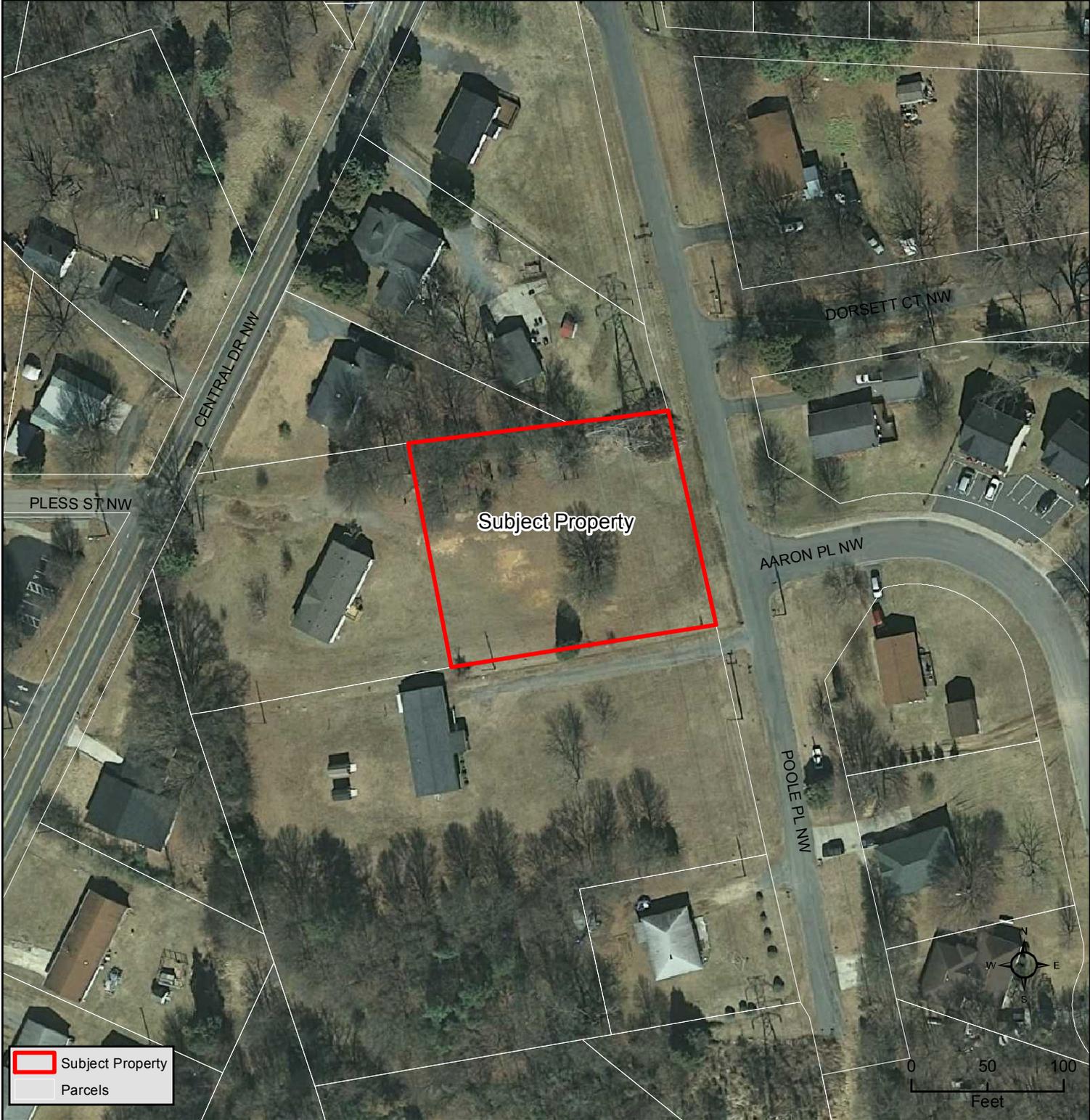
DATE: JAN. 18, 2016	NO.	DATE	DESCRIPTION OF REVISIONS
DWG NO. 150-45	1		
SHEET NUMBER	1		
	1		
	OF		

S-01-16
Aerial

Preliminary Plat

**Poole Pl NW
Townhomes**

1119 Poole Pl NW
PIN: 5611-98-3184



Source: City of Concord
Planning Department

Disclaimer

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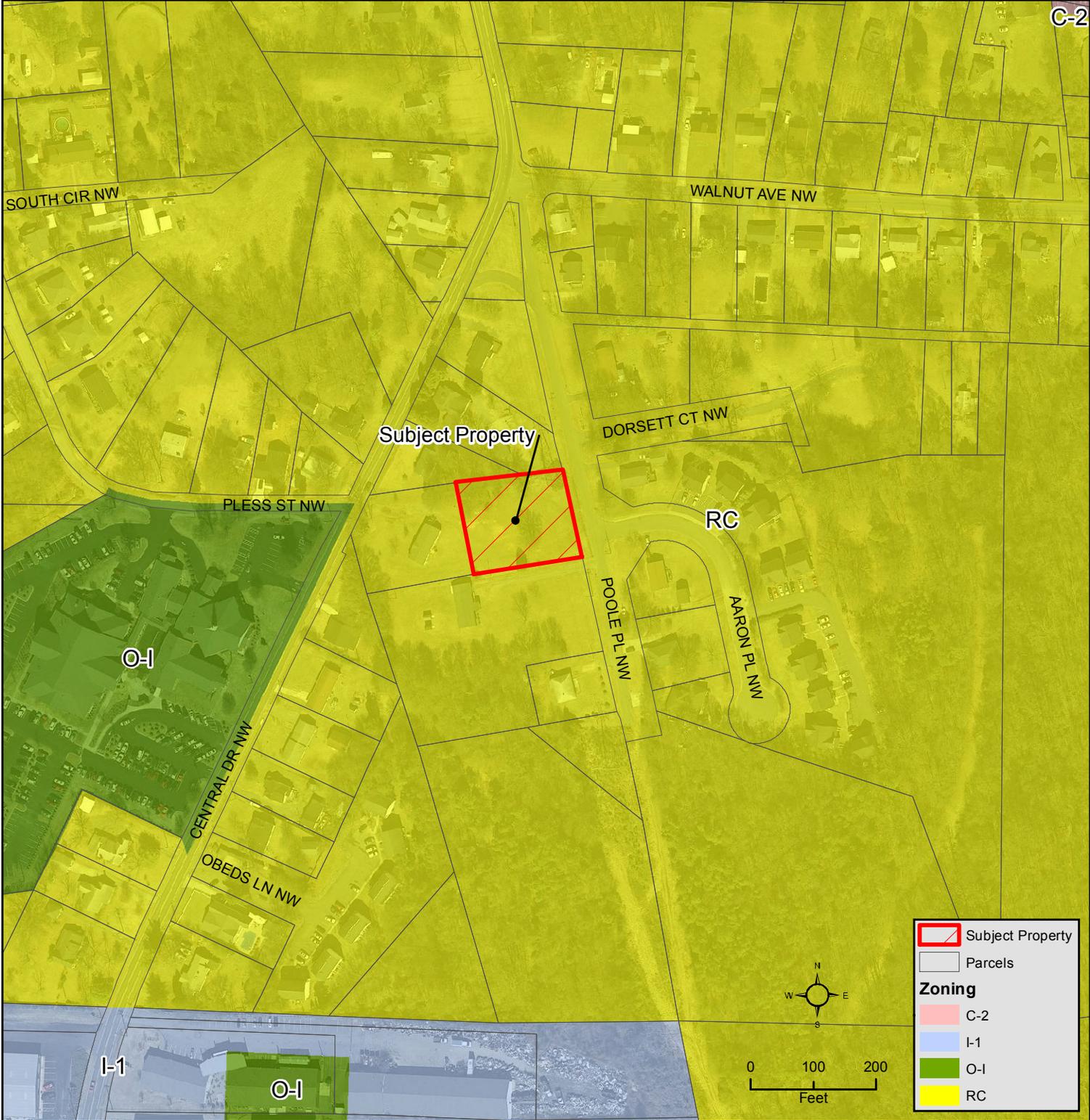
 Subject Property
 Parcels

S-01-16 Zoning Map

Preliminary Plat

Pooler Pl NW Townhomes

1119 Pooler Pl NW
PIN: 5611-98-3184



Subject Property

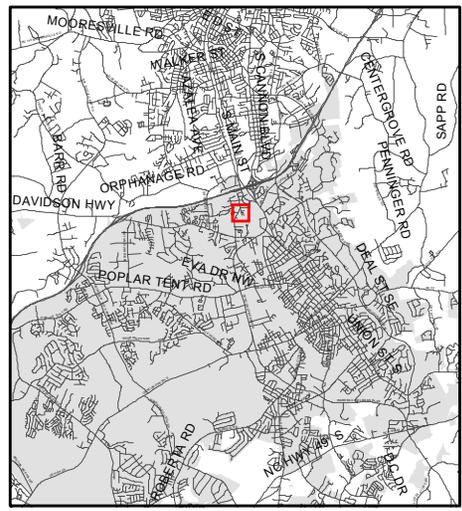
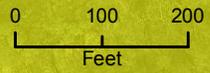
RC

O-1

I-1

O-1

	Subject Property
	Parcels
Zoning	
	C-2
	I-1
	O-1
	RC



Source: City of Concord
Planning Department

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