



**DATE:** March 18, 2014

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

**CASE NUMBER:** SP-01-14

**APPLICANT:** Griffin Architects

**OWNER:** Cabarrus County

**LOCATION:** 2 Corban Avenue, SE

**PARCEL PIN:** PIN 5620-97-5480, 6343

**AREA:** 0.48 +/- acres

**ZONING:** Center City (CC)

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

**BACKGROUND**

The subject property is the proposed Rotary Square and Market to be constructed on Cabarrus County property. This property is part of the site that was approved for the Cabarrus County Jail in 2005 (CUP-16-05). This specific part of the site was indicated on the site plan for the jail complex as undeveloped. However, as this part of the site was included in that petition, the staff opined that the best option is to process this project as a preliminary site plan, as the project is part of a larger non-residential development of more than 30,000 square feet.

The project is a joint venture between the Concord Rotary Club and includes a shelter which is to be utilized primarily for the downtown farmer’s market. Vehicular access will be provided by an existing service driveway on Union Street, South. A predominate feature of the development is a splash pad located in the center of the parcel.

The shelter is proposed to be approximately 1,800 square feet in area, will be constructed of brick, and the roof will be metal. The pitched roof includes a cupola as a main architectural feature. The Rotary Club requests the option of either gray, dark green or dark bronze as the roof color.

The project will be required to undergo technical site plan review prior to issuance of permits, but the site plan and the elevations are compliant with the provisions of the CDO. The staff has worked very closely with the project architect to ensure compliance with the center city 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**

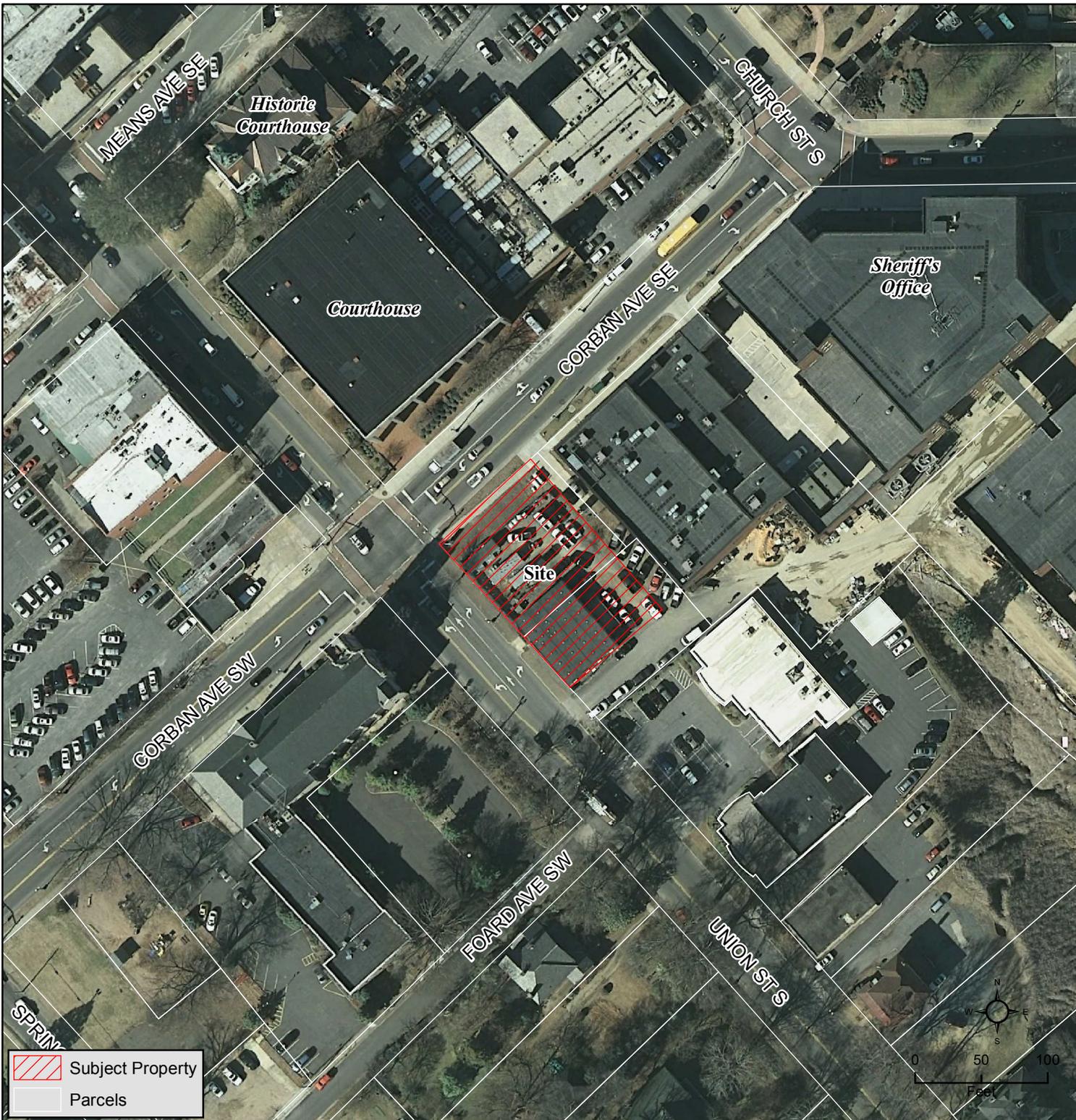
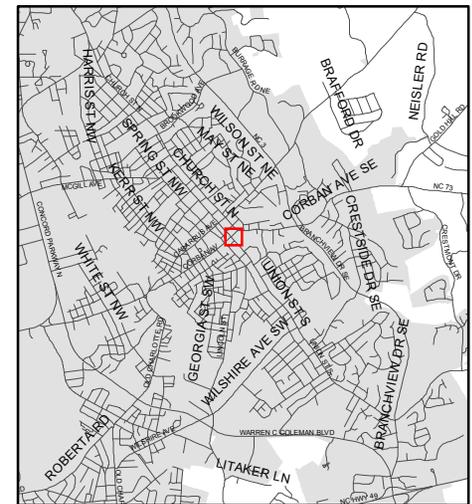
This item is not a public hearing, and therefore does not require sworn testimony from the parties involved.

**SP-01-14  
AERIAL**

**Site Plan**

**Rotary Square**

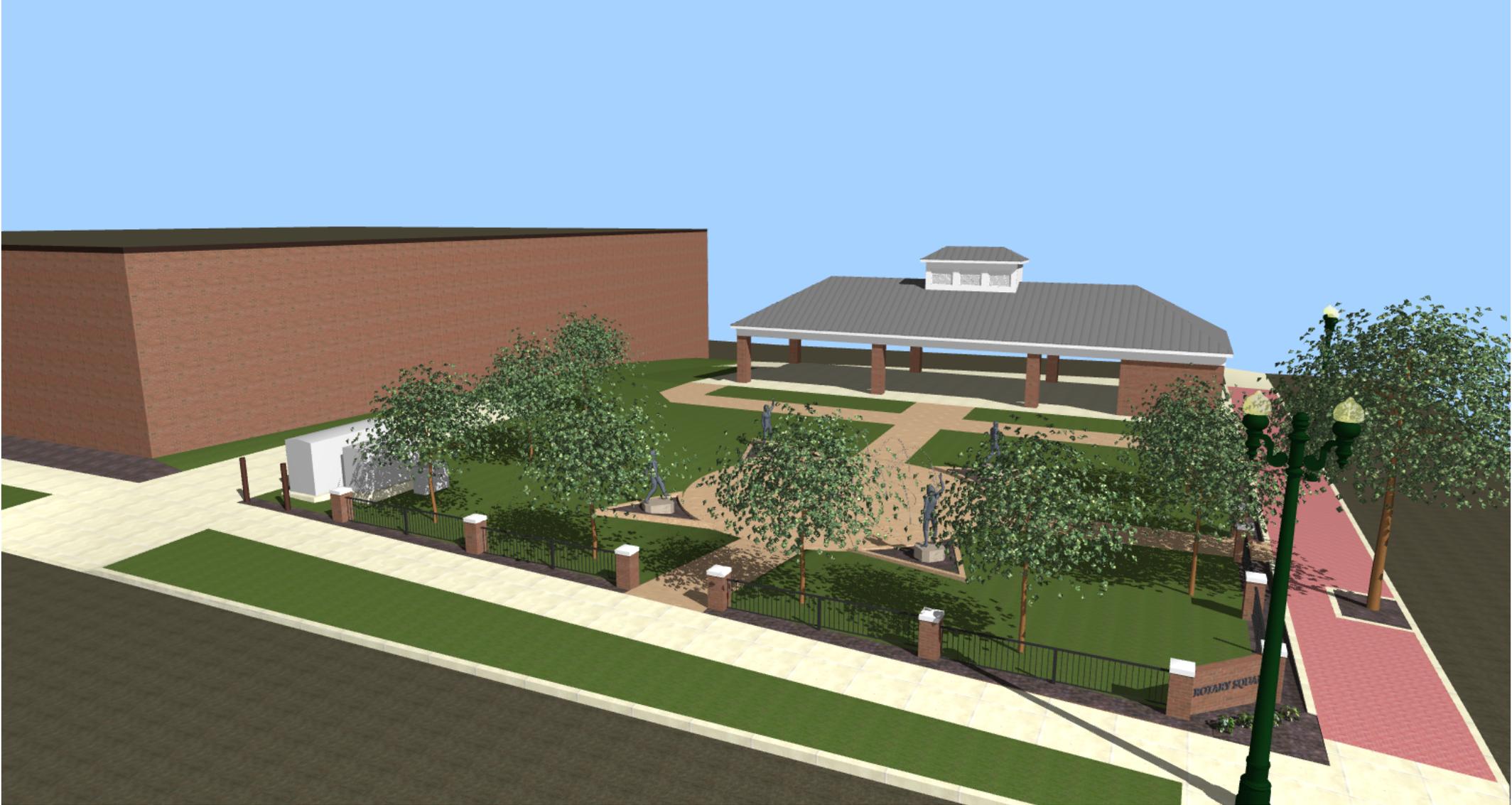
2 Corban Ave SE  
(PIN 5620-97-5480, 6343)



Source: City of Concord  
Planning Department

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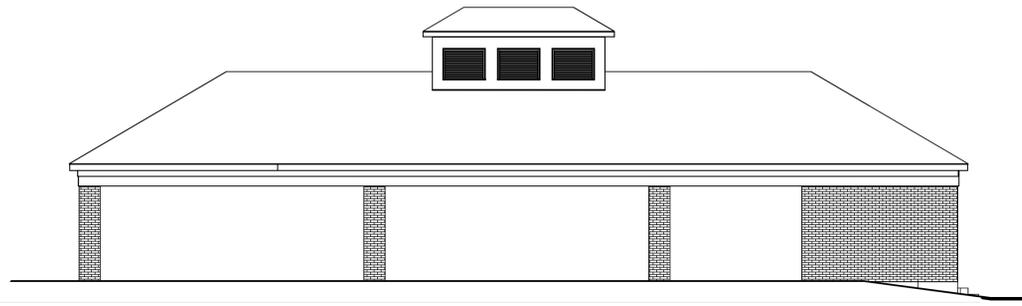


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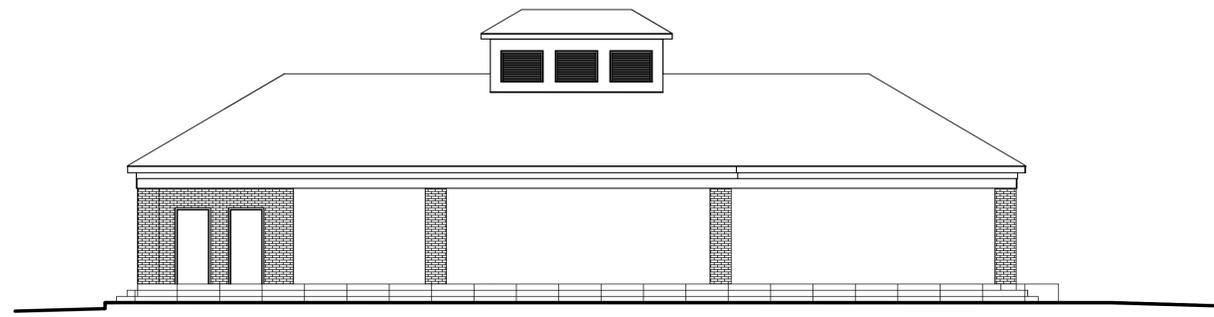
View from Above Union St



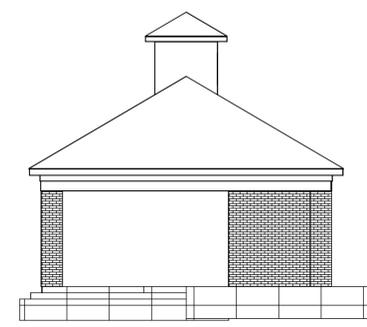
Corban Sidewalk View



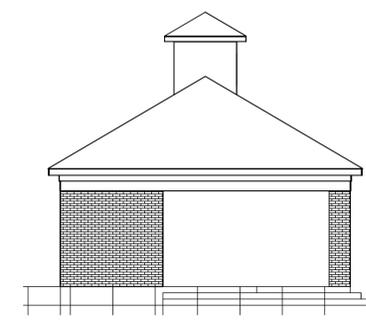
1 NORTH ELEVATION  
A-2 SCALE: 1/8" = 1'-0"



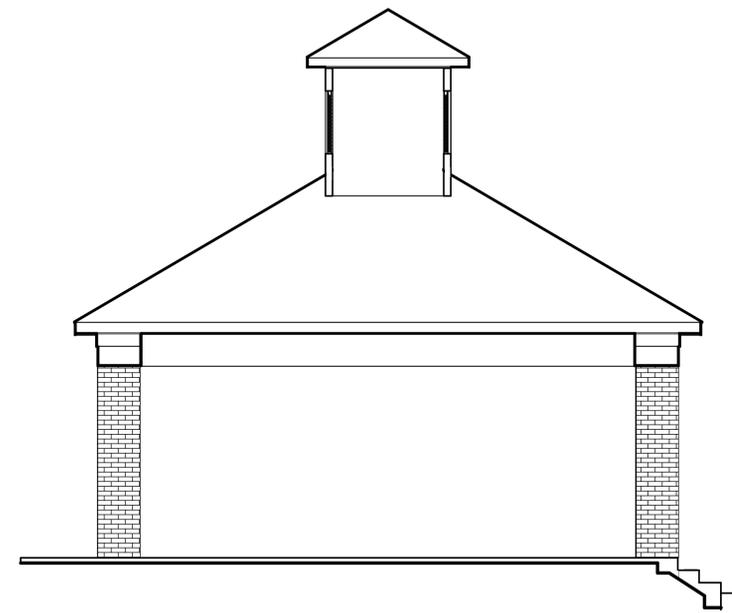
2 SOUTH ELEVATION  
A-2 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
A-2 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
A-2 SCALE: 1/8" = 1'-0"



5 BUILDING SECTION  
A-2 SCALE: 1/4" = 1'-0"

**GRIFFIN ARCHITECTURE, P.A.**  
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704/527-2112

ROTARY SQUARE  
&  
MARKET

ADDRESS

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ISSUE DATE:  
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MODEL FILE:  
DRAWN BY: JDJ  
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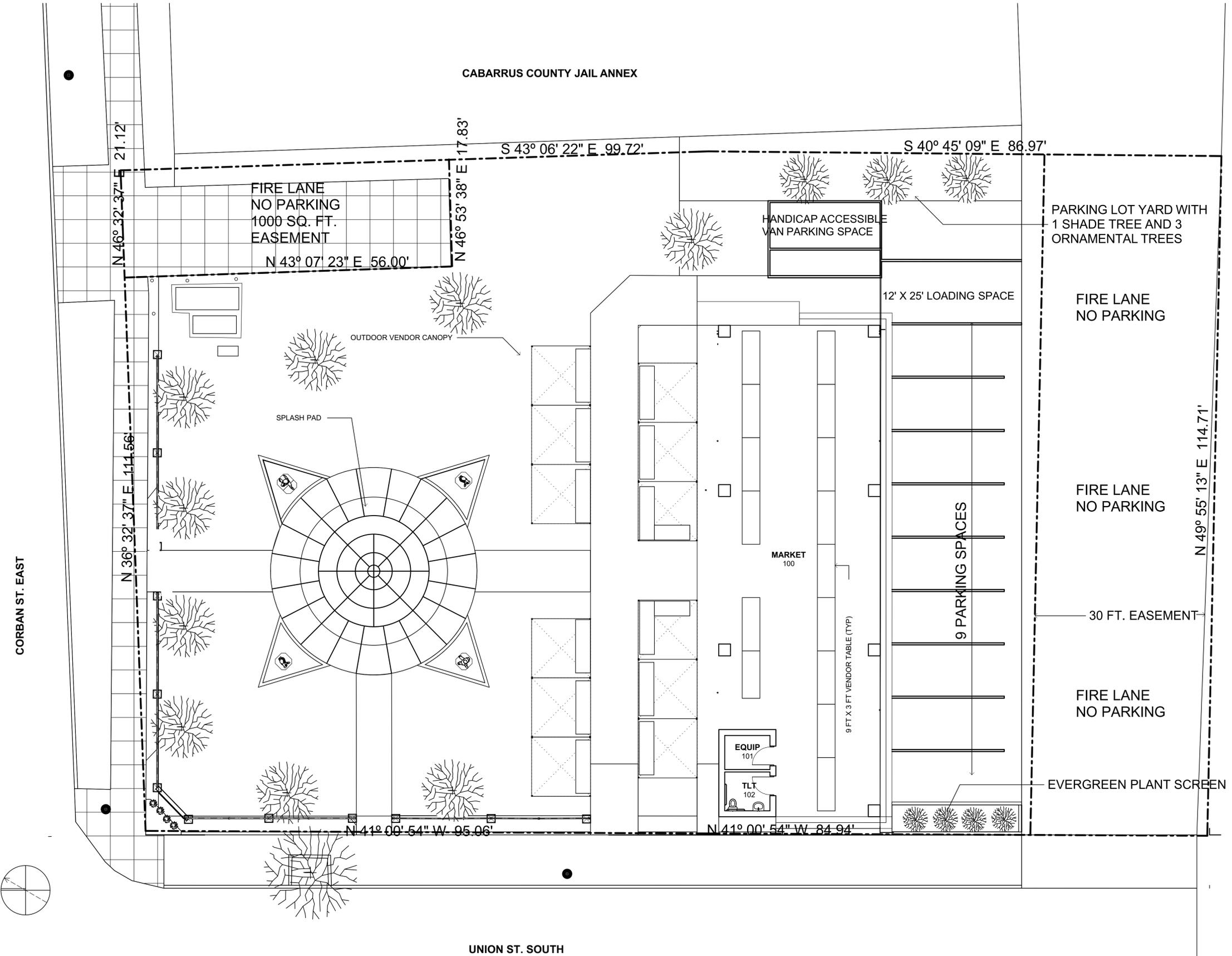
SHEET TITLE  
ELEVATIONS AND SECTIONS

3/13/2014 \\JERICDESKTOP\PI\Data\Jeric's Active\Rotary Square\ArchiCAD\2014\_0130\_OPTION 2.2.pln

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SHEET TITLE  
**SITE PLAN**



**1**  
**AS-1**  
**SITE PLAN**  
 SCALE: 1/8" = 1'-0"