



**Planning and Zoning Commission
September 2, 2020 Meeting**

Staff Report

TO: Planning and Zoning Commission

FROM: Gretchen Coperine, AICP, Assistant Planning Director

SUBJECT: **Case #CZ-2020-07**
Conditional Zoning Map Amendment
Applicant: Pedcor Investments, LLC

Request to conditionally rezone property located at 319 & 320 North Ave. Extension from Cabarrus County MDR (Medium Density Residential) to City of Kannapolis RC-CZ (Residential Compact-Conditional Zoning), further identified as Cabarrus County PINs # 5622-45-0020 and 5622-35-7092 to allow for a 270-unit multi-family residential development.

A. Actions Requested by Planning & Zoning Commission

1. Hold Public Hearing
2. Motion to adopt Resolution to Zone
3. Motion to adopt Statement of Consistency

B. Decision and Required Votes to Pass Requested Actions

Section 3.3.4.2 of the UDO allows the Planning and Zoning Commission to render a final decision on a rezoning request; subject to an affirmative vote of three-fourths of the Commission members present and not excused from voting, or if there is no appeal of the decision. If there is a denial, an approval by a vote of less than three-fourths, or an appeal of the decision, then only the City Council shall have final decision making authority. Any final decision rendered by the Commission may be appealed within fifteen (15) days to the City Council.

C. Background & Project Overview

The applicant, Pedcor Investments, LLC., is proposing to rezone the subject property from the current Cabarrus County MDR (Medium Density Residential) zoning district designation to City of Kannapolis RC-CZ (Residential Compact-Conditional Zoning), to allow for a 270-unit multi-family residential development.

The subject property was annexed into the City on August 24, 2020 by City Council and must therefore be assigned a zoning designation within 60 days in accordance with state statute.

D. Fiscal Considerations

None

E. Policy Issues

Section 3.3.5 of the UDO states that the Planning and Zoning Commission may consider the following questions, at a minimum, in reviewing an application for rezoning:

1. The size of the tract in question.

The size of the subject tract is approximately 25.05 +/- combined acres.

2. Does the proposal conform with and further the goals and policies of the Land Use Plan, other adopted plans, and the goals, objectives, and policies of this Ordinance?

This property is located in a “Suburban Activity 1” Character Area in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Suburban Activity 1 Character Area includes multi-family residential development as a primary use. The proposed use is therefore in conformance with the goals and policies of the 2030 Plan.

3. Is the proposed rezoning compatible with the surrounding area?

The property is located north of Interstate 85, just southwest of the Northlite Commons Shopping Center. Property to the north is zoned C-2 and is located within the City of Kannapolis city limits. Property to the immediate east, west and south is zoned MDR and is located in unincorporated Cabarrus County. Property to the north and south is within the City of Concord, and zoned C-2 and I-1, respectively. Uses within the surrounding area include commercial, single-family residential, and institutional uses. The proposed multi-family residential development is compatible with the surrounding mix of uses and provides an appropriate transition between the residential and commercial uses in the area.

4. Will there be adverse effects on the capacity or safety of the portion of street network influenced by the rezoning?

The proposed project was required to provide a Traffic Impact Analysis. That analysis recommended and NCDOT and the City have agreed to the improvements below. These improvements are intended to mitigate any impacts on the roadway network

from the proposed development. In addition, the developer will be responsible for making the necessary improvements to the access roadways into the development.

Concord Lake Road and Mt.Olivet Road/ Access A

- Construction of the westbound approach with one ingress lane and two egress lanes: one left-turn lane with 100' of storage and one through/right shared lane
- Conversion of the existing right-turn lane on Mt. Olivet Road to a through/right shared lane
- Construction of a southbound left-turn lane on Concord Lake Road with 150' of storage
- Construction of intersection geometry such that left turns on northbound/southbound and eastbound/westbound approaches can be made concurrently
- Modification of the traffic signal to provide permitted-only left turns on the westbound approach and permitted-protected left turns (with flashing yellow arrow) on all other approaches
- Construction of pedestrian crosswalk, appropriate accessible ramps, and pedestrian signals across Concord Lake Road on the northbound approach and across Access A on the westbound approach

North Avenue Extension and Access B (Gated Emergency Access Only)

- Construction of the southbound approach with one ingress lane and one egress lane and an internal protected stem length of 100'

5. Will there be parking problems?

The site plan submitted with this request for rezoning includes adequate parking for the proposed use.

6. Will there be environmental impacts that the new use will generate, such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances?

No environmental impacts are anticipated. More important, the development will be required to conform to all applicable local, state, and federal environmental regulations.

7. Has there been any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development?

The character of the area has remained stable.

8. Is there compliance with the adequate public facilities criteria?

There are adequate public facilities available to the property or within close proximity, which will be extended to serve the development.

9. What are the zoning districts and existing land uses of the surrounding properties?

The property is located north of Interstate 85, just southwest of the Northlite Commons Shopping Center. Property to the north is zoned C-2 and is within City of Kannapolis city limits. Property to the immediate east, west and south is zoned MDR and is located in unincorporated Cabarrus County. Property to the north and south is within the City of Concord, and zoned C-2 and I-1, respectively. Uses within the surrounding area include commercial, single-family residential, and institutional uses. The proposed multi-family residential development is compatible with the surrounding mix of uses and provides an appropriate transition between the residential and commercial uses in the area.

10. Is the subject property suitable for the uses to which it has been restricted under the existing zoning classification?

The property is currently zoned MDR (Medium Density Residential - Cabarrus County zoning district). State law requires that the City assigns a zoning designation within 60 days of the date of annexation, otherwise the parcel remains “unzoned”. As previously noted, the City Council annexed the subject property into the City limits on August 24, 2020.

11. Is the zoning compatible with the adjacent neighborhood, especially residential neighborhood stability and character?

The proposed residential use is compatible with the adjacent commercial and residential neighborhoods.

12. What length of time has the subject property remained vacant as zoned?

The subject property has been vacant for an undetermined amount of time.

13. Is there an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs?

There are parcels in the surrounding area that would be sufficient to accommodate future zoning and community needs.

14. Was the existing zoning in error at the time of adoption?

No.

F. Legal Issues

None

G. Finding of Consistency with Comprehensive Plan

Staff finds this rezoning consistent with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan*, adopted by City Council, which designates this property as being located in a “Suburban Activity 1” Character Area, which allows for multi-family development. Furthermore, staff finds the request for rezoning reasonable and in the public interest because it will provide residential development that is appropriate for the area. The proposed use is compatible with the surrounding zoning, yet not anticipated to have an adverse

effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment. Finally, there is adequate access or ability to extend to public facilities.

H. Staff Recommendation and Alternative Courses of Action

Staff Recommendation

The Planning and Zoning Commission may choose to approve or deny the petition as presented.

Based on the request being consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*, staff recommends approval with the following conditions for Zoning Map Amendment Case #CZ-2020-07:

1. The permitted uses allowed by this rezoning shall only include 270 multi-family units as generally depicted on the site plan submitted with this rezoning.
2. A Final Site Plan, in compliance with all applicable City standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance Permit.
3. Compliance with the current Land Development Standards Manual (LDSM).
4. Final design of all road intersections on which development has access to and/or street frontage on shall be approved by NCDOT and the City.
5. The developer will construct curb and gutter and sidewalk along the entire road frontage where development has access and/or street frontage. The improvements will be constructed to NCDOT and City standards.
6. The lane widths, sidewalks, pavement structure, road alignment, and road grades shall be constructed in compliance with current City standards.
7. Roads and parking lots shall comply with all Fire Codes and Autoturn shall be run for an SU-30 and Bus-45 (mimics ladder truck).
8. Streams and wetlands shall be identified by a qualified person and all buffers shown in accordance with Article 4 of the Kannapolis UDO. Construction of buildings, roads, and other structures must comply with AE Zone & RSOD Buffer requirements or be relocated.
9. A Stormwater Management Permit will be required for this Development in accordance with Article 9 of the Kannapolis UDO. Easements, maintenance agreements and viable access shall be provided for all stormwater structures and SCM's. Stormwater SCM's cannot be constructed in the undisturbed buffer. Additional requirements are necessary to verify design of SCM within AE Zone see attached comments on sketch plan.
10. Water and sewer main extensions will be required for this project. The developer shall be responsible for designing, permitting and constructing water and sewer mains in accordance with City and WSACC standards.
11. All water and sewer mains shall be publicly maintained and located within a public right-of-way or utility easement. The water and sewer mains shall be located in the roadway under the pavement per the City's Typical Section Utility Layout, LDSM Detail 301.

12. Easements for Sanitary Sewer lines, Water lines and Storm Sewer pipes need to be a minimum of 20-feet wide. Additional width may be required depending on the depth of the line. Sanitary sewer lines and storm sewer lines shall be located within Common Open Space (easements centered on property lines shall not be permitted). Viable access shall be provided along all easements with a grade no greater than 15% for maintenance vehicles and cross slopes shall not exceed 5%.
13. The Fire Department shall approve locations of all hydrants.
14. Fire apparatus access roads shall remain open at all times.

Alternative Courses of Action

Motion to Approve (2 votes)

1. **Should the Commission choose to approve the request for rezoning as presented in Case #CZ-2020-07, a motion should be made to adopt the following Statement of Consistency:**

Statement of Consistency: *The Planning and Zoning Commission finds this rezoning **consistent** with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, which designates this property as being located in a “Suburban Activity 1” Character Area, which allows for multi-family development. Furthermore, the Commission finds the request for rezoning reasonable and in the public interest because it will provide residential development that is appropriate for the area. The proposed use is compatible with the surrounding zoning, yet not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment. Finally, there is adequate access or ability to extend to public facilities.*

Should the Commission choose to approve Case #CZ-2020-07, a motion should be made to adopt the Resolution to Zone.

Motion to Deny (2 votes)

1. **Should the Commission choose to recommend denial of Case #CZ-2020-07, a motion should be made to adopt the following Statement of Consistency:**

Statement of Consistency: *The Planning and Zoning Commission finds this zoning map amendment as presented in Case #CZ-2020-07 to be **inconsistent** with the goals and policies of the **Move Kannapolis Forward 2030 Comprehensive Plan**, adopted by City Council, because (state reason(s)) and is unreasonable and not in the public interest because (state reason(s)).*

2. **Should the Commission choose to deny Case #CZ-2020-07, a motion should be made to deny the Resolution to Zone.**

I. Attachments

1. Rezoning Application
2. Vicinity Map
3. Zoning Map
4. 2030 Future Land Use and Character Map
5. Site Plan
6. Notice of Public Hearing
7. List of Notified Properties
8. Letter to Adjacent Property Owners
9. Posted Public Notice Sign
10. Resolution to Adopt a Statement of Consistency
11. Resolution to Zone

J. Issue Reviewed By:

- City Manager
- City Attorney
- Planning Director



Conditional Zoning Map Amendment Checklist

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the size of the parcel, the proposed use or the adequacy of existing infrastructure servicing the location. Submit digitals and 1 hard copy of applications and accompanying documents to the Planning Department at the address above.

CONDITIONAL REZONING REQUEST

Conditional Rezoning – Request for an amendment to the Kannapolis Zoning Map. *Approval authority – Planning and Zoning Commission.*

Requested Rezoning Property Address: 319 North Avenue Extension, Kannapolis, NC

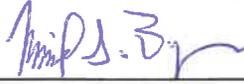
Applicant: Pedcor Investments, A Limited Liability Company

Proposed development: Emerson Hills Apartment Homes, a 270-unit multifamily apartment development

SUBMITTAL CHECKLIST

- Pre-Application Meeting – send an email to planreviewappointment@kannapolisnc.gov
- Neighborhood Meeting (if required)
- Zoning Map Amendment Checklist and Application – Complete with all required signatures
- Preliminary Major Site Plan
- PDF format on disc containing all documents rotated and formatted in sequential order based upon cover page
- Fee: \$925.00 (\$600 Application Fee, \$300 Legal Notices and notification fee, # of property owners notified [see Fee Schedule])

By signing below I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if incomplete.

Applicant's Signature: 

Date: 7/31/2020



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

CONDITIONAL ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: Michael Byron - Pedcor Investments, A Limited Liability Company
Phone: 317-218-2702 Email: mbyron@pedcor.net

Property Owner Information same as applicant

Name: L W Maulden, care of Ashlynn Sides; William L. Sides
Phone: 704-791-8512 Email: janistuckerhomes@yahoo.com

Project Information

Project Address: 319 and 320 North Avenue Extension, Kannapolis, NC 28083
Parcel: 04-080-004.10; 04-080-004.00 # of parcels: 2 Approx. size of parcels: 25.05
(attach separate list if necessary)
Current Zoning Designation: MDR Requested Zoning Designation: RC
Reason for map amendment: RC zoning will allow the planned 270 multifamily apartment units.

Condition(s) proposed by the applicant (attach separate sheet if necessary): See attached.

By signed below, it is understood and acknowledged that if the property is conditionally rezoned as requested, the property involved in this request will be perpetually bound to the use(s) authorized and subject to such condition(s) as imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

Michael J. Byron 7/31/2020
Applicant Signature Date

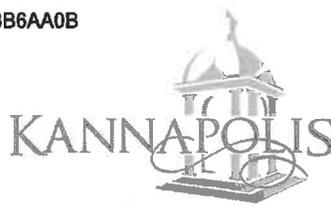
DocuSigned by:
Ashlynn M Sides 7/31/2020
Property Owner Signature Date

Ashlynn M Sides for William L Sides 7/31/2020

Sara & Sides 7/31/2020

For Staff Use Only:

Filing Fee: _____ Receipt #: _____
Case #: _____ Date Received: _____



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Applicant Signature: [Signature] Date: 7/31/2020

DocuSigned by: Philip Magaldi 7/30/2020

Proprietary Owner Signature: [Signature] Date: 7/30/2020

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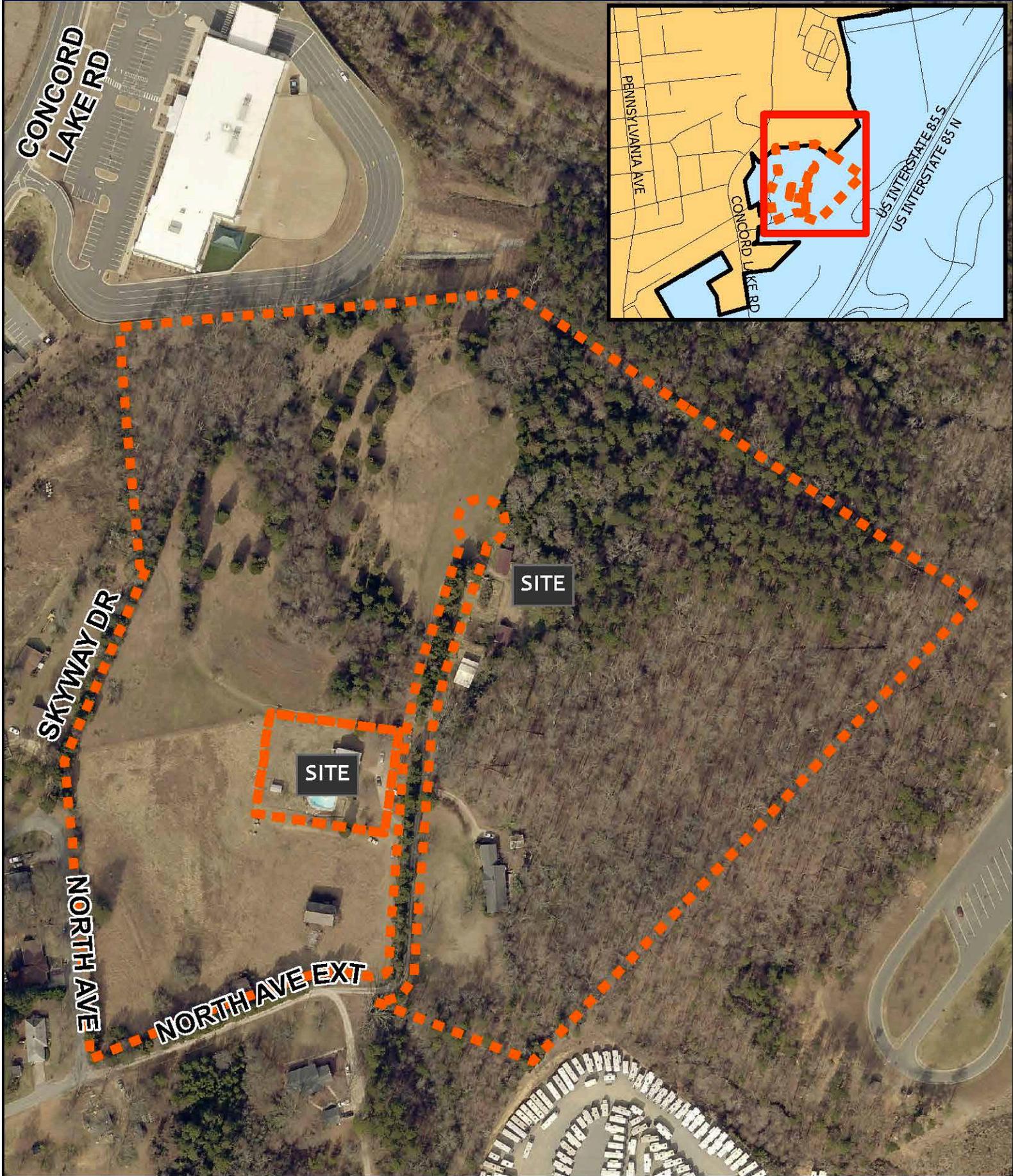
For Staff Use Only:

Filing Fee: _____ Receipt #: _____
Case #: _____ Date Received: _____



Vicinity Map

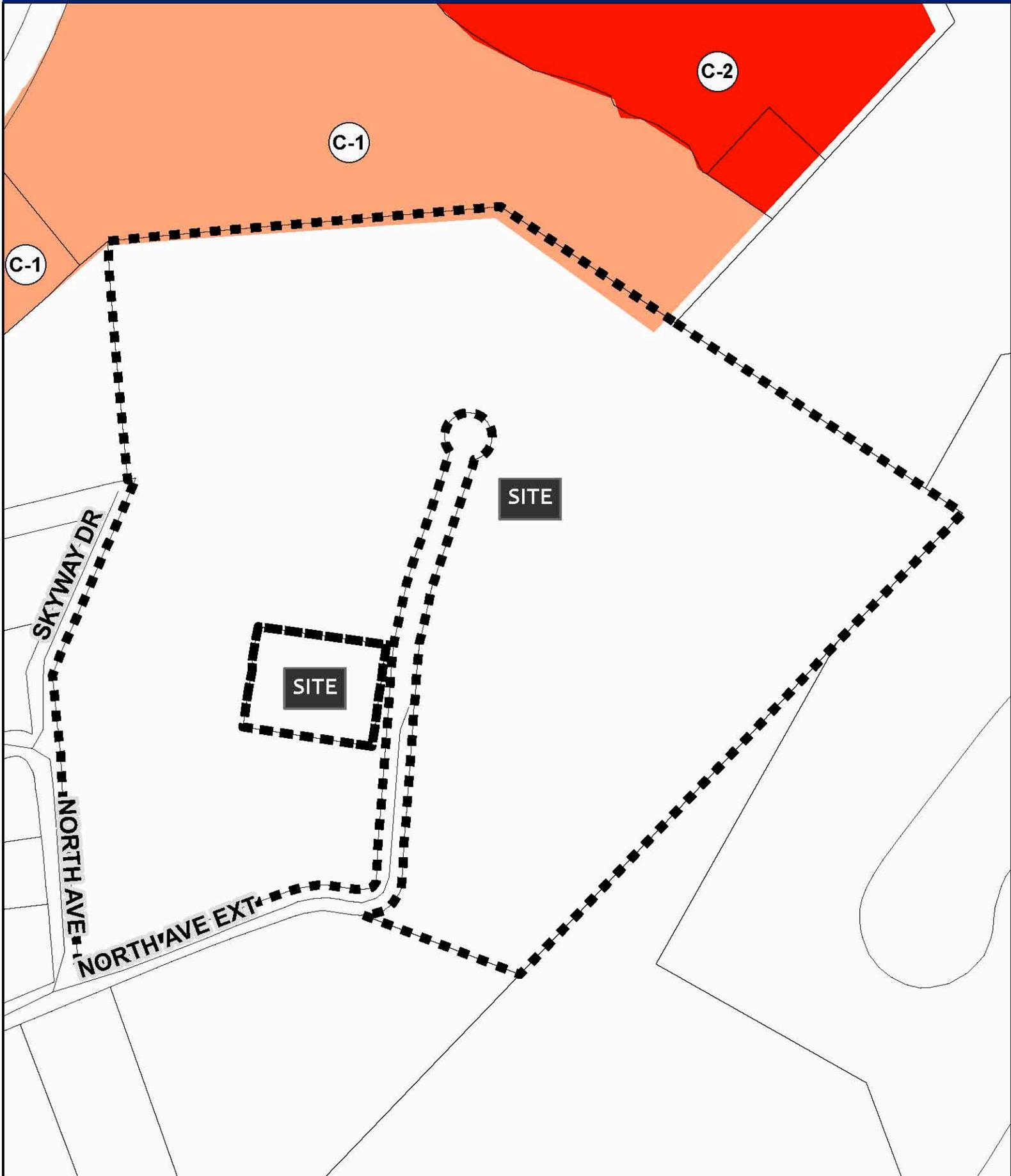
Case Number: CZ-2020-07
Applicant: Pedcor Investments LLC
319 & 320 North Ave. Ext.





Kannapolis Current Zoning

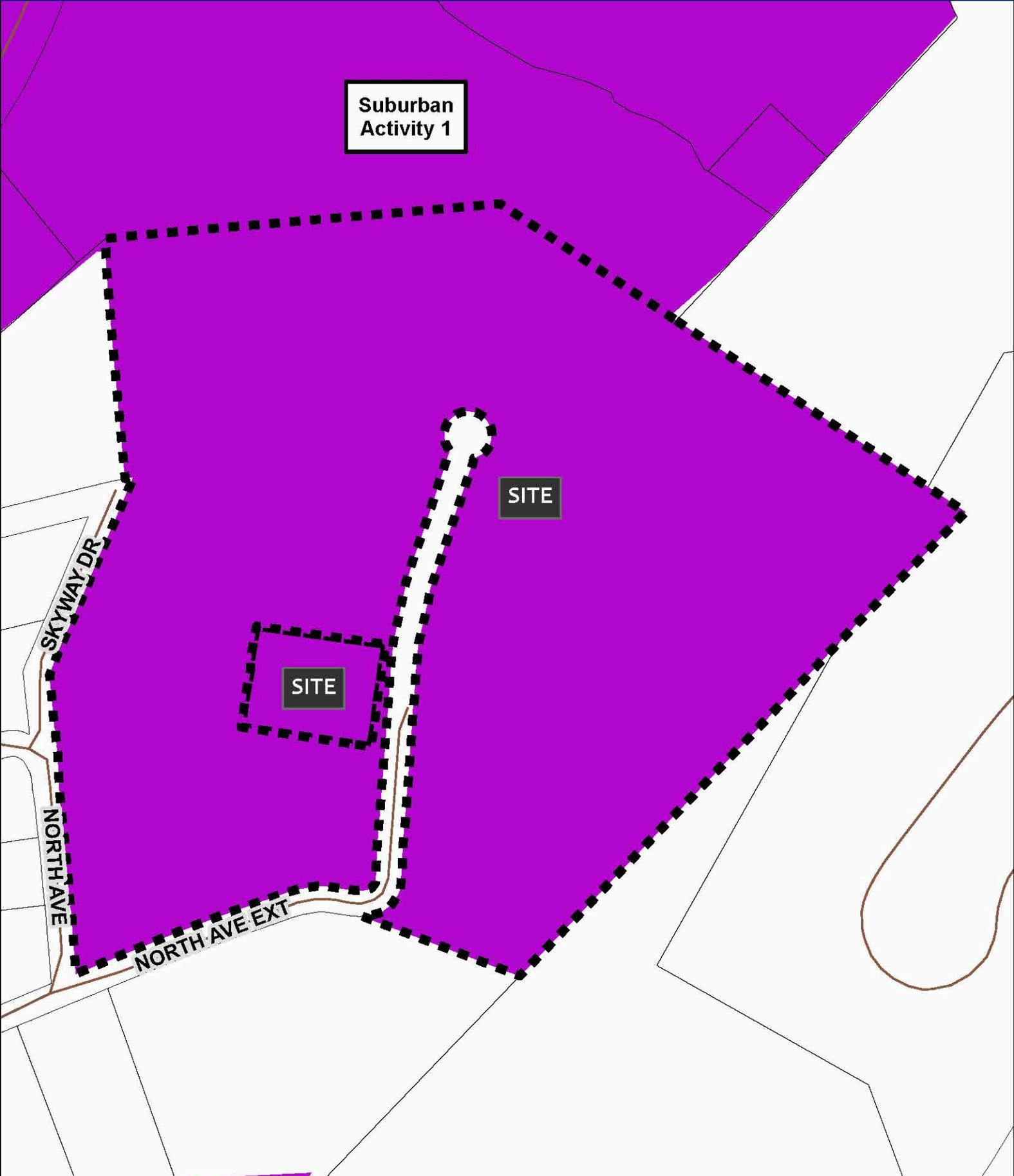
Case Number: CZ-2020-07
Applicant: Pedcor Investments LLC
319 & 320 North Ave. Ext.



Kannapolis 2030 Future Land Use Map



Case Number: CZ-2020-07
Applicant: Pedcor Investments LLC
319 & 320 North Ave. Ext.



DEVELOPMENT STANDARDS

JULY 31, 2020

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE MAJOR SITE PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY PEDCOR INVESTMENTS TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 26.198 ACRE SITE LOCATED WEST OF NORTH AVE, NORTH OF WEST AVE EXTENSION, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE MAJOR SITE PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO(S). 04-080-0004.00 AND 04-080-0004.10.
- B. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE MAJOR SITE PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF KANNAPOLIS UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE RC ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- C. THE DEVELOPMENT DEPICTED ON THE MAJOR SITE PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS DEPICTED ON THE MAJOR SITE PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- D. FUTURE AMENDMENTS TO THE MAJOR SITE PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. THE SITE MAY ONLY BE DEVOTED TO A MULTI-FAMILY RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 270 DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE RC ZONING DISTRICT. CUSTOMARY INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, A LEASING AND MANAGEMENT OFFICE, AMENITIES FOR THE RESIDENTS SUCH AS A CLUBHOUSE, A FITNESS CENTER, A SWIMMING POOL AND A PLAYGROUND, AND ACCESSORY GARAGE STRUCTURES.

3. TRANSPORTATION

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE MAJOR SITE PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGN AND/OR REQUIRED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
- B. THE ALIGNMENT OF THE INTERNAL DRIVEWAYS AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- C. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHT OF WAY LOCATED WITHIN THE SITE SHALL OCCUR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING TO BE CONSTRUCTED ON THE SITE.
- D. THE CONSTRUCTION AND APPROVAL OF THE TRANSPORTATION IMPROVEMENTS LOCATED ON THE SITE SHALL OCCUR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING TO BE CONSTRUCTED ON THE SITE.
- E. VEHICULAR ACCESS: ACCESS WILL BE PROVIDED FROM CONCORD LAKE ROAD, IN THE GENERAL LOCATION SHOWN ON THE MAJOR SITE PLAN. ADJUSTMENTS TO THE LOCATION OF THE STREET AND ACCESS POINTS MAY OCCUR, AS REQUIRED TO MEET STATE AND LOCAL AGENCY STANDARDS AND COORDINATE WITH FINAL SUBDIVISION AND SITE PLAN DESIGN.
- F. A NEW PUBLIC STREET WILL BE CONSTRUCTED, EXTENDING FROM CONCORD LAKE AT MOUNT OLIVET TO THE PROJECT SITE, IN THE GENERAL LOCATION SHOWN ON THE MAJOR SITE PLAN AND AS FOLLOWS. THE PUBLIC STREET SHALL FOLLOW THE CITY OF KANNAPOLIS LOCAL RESIDENTIAL STREET TYPICAL SECTION.
- H. PETITIONER / DEVELOPER OR THEIR ASSIGNEE, AGREE THAT AS THIS REZONING TO RC AND CONDITIONAL ZONING (CZ) IS APPROVED, PROJECT IMPROVEMENTS IDENTIFIED BY THE TIA SHALL BE CONSTRUCTED BY THE PETITIONER OR THEIR ASSIGNEE.

4. ARCHITECTURAL AND DESIGN STANDARDS

- A. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE THAT WILL CONTAIN MULTI-FAMILY DWELLING UNITS SHALL BE 48 FEET AS MEASURED UNDER THE ORDINANCE.
- B. ATTACHED TO THE MAJOR SITE PLAN ARE CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE FRONT, SIDE AND REAR ELEVATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT WILL CONTAIN THE MULTI-FAMILY DWELLING UNITS THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE BUILDING ELEVATIONS. ACCORDINGLY, THE FRONT, SIDE AND REAR ELEVATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT WILL CONTAIN THE MULTI-FAMILY DWELLING UNITS SHALL BE DESIGNED AND CONSTRUCTED SO THAT THESE BUILDING ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THESE BUILDING ELEVATIONS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
- C. ATTACHED TO THE MAJOR SITE PLAN ARE CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE FRONT, SIDE AND REAR ELEVATIONS OF A CLUBHOUSE OR AMENITY BUILDING TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE BUILDING ELEVATIONS. ACCORDINGLY, THE FRONT, SIDE AND REAR ELEVATIONS OF A CLUBHOUSE OR AMENITY BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THESE BUILDING ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THESE BUILDING ELEVATIONS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
- D. ATTACHED TO THE MAJOR SITE PLAN ARE CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE FRONT, SIDE AND REAR ELEVATIONS OF ACCESSORY GARAGE STRUCTURES TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE BUILDING ELEVATIONS. ACCORDINGLY, THE FRONT, SIDE AND REAR ELEVATIONS OF ACCESSORY GARAGE STRUCTURES TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THESE BUILDING ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THESE BUILDING ELEVATIONS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.

5. STREETScape/LANDSCAPING/BUFFERS

- A. LANDSCAPING AND BUFFERS SHALL COMPLY WITH ARTICLE 7 OF THE ORDINANCE.

6. ENVIRONMENTAL FEATURES

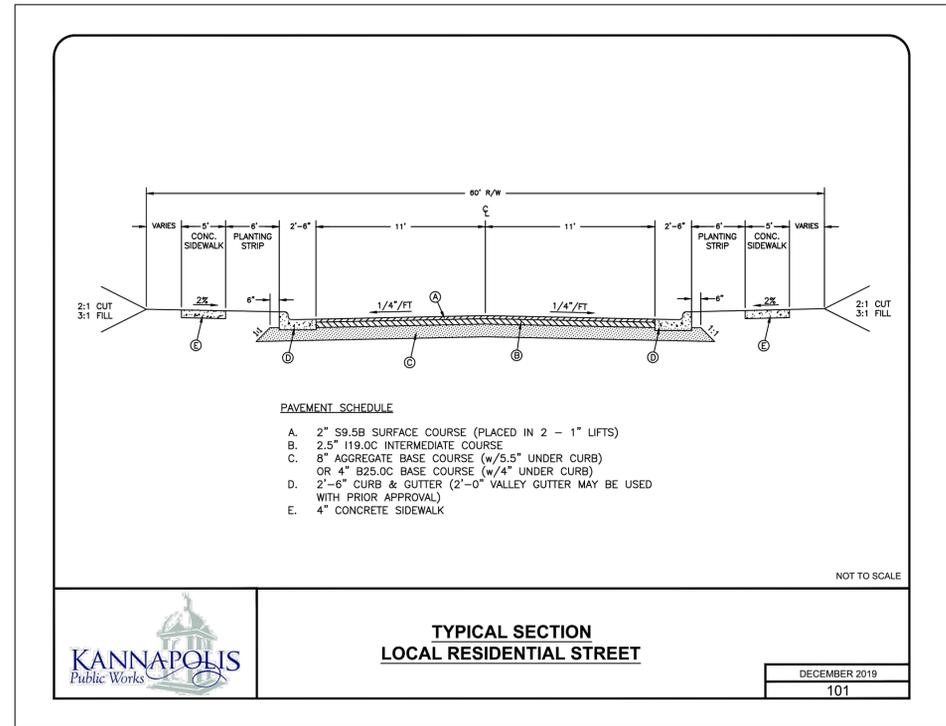
- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH ARTICLE 9 OF THE ORDINANCE.
- B. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE MAJOR SITE PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE PROPOSED GRADING DURING THE CONSTRUCTION DOCUMENT DESIGN PHASE, ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

7. CONSTRUCTION SCHEDULE AND PHASING

- A. THIS DEVELOPMENT WILL BE CONSTRUCTED IN PHASES. PROPOSED PHASING WILL BE DETERMINED AND PRESENTED DURING THE PRELIMINARY AND/OR FINAL PLAT PROCESS.

8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE MAJOR SITE PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVEISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.



Plotted By: Schroeder, Toddie - Street Set: Pedcor - Kannapolis Re zoning - L04001RZ-3 DEVELOPMENT STANDARDS - July 31, 2020 - 12:33:13pm - \\kimley-horn.com\SE\CHL\CHL_PRL\017046_Pedcor\010_Kannapolis\02 - DWG\Re zoning\02 - DWG\Re zoning\02 - DEVELOPMENT STANDARDS.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NO.	REVISIONS	DATE	BY

Kimley»Horn

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 200 SOUTH IRYON ST., SUITE 200, CHARLOTTE, NC 28202
 PHONE: 704-333-5131
 WWW.KIMLEY-HORN.COM
 NC LICENSE #F-0102

KHA PROJECT	017046010
DATE	7/31/2020
SCALE	AS SHOWN
DESIGNED BY	
DRAWN	JB/MP
CHECKED BY	

**DEVELOPMENT
STANDARDS**

**NORTH AVE MULTIFAMILY
REZONING
PREPARED FOR
PEDCOR INVESTMENTS**

KANNAPOLIS NC

Plotted By: Schroeder, Teddie - Sheet Set: Pedcor - Kannapolis Rezoning - July 30, 2020 - 04:08:50pm - \\kimley-horn.com\SE-CHL\CHL_PRA\017046 Pedcor\010 Kannapolis.RZ-4 ARCHITECTURAL ELEVATIONS.dwg - DWG (Resizing) RZ-4 ARCHITECTURAL ELEVATIONS.dwg
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1 12A6B RIGHT RENDERED ELEVATION
N.T.S.



2 12A6B REAR RENDERED ELEVATION
N.T.S.



3 12A6B LEFT RENDERED ELEVATION
N.T.S.



4 12A6B FRONT RENDERED ELEVATION
N.T.S.



5 12B6C RIGHT RENDERED ELEVATION
N.T.S.



6 12B6C REAR RENDERED ELEVATION
N.T.S.



7 12B6C LEFT RENDERED ELEVATION
N.T.S.



8 12B6C FRONT RENDERED ELEVATION
N.T.S.

**NORTH AVE MULTIFAMILY APARTMENTS
KANNAPOLIS, NC**



EXTERIOR MATERIAL LEGEND	
	COMPOSITION ROOF
	BRICK VENEER
	FIBER CEMENT SIDING

No.	REVISIONS	DATE	BY

Kimley»Horn
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 PHONE: 704-333-5131
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KHA PROJECT	017046010
DATE	7/31/2020
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	JB/MP
CHECKED BY	

**ARCHITECTURAL
ELEVATIONS**

**NORTH AVE MULTIFAMILY
REZONING**
 PREPARED FOR
PEDCOR INVESTMENTS
 KANNAPOLIS, NC

SHEET NUMBER
RZ-3



PO Box 27283
Richmond, VA 23261-7283

Order Confirmation

Order# 0000668468

Client: KANNAPOLIS,CITY OF
Phone: 7049204300

Pavor : KANNAPOLIS,CITY OF
Phone: 7049204300

Account: 3143368
Address: ACTS PAYABLE/WANDA/TEARSHEETS
KANNAPOLIS NC 28081

Account: 3143368
Address: ACTS PAYABLE/WANDA/TEARSHEET
KANNAPOLIS NC 28081

Sales Rep **Accnt Rep** **Ordered By**
aboan aboan Pam

Fax: 7049337463
EMail: byow@kannapolisnc.gov

Total Amount \$620.50
Payment Amount \$620.50

Amount Due	\$0.00	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>PO Number:</u>
Tax Amount:	0.00	0	0	1	
Payment Meth:	Credit - Debit Card				

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000668468-01	CLS Liner	2 X 49 li	\$0.00

<u>Production Method</u>	<u>Production Notes</u>
AdBooker (liner)	

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
CON Independent Trib	C-Announcements	General-Spec Notice	2

Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING Planning and Zoning

Run Dates 8/21/2020, 8/28/2020

TagLine: NOTICEOFPUBLICHEARINGPLANNINGANDZONINGCOMMISSIONM
LISNCWEDNESDAYSEPTEMBER22020AT600PMCONDITIONALZON



KANNAPOLIS

NOTICE OF PUBLIC HEARING
Planning and Zoning Commission Meeting
401 Laureate Way, Kannapolis, NC

Wednesday September 2, 2020 at 6:00 pm

Conditional Zoning Map Amendment - CZ-2020-07 - Public hearing to consider a request to rezone approximately 25.05 acres of property located at 319 & 320 North Ave. Extension from Cabarrus County MDR (Medium Density Residential) to City of Kannapolis RC-CZ (Residential Compact-Conditional Zoning), further identified as Cabarrus County PINs # 5622-45-0020 and 5622-35-7092 to allow for a 270-unit multi-family residential development.

ZoningMap Amendment - Z-2020-05 - Public hearing to consider a request to rezone approximately .25 +/- acres located at 675 Winecoff School Rd. from RC (Residential Compact) to C-2 (General Commercial), further identified as Cabarrus County PIN #5611-59-8729.

ZoningMap Amendment - Z-2020-06 - Public hearing to consider a request to rezone approximately .65 +/- combined acres located at 405 West F St., 421 Sycamore Ave. and 417 Sycamore Ave. from RV (Residential Village) to CC (Center City), further identified as Cabarrus County PIN #5613-48-1369, 5613-48-0472 and 5613-48-1552.

IN ORDER TO COMPLY WITH FEDERAL, STATE AND LOCAL RESTRICTIONS IMPOSED IN RESPONSE TO THE COVID-19 VIRUS, SOCIAL DISTANCING PRACTICES WILL BE OBSERVED DURING THIS MEETING.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Kannapolis, should contact the office of Tina H. Cline, Human Resource Director, by phone at 704-920-4302 or by email at tccline@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.

Publish: August 21, 28, 2020.

AcctName1	MailAddr1	MailCity	MailState	MailZipCod
PATSY HURST				
DONALD ROBERTS	PO BOX 782	ALBEMARLE	NC	28002
KIMBERLY ADKINS	533 BIRD FARM ED	COVINGTON	VA	24426
ERIC FLAKE	409 NORTH AVENUE	KANNAPOLIS	NC	28083
BARRY & ANGELA LEIGH	415 NORTH AVE	KANNAPOLIS	NC	28083
RICHARD & MARGIE KISER	1109 SKYWAY DR	KANNAPOLIS	NC	28083
ELLA RICHARDSON	301 NORTH AVE	KANNAPOLIS	NC	28083
JAMES MARSHALL	401 NORTH AVE	KANNAPOLIS	NC	28083
WILLIAM SIDES	319 NORTH AVE EXT	KANNAPOLIS	NC	28083
BROADWELL INVESTMENTS LLC	1921 CONCORD LAKE RD	KANNAPOLIS	NC	28083
L W MAULDEN				
C/O ASHLYNN SIDES	319 NORTH AVENUE EXT	KANNAPOLIS	NC	28083
EARNHARDT INTERCHANGE PROPERTY OWNERS ASSOCIATION	14021 CONLAN CIR	CHARLOTTE	NC	28277
N C DEPT OF TRANSPORTATION	206 CHARTER ST	ALBEMARLE	NC	28001
RV RETAILER CAROLINAS REAL ESTATE LLC	100 SE 3RD AVE STE 1850	FT LAUDERDALE	FL	33394
JOHN & LORI FEATHER	314 N AVENUE EXT	KANNAPOLIS	NC	28083
NORTH CAROLINA CHARTER EDUCATIONAL FOUNDATION INC.	800 CORPORATE DR STE 700	FT LAUDERDALE	FL	33334
PEDCORE INVESTMENTS				
ATTN: MICHAEL BYRON	770 3RD AVE SW	CARMEL	IN	46032



August 20, 2020

Dear Property Owner:

Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Wednesday, September 2, 2020 at 6:00 PM, for the following case:

CZ-2020-07 – Conditional Zoning Map Amendment – North Ave. Extension

The purpose of the Public Hearing is to consider a request by Pedcor Investments, LLC to rezone property located at 319 & 320 North Ave. Extension from Cabarrus County MDR (Medium Density Residential) to City of Kannapolis RC-CZ (Residential Compact-Conditional Zoning) to allow for a 270-unit multi-family residential development. The subject properties are approximately 25.05 +/- combined acres and further identified as Cabarrus County Parcel Identification Number(s) 5622-45-0020 and 5622-35-7092 (see reverse side of this letter for a map showing the location of this property).

You are being notified because you are an abutting property owner.

NOTE: IN ORDER TO COMPLY WITH FEDERAL, STATE AND LOCAL RESTRICTIONS IMPOSED IN RESPONSE TO THE COVID-19 VIRUS, SOCIAL DISTANCING PRACTICES WILL BE OBSERVED DURING THIS MEETING.

Should you have any questions about the public hearing or request, please do not hesitate to call the Planning Department at 704.920.4350.

Sincerely,

Gretchen Coperine, AICP
Assistant Planning Director

Enclosure

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Kannapolis, should contact the office of Tina H. Cline, Human Resource Director, by phone at 704-920-4302 or by email at tccline@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.

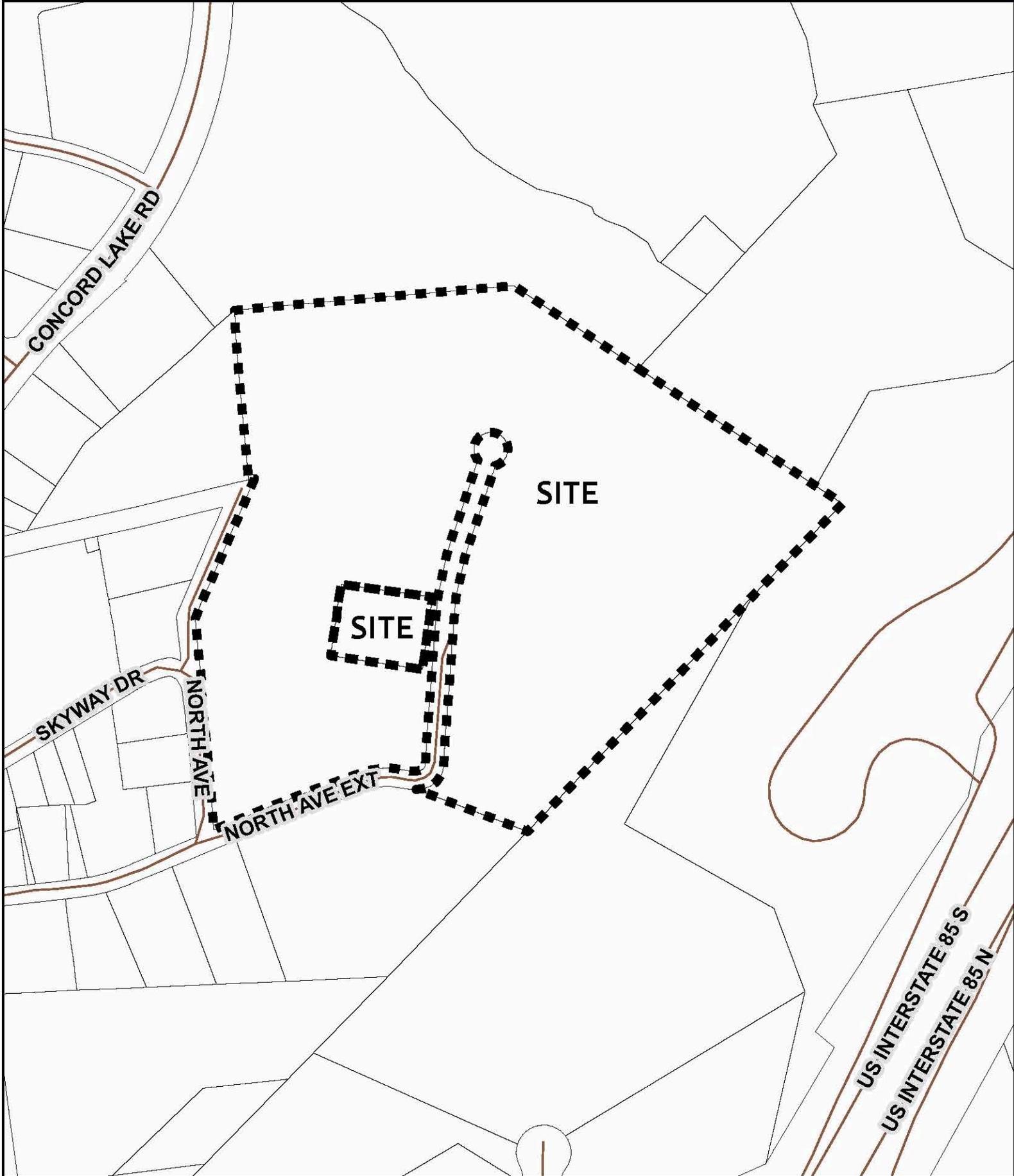


Zoning Map Amendment

Case Number: CZ-2020-07

Applicant: Pedcor Investments LLC

319 & 320 North Ave. Ext.





KANNAPLUS
PLANNING
ZONING
COMMISSION
PUBLIC HEARING
INFORMATION
CALL 704-920-4350
CASE #CZ - 2020 - 07

NORTH
NORTH





**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY
WITH REGARD TO CASE #CZ-2020-07**

WHEREAS, Section 160A-383 (2013) of the North Carolina General Statutes specifies that when adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable and explain why the action taken is reasonable and in the public interest; and

WHEREAS, Section 3.3.4.2 of the Unified Development Ordinance delegates final authority to the Planning and Zoning Commission on zoning map amendments subject to an affirmative vote of three-fourths of the Commission members present and not excused from voting, or if there is no appeal of the decision; and

WHEREAS, on September 2, 2020 the Planning and Zoning Commission conducted a public hearing to consider a request to rezone a properties located at 319 and 320 North Ave. Extension, (Cabarrus County Parcel Identification Number(s) 5622-45-0020 and 5622-35-7092) owned by L. W. Maulden, from Cabarrus County Medium Density Residential (MDR) Zoning Designation to City of Kannapolis Residential Compact-Conditional Zoning (RC-CZ) Zoning Designation.

NOW, THEREFORE BE IT RESOLVED *that the Planning and Zoning Commission finds this rezoning consistent with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, which designates this property as being located in a "Suburban Activity 1" Character Area, which allows for multi-family development. Furthermore, the Commission finds the request for rezoning reasonable and in the public interest because it will provide residential development that is appropriate for the area. The proposed use is compatible with the surrounding zoning, yet not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment. Finally, there is adequate access or ability to extend to public facilities.*

Adopted this the 2nd day of September 2020:

David Steele, Chairman
Planning and Zoning Commission

Attest:

Pam Scaggs, Recording Secretary
Planning and Zoning Commission



RESOLUTION TO ZONE

Case #CZ-2020-07 (319 & 320 North Ave. Extension)

Cabarrus County Medium Density Residential (MDR) to City of Kannapolis Residential Compact-Conditional Zoning (RC-CZ) Zoning District

WHEREAS, Section 3.3.4.1 of the City of Kannapolis Unified Development Ordinance specifically delegates authority from the City Council to the Planning and Zoning Commission to take final action on a rezoning petition; and

WHEREAS, Section 3.3.4.2.2 of the City of Kannapolis Unified Development Ordinance subjects this authority to an affirmative vote of three-fourths of the Commission members present and not excused from voting, or if there is no appeal of the decision; and

WHEREAS, the Commission conducted a public hearing on September 2, 2020 for consideration of rezoning petition Case #CZ-2020-07 as submitted to the City of Kannapolis Planning Department; and

WHEREAS, the request was to rezone property located at 319 and 320 North Ave. Extension, (Cabarrus County Parcel Identification Number(s) 5622-45-0020 and 5622-35-7092) owned by L W Maulden, from Cabarrus County Medium Density Residential (MDR) Zoning Designation to City of Kannapolis Residential Compact-Conditional Zoning (RC-CZ) Zoning Designation; and

WHEREAS, the Commission has approved the request for rezoning and found it to be consistent with the City of Kannapolis *Move Kannapolis Forward, 2030 Comprehensive Plan*, reasonable and in the public interest; and

WHEREAS, per Section 3.3.5 of the Kannapolis UDO, the Planning and Zoning Commission makes the following findings in support of and in analysis of the rezoning:

1. The size of the tract in question.

The size of the subject tracts is approximately 25.05 +/- combined acres.

2. Does the proposal conform with and further the goals and policies of the Land Use Plan, other adopted plans, and the goals, objectives, and policies of this Ordinance?

This property is located in a "Suburban Activity 1" Character Area in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Suburban Activity 1 Character Area includes multi-family residential development as a primary use. The proposed use is therefore in conformance with the goals and policies of the 2030 Plan.

3. Is the proposed rezoning compatible with the surrounding area?

The property is located north of Interstate 85, just southwest of the Northlite Commons Shopping Center. Property to the north is zoned C-2 and is located within the City of Kannapolis city limits. Property to the immediate east, west and south is zoned MDR and is located in unincorporated Cabarrus County. Property to the north and south is within the City of Concord, and zoned C-2 and I-1, respectively. Uses within the surrounding area include commercial, single-family residential, and institutional uses. The proposed multi-family residential

development is compatible with the surrounding mix of uses and provides an appropriate transition between the residential and commercial uses in the area.

4. Will there be adverse effects on the capacity or safety of the portion of street network influenced by the rezoning?

The proposed project was required to provide a Traffic Impact Analysis. That analysis recommended and NCDOT and the City have agreed to the improvements below. These improvements are intended to mitigate any impacts on the roadway network from the proposed development. In addition, the developer will be responsible for making the necessary improvements to the access roadways into the development.

Concord Lake Road and Mt.Olivet Road/ Access A

- Construction of the westbound approach with one ingress lane and two egress lanes: one left-turn lane with 100' of storage and one through/right shared lane
- Conversion of the existing right-turn lane on Mt. Olivet Road to a through/right shared lane
- Construction of a southbound left-turn lane on Concord Lake Road with 150' of storage
- Construction of intersection geometry such that left turns on northbound/southbound and eastbound/westbound approaches can be made concurrently
- Modification of the traffic signal to provide permitted-only left turns on the westbound approach and permitted-protected left turns (with flashing yellow arrow) on all other approaches
- Construction of pedestrian crosswalk, appropriate accessible ramps, and pedestrian signals across Concord Lake Road on the northbound approach and across Access A on the westbound approach

North Avenue Extension and Access B (Gated Emergency Access Only)

- Construction of the southbound approach with one ingress lane and one egress lane and an internal protected stem length of 100'

5. Will there be parking problems?

The site plan submitted with this request for rezoning includes adequate parking for the proposed use.

6. Will there be environmental impacts that the new use will generate, such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances?

No environmental impacts are anticipated. More important, the development will be required to conform to all applicable local, state, and federal environmental regulations.

7. Has there been any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development?

The character of the area has remained stable.

8. Is there compliance with the adequate public facilities criteria?

There are adequate public facilities available to the property or within close proximity, which will be extended to serve the development.

9. What are the zoning districts and existing land uses of the surrounding properties?

The property is located north of Interstate 85, just southwest of the Northlite Commons Shopping Center. Property to the north is zoned C-2 and is within City of Kannapolis city limits. Property to the immediate east, west and south is zoned MDR and is located in unincorporated Cabarrus

County. Property to the north and south is within the City of Concord, and zoned C-2 and I-1, respectively. Uses within the surrounding area include commercial, single-family residential, and institutional uses. The proposed multi-family residential development is compatible with the surrounding mix of uses and provides an appropriate transition between the residential and commercial uses in the area.

10. Is the subject property suitable for the uses to which it has been restricted under the existing zoning classification?

The property is currently zoned MDR (Medium Density Residential - Cabarrus County zoning district). State law requires that the City assigns a zoning designation within 60 days of the date of annexation, otherwise the parcel remains “unzoned”. As previously noted, the City Council annexed the subject property into the City limits on August 24, 2020.

11. Is the zoning compatible with the adjacent neighborhood, especially residential neighborhood stability and character?

The proposed residential use is compatible with the adjacent commercial and residential neighborhoods.

12. What length of time has the subject property remained vacant as zoned?

The subject property has been vacant for an undetermined amount of time.

13. Is there an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs?

There are parcels in the surrounding area that would be sufficient to accommodate future zoning and community needs.

14. Was the existing zoning in error at the time of adoption?

No.

NOW, THEREFORE BE IT RESOLVED by the City of Kannapolis Planning and Zoning Commission that the above referenced property be rezoned City of Kannapolis RC-CZ – Residential Compact-Conditional Zoning District, subject to the following conditions:

1. The permitted uses allowed by this rezoning shall only include 270 multi-family units as generally depicted on the site plan submitted with this rezoning.
2. A Final Site Plan, in compliance with all applicable City standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance Permit.
3. Compliance with the current Land Development Standards Manual (LDSM).
4. Final design of all road intersections on which development has access to and/or street frontage on shall be approved by NCDOT and the City.
5. The developer will construct curb and gutter and sidewalk along the entire road frontage where development has access and/or street frontage. The improvements will be constructed to NCDOT and City standards.
6. The lane widths, sidewalks, pavement structure, road alignment, and road grades shall be constructed in compliance with current City standards.
7. Roads and parking lots shall comply with all Fire Codes and Autoturn shall be run for an SU-30 and Bus-45 (mimics ladder truck).
8. Streams and wetlands shall be identified by a qualified person and all buffers shown in accordance with Article 4 of the Kannapolis UDO. Construction of buildings, roads, and other structures must comply with AE Zone & RSOD Buffer requirements or be relocated.

9. A Stormwater Management Permit will be required for this Development in accordance with Article 9 of the Kannapolis UDO. Easements, maintenance agreements and viable access shall be provided for all stormwater structures and SCM's. Stormwater SCM's cannot be constructed in the undisturbed buffer. Additional requirements are necessary to verify design of SCM within AE Zone see attached comments on sketch plan.
10. Water and sewer main extensions will be required for this project. The developer shall be responsible for designing, permitting and constructing water and sewer mains in accordance with City and WSACC standards.
11. All water and sewer mains shall be publicly maintained and located within a public right-of-way or utility easement. The water and sewer mains shall be located in the roadway under the pavement per the City's Typical Section Utility Layout, LDSM Detail 301.
12. Easements for Sanitary Sewer lines, Water lines and Storm Sewer pipes need to be a minimum of 20-foot wide. Additional width may be required depending on the depth of the line. Sanitary sewer lines and storm sewer lines shall be located within Common Open Space (easements centered on property lines shall not be permitted). Viable access shall be provided along all easements with a grade no greater than 15% for maintenance vehicles and cross slopes shall not exceed 5%.
13. The Fire Department shall approve locations of all hydrants.
14. Fire apparatus access roads shall remain open at all times..

Adopted this the 2nd day of September 2020:

David Steele, Chairman
Planning and Zoning Commission

Attest:

Pam Scaggs, Recording Secretary
Planning and Zoning Commission