

DATE: July 15, 2014

DESCRIPTION: Preliminary Site Plan of a Non-Residential Development
Greater than 30,000 square feet

CASE NUMBER: SP-03-14

APPLICANT: SunCap Property Group

OWNER: SunCap Property Group

LOCATION: North side of Fortune Avenue, NW and west of International
Drive NW, in International Business Park

PARCEL PIN: 5601-66-2119

AREA: 65.556 acres

ZONING: Limited Industrial (I-1)

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

BACKGROUND

The subject property is the site of the proposed new FedEx SmartPost distribution facility. The proposed structure consists of 330,718 square feet of floor area, on approximately 65.556 acres. The project has access from International Drive, and fire access from Fortune Avenue, NW.

The City has been working closely with the developer for the past few months on the design of the site. A site plan, along with an architectural rendering is included with staff report.. The rendering illustrates general compliance with the nonresidential design standards of the CDO.

RECOMMENDATION AND CONDITIONS

Staff recommends approval of this item. If the Commission votes to approve the site plan, staff recommends the adoption of the following condition:

1. Full technical site plans shall be reviewed and approved. Technical site plan approval shall be subject to any conditions that the Commission may impose on approval of the site plan.

PROCEDURAL CONSIDERATIONS

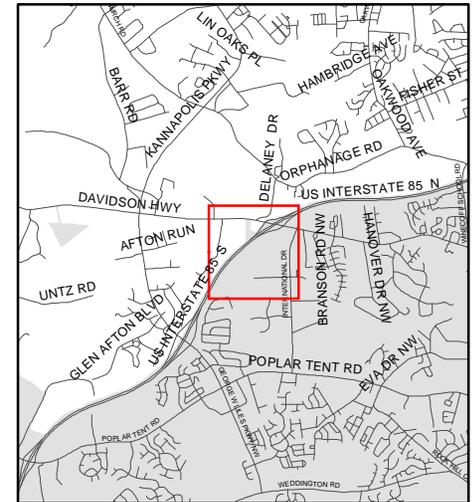
This item is not a public hearing, and therefore does not require sworn testimony from the parties involved.

**SP-03-14
AERIAL**

Site Plan

Fedex Smartpost

International Drive
(PIN part of 5601-66-2119)



Source: City of Concord
Planning Department

Disclaimer

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



(Please type or print)

1. Name of development: FedEx SmartPost
2. Name, address, telephone number, and fax number of owner(s)/developer(s): SunCap
Property Group, 6101 Carnegie Blvd., Suite 180, Charlotte, NC 28209
Phone: (704) 945-8015
3. Name, address, telephone number, and fax number of surveyor/engineer: Burton
Engineering Associates, 5950 Fairview Rd., Ste. 100, Clt., NC 28210
Phone: (704) 553-8881 Fax: (704) 553-8881
4. Name, address and e-mail address of person to whom comments should be sent: Burton Engineering
attn: Jamie Dillen, (jdillen@burtonengineering.com) Address above
5. Telephone number of person to whom comments should be sent: (704) 553-8881
Fax: (704) 553-8860
6. Location of development: International Business Park
7. Cabarrus County P.I.N.#: A Portion of 5601-66-2119
8. Current zoning classification: I-1
9. Total acres: 65.556 Acres Total lots: 1

REQUIRED ATTACHMENTS/SUBMITTALS

1. 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 application.
2. Legal deed description of the property.
3. Six (6) **FOLDED** black/blue line copies of the plan are required for internal staff review, at the time of submission. Sixteen (16) **FOLDED** black/blue line copies of the plan (showing all corrected comments) will be required for Planning and Zoning Commission review.
4. One (1) set of colored renderings/elevations of the building(s) that will be located on site for internal staff review, at the time of submission. Sixteen (16) **FOLDED** copies (showing all corrected comments) will be required for Planning and Zoning Commission review.
5. List of surrounding property owner's information.
6. Completed checklist (Optional)

7/16/14
Date

[Signature]
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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FedEx

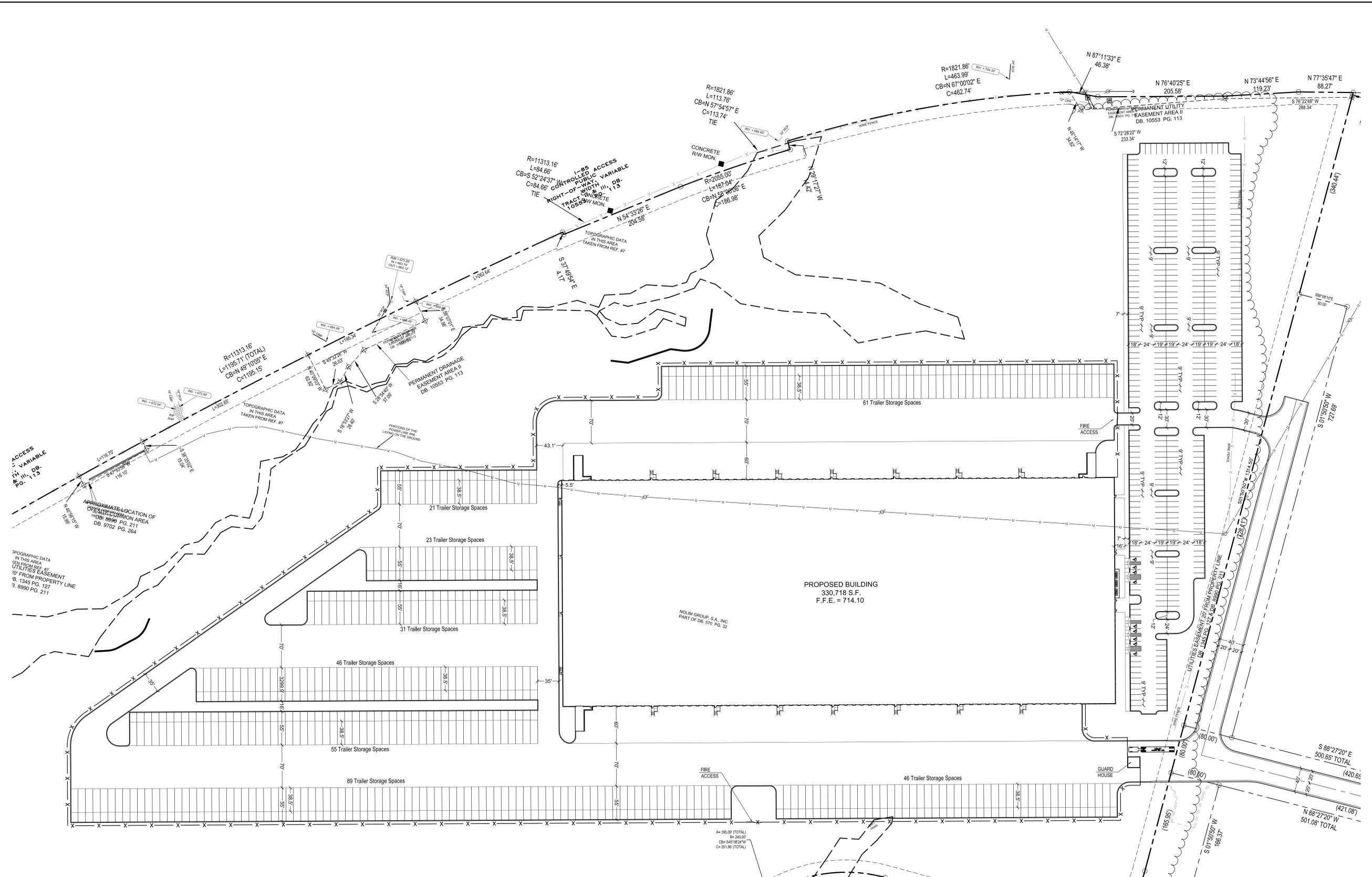
CHOATE
- CONSTRUCTION -

BURTON ENGINEERING ASSOCIATES
LAND PLANNERS
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Phone: (704) 553-8881 • Fax: (704) 553-8860
Firm License #C-1157

Engineer's Seal:
PRELIMINARY
07/23/2014

FedEx SmartPost
INTERNATIONAL DRIVE
CONCORD, NORTH CAROLINA
OVERALL SITE PLAN

Project: **CTB**
Engineer: **CTB**
Drawn By: **JRD**
Date: **07/02/14**
Revisions:
BEA Project Number: **218-098**
Sheet: **C1.0**
Sheet 1 of 1



DRAWING INFORMATION

TRUE NORTH
NORTH CAROLINA 811
Plan NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

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