



Development Services Department
66 Union Street South
P.O. Box 308
Concord, NC 28026
Phone (704) 920-5152 Fax (704) 786-1212

Planned Unit Development and Planned Residential Development Rezoning Petition Requirements

Applicant: _____
Project Name: _____
Date: _____

All of the following items **MUST** be completed before a rezoning request will be placed on the Planning and Zoning Commission Agenda. Failure to comply with these requirements may result in your case being delayed.

SUBMITTAL CHECK-LIST (All Items Must be Completed)

- Completed Rezoning Application Form with all Required Signatures—1 paper copy with digital file. (6 hard copies of the plan and associated drawings)
- Pre-submittal Meeting Held with Staff
- Neighborhood Meeting Held (Date held _____) or; Notification by Mail (Date letters were mailed _____, provide mailing list).
- Draft Traffic Impact Analysis (If required, this is due before the rezoning can be approved).
- Open Space/Historic Resource Determination if applicable
- Application Fees Paid
- Digital Files Provided to Development Services Staff (Documents and Maps)
- Tax Parcel, USGS, and Zoning Maps
- Property Survey (Indicate if any parcels are split)
- Project Justification Statement
- Associated Annexation (Proof of ownership must be provided)

THE FOLLOWING ITEMS ARE REQUIRED AS PART OF THE REZONING REQUEST:

The applicant shall provide a master plan (site specific development plan) for entire development, which at a minimum shall include:

- A Vicinity Map
- Boundary Map
- Topography at 4 foot contour intervals
- Conceptual Building Footprints (respect all buffers and setbacks. Indicate proposed heights of new structures. If buildings in excess of 3 stories are proposed, cross sectional drawings showing the relationship of the buildings to off site structures may be required).
- Areas of Newly Created Lots (for parcels that will be subdivided)
- Representative Architecture for all Buildings (elevations, perspectives, isometric drawings, etc)
- Open Space Areas
- Proposed Amenity Features
- Parks, Greenways, and Recreational Facilities Including Provisions to tie into Future Regional Greenway Trails or Adjacent Public Parks.
- Conceptual Road Network with Proposed Hierarchy and Road Type (i.e. public or private, proposed right-of-way widths)

- Parking Lots
- Buffers and Proposed Setbacks
- Stream Buffers (approximate). (Be sure to check USGS maps for perennial stream locations).
- Phasing Plan (can be on a separate sheet)
- Existing and Proposed Utilities (proposed utilities can be conceptual on a separate sheet)
- Proposed School Sites (if required)
- Designated Land Use and/or Zoning Districts Within the Development
- Walking Trails or Greenways
- Proposed Bicycle Transportation Facilities
- Conceptual Stormwater Control Devices (i.e wet ponds, rain gardens, dry ponds, etc.)
- All mapping should have a north arrow for orientation.

Applicant may utilize more than one sheet to display different information (i.e. conceptual utilizes, phasing plan, etc.)

The applicant shall also provide a Technical Data Sheet, which at a minimum shall include:

- Total acreage of the development
- Description of the Project
- Total acreage for each proposed district
- Development Standards for each area within the development (i.e. building heights, setbacks, etc.)
- Permitted Uses for each Developed Area
- Density
- Approximate Building Square footage for all non-residential areas
- Architectural Design Standards
- Transportation Improvements
- Landscape Standards

Digital Requirements

1. All maps as part of the submittal must be submitted in PDF formats. Maps should not be embedded within the technical data sheet text (except for the small vicinity map).
 - a. There should be a separate PDF file for each map submitted. For example, an application that contains a Land Use map, Circulation map, and Utilities map would require the submittal of a PDF file containing only the Land Use map, a second PDF file containing the Circulation map, and a third PDF file containing the Utilities map.
2. The technical data sheet (including the small vicinity map) should be submitted in Word and PDF formats. (The application and technical data sheet needs to be in separate files).

Attached are a few examples of appropriate PUD/PRD submittals

SAMPLE PUD 1

Christenbury
Land Investments, LLC.

500 Falmouth Road, Suite B
Falmouth, Vermont 05740
(802) 849-1000

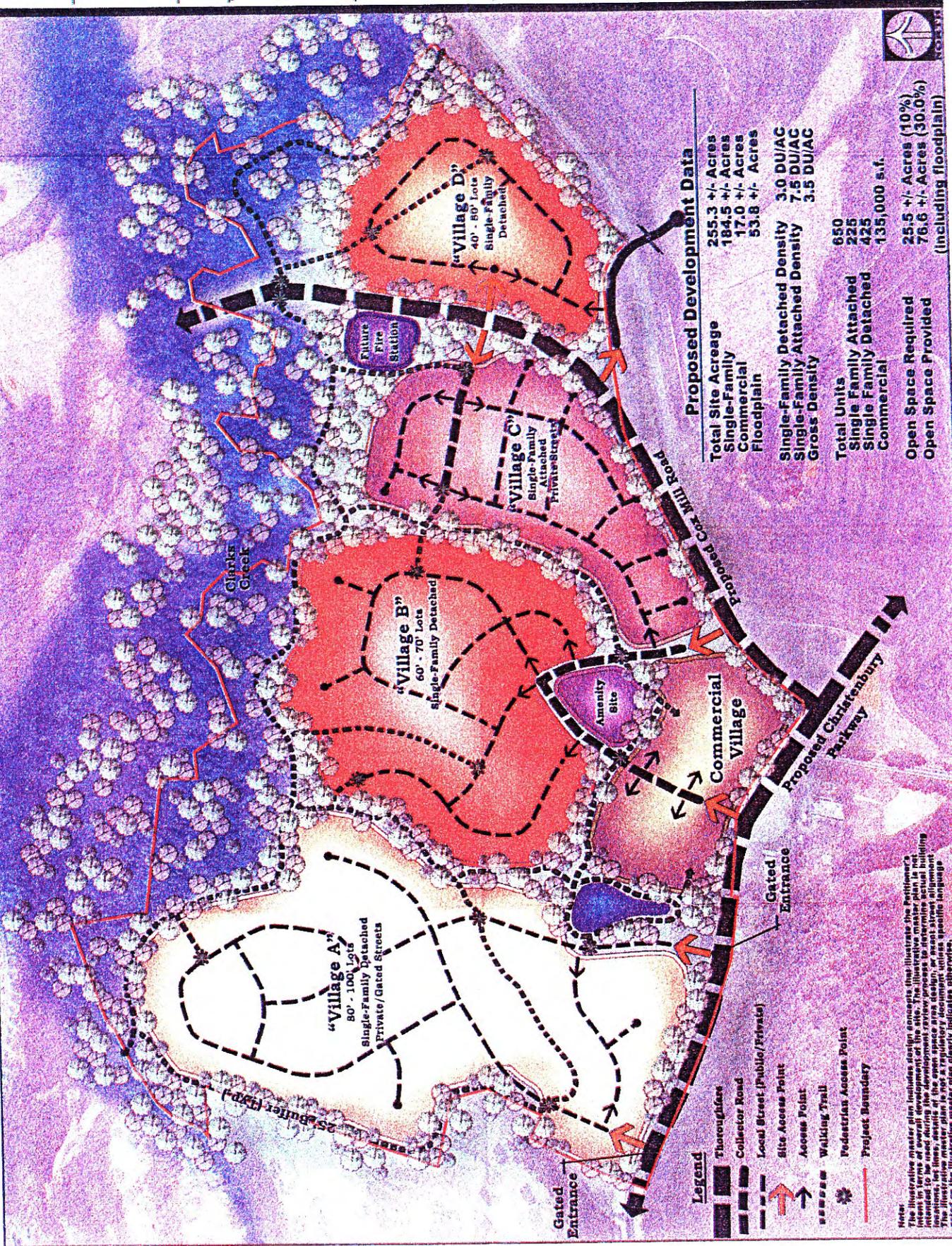
Illustrative Major Site Plan

Christenbury
Farms

PROJECT LOCATION: Christenbury North Carolina



PROJECT NUMBER	1705	
DRAWING NAME	Proposed Development Concepts, Inc.	
DATE	September 3, 2004	
DRAWN BY	AC, J.A.	
CHECKED BY	DF	
APP. CLIENT REVISION	REVISION	
NO.	DATE	BY
AGENCY / SUBMITAL REVISION	REVISION	
NO.	DATE	BY



Proposed Development Data

Total Site Acreage	255.3 +/- Acres
Single-Family	184.5 +/- Acres
Commercial	17.0 +/- Acres
Floodplain	53.8 +/- Acres
Single-Family Detached Density	3.0 DU/AC
Single-Family Attached Density	7.5 DU/AC
Gross Density	3.5 DU/AC
Total Units	650
Single Family Attached	225
Single Family Detached	425
Commercial	135,000 s.f.
Open Space Required	25.5 +/- Acres (10%)
Open Space Provided	76.6 +/- Acres (30.0%) (including floodplain)



Notes:
The illustrative master plan includes design concepts that illustrate the Petitioner's intent in terms of overall development of the site. The illustrative master plan is intended to be used during the open space area design, or recent street alignment. The illustrative master plan is not a regulatory document unless specific language noted on the illustrative master plan clearly indicates otherwise.

SAMPLE TECHNICAL DATA SHEET

"Mills at Rocky River"

City of Concord, North Carolina

Technical Data Sheet And Conditional Notes

November 2005

General Provisions

The development depicted on the provided sketch plan illustrates the general arrangement of the proposed uses for this development. However, the final configuration of the uses within the development may change within the limits of the City of Concord Unified Development Ordinance (UDO) and the standards established on the Technical Data Sheet during design development and construction phases, as long as the total number of residential lots does not exceed 1200 and the total extent of commercial development is between 35 and 45 acres. Street alignments and lot dimensions may be amended in further detailed design phases to accommodate final lot locations, but changes greater than 10% in extent may require subsequent Planning and Zoning Commission review and approval. The Applicant reserves the right to change the number of dwelling units (DU) from one residential type to another as long as the total number of dwelling units does not exceed a maximum of 1200 units.

Mills at Rocky River Planned Unit Development Land Development Standards

Pursuant to Section 4.9.1 "Purposed" Planned Unit Development (PUD), whereas PUD zoning is provided for the orderly development of land with a mix of uses and intensity, intended to permit flexibility in the design, construction and processing of residential and non-residential developments of a quality that could not be achieved under conventional zoning approaches, the Applicant seeks to obtain approval of the use of the following Development Standards concurrently with the approval of this Rezoning petition and Conditional Use permit.

The standards established by this Technical Data Sheet, depicted on the submitted Sketch Plan and/or any other accompanying documents, shall be followed in connection with development in Phase One taking place on this site.

Permitted Uses

Subject to the requirements set forth below, a maximum of 1200 dwelling units will be constructed on site.

- a. Single-Family Parcels: Single family detached dwelling units shall be allowed in Parcels S.F.60 (A, B, and C), S.F.80 (A, B, C, and D), and S.F.100 (A, B, C, and D). Minimum lot widths, front setbacks, side yards and rear yards are detailed below.

UDO requirements. Any signage located within an area of interest for NCDOT shall be approved by that agency.

Improvements

The Applicant shall be responsible for installation and/or improvement of all subdivision Common Open Space areas, open space areas and buffer yards.

Restrictive Covenants

Restrictive Covenants will be created and recorded prior to Final Plat recordation, to establish permitted uses, maintenance responsibility and land ownership of the Homeowner's or Commercial Association. The City planning administration shall have the opportunity review the covenants prior to final recordation. The Applicant reserves the right to expand the covenants to include a more broad range of items than those mentioned above.

Submittals

The Applicant understands that submittals to and approvals obtained from the City of Concord Development Services Department prior to grading and/or construction.

Construction Scheduling and Phasing

This development will likely be constructed in phases. Phasing will be determined and presented during the preliminary plat and final plat processes. Any proposed additional phasing will be determined at a later date and presented to the City of Concord during the preliminary and final plat processes.

Model Homes and Sales Offices

Model homes may be constructed within residential areas at the sole discretion of the developer, but must comply with UDO and City of Concord permitting requirements. Mobile temporary sales offices shall be allowed and located at the sole discretion of the developer, but must comply with UDO and City of Concord permitting requirements.

Water and Sewer

The Applicant understands that water and sewer service will be provided by City of Concord for the total number of proposed lots in the overall project. It is the Applicant's responsibility to incur all costs / infrastructure for providing the water and sewer throughout the project for each lot. The Applicant will comply with all City of Concord water and sewer specifications. A water and sewer Authorization to Construct or fully executed Developers Agreement must be received from City of Concord's Engineering Department prior to obtaining a grading permit for any portion of the development utilizing City of Concord water and sewer service.

Applicable Ordinances

Development of this site will be subject to UDO standards and requirements in effect on the date of rezoning/CUP submittal.

accommodate the design of the required roadway improvements, the City of Concord and/or NCDOT will cooperate with applicant in efforts to acquire such right-of-way. If good faith effort fails, process/permits will not be held up pending right of way acquisition.

PRD Example

Given

- ❑ 20-Acre Parcel
- ❑ On one side is an existing single-family neighborhood with 75' wide lots
- ❑ 4 Acres of floodplain
- ❑ 1 Acre of floodway
- ❑ Area available for development: 15 acres

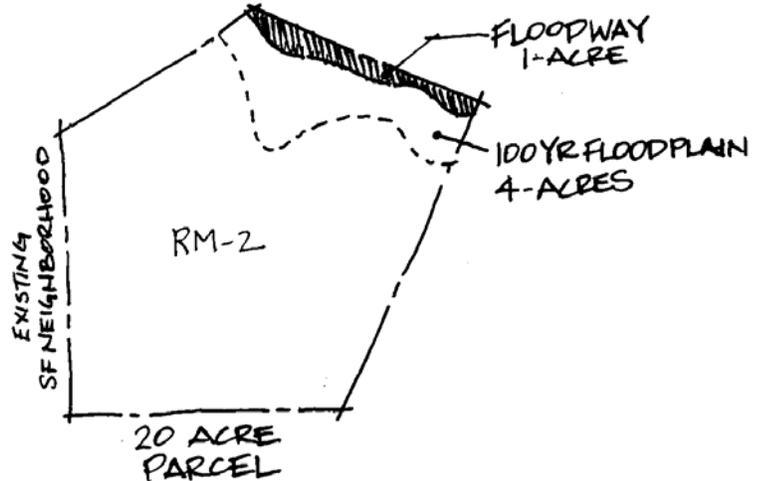
Request

Developer wishes to exercise the PRD option with underlying RM-2 zoning.

RM-2 Minimum Lot size: 10,000 SF

RM-2 Density: 4 DU/Acre

Total Open Space Required using PRD option:
20% or 4 acres. This equals the flood plain area (open space standards apply, per Article 7.15)
Lot yield on land available for development (15 Acres) given RM-2 zoning: 60 lots



Calculations

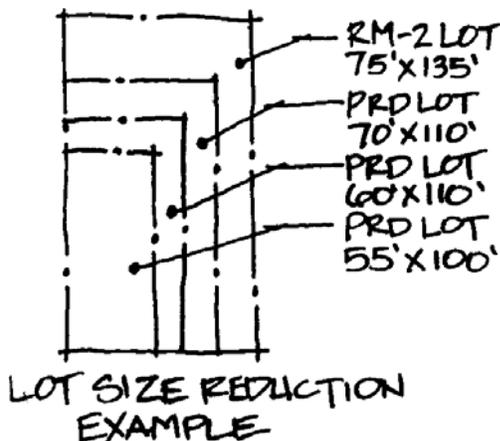
Total lot area under RM-2 standards: 60 lots x 10,000 = 600,000 SF or 13.77 acres

One boundary adjoins a single-family neighborhood and requires 70' wide lots. Based on the developer's sketch plan 10 lots are shown along this boundary. Six (6) lots are required to be 70' (10% of the total lots). Because he is showing 10 lots, the 10% requirement is met. The lot size for these lots is 7,700 SF (70' x 110') and the total square footage is 77,000 SF

For the remaining lots the developer desires the following.

30 lots @ 60' x 110', 6,600 SF x 30 = 198,000 total square footage

20 lots @ 55' x 100', 5,500 SF x 20 = 110,000 total square footage



Since RM-2 zoning would require a total of 600,000 SF in lot area. The PRD option reduces this amount by the following.

10 lots (16%), totaling 77,000 SF
30 lots (50%), totaling 198,000 SF
20 lots (34%), totaling 110,000 SF
Total lot area = 385,000 SF

No one lot size dominates the project by more than 60% and lot reductions are in increments of 5 feet, so it meets the ordinance. Developer is required to preserve an additional 215,000 SF (600,000 SF - 385,000 SF) or 4.93 acres additional open space. The project will have a total of about 9 acres in open space using PRD.

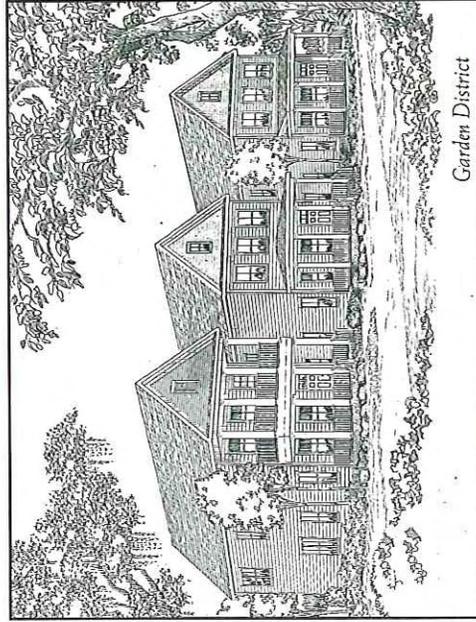
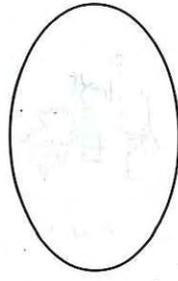
Summary:

PRD = 60 lots, 378,000 SF disturbed area, 9 acres of open space

RM-2 = 60 lots, 600,000 SF disturbed area, 4 acres of open space

These calculations are hypothetical and meant to illustrate the basic use of the PRD option. It does not account for street rights-of-ways.

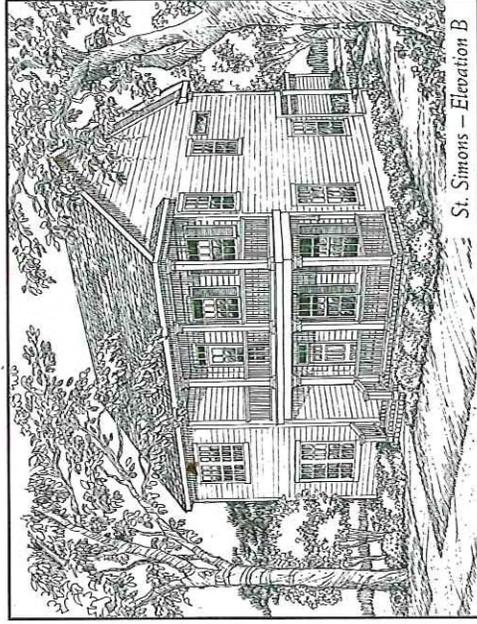
Single Family Residences by



Garden District

The Garden District

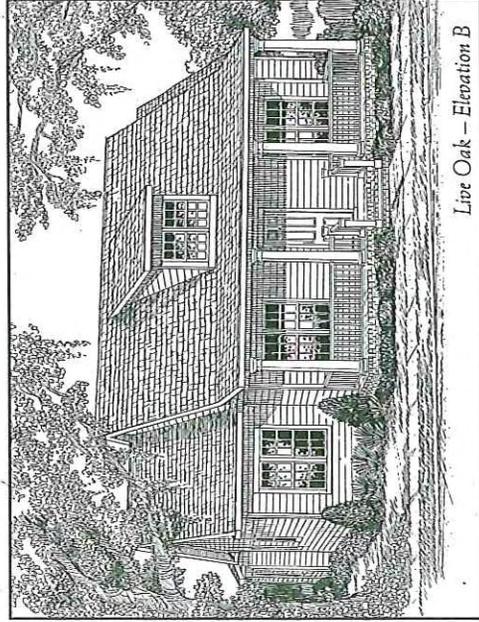
A variety of floorplans offering 1663 square feet. Priced from the mid \$160's to the low \$170's.



St. Simons - Elevation B

The Georgia Series

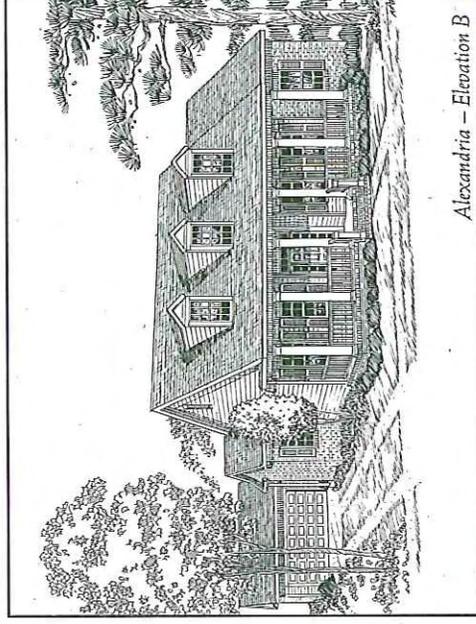
A variety of single family homes offering 1,600 to 1,900 square feet. Priced from the high \$170's to the low \$210's.



Live Oak - Elevation B

The Florida Series

A variety of single family homes offering 1,900 to 2,250 square feet. Priced from the mid \$200's to the high \$240's.



Alexandria - Elevation B

The Virginia Series

A variety of single family homes offering 2,200 to 2,600 square feet. Priced from the low \$240's to the low \$260's.

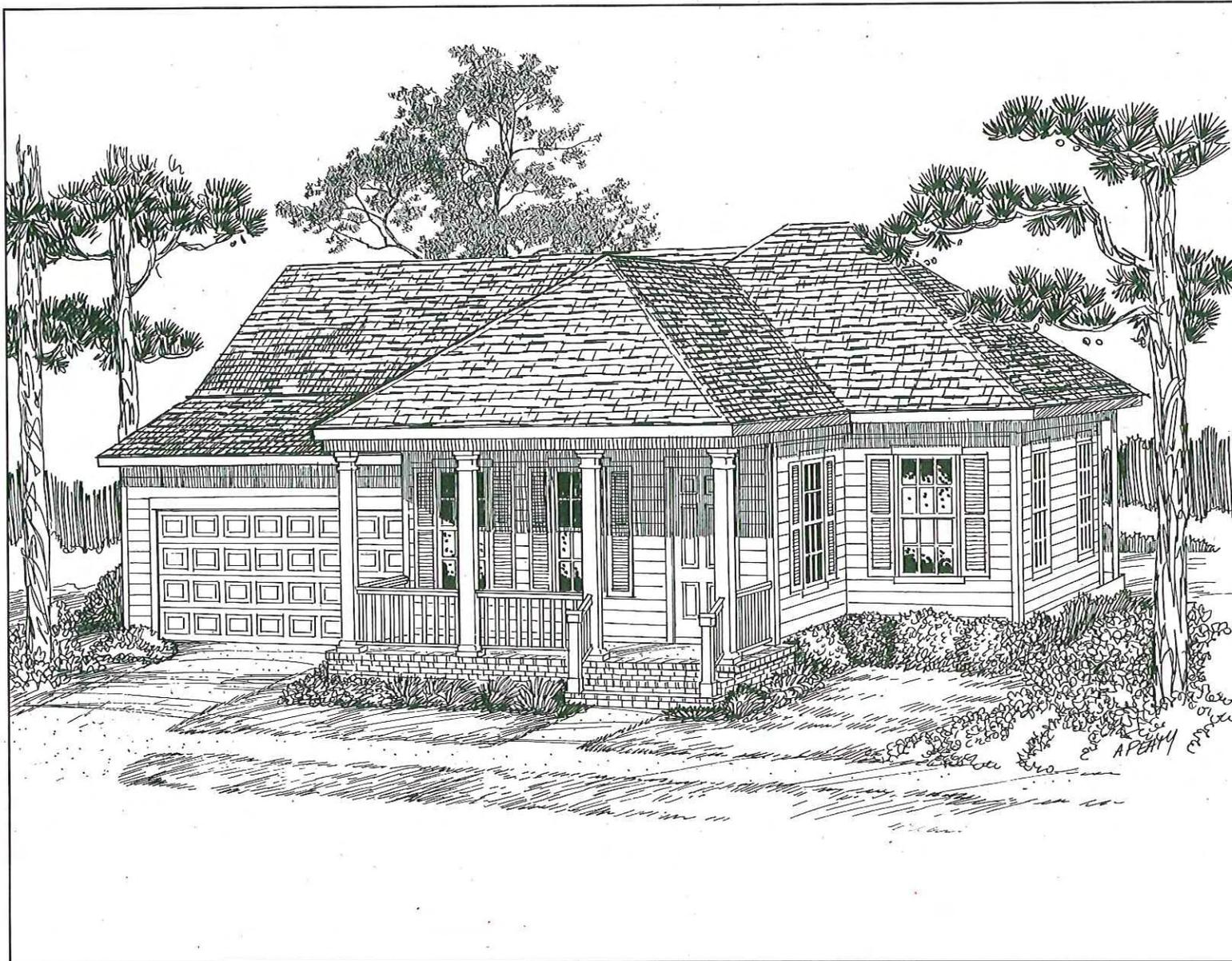
Retail Homesites

A variety of homesites priced from the mid \$60's to the mid \$160's.

The Florida Series



Single Family Residence By
Madison – Elevation A



3 bedrooms
2 1/2 baths
family room
dining room
breakfast area
home office
covered porches

The Florida Series

Single Family Residence
Live Oak – Elevation B



3 bedrooms
2 baths
family room
dining room
breakfast area
home office
covered porches

The Florida Series

Single Family Residence By
Monticello – Elevation D



3 bedrooms
2 1/2 baths
living room
dining room
family room
breakfast area
home office
covered porches

Florida Series Features



SOME OF THE FEATURES YOU SEE AND DON'T SEE THAT ADD MORE VALUE TO YOUR HOME

- ◆ 12" x 12" ceramic tile flooring in selected areas
- ◆ Luxurious wall to wall carpeting throughout in a choice of decorator colors
- ◆ Pre-wired telephone outlets
- ◆ Pre-wired television outlets
- ◆ Electric garage door opener with two transmitters
- ◆ Paddle fan outlets in all bedrooms and family room
- ◆ Ventilated vinyl shelving in all closets
- ◆ Electric door chime
- ◆ Smoke detectors
- ◆ Decora wall switches
- ◆ Interior laundry rooms
- ◆ Home office area
- ◆ Top-of-the-line interior and exterior paint

A KITCHEN TO DELIGHT ANY CHEF

- ◆ Self-cleaning range
- ◆ Multi-cycle dishwasher
- ◆ Space saver microwave oven
- ◆ Food disposal
- ◆ Stainless steel double sink
- ◆ Single lever faucet with sprayer
- ◆ European cabinets with mica counters

EXQUISITE BATHS

- ◆ Elongated water closet
- ◆ Porcelain oval sinks with mica counters
- ◆ Single lever faucet - all sinks and showers
- ◆ Ceramic tile floors and shower walls in your choice of designer colors
- ◆ Full width vanity mirrors
- ◆ Decorator lights over all vanities
- ◆ Mirrored medicine cabinets in selected areas

THOUGHTFULLY PLANNED INTERIORS

- ◆ Raised panel interior painted doors
- ◆ Spacious linen and other storage areas
- ◆ Spacious walk-in closet(s) in selected bedrooms
- ◆ Recessed lighting in selected areas

EXTERIOR FEATURES AND ELEMENTS TO ENHANCE THE VALUE OF YOUR HOME

- ◆ Covered porches
- ◆ Dimensional shingle roof
- ◆ Architecturally accented front entry doors
- ◆ Specially designed exterior elevations
- ◆ Tastefully designed street lighting and mailboxes
- ◆ All underground utilities
- ◆ Fully sodded and landscaped front and rear yards, including an irrigation system

SPECIAL ENERGY-SAVING FEATURES

- ◆ High-efficiency air conditioners
- ◆ Air conditioning ducts in walk-in closets
- ◆ R-30 attic insulation
- ◆ 50-gallon high-efficiency gas water heater

QUALITY ASSURANCE YOU CAN COUNT ON

The assurance of Arvida Homes, a builder with a reputation for quality second to none.

AVAILABLE OPTIONS

A complete list of options is available to suit your needs and personalize your new home.

A special place created by



The Georgia Series

Single Family Residence By
Thomasville – Elevation B



3 bedrooms
2 1/2 baths
great room
breakfast area
home office
covered porches

The Georgia Series

Single Family Residence By
Savannah – Elevation B



3 bedrooms
2 baths
great room
home office
covered porches

Georgia Series Features



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Single Family Residence By
Hampton – Elevation B



4 bedrooms
3 baths
family room
dining room
breakfast area
home office
covered porches

The Virginia Series

Single Family Residence By
Alexandria – Elevation C



4 bedrooms
2 1/2 baths
family room
dining room
breakfast area
home office
covered porches

The SouthWood Village Plan

- The Georgia Series
- The Florida Series
- The Virginia Series
- Retail Homesites
- The Garden District
- The Louisiana Series



Illustrations are artist's depictions only and may differ from completed improvements.