



*Agenda Memorandum  
Planning and Zoning Commission*

**DATE:** June 21, 2016

**SUBJECT:** Prelim. Plat Concord Airport Business Park – Phase 3

**CASE NUMBER:** # S-04-16

**OWNER/DEVELOPER:** SL 100 Derita Rd, LLC

**LOCATION:** 1000 Derita Rd

**PARCEL IDENTIFICATION NUMBER:** 4680-73-3935

**AREA:** 136.6 Acres

**ZONING:** I-2-CD (Heavy Industrial Conditional District)

**REPORT PREPARED BY:** Starla Rogers – Sr. Planner

This proposed subdivision lies on the west side of Derita Road , across from Myint Lane, NW, Altacrest Lane, and Mistywood Lane. This property was annexed into the City of Concord October 8<sup>th</sup> 2015. The Planning and Zoning Commission subsequently rezoned the property I-2-CD (Heavy Industrial Conditional District) subject to the submitted site plan, elevations, and use conditions. The condition zoning permitted a total of 4 industrial buildings with a total gross floor area of 1,585,419sf and the on the 130.5 acres. The submitted subdivision plat is consistent with the previously approved site layout as approved by the Planning and Zoning Commission and creates 6 new lots.

The development proposes the creation of lots on a major thoroughfare, as easements and publicly maintained future streets, qualifying the project as a major subdivision and therefore requires Planning and Zoning Commission review and approval.

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

**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:

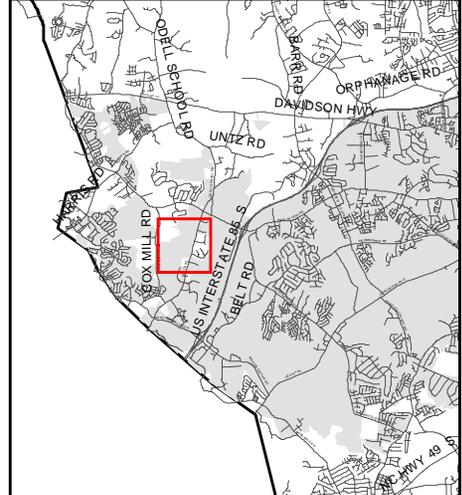
- The applicant must submit a mylar copy of the approved preliminary plat, after addressing any additional comments added by the Commission.
- The developer shall comply with NCDOT and City of Concord requirements for street connections, as well as NC Fire Code and applicable stormwater treatment requirements.



**S-04-16**  
**Aerial**

**Preliminary Plat**  
**Concord Airport**  
**Business Park Phase 3**

Derita Rd  
PIN: 4680-73-3935



Source: City of Concord  
Planning Department

**Disclaimer**

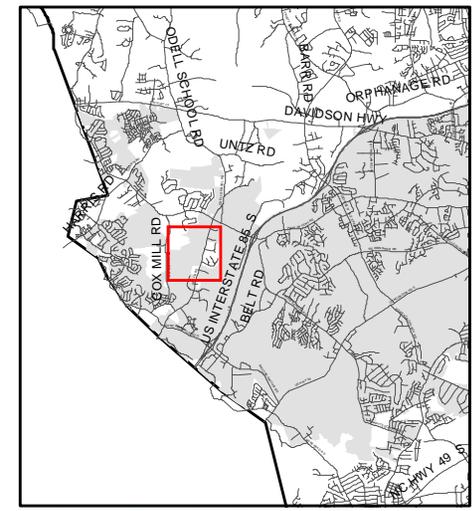
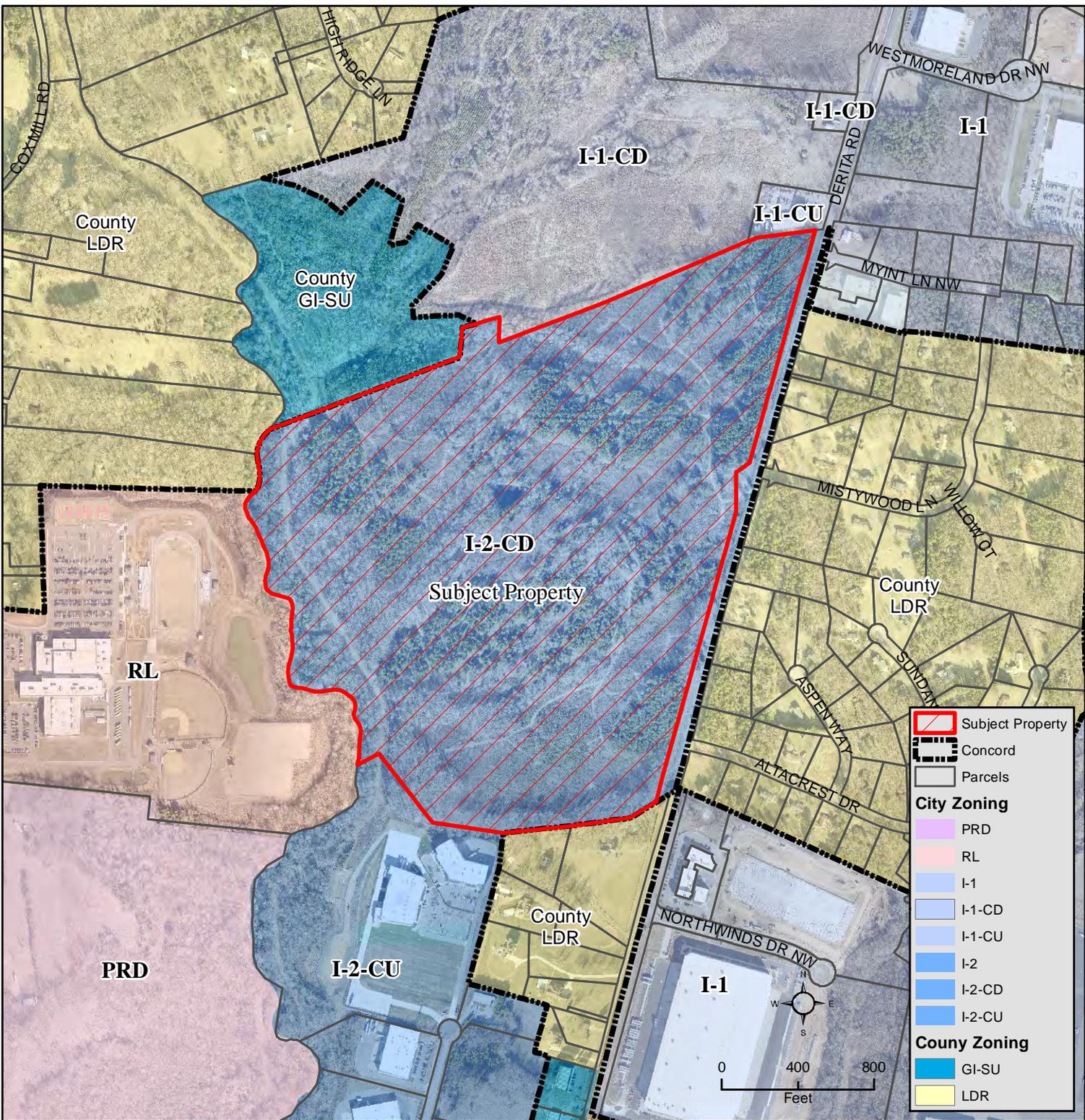
These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained 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.

**S-04-16  
Zoning Map**

**Preliminary Plat**

**Concord Airport  
Business Park Phase 3**

Derita Rd  
PIN: 4680-73-3935



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.



Application for Preliminary Plat Approval – Major Subdivision (Please type or print)

- 1. Name of subdivision: Concord Airport Business Park Phase 3
2. Name, address, telephone number, and fax number of owner(s)/developer(s): SL 1000 Derita Road, LLC; 788 Morris Turnpike, Short Hills, NJ 07078; 973-765-0100
3. Name, address, telephone number, and fax number of surveyor/engineer: Orsborn Engineering Group, PA; 610 E. Morehead St., Suite 160; Charlotte, NC 28205 704-749-1432
4. Name, address and e-mail address of person to whom comments should be sent: Jeff Orsborn, PE jorsborn@orsborn-eng.com
5. Telephone number of person to whom comments should be sent: 704-749-1432
6. Location of subdivision: 1000 Dertia Road
7. Cabarrus County P.I.N.#: 46807339350000
8. Current zoning classification: CD 1-2
9. Total acres: 136.6 Total lots: 5

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 preliminary plat.
2. Legal deed description of the property.
3. Six (6) FOLDED black/blue line copies of the plat are required at the time of submission.
4. 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.
5. Completed "Street Name Review and Confirmation" sheet.

Date 4/14/16

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.

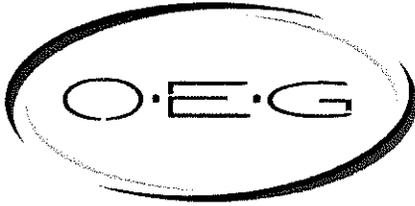
Staff Use Only:

Fee: Received by: Date:

Being that certain parcel of land lying and being in the No, 2 Township, Cabarrus County, North Carolina, and being more particularly described as follows:

COMMENCING at NGS Monument "7 JS 66" having NC GRID NAD83 Coordinates of N:598,306.78 ft; E:1,492,373.27 ft; thence N 45°45'06" W a horizontal ground distance of 6,136.74 feet to a new iron rod located on the proposed western margin of the right of way of Derita Road (a variable width public right of way as described in NCDOT preliminary plans, State Project No. 403732.1) the POINT OF BEGINNING, said iron rod also being located on a northern line of the Robert M. Motley Property as described in Deed Book 2157, Page 320 of the Cabarrus County Registry; thence with the aforesaid Motley Property the following 2 courses and distances: 1) S 56°42'41" W a distance of 137.85 feet to an existing nail; 2) S 83°28'38" W a distance of 671.02 feet to an existing axle, said axle being located at the northeast corner of the S&D Coffee, Inc. Property as described in Deed Book 10291, Page 345 of the Cabarrus County Registry; thence with the aforesaid S&D Coffee, Inc. Property the following 3 courses and distances: 1) N 81°43'52" W a distance of 378.22 feet to an existing iron rod; 2) N 38°38'44" W a distance of 462.21 feet to an existing iron rod; 3) S 63°22'46" W crossing an existing iron rod at a distance of 72.02 feet for a total distance of 116.10 feet to a calculated point, said point being located in the centerline of Rocky River; thence with the centerline of Rocky River the following 24 courses and distances: 1) N 15°16'18" E a distance of 30.62 feet to a calculated point; 2) N 05°19'31" W a distance of 155.24 feet to a calculated point; 3) N 12°49'07" E a distance of 52.04 feet to a calculated point; 4) N 14°16'30" W a distance of 63.58 feet to a calculated point; 5) N 31°41'27" W a distance of 66.08 feet to a calculated point; 6) N 56°44'27" W a distance of 77.17 feet to a calculated point; 7) N 89°50'12" W a distance of 49.53 feet to a calculated point; 8) S 69°47'15" W a distance of 85.16 feet to a calculated point; 9) N 81°15'06" W a distance of 99.82 feet to a calculated point; 10) N 00°05'16" E a distance of 260.06 feet to a calculated point; 11) N 12°05'03" W a distance of 54.92 feet to a calculated point; 12) N 35°26'59" E a distance of 80.89 feet to a calculated point; 13) N 27°30'31" W a distance of 55.37 feet to a calculated point; 14) N 67°18'03" W a distance of 133.91 feet to a calculated point; 15) N 25°02'00" W a distance of 47.21 feet to a calculated point; 16) N 00°42'29" W a distance of 140.33 feet to a calculated point; 17) N 13°39'06" W a distance of 131.90 feet to a calculated point; 18) N 31°33'50" W a distance of 147.68 feet to a calculated point; 19) N 03°07'20" E a distance of 77.07 feet to a calculated point; 20) N 37°41'34" E a distance of 108.64 feet to a calculated point; 21) N 04°22'26" W a distance of 90.71 feet to a calculated point; 22) N 22°26'10" W a distance of 61.93 feet to a calculated point; 23) N 14°51'47" E a distance of 72.81 feet to a calculated point; 24) N 40°47'56" E a distance of 90.09 feet to a calculated point, said point being located at the southwest corner of Tract 2 of the Holland Property Subdivision as described in Map Book 61, Page 99 of the Cabarrus County Registry; thence with Tract 2 and Tract 1 of the aforesaid Holland Property Subdivision the following 6 courses and distances: 1) N 69°09'59" E crossing an existing iron pipe at a distance of 56.27 feet for a total distance of 1063.56 feet to an existing iron rod; 2) N 05°28'05" E a distance of 156.67 feet to an existing iron rod; 3) N 73°59'05" E a distance of 199.82 feet to an existing iron rod; 4) S 00°31'37" W a distance of 132.80 feet to an existing iron rod; 5) N 69°08'24" E a distance of 611.65 feet to an existing iron rod; 6) N 67°29'16" E crossing an existing iron rod at a distance of 792.89 feet for total distance of 854.49 feet to an existing iron rod, said iron rod being located at a southwest corner of the Bruce A. Silver Property as described in Deed Book 6203, Page 95 of the Cabarrus County Registry; thence with the aforesaid Silver Property N 81°42'03" E crossing a new iron rod at the proposed

western margin of the right of way of Derita Road at a distance of 294.88 feet for a total distance of 376.69 feet to a calculated point, said point being located in the centerline of Derita Road; thence with the centerline of Derita Road the following 4 courses and distances: 1) S 16°01'05" W a distance of 176.64 feet to a calculated point; 2) S 15°41'26" W a distance of 899.99 feet to a calculated point; 3) S 15°32'01" W a distance of 161.10 feet to a calculated point; 4) S 14°56'31" W a distance of 1805.60 feet to a calculated point; thence leaving the centerline of Derita Road S 56°42'41" W a distance of 143.95 feet to the point and place of beginning. Containing 5,950,123 sq. ft. (136.5961 acres) according to a survey by R.B. Pharr & Associates, P.A. dated November 18, 2014. Map File No. W-4682. Job No. 82243.



# TRANSMITTAL

ORSBORN ENGINEERING GROUP  
610 EAST MOREHEAD STREET, SUITE 106  
CHARLOTTE, NORTH CAROLINA 28202  
PHONE 704.749.1432  
FAX 704.749.1433

**Project:** 15034  
Concord Airport Buisness Park Phase 3

**To:** Boyd Stanley  
City of Concord - Planning Dept.  
35 Cabarrus Ave., W  
Concord, NC 28025

**Date:** 04.20.2016

**Sent Via:** Courier

704-920-5155

Qty.	Date	Description
6	4.20.2016	Preliminary Plat Plans
1	4.20.2016	Application
1	4.20.2016	Legal Description
1		Review Fee

- For Approval
- For Your Use
- As Requested

- For Review and Comment
- Approved as Submitted
- Approved as Noted

- Returned for Corrections
- Returned After Review
- Resubmit for Approval

Call if you need anything else.

**Copied To:**

**Signed:**



Jeffery C. Orsborn, PE

