

PLANNING BOARD MEETING

Wednesday, July 7, 2021

6:00 PM

**Council Chambers
300 West Crowell Street
Monroe, NC**

- Item 1. Call to Order – Roll Call**
- Item 2. Approval of Minutes – Meeting of June 2, 2021**
- Item 3. Zoning Map Amendment request to rezone properties located along N. Charlotte Avenue (Tax Parcel #s 09-268-020 and 09-268-021A) from Residential Low Density (R-20) to General Business (GB)**
- Item 4. Zoning Text and Map Amendment request for property located along Wesley Hill Trail, located off of Lancaster Avenue, further identified with Parcel ID #09-327-001 from Conditional District (CD) “Fieldstone Phase II” to Conditional District “Fieldstone Phase II Amendment 1”**
- Item 5. Zoning Text and Map Amendment request for property located at 2115 W. Roosevelt Blvd. further identified as Parcel ID #09-264-003-11 from Conditional District (CD) “Monroe Crossing” to Conditional District “Monroe Crossing Amendment IV”**
- Item 6. Zoning Text and Map Amendment request for property located along E. Roosevelt Blvd. further identified with Parcel ID #09-121-002A and a portion of Parcel ID #09-121-004 from GB (General Business) to Conditional District (CD) “Willoughby Park”**
- Item 7. Joint City Council and Planning Board Meeting – August 10, 2021**
- Item 8. Other**
- Item 9. Adjournment**

ATTENTION BOARD MEMBERS: Please contact Maryann Brown at 704.282.4527 or Lisa Stiwinter at 704.282.4569 to confirm your attendance. Thank you.

cc: Planning Staff
Ashley Duncan
Mujeeb Shah-Khan

PLANNING BOARD MEETING

June 2, 2021 @ 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC

*To Sheri Laney on June 3, 2021
Scheduled for adoption at the July 2021 meeting*

Item 1. Call to Order/Roll Call

Chair MaryAnn Rasberry called the June 2, 2021 meeting to order at 6:00 p.m. Maryann Brown called the roll. Chair noted that a quorum was present.

Members Present: MaryAnn Rasberry, Richard Yercheck, Richard Ali, Renee Hartis, Jennifer Smith, Patrick Furr (ETJ member) and Margaret Desio

Members Absent: Edith Covington

Staff Present: Doug Britt, Senior Planner; Keri Mendler, Planner; Mujeeb Shah-Khan, City Attorney; Ashley Britt, Assistant City Attorney; William Nance, Planning Intern and Maryann Brown, Administrative Assistant

Guests: **Annexation and CD “Rocky River Crossing”**
Susan Sganga
Matthew Kirchner, Eagle Engineering
Bruce Densmore, Eagle Engineering
Dale Loberger, 502 S. Washington Street, Monroe, NC

Annexation and CD “Cody Downs”
Matthew Kirchner, Eagle Engineering
Bruce Densmore, Eagle Engineering
Angelika Hilgers, 1106 Styx Street, Monroe, NC
Ron Pereira, 1118 Styx Street, Monroe, NC
Kenneth Deal, 1212 Rosa Drive, Monroe, NC

Item 2. Approval of Minutes of Meetings

Motion: Renee Hartis made a motion to approve the minutes of the May 5, 2021 meeting and March 30, 2021 Special Joint Meeting.

Second: Jennifer Smith

Action: The motion to approve the minutes passed unanimously with the following votes:

AYES: MaryAnn Rasberry, Richard Yercheck, Richard Ali, Renee Hartis, Jennifer Smith, Patrick Furr and Margaret Desio

NAYS: None

Item 3. Annexation of 20.795 acres located along the Monroe Expressway and Rocky River Road and further identified with Parcel ID #08-303-006

Item 4. Zoning Map Amendment request for Conditional District “Rocky River Crossing” for the properties located along N. Rocky River Road/Lacey Paige Road and the Monroe Expressway and further identified as Parcel ID #'s 08-303-005, 08-303-005-A, 08-303-005-B & 08-303-006

Doug Britt requested to present both the Annexation and Zoning Map Amendment for CD “Rocky River Crossing” together. Chair said yes. Doug said we are annexing one (1) parcel and rezoning four (4) parcels.

Doug said tonight he is presenting an Annexation and Zoning Map and Text Amendment request by Liquid Management LLC for the properties located along N. Rocky River Road, Lacey Paige Road and the Monroe Expressway. He said the applicant is requesting a Conditional District in order to develop a 360-unit apartment complex, a 150-room hotel and a 90,000 square foot climate controlled storage facility. He said the total area of the project is 33.15 acres with a little over eight (8) acres of open space.

Doug presented a map of the area that showed Rocky River Road, the Monroe Expressway and Lacey Paige Road. He showed the area that is in the City Limits and the Regional Mixed Use Node within the Land Use Plan. He showed the two (2) parcels being annexed, which is all one parcel but separated by the Bypass. He said the total parcel to be annexed is 20.795 acres. He said the portion north of the Bypass is approximately 5.9 acres. He said this portion will be part of the Conditional District but the project area is south of the Bypass.

Doug said the subject properties in the City Limits are zoned R-40 and the portion to be annexed is Union County RA-40. He said the area next to this is GB (General Business).

Doug said the applicants are requesting a Conditional District in order to develop 360 market ready apartments, a 150-room hotel and a 90,000 square foot climate controlled storage unit. He said the apartment portion of the development will comprise of 24 three (3)-story buildings. He said the total area of the project for development purposes is 27.53 acres with 8.15 acres of open space. He said the overall density of the project is 13.08 units per acre.

Doug said Lacey Paige Road is a road that DOT built as an access road to access this property when they did the Bypass. He said they will take their access off Lacey Paige Road, which comes off Rocky River Road.

Doug said the project is required to provide at least 50% of open space per the ordinance for multi-family projects, which would equal 13.77 acres. He said as part of the Conditional District, the applicant has requested to provide 8.15 acres or 29.6% of open space. He said the applicant will be providing a clubhouse with a laundry room, exercise room, a dog park and swimming pool as far as an amenity package for the project.

Doug said the ordinance requires multi-family projects to provide a 50-foot landscape buffer in order to screen the project from adjacent land uses. He said the applicant has provided a landscape plan that includes a mixture of deciduous and small maturing trees, as well as evergreen trees, in order to satisfy the intent and spirit of the ordinance. Additionally, he said the applicant will be required to provide landscaping along Lacey Paige Road, as well as parking lot trees throughout the project.

Doug said the developer is providing a total of 604 surface parking spaces for the apartments, as well as 52 garage spaces for a total of 656 parking spaces. He said for the commercial portion of the project, the hotel will have 166 spaces and storage spaces will have 54. He said the total commercial parking spaces will be 220 and the total parking spaces for the site will be 876 spaces.

Doug said the project is located off Rocky River Road and Lacee Paige Road, which is maintained by NCDOT. He said since this is a multi-family and commercial project, there will not be any publicly maintained streets in the project because this will be like going to a WalMart or Target. He said once you turn in off Lacee Paige Road, it is all privately maintained by the owners or developers of the project. He said there will be no streets that are publicly maintained streets within the project.

Doug said a traffic impact study was completed for the project and reviewed by both the City of Monroe Engineering Department as well as NCDOT. He said the required transportation improvements that came out of the study were:

- Northbound right-turn lane along N. Rocky River Road at Lacee Paige Road
- Southbound left-turn lane along N. Rocky River Road at Lacee Paige Road

Doug said the developers are required to install an eight (8) foot sidewalk along Lacee Paige Road, which is indicated on the site plan. Additionally, he said there are internal sidewalks within the project as well.

Doug said this area falls within the Porter Ridge Elementary, Porter Ridge Middle and Porter Ridge High School attendance zone.

Doug said as far as elevations, the exterior materials proposed for the project will be fiber cement, stucco, and stone/brick. He said vinyl will only be used for eaves, soffits and windows. He said the minimum square footage for the one-bedroom units will be 727 heated square feet and the minimum square footage for the two-bedroom units will be 1,148 heated square feet.

Doug presented the Future Land Use Map. He said everything you see in the crosshatch does fall within the Regional Mixed-Use Center. He said these are the areas where the Land Use Plan, which was adopted in 2018, projected dense growth as far as residential and commercial growth. He said, obviously, within these areas single-family residential is discouraged. He said the City is promoting high-density residential multi-family and/or commercial projects.

Doug said planning staff is of the opinion the development pattern of mixed-use at this location at the density of 13.08 units per acre is reasonable due to the project location within the Mixed-Use Center.

Doug said the applicant did hold a neighborhood meeting back in February to discuss the project with the neighbors. He said the meeting was done via Zoom. He said there were approximately ten (10) people in attendance. He said what came out of the discussion were questions about adjacent property owners being able to utilize and tap onto sewer and traffic.

Doug said staff does recommend approval of the Annexation and Rezoning. He said he would be glad to answer any questions. He said the applicant is here as well to address any questions and/or concerns.

Chair asked if there were any questions.

Vice-Chair asked Doug what kind of density is there so far in our nodes. Doug said the other apartment project was the Ridge at 601 and its density was between 9 – 10. He said that project had area that is more commercial with townhomes whereas this project is strictly 100% apartments and a small portion is slotted for a hotel and a small portion is slotted for a storage facility. Chair asked how many apartments are there. Doug was told about 250 – 260 for both projects. Chair said she thought the Ridge was about 300 apartments. Doug checked the Ridge at 601 and said they are proposing 307 apartments and 215 townhomes.

Vice-Chair asked Doug if we are starting to fill our nodes up. Doug said no. He said there are ample land opportunities for development purposes on all the nodes. He said we have the node at the Ridge on 601, node at Morgan Mill, node at Rocky River and the node at ML King.

Jennifer Smith asked what rent would be for the apartments. Doug said this is a question you can ask the applicant. He said it is not a staff question because we don't base the project on what the rent would be. Vice-Chair said they will not price those until they are built and they see what the market is going to do. He said they can tell you that they will be \$700 per month now and after they are built they will be \$1,000 to \$1,500.

Chair asked if there were any more questions for Doug. Patrick Furr asked about the hotel. Doug pointed it out on the site plan and said it is only an example of what they are looking at doing.

Chair said anyone who would like to speak in favor come forward and state your name.

Mr. Matthew Kirchner with Eagle Engineering came forward and said he is representing the developer of the whole complex. He gave a presentation on the project including a 3-D rendering of what the project will look like. He said Iron Peddlers is to the south and there are some residents behind us. He said one of the property owners behind us was one of the residents that asked for sewer capacity for this project and future use. He said we did not have any issues with him at all.

Mr. Kirchner said some of the questions that did come up at the community meeting were normal traffic concerns. He said in talking with the apartment management company, as part of signing up for the apartments, they are going to have the packet include a sign up for the expressway as well. He said they will have an expressway tag on cars and it will make it nice and easy to get off that exit.

Mr. Kirchner said some of the amenities are the clubhouse, the pool, community areas around the pool, indoor gathering areas, multiple gathering areas outside, ping-pong tables, gym. He said there will be a high-end hotel that will be right off the expressway.

Mr. Kirchner asked if there were any questions from the Board.

Vice-Chair asked Mr. Kirchner to talk about the demographics for the apartments, who they are being marketed to, and the socio-economic level of whom you are marketing to. Mr. Kirchner said with the expressway, it allows us to market to different people. He said the younger generation will probably be attracted to the apartments and the amenities.

Richard Ali asked Mr. Kirchner if he had any negotiations with anybody regarding the hotel. Mr. Kirchner said he did not believe there was any type of contract with a specific hotel. He said obviously it is a nice location off the expressway and it is his guess the apartments will go first.

Jennifer Smith asked Mr. Kirchner for the square footage of the apartments. Mr. Kirchner said the one-bedroom has a minimum of 727 square feet and the two-bedroom minimum is 1,148 square feet. Chair asked if they would have three-bedroom units. Mr. Kirchner said they will be only one and two-bedroom apartments. He said no three-bedroom apartments.

Patrick Furr asked Mr. Kirchner about infrastructure lighting. Mr. Kirchner said we will meet all of the City of Monroe requirements for lighting. He said there will be nothing that reflects up to neighboring properties. He said all the parking lots will be lit up with lights and the same with the storage units and hotel site.

Patrick Furr asked Mr. Kirchner if this project would be irrigated. Mr. Kirchner said the common areas are usually irrigated. He said there will be three (3) common area irrigation meters: one for the apartments, one for the storage and one for the hotel site.

Patrick Furr asked Mr. Kirchner if there was going to be a property manager living on-site. Mr. Kirchner said yes.

Chair asked if there were any further questions. There were none.

Chair asked if there was anyone else who would like to speak in favor. There was no one.

Chair asked if there was anyone here who would like to speak against this project. There was no one.

Chair asked if there was a motion.

Motion: Richard Yercheck made a motion to recommend approval of the Annexation of 20.795 acres located along the Monroe Expressway and Rocky River Road and further identified with Parcel ID #08-303-006.

Second: Renee Hartis

Action: The motion to recommend approval of the Annexation passed unanimously with the following votes:

AYES: MaryAnn Rasberry, Richard Yercheck, Richard Ali, Renee Hartis, Jennifer Smith, Patrick Furr and Margaret Desio

NAYS: None

Motion: Richard Yercheck made a motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance.

Second: Richard Ali

Action: The motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance passed unanimously with the following votes:

AYES: MaryAnn Rasberry, Richard Yercheck, Richard Ali, Renee Hartis, Jennifer Smith, Patrick Furr and Margaret Desio

NAYS: None

Chair asked for a motion on the Ordinance amending Section 156.98 – Conditional Districts Established and Section 156.106 – Official Zoning Map.

Motion: Richard Yercheck made a motion to recommend the adoption of the Ordinance amending Section 156.98 - Conditional Districts Established and Section 156.106 - Official Zoning Map.

Second: Renee Hartis

Action: The motion to recommend adoption of the Ordinance amending Section 156.98 – Conditional Districts Established and Section 156.106 – Official Zoning Map passed unanimously with the following votes:

AYES: MaryAnn Rasberry, Richard Yercheck, Richard Ali, Renee Hartis, Jennifer Smith, Patrick Furr and Margaret Desio

NAYS: None

Item 5. **Annexation of 125.272 acres located along Helms Short Cut Road and further identified with Parcel ID #09-289-001**

Item 6. **Zoning Map Amendment request for Conditional District “Cody Downs” for the property located along Helms Short Cut Road and further identified with Parcel ID #09-289-001**

Keri Mendler asked Chair if she could present both the Annexation and Zoning Map and Text Amendment together. Chair said yes.

Keri Mendler, Planner, said tonight she will be presenting two (2) items under one (1) presentation. She said the first item is the Annexation request and the second item is the Zoning Map and Text Amendment request. She said the applicant is requesting the Annexation and Conditional District rezoning in order to develop 319 single-family lots. She said the density of this project is 2.54 units per acre. She said the site is located along both sides of Helms Short Cut Road.

Keri presented an annexation plat for both parcels and technically, it is just one (1) parcel split by Helms Short Cut Road. She said the subject property is located within Union County’s jurisdiction and is currently zoned RA-40. She said the adjoining zoning is also RA-40 in the County. She said the properties to the north are located in the City’s ETJ. She said they are zoned R-20.

Keri said the applicant is requesting a Conditional District in order to develop 319 single-family lots with 57.3 acres of open space. She said the density is 2.54 units per acre. She said the minimum lot size is 6,000 square feet with an average lot size of 7,504 square feet.

Keri presented an overview of the entire site and a detailed site plan showing both sides of the road. She said the project is required to provide at least 12.5% open space, which would equal 15.66 acres. She said the total area of open space is 57.3 acres or 45.7%. She said the open space also includes pools, clubhouse, pickle ball courts, playground, picnic areas and walking trails throughout the site. She said a total of 3.3 acres or 5.8% of the open space is located within the flood plain. She said all blue line streams on the site have been provided with a 50-foot buffer on all sides. She said all single-family lots will also have two (2) yard trees, and street trees will be provided at a rate of one (1) tree per 50 feet. She said a 25-foot landscape buffer will also be provided along the frontage of the site. She said a 20-foot buffer will be provided along the perimeter of the site.

Keri said a five (5)-foot wide sidewalk will be provided along both sides of all of the interior roads throughout the development, as well as a five (5)-foot wide sidewalk along Helms Short Cut Road on both sides which is an Engineering requirement.

Keri said the development will have two (2) full movement access points on Helms Short Cut Road. She said they will have opposing left turn lanes that line up across from each other for each entrance of the project. She said the traffic impact analysis was also completed for this development. She said the traffic impact analysis required the construction of a left turn lane on Lancaster Avenue in order to turn left onto Plyler Mill Road.

Keri said the developer is proposing the minimum heated floor area for the two (2)-story homes will be 1,600 square feet, while the minimum heated floor area for the one (1)-story homes will be 1,200 square feet. She said the proposed exterior building materials will include fiber cement, stone, stucco or brick. She said vinyl will only be used for trim work. She said they are proposing the minimum of 25% of the front façade will be stone, stucco or brick as well.

Keri said each home will have a two (2)-car attached garage. She said all front loaded garages will have carriage-style trim and/or hardware that mimics carriage-style doors. She said driveways will also be able to accommodate at least four (4) vehicles.

Keri said the development falls within the Prospect Elementary, Parkwood Middle and Parkwood High School attendance areas for the current school year.

Keri said the applicant held a neighborhood meeting on December 16, 2020 and approximately seven (7) individuals attended this meeting. She said the meeting was held via Zoom and she believed they allowed people to come to their offices if they so choose.

Keri said a rezoning notification sign will be posted ten (10) days prior to the public hearing and an official rezoning notification letter will also be sent to all the adjacent property owners located within 150 feet ten (10) days prior to the public hearing.

Keri said the northern portion of this property is located within the Rural Character Area and the southern portion of the property is not located in our Future Land Use Plan. She said if the southern portion was located in our Land Use area, it would have the same character designation as the Rural Character Area. She said that character includes mostly residential land uses and abundant open space. She said while homes may be separated with larger lots, cluster developments or conservation-based subdivisions that set

aside large areas for permanent open space are appropriate to minimize environmental impact and disruption of the landscape. She said the intent of this area is to maintain a rural character. She said large suburban-style subdivisions with small lots and limited common open space should be discouraged. She said the density for rural residential is 1-2 units per acre. She said this project is not consistent with the Land Use Plan as the density is at 2.54 units per acre. She said staff is of the opinion that the proposed project is not reasonable or in the public interest. She said, therefore, that staff recommends denial of the Annexation and the the Rezoning.

Keri said she would be happy to answer any questions you may have and the applicant is also here.

Vice-Chair asked Keri how far out of the City is this project. Keri showed the area on the map and said the ETJ (Extraterritorial Jurisdiction) is about ½ - 1 mile north of the site. Vice-Chair said it seems like it is really far out from what we look to do. Chair asked if the subdivision, The Styx, is in the City Limits. Keri said part of the neighborhood is in the ETJ and the other part is located solely in the County's jurisdiction. She said the ETJ is R-20 zoning and The Styx is RA-40.

Patrick Furr asked Keri what Fire Department takes care of this area. Keri said she cannot directly answer this question but when we have an Annexation request, before it goes to City Council, we send the information to all the City Departments for an impact analysis. She said the Fire Department question will certainly be answered and there are certain things that are worked out between the Volunteer Fire Departments and City Fire Departments regarding services.

Chair asked Keri if staff discussed with the applicants that staff would not be recommending this project, the reasons why, and they wanted to go forward anyway. Keri said staff had a number of conversations with the development team. She said we told them that the Land Use Plan is 1-2 units per acre. She said they were aware of that before moving forward. Chair asked Keri if staff told the applicants about this Board and our concern with high density [Vice-Chair said in non-high density areas]. Keri said we did have those conversations.

Chair asked if there was anyone who would like to speak in favor of this project.

Matthew Kirchner, Eagle Engineering, came forward and said he is representing the developer. He gave a presentation of the project. He said they have at least 50% open space they are working around. He said amenities include the pool, clubhouse, pickle ball courts, gathering areas, pergola and kids tot lots. He said one of the things mentioned at our community meeting that was asked for was for a trail area that they currently walk. He said there is a nice stream that borders the side and in the middle of the site. He said there will be 1.3 miles of trails for everyone that is around the trails.

Mr. Kirchner said another item of concern was the landscape berm. He said you will not only see the trees and plants but a 6-foot soil berm will be added as well.

Mr. Kirchner said one of the main concerns was the traffic. He said the only thing that we did not meet is that the neighbors did not want sidewalk along Helms Short Cut Road. He said the City of Monroe Engineering staff is requiring us to have a sidewalk along Helms Short Cut Road even though it is going to dead end on both sides.

Mr. Kirchner said another concern brought up was reducing density. He said based on working with staff and the community, we started this project at 365 lots or about 2.9 units per acre. He said they removed 46 lots to get it down to 2.5 units per acre. He said there are no 41-foot lots; they are all 50-foot lots or better. He said we went with bigger houses. He said we added ranch houses. He said they are all 1,600 square

feet and above on the two (2) story houses and the ranch-style ones are 1,200 square feet. He said this is just limited to the ranch style homes.

Mr. Kirchner said the City has talked about a clustered design in the new ordinance that this project was allowed two (2) units per acre with 30% or more of open space. He said you are going to allow an extra unit per acre which would give us up to three (3) units per acre on this project. He said this blends into the R-20 that you already have coming down into the County's jurisdiction from the City jurisdiction.

Mr. Kirchner said he thinks they worked really well with the community meeting with them and gave them what they wanted in this area.

Vice-Chair asked Mr. Kirchner for the price point on the homes. Mr. Kirchner said right now you are probably looking at starting at \$300,000 going up to the \$400,000s.

Vice-Chair asked Mr. Kirchner why the developers are coming to the City and not going to the County. Mr. Kirchner said if you are anywhere near another jurisdiction, they recommend going to that jurisdiction for zoning so that the City has control.

Chair asked Mr. Kirchner to put the elevations on the screen. She asked Mr. Kirchner what he saw when he looked at the elevations. Mr. Kirchner said they look a lot like the house that he is building right now. Chair said she sees garage doors. Mr. Kirchner said you asked for two (2)-car garages. He said unless you have side-load garages, you will see garages out in the front. Chair said she would like to see side-load garages for a change. Mr. Kirchner said there is usually about 20 feet for the garage and 10 feet for the door opening. Chair said it looks more like 6 feet. Mr. Kirchner said they [front doorway] can be bumped out and pushed up more. Jennifer Smith asked if there is brick or stone. Mr. Kirchner said there is brick and stone in all these homes---25% minimum brick or stone in the front.

Mr. Kirchner said this project will have higher-end houses.

Patrick Furr said to Mr. Kirchner that he did not understand why you said there would be 2.5 houses per acre or 3 houses per acre. Mr. Kirchner said we updated to only have 2.5 houses.

Patrick Furr said to Mr. Kirchner that with all the amenities, why aren't we looking at a higher scale house. He said everyone up here is thinking the same thing and we are seeing this every single month. Mr. Kirchner said what we have to ask you for is the minimum we have. He said we did not have the clubhouse, pool, kid tots or anything before our community meeting. He said part of the trails, the berms, the bigger lots and bigger houses were all added after our community meeting. He said they were told that this is what is needed in the area. He said they were told that if you hit the 2.5 units per acre you are going to have to add something in.

Patrick Furr said this Board is not saying full-brick houses, just different designs. Chair asked Mr. Kirchner if they could build that house with a side-load garage. Mr. Kirchner said not on a 50-foot lot. He said on his personal lot he has over 130 feet and he barely fits his side-load garage. He said if you want 130-foot lots, you are not going to get the pools and extra amenities. He said this would be good for the Board but the community is asking for the pools, the trails, and all the extras. He said if you give up low density you get higher end homes.

Discussion was held on size of homes, garages, density, etc.

Chair asked if there were any more questions for Mr. Kirchner. There were none.

Chair asked if there was anybody else here to speak in favor of this project. There was no one.

Chair asked if there was anybody who would like to speak against this project.

Mr. Ron Pereira came forward and said he lives at 1118 Styx Drive. He said they moved here about 2.5 years ago from northern Virginia to get away from congestion in that area. He provided a letter and explained his concerns regarding the proposed annexation and zoning map request. He asked if he could be sent a copy of what was presented at this meeting since he could not hear everything that was said.

Renee Hartis responded to one of Mr. Pereira's concerns about being forced to become city residents. She said to Mr. Pereira that he would not become part of the City. She said he would need to request to be annexed. She said to him if he is a resident of Union County, he will stay that way. She said it would not change his sewer system, his septic would be fine.

Mr. Kirchner said to Mr. Pereira that he stated that the proposed project land is destroyed and ugly. He asked Mr. Pereira, in his opinion, would he like it in its current state or a nice development that was maintained. Mr. Pereira said he would rather have soybeans and/or a cornfield.

Mr. Kenneth Deal came forward and said he is a citizen of Monroe and lives at Lakeview Estates. He said this project is nowhere near him so you may wonder how this would affect him. He said regarding the question of annexation, when you get a big community like this built out there, it is only a matter of time that County services are determined to be insufficient. He said they are going to want local fire department services or if they need emergency services, they will eventually petition to become part of the City. He said his point is that there is a reason you are looking at this even though it is in the County. He said there is a possibility of it becoming part of Monroe down the road as these properties continue to get developed.

Mr. Deal said the only reason he decided to stand up and talk is that the Monroe Development Plan is there for a purpose. He said it is to keep us from becoming over-crowded and everybody slammed so close together that you can hear your next-door neighbor chew when they are having their dinner. He said he agreed with the planning staff. He said the developers have done a lot of extra things in the open space they are required to have to make this look attractive. He said the bottom line is, you don't put five (5) pounds in a three (3) pound bag.

Mr. Deal said the Monroe Development Plan says two (2) residences per acre. He said stick to it. He said these rules that we have in place in our development plan, our zoning laws, are there to keep Monroe, Monroe, and not Charlotte. He said he asks the Board to deny the project, to stay with our Development Plan that is there for a purpose and there for a reason. He said every time we say, "well, we'll make an exception", before long you can't enforce it because everybody that the City says no to will say they will take the City to court and use all the examples the City used in making the exception. He said the next thing you know we have no development plan.

Mr. Deal said he is requesting that this be denied.

Ms. Angelika Hilgers came forward and said she is also a resident of The Styx. She said that she also requests that you deny this project and take into account the Development Plan. She said it is there for a reason. She said she has been a Union County resident for 20 years and she has lived in developments like this and there is a reason she moved out. She has been in The Styx for four (4) years and currently on this plan, her house backs up to this development. She said there would be seven (7) that back up just to her property. She said it would change the whole feeling of The Styx. She said she is concerned about noise, light pollution and the traffic. She said it would change the whole infrastructure of the area.

Ms. Hilgers said she hopes that this Board definitely denies this project.

Chair asked if there was anyone else, for or against, who would like to speak. There was no one.

Chair asked if there was a motion.

Motion: Margaret Desio made a motion to recommend denial of the Annexation of 125.272 acres located along Helms Short Cut Road and further identified with Parcel ID #09-289-001.

Second: Richard Ali

Action: The motion to recommend denial of the Annexation passed unanimously with the following votes:

AYES: MaryAnn Rasberry, Richard Yercheck, Richard Ali, Renee Hartis, Jennifer Smith, Patrick Furr and Margaret Desio

NAYS: None

Motion: Margaret Desio made a motion to recommend adoption of the Resolution Denying the Land Development Plan Compliance.

Second: Jennifer Smith

Action: The motion to recommend adoption of the Resolution Denying the Land Development Plan Compliance passed unanimously with the following votes:

AYES: MaryAnn Rasberry, Richard Yercheck, Richard Ali, Renee Hartis, Jennifer Smith, Patrick Furr and Margaret Desio

NAYS: None

Motion: Margaret Desio made a motion to recommend denial of the Zoning Map Amendment.

Second: Richard Ali

Action: The motion to recommend denial of the Zoning Map Amendment passed unanimously with the following votes:

AYES: MaryAnn Rasberry, Richard Yercheck, Richard Ali, Renee Hartis, Jennifer Smith, Patrick Furr and Margaret Desio

NAYS: None

Item 7. Zoning Ordinance Text Amendment to Conform to Chapter 160D

Mujeeb Shah-Khan, City Attorney, introduced this item. He said what we have for you is for your information. He said if you wish to ask questions he would be happy to answer them. He said back in 2019, our friends in Raleigh, as part of a project that has been worked on by land use professionals from the School of Government, the North Carolina Bar Association, interested stakeholders and colleagues of mine in the municipal law field, made changes to our Planning and Zoning Statutes. He said over the years we had a set, Article 19, Chapter 160A, that had been worked on and worked on, and everybody found that it needed change. He said the result was a new provision called Chapter 160D that was finally approved in 2019. He said the idea was that it would go into effect in the beginning of 2021. He said the Covid 19 pandemic had other plans and because of that, the effective date was delayed.

Mr. Shah-Khan said at the same time the City was working on the Unified Development Ordinance (UDO) for about 4 – 5 years. He said, unfortunately, that project has seen some hiccups because of changes in the consultants we used for that purpose. He said this is a project that we would have liked to have been finished and wrapped up a long time ago, but it is slowly coming to a close.

Mr. Shah-Khan said one of the things as part of the pandemic is the General Assembly said Chapter 160D will be in effect on January 1, 2021 and you are going to have to make changes to your Zoning Ordinances by August 1 of this year. He said they have changed this date back to July 1, 2021. He said our hope is that, as we are getting closer to the end of the UDO process, we have this all wrapped up, it would all be done, and you would have heard about these changes, which you heard over several joint meetings with City Council. Unfortunately, he said because of delays again related to Covid, it has just taken longer than necessary.

Mr. Shah-Khan said what we have done is put together what we call internally a “band aid”. He said there are certain provisions you absolutely have to change in your Zoning Ordinance before July 1, 2021. He said we are making those changes and it is a 34-page document. He said the Board should have received a draft copy of the Zoning Ordinance, as well as a two (2)-page summary of the major changes. He said a lot of these are purely procedural.

Mr. Shah-Khan presented a summary of the changes:

- There is a definition of a dwelling, which did not exist in our ordinance, but we are required to have a definition that is consistent with State Law.
- Changes in the references to 160A to 160D.
- He said there are other changes that change the way things are looked at in terms of the Extraterritorial Jurisdiction, broader conflict of interest standards for governing advising boards and even for staff.
- He said there is something that you have been doing already, that you take an oath of office before starting your duties.
- He said making sure that we maintain the current and prior zoning maps for public inspection.
- He said it changes how we issue our notices of violation.

- He said it also requires that we, for zoning map amendments, provide notice to immediate neighbors but also property separated by streets, railroads or other transportation corridors.
- He said it tells us how we have to deal with revocation of approvals or permits. He said we can no longer set minimum square footages for structures that are governed by the one (1) or two (2) family residential building code.
- He said there are other issues related to what developers are required to do, development approvals.
- He said there are even little things saying our Historic District guidelines now need to be referred to as “standards”, instead of guidelines. He said he is not sure why they did this.

Mr. Shah-Khan said these changes will be presented to Council next week. He said we are running out of time so we had hoped to be able to bring this to you sooner, hoped to bring it to Council sooner, but we have just run out of time.

Mr. Shah-Khan said we are presenting this to you for information. He said it does not need a recommendation from you, but he wanted to make sure you are aware of what is going to happen. He said there are minor changes that deal with a lot of technical issues, it is nothing hugely substantive, and we will ask Council to approve this next week. He said it will go into effect on July 1, 2021. He said our hope is that our UDO should be finished August or September, perhaps October. He said once that is done, everything will be changed and there will be a new ordinance that will cover all these issues.

Mr. Shah-Khan said he would be happy to answer any questions you might have.

Margaret Desio asked Mr. Shah-Khan if he said we were going to have to eliminate minimum building size. Mr. Shah-Khan said we are no longer allowed to set a square footage requirement for houses that are under the one (1) or two (2) family building code. He said that is what they have required of us. He said if you look at the change, it will tell you that we have a whole standard that is set up and we end up changing it down to two (2) sentences that says we don’t have that process any longer. He said this is **Section 9** of the Zoning Ordinance. He said there was an entire paragraph that talked about the minimum heated square footage area is and we had to change it from setting a minimum square footage for structures subject to the one (1) and two (2) family residential building code to it being prohibited. He said we did not have a choice.

Margaret Desio asked Mr. Shah-Khan if it was the developers that pretty much pushed this through. Mr. Shah-Khan said yes and it is fair to say that as part of the stakeholder process, the real estate developers and homebuilders did have an impact.

Mr. Shah-Khan asked if there were any further questions. There were none.

Mr. Shah-Khan said if you have any questions, let us know. He said this will be presented at the City Council meeting on June 8, 2021. He said it will be a public hearing that has already been advertised. He said Council hopefully will adopt this at the meeting and if it doesn’t, Council will definitely be adopting it before July 1, 2021. He said if not, then we will have a problem with folks being able to challenge our zoning ordinance.

Patrick Furr asked Mr. Shah-Khan about the Preservation District Provisions Standard Guidelines. He asked if this was for historical homes. Mr. Shah-Khan said yes, the Historic District standards. Mr. Furr said if this meant standards for the Monroe Historical District. Mr. Shah-Khan said yes. He said it would be for Monroe but also for every single one in the State.

Mr. Shah-Khan said if you look at the changes in 160D, a lot of these are good and deal with what, over the years, people have noticed that these are issues that need to be dealt with. He said there are things that actually work better from a planning and zoning standpoint. He said it makes your job and the planning staff easier, as well as those who wish to rezone properties.

Chair asked if this was for information purposes only. Mr. Shah-Khan said yes.

Item 8. **Other**

There was no other business.

Item 9. **Next Meeting – July 7, 2021**

Item 10. **Adjournment**

Chair said if there were no further questions, she would entertain a motion at this time to adjourn.

Motion: Renee Hartis made a motion to adjourn the meeting.

Second: Richard Yercheck

Action: The motion to adjourn passed unanimously with the following votes:

AYES: **MaryAnn Rasberry, Richard Yercheck, Richard Ali, Renee Hartis,
Jennifer Smith, Patrick Furr and Margaret Desio**

NAYS: **None**

The meeting was adjourned at 7:18 p.m.

Respectfully Submitted,

MaryAnn Rasberry, Chair
Planning Board

Maryann Brown
Secretary to the Board

**Ronald M. Pereira
1118 Styx Drive
Monroe, N.C. 28112**

June 2, 2021

Planning Board
Monroe, North Carolina

Dear Board Members:

I live at 1118 Styx Drive, Monroe, NC 28112.

My property backs up to the Cody Downs subdivision planned on approximately 240 acres on Helms Shortcut Drive.

I understand that the annexation of this parcel and the zoning map request are on the agenda as items 5 and 6 for the Planning Board Meeting of June 2, 2021.

My comments on this proposal are as follows:

1. Converting this farming parcel to urban development will completely change the character of the neighborhood. We purchased our property in 2018 after retiring and moving here to be living "in the country" near to our daughter's house. I am 82 years old and had not planned on having to move again. We moved from the northern Virginia area because we wanted to get away from the congestion in that area. This planned development will again place us in the middle of congestion.
2. Styx Drive empties onto Helms Shortcut Road, a narrow winding road unable to accommodate the traffic from the roughly 300 additional homes planned for the development. Helms Shortcut Road, less than two miles long, runs between Griffith Road and Plyler Mill Road. The other development of 240 acres would spill out nearby on Griffith Road, bringing another four hundred plus cars of traffic to the area. We would

anticipate increased traffic of more than 500% going either towards Monroe on Griffith or towards Charlotte on Plyler Mill.

3. There are developments planned on both sides of Styx Drive. We are located in the County. I understand both parcels on either side of Styx Drive are proposed to be annexed by the City. The result would be that Styx Drive would be an island of county land located in between city boundaries. Would the city force the residents of Styx Drive to become city residents? We currently have septic tanks. Would we have to pay for installation of sewer lines? Would a change in status from county to city residents increase our property taxes?
4. I don't know what the capacity is for the local fire department and the emergency rescue department, but I assume that they will have to increase their operations from their current commitments. These new developments will probably more than triple the population density of the local communities.
5. One of the reasons we moved to Styx Drive was the easy access to medical facilities at the Monroe Hospital. We are at the age where this issue becomes much more important. With the increase in traffic brought on by these developments, this no longer is a benefit of living in this neighborhood. This is a significant detrimental impact on us brought on by the change in the neighborhood of these developments.

The changes brought about by these housing developments will make it untenable for us to continue living in our current home, as we are both senior citizens who are still active and who prefer living in the quiet and privacy of country living. Our neighborhood of Styx Drive has roughly fifteen homes, all of which average more than two acre lots. Each lot is completely covered by the original trees. We chose our neighborhood because of our love for privacy, a quiet environment, and the ability to enjoy wooded lots and the beauty of nature. Please don't take this away from us.

Ronald M. Pereira
1118 Styx Drive
Monroe, N.C. 28112

Dear City of Monroe Planning Board,

Thank you for your time and allowing me to express my concerns regarding the proposed Cody Downs subdivision intended for Helms Shortcut Road. I know that your time is precious so I hope to keep this brief. My concerns are as follows:

- Traffic
 - Helms Shortcut will not hold up well to the increased traffic load created by a community of (as proposed) 319 homes. We, as residents, already struggle with the road conditions without the additional traffic that will be created. It can be treacherous at times pulling out of Styx Drive as it is and increased traffic will just increase the possibility of a serious accident.
 - Plyler Mill and 200 intersection - this intersection already has times of being a challenge during the morning rush, especially if you have a vehicle that needs to turn left on to 200. This intersection, in my humble opinion, cannot accommodate the additional traffic load without some type of upgrade.
 - Griffith Rd - I do not travel Griffith very often during heavy traffic times so I am unable to give first hand knowledge. However, in the times that I do travel there and through the downtown Monroe area, the increase in traffic will not be easily absorbed.
- Light pollution
 - I love the night sky and hate that the removal of the trees from the property has already increased the light pollution around my home. Adding 319 homes with property lights and street lights will only continue to increase the light pollution.
- Property value
 - Our homes are well spaced and fit well within the rural community that surrounds our small neighborhood. Placing 4-6 houses across the back of my property line will detract from the property value of our community's homes. I already know of a family that decided not to purchase a home that was recently for sale in our neighborhood based on the possibility of this proposed development.
- Rural aesthetic
 - This area of Union County, right on the edge of Monroe city limits is rural in nature. Personally, I love the fact that we feel that we are "in the country" while only being a few miles from downtown Monroe. This area should have the opportunity to keep that feel. This land that is to be used for this proposed development was farmland until the property was auctioned. I wish it had remained as such.

Obviously, my preference is that this property be kept as farmland. However, I understand that things change and it is very likely that a development of some sort will end up on this property. My desire is that the development will have to follow current zoning requirements at a much smaller density than what is proposed. I also believe that any development will need to wait until road and intersection improvements have been made in order to accommodate the increase in traffic load.

I appreciate you taking the time to listen to my concerns and taking them in to consideration as you examine the Cody Downs proposal.

Gratefully,
Kelly Byrum
1112 Styx Drive
Monroe, NC 28112

Kbyrum180@gmail.com



STAFF REPORT

TO: Planning Board

DATE: July 7, 2021

FROM: Keri Mendler, Planner

PREPARED BY: William Nance, Planning Intern

SUBJECT: Zoning Map Amendment for the property identified as tax parcel 09-268-020 and 09-268-021A

SUMMARY STATEMENT

Planning Board is requested to consider a zoning map amendment for the properties identified as tax parcel 09-268-020 and tax parcel 09-268-021A from R-20 (Residential Low Density) to GB (General Business).

REVIEW

The City of Monroe has received a request from Mary Maisel, Thomas E. Maness Jr. and Ann F. Maness to rezone the subject properties from R-20 (Residential Low Density) to GB (General Business). The properties are currently vacant. As the properties are currently zoned they can be utilized for uses allowed within the R-20 Residential Zoning District, such as single-family residential.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Single Family Residential	R-20 (Residential Low Density), OT (Office Transitional)
East	Single Family Residential	R-20 (Residential Low Density)
South	Vacant/General Industrial	GI (General Industrial)
West	Vacant/General Business	GB (General Business)

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this area is Community Corridor. The Community Corridor area generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, epicenter of the city's commercial activity, and the spine of the community with critical connections to major employers and activity centers. Single family residential is not a priority use in this designation, while commercial uses are a priority use.

The proposed rezoning is consistent with the Future Land Use Plan. Staff believes this use is a reasonable use and in the public interest because of the neighboring General Business designation and consistency with the Future Land Use Plan.

PUBLIC NOTIFICATION

A rezoning notification sign will be posted 10 days prior to the public hearing.

An official rezoning notification letter will be sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Planning Staff recommends approval of the rezoning.

Planning Board will need to take action on the following items:

1. *Motion to recommend adoption of Resolution Approving/Denying Land Development Compliance;*

If the Resolution of Land Development Plan Compliance is recommended for **approval**, the Planning Board will also need to make the following motions:

1. *Motion to recommend adoption of the Ordinance amending section 156.106- Zoning Map*

If the Resolution of Land Development Plan Compliance is recommended for **denial**, the Planning Board will need to make the following motion:

1. *Motion to recommend denial of the map amendment*

Attachments:

1. Ortho Map
2. Zoning Map
3. Future Land Use Map
4. Future Land Use Description
5. Approval Resolution
6. Denial Resolution
7. Ordinance 156.106

Ortho Map

PLMA-2021-00090

Legend

-  Centerlines
-  Parcels
-  Rail

**Existing: R-20
(Residential Low Density)**

**Owner: Mary M. Maisel,
Ann F. Maness
& Thomas E. Maness Jr.**

Acres: 1.66



0 100 200
Feet

Zoning Map

PLMA-2021-00090

Legend

-  Parcels
-  Centerlines
-  Rail

Zoning Districts

-  R-20
-  G-I
-  OT
-  GB
-  CD

**Existing: R-20
(Residential Low Density)**

**Owner: Mary M. Maisel,
Ann F. Maness
& Thomas E. Maness Jr.**

Acres: 1.66



0 85 170
 Feet

Future Land Use Map

PLMA-2021-00090

Legend

-  Parcels
-  Centerlines
-  Rail

Future Land Use Character Area

-  Community Corridor
-  Industrial

**Existing: R-20
(Residential Low Density)**

**Owner: Mary M. Maisel,
Ann F. Maness
& Thomas E. Maness Jr.**

Acres: 1.66



0 85 170
 Feet

Future Land Use Description

The Land Development Plan indicates this area is Community Corridor. The Community Corridor area generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, epicenter of the city's commercial activity, and the spine of the community with critical connections to major employers and activity centers. Single family residential is not a priority use in this designation, while commercial uses are a priority use.

The proposed project is consistent with the Future Land Use Plan. Staff believes this use is a reasonable use and in the public interest because of the neighboring General Business designation and consistency with the Future Land Use Plan.

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
R-2021-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for parcels 09-268-020 and 09-268-021A further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Community Corridor. Commercial is a priority use in the Community Corridor character area. The proposed rezoning to GB (General Business) is a commercial zoning classification. The proposed rezoning is a reasonable use and in the public interest because of the neighboring GB designation and because this area is a higher traveled area no longer conducive for single family residential development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-268-020 and 09-268-021A

Adopted this 7th day of July, 2021.

MaryAnn Rasberry, Chair

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
R-2021-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for parcels 09-268-020 and 09-268-021A further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Community Corridor. Commercial is a priority use in the Community Corridor character area. The proposed rezoning to GB (General Business) is a commercial zoning classification. However, the proposed rezoning is not reasonable or in the public interest because the addition of commercial may have an adverse impact on the existing single family residential homes located to the north and east of the property. As a result of this zoning map amendment request recommendation for denial, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-268-020 and 09-268-021A

Adopted this 7th day of July, 2021.

MaryAnn Rasberry, Chair

Attest:

Maryann Brown, Secretary to Planning Board

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2021-xx

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.106 **OFFICIAL ZONING MAP** as follows:

Rezone the properties with tax parcels: 09-268-020, 09-268-021A from R-20 (Residential Low Density) to GB (General Business).

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 10th day of August, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: July 7, 2021

FROM: Lisa Stiwinter, Director of Planning & Development

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Text and Map Amendment request for Conditional District “Fieldstone Phase II Amendment 1” (Parcel ID 09-327-001)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning text and map amendment for property located along Wesley Hill Trail, located off Lancaster Avenue further and identified with parcel ID number 09-327-001 from Conditional District “Fieldstone Phase II” to Conditional District “Fieldstone Phase II Amendment 1”.

REVIEW

The applicant, Fieldstone Holding, LLC, is requesting a conditional district rezoning in order to develop 21 single-family lots. The total area of the project is 12.28 acres, with 6.71 acres or 54% as common open space. The density of this project is 1.71 units per acre.

The current conditional district was approved by City Council on May 2, 2017, which authorized the development of Fieldstone Phase II that consisted of 46 age restricted single-family lots with 4.75 acres of open space.

AREA CHARACTERISTICS

The subject property is currently zoned Conditional District “Fieldstone Phase II” and is located along Wesley Hill Trail, which is off Lancaster Avenue.

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Institutional & Residential	R-20 (Single Family-Low Density) & R-20 (Single Family- Low Density)
East	Residential	R-20 (Single Family-Low Density)
South	Vacant	R-20 (Single Family-Low Density)
West	Residential (Fieldstone Phase I)	R-P1SU (Single Family- Special Use)

Proposal

The applicant is requesting a conditional district rezoning in order to develop 21 single-family lots with 6.71 acres or 54% of open space.

REQUIREMENTS

Density & Dimensional Standards

The density of the proposed project is 1.71 units per acre. The minimum lot size is 6,600 square feet with 7,000 square feet as the average lot size. The data below is simply to provide the board with information to compare the proposed density to what is allowed by the zoning ordinance in other residential districts in Monroe.

Zoning District	Maximum Allowable Density
R-10	4 units per acre
R-20	2 units per acre
R-40	1 unit per acre
Fieldstone Phase 1 (54 lots)	4.25 units per acre (4,300 square ft. min. lot size)

The proposed dimensional requirements are as follows:

Minimum lot width at front setback: 55 feet

Front: 20 feet

Side: 5 feet

Corner Lot Side: 10 feet

Rear: 15 feet

Landscaping

Street trees with a minimum of 1.5-inch in caliper will be provided at a rate of one (1) per lot throughout the development. All houses will have at least one (1) front yard tree that is 1.5 inch in caliper planted prior to the issuance of the certificate of occupancy. A 50 foot undisturbed landscaped buffer will also be provided along the adjacent Carmel Village subdivision as was required with the existing conditional district that is currently approved for the site.

Open Space

The project is required to provide at least 12.5% open space, which would equal 1.54 acres. The total area of open space provided is 6.71 acres or 54%.

Elevations

The developer is proposing the homes will be a minimum of 1,600 heated square feet. The proposed exterior building materials will include fiber cement, stone, stucco, and/or brick. Vinyl will only be utilized for trim work. The homes constructed on slab foundations will be provided with a brick or stone water table that extends at least 18 inches above the finished floor on the front and side facades.

Parking

Each home will have a minimum of a two (2) car attached garage. All front load garages will have windows and/or carriage style trim that mimics carriage style doors. Driveways will be able to accommodate at least two (2) vehicles.

Sidewalk

A five-foot (5') wide sidewalk will be provided along both sides of the interior roads throughout the development.

Stormwater

The applicant will be required to provide stormwater management to treat the stormwater runoff for the project. The stormwater will be evaluated and reviewed, if the project is approved by City Council, at the building permit stage of the process. The location, size and type of storm water management systems depicted on the rezoning 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 actual storm water treatment requirements and actual site discharge points. At the time of site plan submittal, site will meet stormwater management requirements in accordance with Chapter 159 Stormwater Management Ordinance of the Monroe Code of Ordinances.

Stream Buffer/Flood Plain

All streams located on the site have been provided with a 50 ft. undisturbed stream buffer on both sides as required by the ordinance. Additionally, there will be no development within the flood plain.

Transportation

The development is proposed to be accessed by Wesley Hill Trail, which is the existing private road that accesses phase 1 of Fieldstone. The streets proposed for phase II will be privately maintained as are the current streets in phase I of Fieldstone.

A traffic impact analysis was not required for the project due to the limited number of trips that will be generated with only 21 lots.

Schools

The following is the information provided by Don Ogram with the school system:

Fieldstone Phase II is a proposed 21 single family unit development on Wesley Hill Trail. It will be within the following school attendance areas for the 2021-2022 school year:

Walter Bickett Elementary School	Currently at 72% of rated capacity
Monroe Middle School	Currently at 88% of rated capacity
Monroe High School	Currently at 68% of rated capacity

According to Don Ogram with the school system, they “do not currently anticipate that this development will present an adverse impact on school enrollments.”

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this area is Suburban. Residential uses typically take the form of neighborhoods with uniform housing types and densities; a mix of housing types and lot sizes is preferred in Suburban locations. Multimodal connectivity between neighborhoods and to nearby centers also should be emphasized. Strategic connections to the off-street multi-use trail network are preferred and open space should be preserved in both active and passive forms within neighborhoods. The density for suburban residential is 2-4 units per acre.

The proposed project is not consistent with the Future Land Use Plan because the density is less than 2 units per acre, but Planning staff is of the opinion this project is a reasonable use and in the public interest.

PUBLIC NOTIFICATION

The applicant held a neighborhood meeting on site on Thursday, June 24th to discuss the project with the neighbors. There were 14 people in attendance at the meeting.

A rezoning notification sign will be posted 10 days prior to the public hearing.

An official rezoning notification letter will be sent to the adjacent property owners located within at least 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Staff recommends approval of Conditional District “Fieldstone Phase II Amendment 1”.

Planning Board will need to take action on the following items:

1. *Motion to recommend adoption of Resolution Approving/Denying Land Development Compliance;*

If the Resolution of Land Development Plan Compliance is recommended for approval, the Planning Board will also need to make the following motion:

1. *Motion to recommend adoption of the Ordinance amending section 156.98- Conditional Districts Established and section 156.106- Official Zoning Map.*

If the Resolution of Land Development Plan Compliance is recommended for denial, the Planning Board will also need to make the following motion:

1. Motion to recommend denial of the zoning map amendment

Attachments:

1. Ortho Map
2. Zoning Map
3. Site Plan & Elevations
4. Future Land Use Map
5. Future Land Use Description
6. R-2021-XX Approval
7. R-2021-XX Denial
8. O-2021-XX 156.106
9. O-2021-XX 156.98

Ortho Map

Conditional District "Fieldstone Phase II Amendment 1"

Legend

- Centerlines
- Parcels
- City Limits
- streams

Existing: Conditional District
"Fieldstone Phase II"

Owner: Fieldstone
Holding, LLC

Acres: 12.28



0 180 360
Feet

Zoning Map

Conditional District "Fieldstone Phase II Amendment 1"

Legend

-  Centerlines
-  Parcels
-  City Limits
-  streams

Zoning Districts

Code

-  R-20
-  R-P1SU
-  GB
-  CD

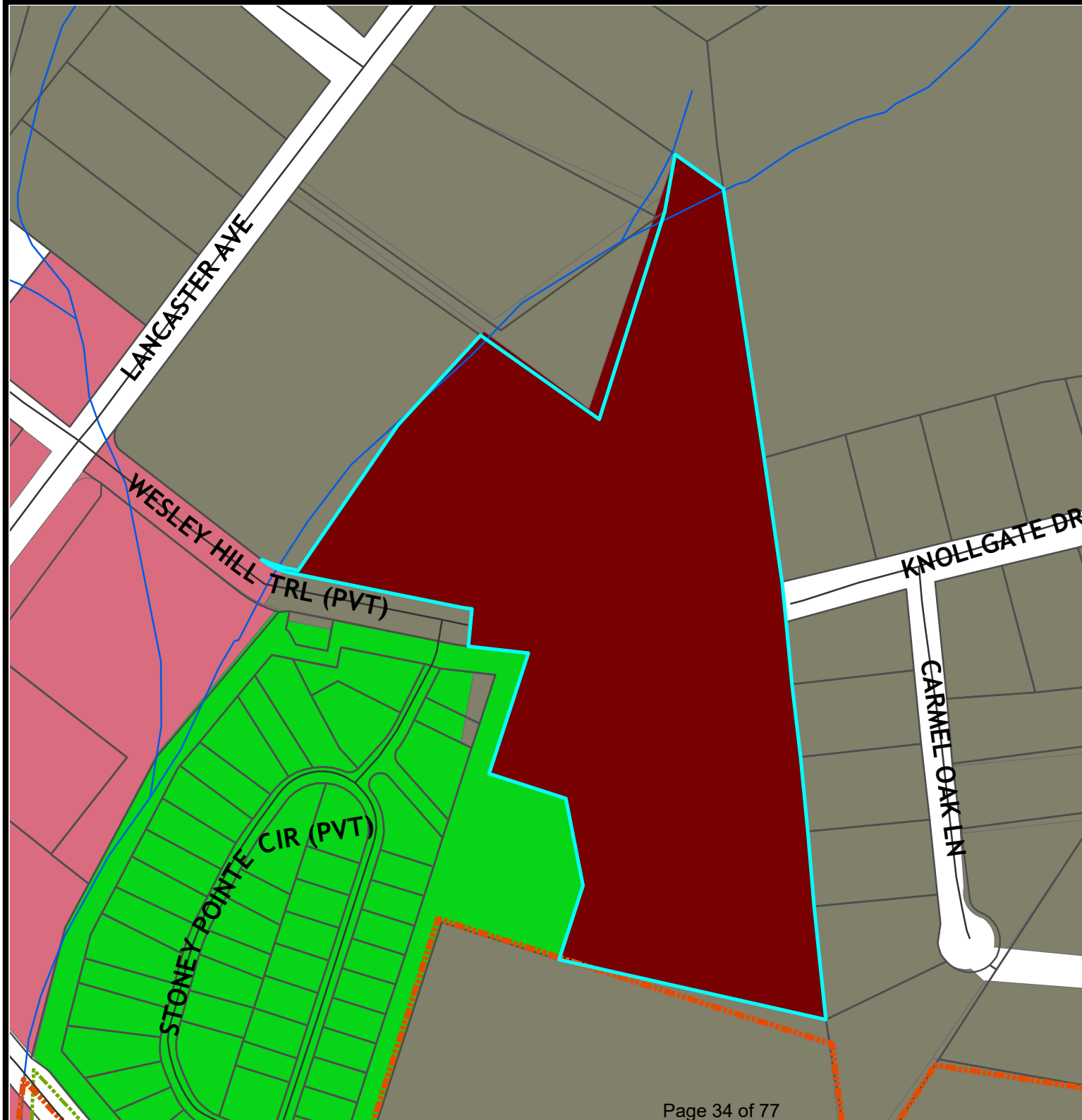
Existing: Conditional District
"Fieldstone Phase II"

Owner: Fieldstone
Holding, LLC

Acres: 12.28



0 180 360
Feet





DEVELOPER & PROPERTY OWNER INFORMATION:

DEVELOPER: FIELDSTONE HOLDINGS LLC
5925 CARNEGIE BLVD, STE 200
CHARLOTTE, NORTH CAROLINA 28209
ATTN: PATRICK CRISP

PROPERTY OWNER: FIELDSTONE HOLDINGS LLC
5925 CARNEGIE BLVD, STE 200
CHARLOTTE, NORTH CAROLINA 28209

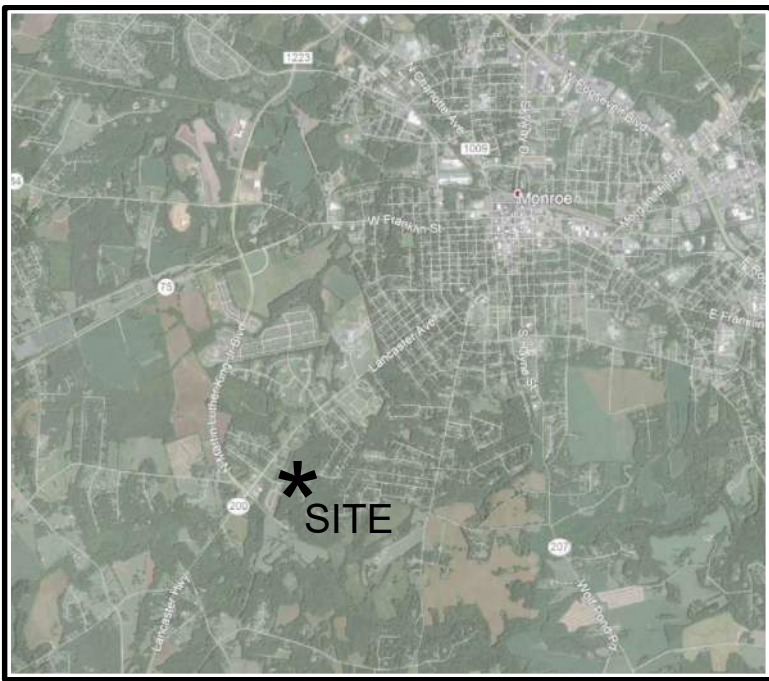
TAX PARCELS: 09327001

SITE ACREAGE: 12.28 ACRES±

DENSITY: 1.71 UNITS/ACRE (21 UNITS/12.28 AC.)

CURRENT ZONING: R-20

PROP. ZONING: CONDITIONAL DISTRICT "FIELDSTONE PHASE II - AMENDMENT 1"



VICINITY MAP - N.T.S.

CITY OF MONROE STANDARD NOTES & CONDITIONS

- 1.0 PROPOSED REZONING FROM R-20 TO CONDITIONAL DISTRICT "FIELDSTONE PHASE II - AMENDMENT 1".
- 2.0 PROPOSED ROADS WILL BE PRIVATE, SUBJECT TO CITY OF MONROE'S STANDARDS AND SPECIFICATIONS, DEVELOPER MAY PETITION FOR ROADS TO BE PUBLIC, SUBJECT TO MONROE'S STANDARDS AND PROCEDURES AND SUBJECT TO CITY COUNCIL APPROVAL.
- 3.0 MINIMUM LOT SIZE FOR DETACHED SINGLE FAMILY UNITS WILL BE 6,600 SQ.FT. (AVERAGE LOT SIZE = 7,049 SQ.FT.±).
- 4.0 EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO, AND/OR BRICK MATERIALS.
- 5.0 MINIMUM HEATED SQUARE FOOTAGE FOR DETACHED SINGLE FAMILY UNITS = 1,600 SQ.FT.
- 6.0 STREET TREES (IN DESIGNATED PLANTING STRIP - SEE STREET CROSS SECTION DETAILS) SHALL BE PLANTED AT A RATE OF ONE (1) PER DETACHED SINGLE FAMILY LOT BUT IN NO CASE BE SPACED 50 FEET APART (AVERAGE) WHEN ADJACENT TO COMMON FRONTAGE AREAS. THERE SHALL BE NO TREES WITHIN 35 FEET OF INTERSECTIONS FOR SIGHT/SAFETY PURPOSES.
- STREET TREES SHALL BE MINIMUM OF 1.5-INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GRADE AND SHOULD BE A VARIETY OF SPECIES. STREET TREES ADJACENT TO LOTS TO BE PLANTED DURING HOME CONSTRUCTION.
- 7.0 FRONT YARD TREES SHALL BE PROVIDED FOR RESIDENTIAL UNITS AS FOLLOWS (IN ADDITION TO STREET TREES):
- 55 FEET WIDE SINGLE FAMILY DETACHED LOTS SHALL PLANT ONE (1) TREE
TREES SHALL BE SUITABLE FOR HEALTHY GROWTH FOR THE AREA CLIMATE AND SHALL BE MINIMUM OF 1-1/2 INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GRADE.
- 8.0 ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE, ASPHALT, OR BRICK PAVERS FROM THE ROAD TO THE GARAGE AND SHALL ACCOMMODATE A MINIMUM OF TWO (2) VEHICLES OUTSIDE OF THE GARAGE FOR SINGLE FAMILY DETACHED HOMES.
- 9.0 ALL DETACHED SINGLE FAMILY HOMES SHALL HAVE A TWO (2) CAR ATTACHED GARAGE.
- 10.0 FOR HOUSES BUILT ON SLAB FOUNDATIONS, THE FRONT AND SIDES OF EACH DWELLING UNIT SHALL BE PROVIDED WITH A BRICK OR STONE WATER TABLE THAT EXTENDS AT LEAST EIGHTEEN (18) INCHES ABOVE GRADE.
- EXPOSED FOUNDATION WALLS (REAR) SHALL BE TREATED WITH NO BARE/RAW CONCRETE EXPOSED. TREATMENTS MAY INCLUDE BRICK, STONE OR COLORED PARGING. VENEERS MAY BE USED IN LIEU OF STANDARD BRICK OR STONE.
- 11.0 THE FRONT WALL OF ALL HOMES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN TWENTY-FOUR (24) LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
GARAGE FACES WILL BE EXCLUDED FROM THIS MEASUREMENT IF HOME IS PROVIDED WITH PORCH OR RECESSED STOOP.
- 12.0 THE MAJORITY OF ALL ROOF AREAS ON ANY HOME SHALL HAVE A MINIMUM OF 6/12 ROOF PITCH.
- 13.0 ALL EXPOSED (EXTERIOR OF HOME) CHIMNEYS SHALL BE STUCCO OR BRICK VENEERED CONSISTENT WITH THE ARCHITECTURE OF THE HOME.
- 14.0 FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 15.0 GARAGES SHALL BE EQUIPPED WITH WINDOWS AND/OR CARRIAGE STYLE HARDWARE WHEN PROPOSING A SINGLE DOOR OR BE SEPARATED INTO TWO (2), 1-BAY GARAGE DOORS.
- 16.0 SETBACKS AND YARDS SHALL BE AS FOLLOWS FOR DWELLING UNIT TYPES:
DETACHED SINGLE FAMILY LOTS: FRONT-20 FT, CORNER-10 FT, SIDE-5 FT, REAR-15 FT
- 17.0 SETBACKS FOR ACCESSORY STRUCTURES SHALL BE MIN. OF FIVE (5) FEET FROM ALL PROPERTY LINES AND CANNOT BE LOCATED BEYOND THE FRONT MOST CORNER OF THE PRIMARY STRUCTURE (HOME).
- 18.0 FIVE (5) FOOT WIDE SIDEWALKS WILL BE REQUIRED ON BOTH SIDES OF ALL INTERIOR DEVELOPMENT STREETS.
- 19.0 SIGN REGULATIONS FOR THIS DEVELOPMENT SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
- 20.0 HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMPs, ETC.
- 21.0 ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
- 22.0 ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND/OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN. MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR DESIGNEE.
- 23.0 EXISTING TREES WITHIN THE DEVELOPMENT THAT ARE SEVENTY-FIVE (75) INCHES OR GREATER IN CIRCUMFERENCE MUST BE PRESERVED AND SHALL NOT BE REMOVED. QUALIFYING TREES SHALL BE LOCATED AND SHOWN ON THE CONSTRUCTION DRAWINGS. GRAND TREES MAY BE REMOVED FOR PUBLIC INFRASTRUCTURE CONSTRUCTION (ROADS, WATER SEWER), BUT MUST BE MITIGATED AT A RATE OF 4-3" TREES PER TREE REMOVED.
- 24.0 EXISTING TREES WITHIN THE DEVELOPMENT THAT ARE TWENTY-FIVE (25) INCHES OR GREATER IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, DRIVEWAY AREA, UTILITY CONSTRUCTION, OR OTHER APPROVED CONSTRUCTION LIMITS.
- 25.0 PETITIONER VOLUNTARILY AGREES TO ALL CONDITIONS APPROVED BY CITY COUNCIL, WHICH ARE LISTED ON THIS CONDITIONAL DISTRICT PLAN AND SUPPORTING DOCUMENTS.

PETITIONER AFFIRMATION AND SIGNATURE:

PETITIONER SIGNATURE

DATE

ADDITIONAL CONDITIONS AND REQUIREMENTS ARE SPECIFIED THROUGHOUT THIS CONDITIONAL REZONING PLAN

OPEN SPACE CALCULATIONS:

50' UNDISTURBED BUFFER - 1.10 ACRES
50' STREAM BUFFER - 0.81 ACRES
DUKE POWER R/W - 0.92 ACRES
COMMON AREAS - 3.85 ACRES
TOTAL OPEN SPACE - 6.71 ACRES (54%)

LOT DIMENSIONAL STANDARDS:

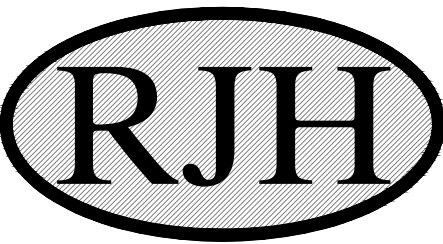
MIN. LOT WIDTH - 55 FT. AT FRONT SETBACK
MIN. LOT SIZE - 6,600 SQ.FT.
FRONT SETBACK - 20 FT.
CORNER SIDE YARD - 10 FT.
SIDE YARD - 5 FT.
REAR YARD - 15 FT.

SINGLE FAMILY LOT SIZE CHART (NOMINAL LOT SIZE – MIN. REQUIRED LOT WIDTH)								
NO.	WIDTH (FT.)	AREA (SF)	NO.	WIDTH (FT.)	AREA (SF)	NO.	WIDTH (FT.)	AREA (SF)
1	55	7697	8	55	9564	15	55	6600
2	55	6754	9	55	7958	16	55	6600
3	55	7231	10	55	7200	17	55	6600
4	55	6962	11	55	7205	18	55	6600
5	55	7025	12	55	7521	19	55	6600
6	55	6600	13	55	6600	20	55	6601
7	55	6644	14	55	6600	21	55	6868

DATE	ISSUED FOR	REV
5/14/21	Submission to City	0
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6/28/21	Specify Streets to be Private	2



Engineer:



R. Joe Harris & Associates, Inc.

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Corporate Seal Engineer's Seal

REZONING DOCUMENT
NOT FOR CONSTRUCTION

Project Manager	Drawn
-	B. Pridemore
Department Manager	Checked
-	-

Print/Plot Date

June 28, 2021

Client

FIELDSTONE HOLDING LLC
5925 CARNEGIE BOULEVARD, SUITE 200
CHARLOTTE, NORTH CAROLINA 28209
P: 704.576.0022

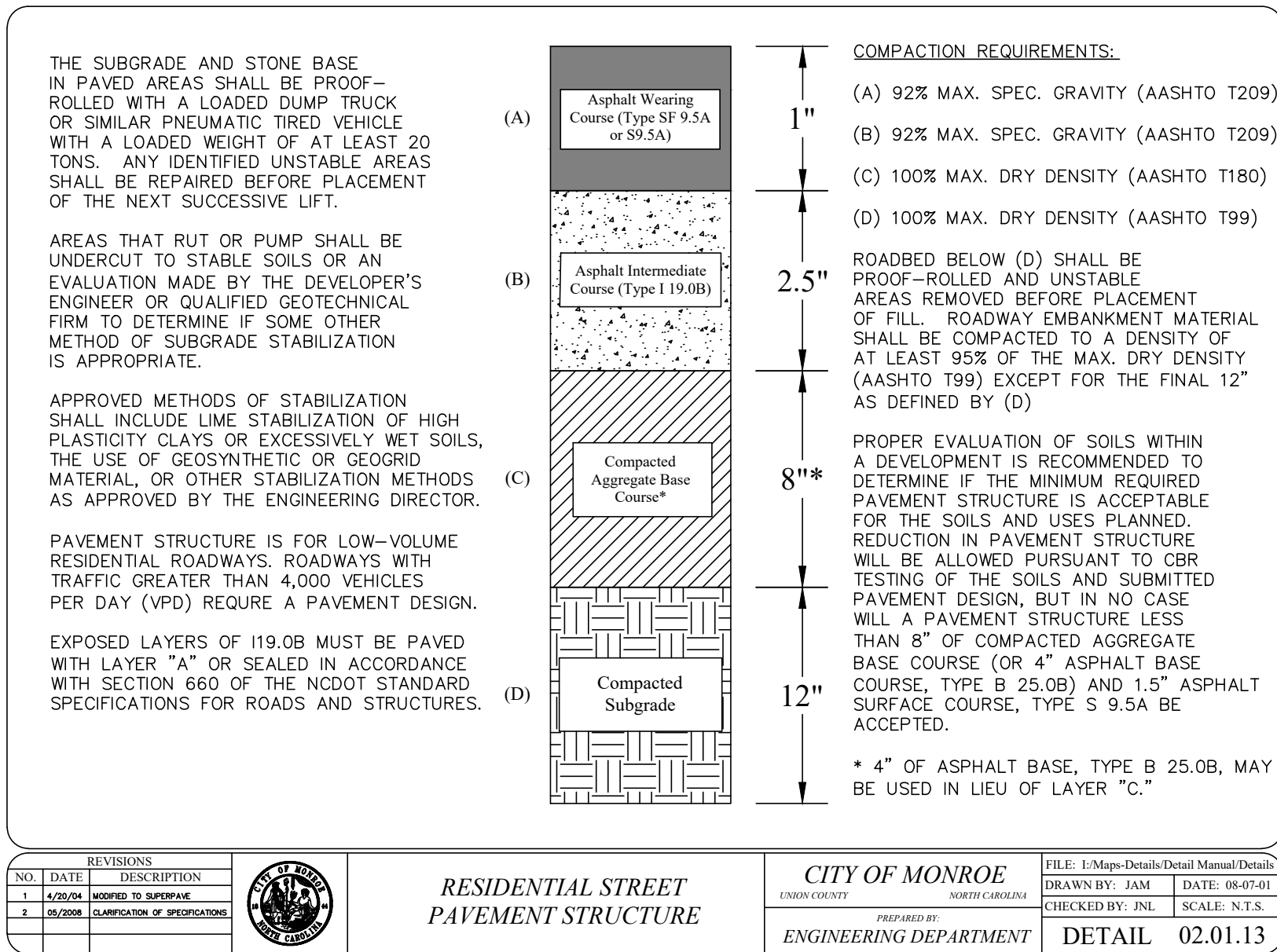
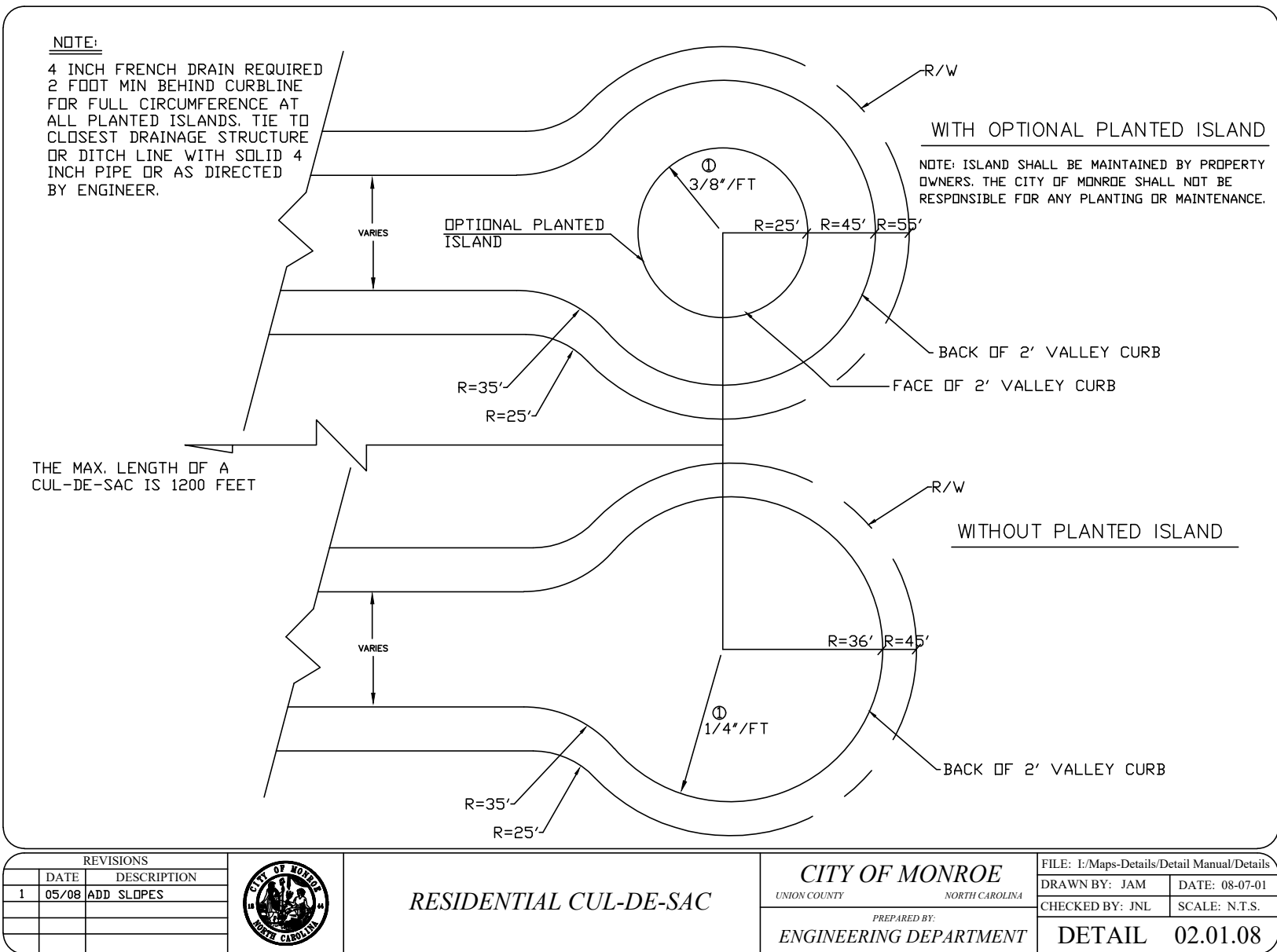
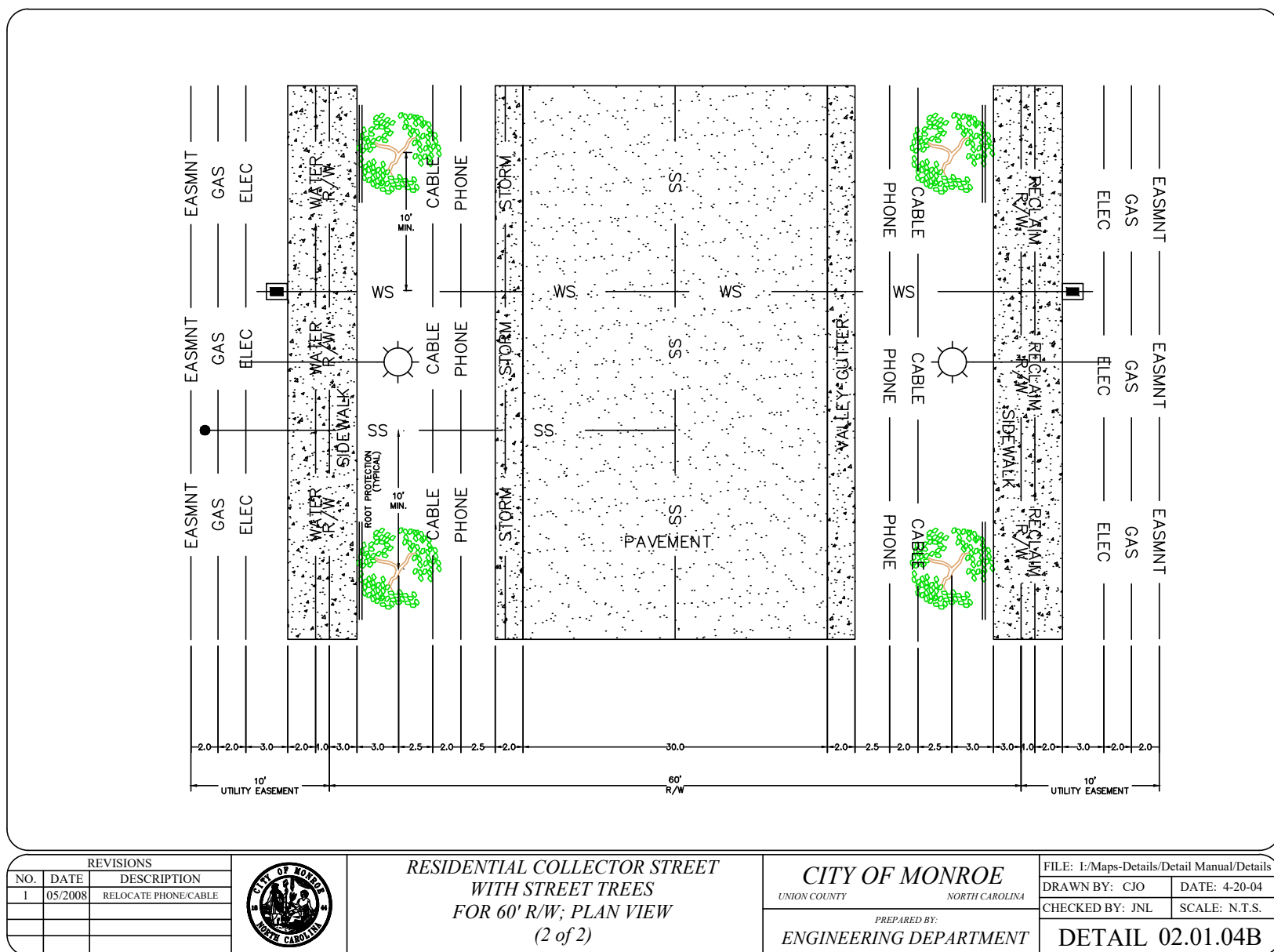
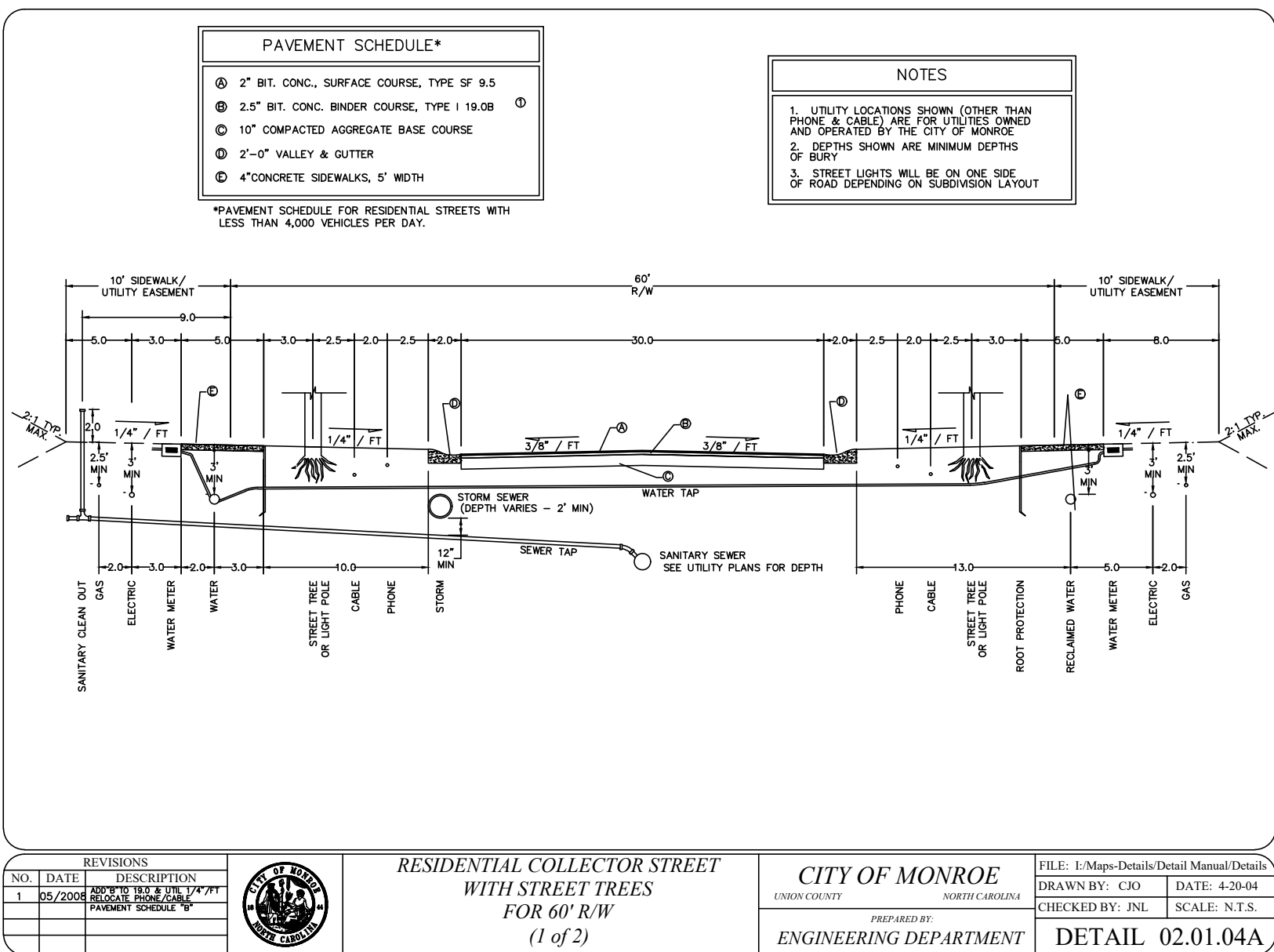
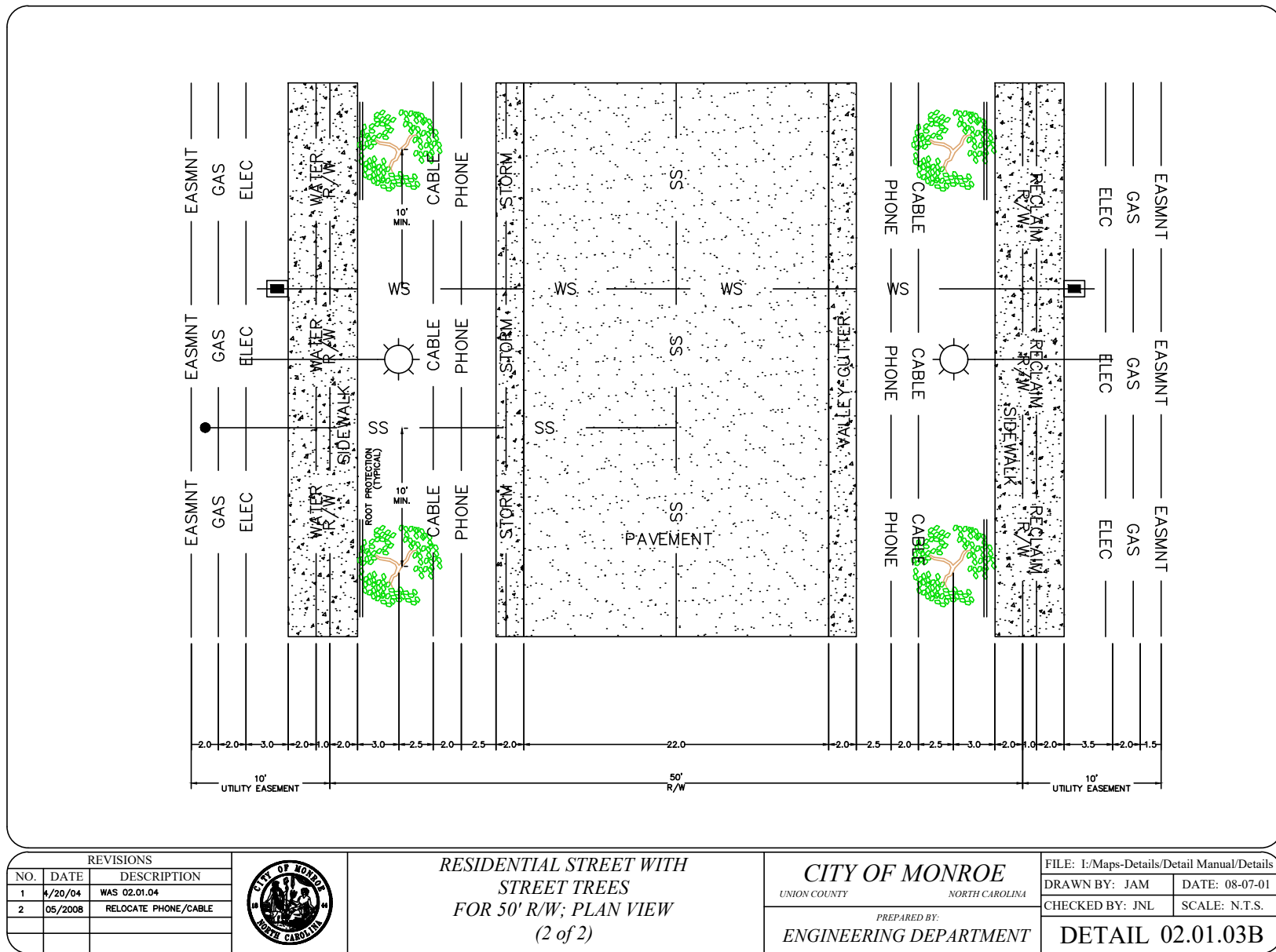
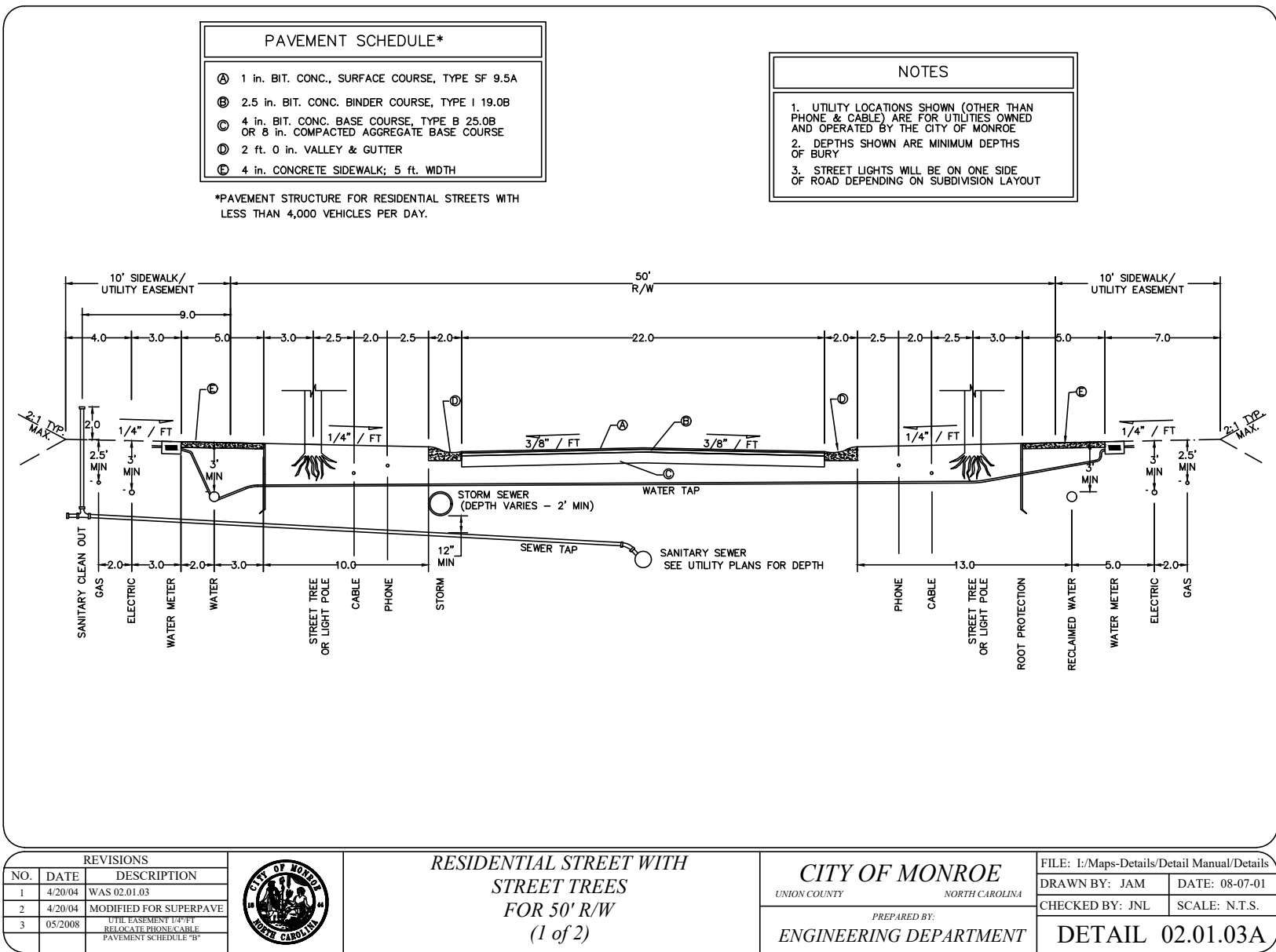
Project:

FIELDSTONE PHASE II
AMENDMENT 1
CONDITIONAL DISTRICT

Drawing Title:

REZONING PLAN
Master Overall Plan

Project No.	Drawing No.
4655 - Rezoning Plan	RZ-1
DWG File Name:	
4655-Fieldstone II CD Re	



CONDITIONAL NOTES & STANDARDS

GENERAL CONDITIONS:

- 1.0 CONDITIONAL DISTRICT "FIELDSTONE II" IS HEREBY SUBMITTED FOR APPROVAL SUBJECT TO THE SPECIFIC TERMS AND CONDITIONS NOTED HEREON THE REZONING PLAN.
- 2.0 MAX. ALLOWED DENSITY SHALL BE 21 SINGLE, FAMILY DETACHED DWELLINGS.
- 3.0 ANY TECHNICAL ISSUES NOT ADDRESSED WITHIN THE REZONING MASTER PLAN SHALL BE SUBJECT TO THE CURRENT CONSTRUCTION DOCUMENT APPROVAL PROCESS IN PLACE AT TIME OF SUBMITTAL AND MUST COMPLY WITH THE CITY'S SUBDIVISION AND LAND DEVELOPMENT STANDARDS (LATEST EDITION).
- 4.0 FUTURE AMENDMENTS TO THIS REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS AND CONDITIONS) MAY BE APPLIED FOR BY THE OWNER AT THE TIME OF AMENDMENT PETITION (MASTER DEVELOPER).
- 5.0 UPON APPROVAL OF THIS REZONING PETITION AND CONDITIONAL DISTRICT PLAN, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.
- 6.0 THE SCHEMATIC DEPICTIONS OF THE LOTS, STREETS, SIDEWALKS AND OTHER SITE ELEMENTS SET FORTH IN THE CONDITIONAL DISTRICT REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT (FINAL), LOCATIONS, AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS AND SUBJECT TO MINOR ADJUSTMENTS. THEY MAY BE ALTERED IN ACCORDANCE WITH THE SETBACKS, YARDS AND BUFFER REQUIREMENTS SET FORTH IN THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED ANY SUCH ALTERATIONS AND MODIFICATIONS DO NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THIS CONDITIONAL DISTRICT REZONING PLAN (PLANNING STAFF MAY GRANT ADMINISTRATIVE APPROVAL OF MINOR CHANGES).
- 7.0 DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THIS CONDITIONAL DISTRICT REZONING PLAN AND THE DEVELOPMENT STANDARDS ESTABLISHED HEREIN AND COLLECTIVELY REFERRED TO AS THE "REZONING PLAN", AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF MONROE ZONING ORDINANCE (THE "ORDINANCE").
- 8.0 THE CONDITIONS AND STANDARDS DENOTED ON THIS REZONING PLAN SHALL TAKE PRECEDENT WHEN IN CONFLICT WITH THE CITY'S APPROVED ORDINANCES AND STANDARDS.

PLANNING & ZONING:

- 1.0 CLUSTER MAILBOXES SHALL PROVIDED AND SUBJECT TO THE LATEST UNITED STATES POSTAL SERVICE (USPS) CLUSTER MAILBOX GUIDELINES. THE LOCATION OF MAILBOX CLUSTER SHALL BE COORDINATED WITH AND APPROVED BY THE USPS POSTMASTER AND CITY OF MONROE ENGINEERING DEPARTMENT.
- 2.0 LOT LINES SHALL BE SUBJECT TO THE LATEST CITY OF MONROE LAND DEVELOPMENT DESIGN GUIDELINES AND ORDINANCE.
- 3.0 THE PETITIONER, HEIRS AND ASSIGNS AGREES TO SUBMIT A LANDSCAPE PLAN AND LIGHTING PLAN WITH THE CONSTRUCTION DOCUMENTS. ALL STREET TREES SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) AND/OR HOMEOWNERS ASSOCIATION (HOA), AS APPLICABLE. THE CITY OF MONROE WILL ASSUME NO MAINTENANCE RESPONSIBILITIES FOR TREES THAT ARE PLACED WITHIN THE STREET RIGHTS-OF-WAY.
- 4.0 SIGNAGE WITHIN THE DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.
- 5.0 NEW HOMES WILL MEET THE ARCHITECTURAL STANDARDS SET FORTH IN THIS PETITION. REFER TO THE SPECIFIC ARCHITECTURAL CONDITIONS AND STANDARDS OUTLINED ON SHEET RZ-5
- 6.0 DEVELOPMENT MAY BE APPROVED AND CONSTRUCTED IN PHASES AND SHALL BE SPECIFIED WITHIN THE APPROVED CONSTRUCTION DRAWINGS.

FIRE SAFETY:

- 1.0 THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF MONROE FIRE DEPARTMENT'S FIRE MARSHAL APPROVAL AND THE 2012 NORTH CAROLINA FIRE CODE.

ENGINEERING - ROADWAYS & STORMWATER:

- 1.0 ALL PROPOSED PRIVATE STREETS WILL BE SUBJECT TO THE CITY OF MONROE'S TYPICAL RESIDENTIAL STREET STANDARDS. SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF ALL INTERNAL STREETS AND MAY BE CONSTRUCTED WITH EACH HOME.
- 2.0 STREET LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL SITE LAYOUTS AND DEVELOPMENT PLANS WITHIN THE DEVELOPMENT AREA BOUNDARIES TO THE EXTENT PERMITTED BY THE ORDINANCE.
- 3.0 SIGHT TRIANGLES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF MONROE STANDARD SPECIFICATIONS AND DETAIL MANUAL (DETAIL 02.01.10) AND NO PORTION OF A DRIVEWAY CAN BE LOCATED WITHIN A SIGHT TRIANGLE.

ENGINEERING - WATER RESOURCES (WATER & SEWER):

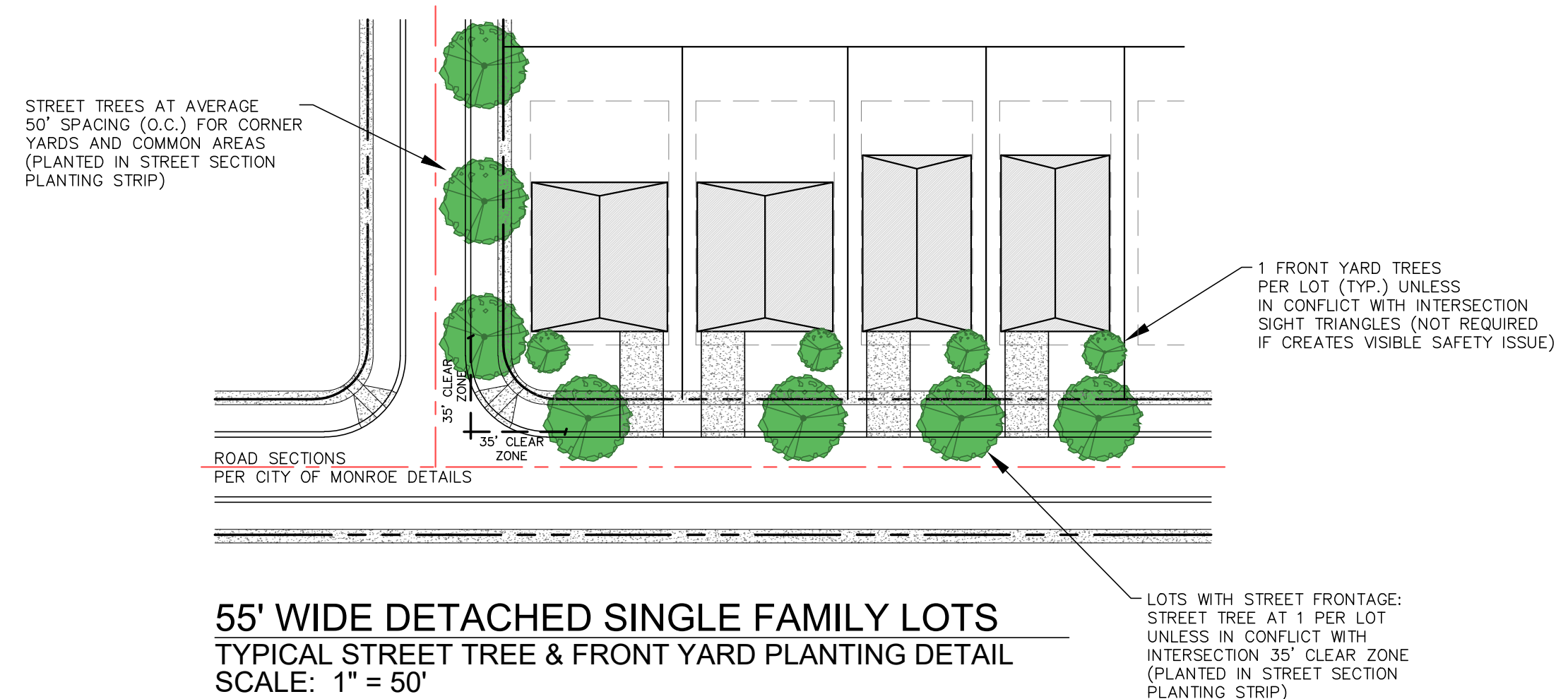
- 1.0 PROPOSED GRAVITY SEWER AND POTABLE WATER MAIN SYSTEMS SHALL BE DEDICATED TO THE CITY OF MONROE FOR OWNERSHIP AND MAINTENANCE UPON COMPLETION AND APPROVAL.

ENVIRONMENTAL:

- 1.0 DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY IMPACTS TO JURISDICTIONAL STREAMS AND/OR WETLANDS AND COPIES OF SUCH PERMITS SHALL BE PROVIDED TO THE CITY OF MONROE.
- 2.0 404/401 CERTIFICATIONS, AS APPLICABLE, MAY BE OBTAINED IN PHASES AS ALLOWED BY THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE) AND NORTH CAROLINA DIVISION OF WATER RESOURCES (NCDWR).

TRANSPORTATION:

- 1.0 PROJECT WILL NOT CREATE MORE THAN 100-PEAK HOUR TRIPS AND TRAFFIC IMPACT STUDY IS NOT REQUIRED FOR PROJECT.



DATE	ISSUED FOR	REV
5/14/21	Submital to City	0
6/16/21	Address of City Comments	1
6/28/21	Specify Streets to be Private	2

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Engineer:

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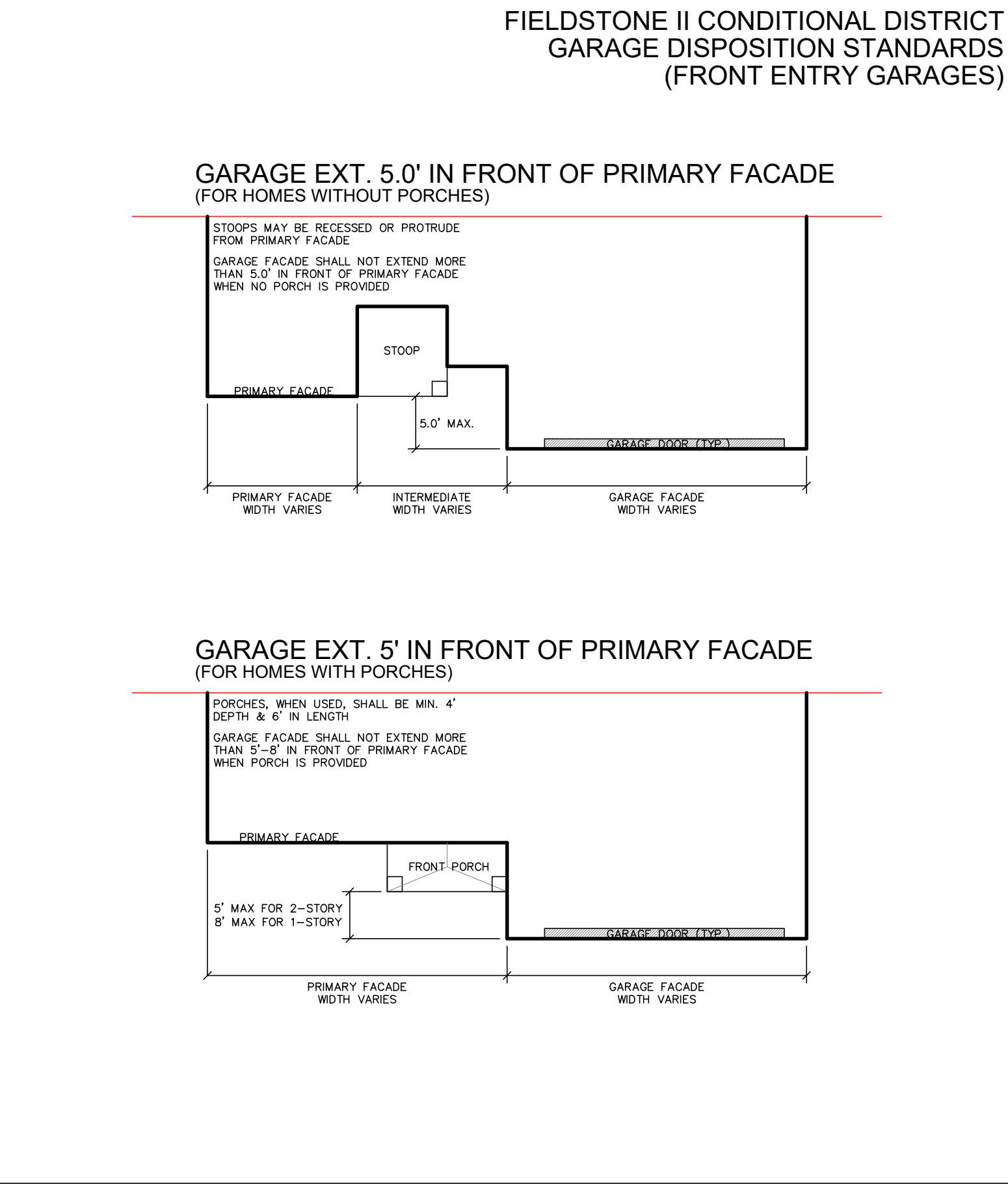
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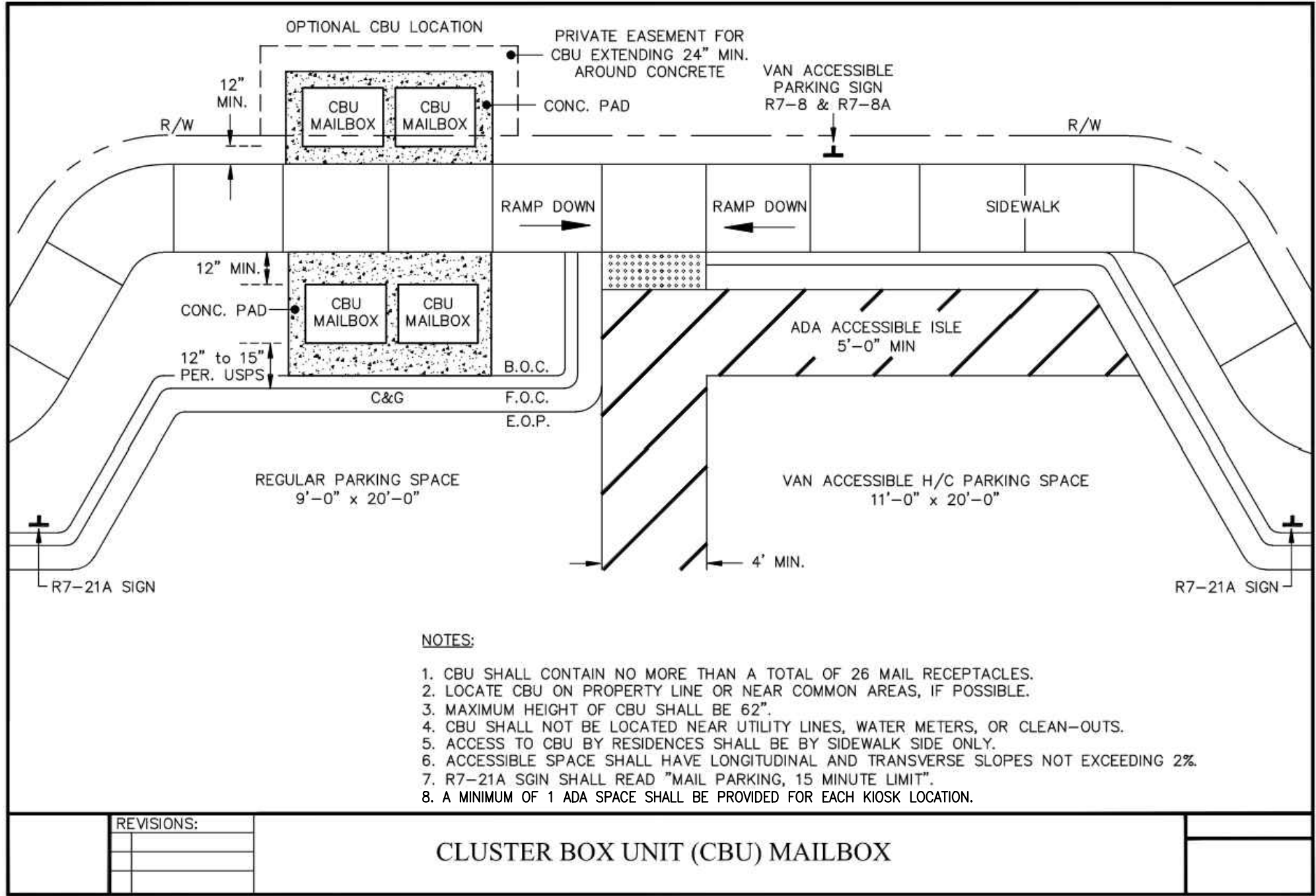
Corporate Seal Engineer's Seal

**REZONING DOCUMENT
NOT FOR CONSTRUCTION**

Project Manager	Drawn
-	B. Pridemore
Department Manager	Checked
-	-
Print/Plot Date	
June 28, 2021	
Client	
FIELDSTONE HOLDING LLC 5925 CARNEGIE BOULEVARD, SUITE 200 CHARLOTTE, NORTH CAROLINA 28209 P: 704.576.0022	
Project:	
FIELDSTONE PHASE II AMENDMENT 1 CONDITIONAL DISTRICT	
Drawing Title:	
REZONING PLAN Additional Notes & Details	
Project No.	Drawing No.
4655 - Rezoning Plan DWG File Name:	
4655-Fieldstone II CD Re	RZ-2



COMMUNITY ARCHITECTURAL STANDARDS - RESIDENTIAL STANDARDS	
GENERAL CONDITIONS:	
1.0	ALL ROADS WILL BE PRIVATE STREETS AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MONROE STANDARDS.
2.0	STREET TREES SHALL BE PROVIDED AS SPECIFIED UNDER CITY OF MONROE STANDARD NOTES AND CONDITIONS ON SHEET RZ-1 AND DETAIL ON SHEET RZ-2. REQUIREMENTS ARE SEPARATE FROM THE FRONT YARD TREE REQUIREMENTS.
3.0	STREET TREES SHALL BE MIN. CALIPER OF 1.5-INCHES (1.5") MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHALL BE OF DIFFERENT VARIETY PER STREET AND BE A LARGE MATURING TREE.
4.0	EACH DETACHED RESIDENTIAL DWELLING UNIT/LOT SHALL PROVIDE AT LEAST ONE (1) FRONT YARD TREE LOCATED WITHIN THE FRONT SETBACK OF EACH LOT AND MAY BE EITHER LARGE OR SMALL MATURING TREE. TREE MUST BE MIN. CALIPER OF 1-1/2 INCHES (1.5") MEASURED 6 INCHES ABOVE GRADE. SEE SHEET RZ-1 AND RZ-2 FOR MORE SPECIFIC REQUIREMENTS.
5.0	STREET SIDEWALKS SHALL BE CONSTRUCTED WITH EACH HOME ALONG ALL STREET FRONTAGES (FRONT & CORNER YARDS).
6.0	ALL RESIDENTIAL DWELLING UNITS SHALL HAVE A TWO (2) CAR GARAGE AND MINIMUM 16' WIDE DRIVEWAY. DRIVEWAY SHALL EXTEND FROM FACE OF GARAGE TO BACK OF CURB AND CAPABLE OF HOLDING 2 VEHICLES.
7.0	ALL DRIVEWAYS/PARKING PADS MUST BE SURFACED WITH CONCRETE, ASPHALT, OR BRICK PAVERS.
8.0	GARAGES SHALL BE EQUIPPED WITH WINDOWS AND/OR CARRIAGE STYLE HARDWARE WHEN PROPOSING A SINGLE DOOR OR BE SEPARATED INTO TWO (2), 1-BAY GARAGE DOORS.
9.0	EXTERIOR BUILDING MATERIALS MAY INCLUDE BRICK, STONE, FIBER CEMENT (HARDIE BOARD OR EQUIVALENT), AND STUCCO. VINYL AND EIFS WILL ONLY BE PERMITTED AS TRIM, EAVES, SOFFITS, AND WINDOWS.
10.0	THE FRONT AND SIDE FACADES OF EACH RESIDENTIAL DWELLING UNIT SHALL BE PROVIDED WITH A BRICK OR STONE WATER TABLE THAT EXTENDS AT LEAST 18-INCHES ABOVE FINISHED FLOOR.
11.0	MAJORITY OF ALL ROOF AREAS ON ANY RESIDENTIAL DWELLING UNIT SHALL HAVE A MINIMUM 6/12 PITCH.
12.0	ALL ELEVATIONS, SUPPLEMENTAL DOCUMENTS, AND OTHER MATERIALS SUBMITTED TO PLANNING STAFF, PLANNING BOARD AND/OR CITY COUNCIL IN REFERENCE AND SUPPORT OF THE REZONING PETITION SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED REZONING PLAN AND FULLY ENFORCEABLE. MINOR DEVIATIONS FROM SUBMITTED MATERIALS SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING COORDINATOR OR CITY ASSIGNED DESIGNEE.
13.0	ALL FRONT YARDS OF RESIDENTIAL LOTS/UNITS SHALL BE SODDED PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY (C.O.).
14.0	ALL REQUIRED LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
15.0	FRONT ELEVATION OF ALL RESIDENTIAL UNITS SHALL CONSIST OF A MINIMUM OF 25% BRICK, STONE, OR LIKE MATERIAL.
DETACHED DWELLING UNITS:	
1.0	THE MINIMUM LOT WIDTH PER UNIT SHALL BE 55 FEET, MEASURED AT THE FRONT SETBACK.
2.0	THE MINIMUM LOT SIZE PER UNIT SHALL BE 6,600 SQ.FT. (RANGES FROM 6,600 – 9,564 SQ.FT.).
3.0	THE MINIMUM HEATED FLOOR SPACE SHALL BE 1,600 SQ.FT. (EXCLUDES GARAGE)(RANGES FROM 1,600 – 2,800+ SQ.FT.).
4.0	NO SINGULAR FRONT FACADE SHALL EXTEND MORE THAN TWENTY-FOUR (24) FEET WITHOUT A WALL BREAK OF AT LEAST TWELVE (12) INCHES (GARAGE FACES EXCLUDED IF PROVIDED WITH PORCH OR RECESSED STOOP).
5.0	PORCHES, STOOPS OR OTHER VARIATIONS TO BE PROVIDED THROUGHOUT THE COMMUNITY. WHEN PORCH IS PROVIDED, IT SHALL A MINIMUM DEPTH OF FOUR (4) FEET AND MINIMUM LENGTH OF SIX (6) FEET.
6.0	FRONT LOAD GARAGES MUST MEET THE FOLLOWING CONDITIONS AND PER THE DETAIL ON THIS SHEET: - WHEN PROVIDED WITH A STOOP, SHALL NOT EXTEND MORE THAN FIVE (5) FEET IN FRONT OF THE PRIMARY FACADE OF HOME - WHEN PROVIDED WITH A FRONT PORCH, SHALL NOT EXTEND MORE THAN FIVE (5) FEET IN FRONT OF THE PORCH FOR 2-STORY HOME AND EIGHT (8) FEET FOR 1-STORY HOME



DATE	ISSUED FOR	REV
5/14/21	Submital to City	0
6/16/21	Address of City Comments	1
6/28/21	Specify Streets to be Private	2



Engineer:



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Corporate Seal	Engineer's Seal
REZONING DOCUMENT NOT FOR CONSTRUCTION	

Project Manager	Drawn
-	B. Pridemore
Department Manager	Checked
-	-
Print/Plot Date	
June 28, 2021	
Client	
FIELDSTONE HOLDING LLC 5925 CARNEGIE BOULEVARD, SUITE 200 CHARLOTTE, NORTH CAROLINA 28209 P: 704.576.0022	
Project:	
FIELDSTONE PHASE II AMENDMENT 1 CONDITIONAL DISTRICT	
Drawing Title:	
REZONING PLAN Additional Notes & Details	
Project No.	Drawing No.
4655 - Rezoning Plan	RZ-3
DWG File Name:	
4655-Fieldstone II CD Re	

THIS PAGE IS FOR SAMPLE ILLUSTRATIVE PURPOSES AND GENERAL GUIDANCE FOR REQUIREMENTS. SEE SHEET RZ-1 AND SHEET RZ-3 FOR SPECIFIC REQUIREMENTS (CONDITIONS NOTED ON THOSE PLAN SHEETS SHALL GOVERN)



DATE	ISSUED FOR	REV
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Engineer:



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Corporate Seal

Engineer's Seal

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Project:	
FIELDSTONE PHASE II AMENDMENT 1 CONDITIONAL DISTRICT	
Drawing Title:	
REZONING PLAN Architectural Standards Example Elevations	
Project No.	Drawing No. RZ-4
4655 - Rezoning Plan	
DWG File Name: 4655-Fieldstone II CD Re	

Future Land Use Map

Conditional District "Fieldstone Phase II Amendment 1"

Legend

- Centerlines
- Parcels
- City Limits
- streams

FLUM

- Suburban

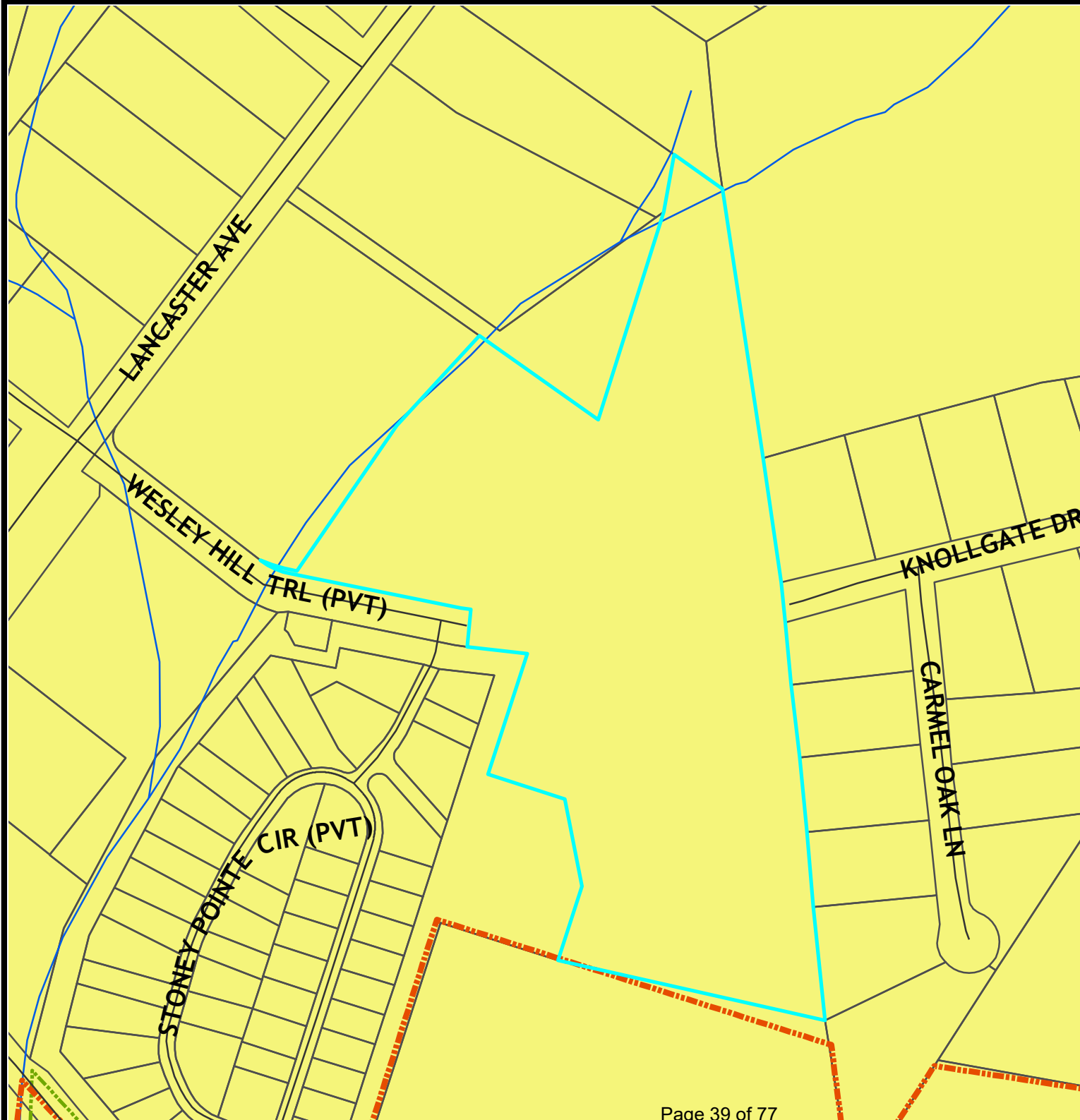
Existing: Conditional District
"Fieldstone Phase II"

Owner: Fieldstone
Holding, LLC

Acres: 12.28



0 180 360
Feet



LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this area is Suburban. Residential uses typically take the form of neighborhoods with uniform housing types and densities; a mix of housing types and lot sizes is preferred in Suburban locations. Multimodal connectivity between neighborhoods and to nearby centers also should be emphasized. Strategic connections to the off-street multi-use trail network are preferred and open space should be preserved in both active and passive forms within neighborhoods. The density for suburban residential is 2-4 units per acre.

The proposed project is not consistent with the Future Land Use Plan, but Planning staff is of the opinion this project is a reasonable use and in the public interest.

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “FIELDSTONE PHASE II AMENDMENT 1”
R-2021-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “Fieldstone Phase II Amendment 1” further described below property is not consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban, which allows 2-4 units per acre; this project is 1.71 units per acre. However, the proposed project is a reasonable use and in the public interest because while the project is below the preferred density, the project preserves over 50% of the site area to open space which in turn will cause less disruption to the existing landscape and neighboring residents. Based on this information, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for approval, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-327-001.

Adopted this 7th day of July, 2021.

MaryAnn Rasberry, Chair

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “FIELDSTONE PHASE II AMENDMENT 1”
R-2021-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “Fieldstone Phase II Amendment 1” further described below property is not consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban, which allows 2-4 units per acre; this project is 1.71 units per acre. The proposed project is not a reasonable use or in the public interest because the removal of the age restrictive condition could cause an increase in traffic and in turn additional wear and tear on Wesley Hill Trail, which is a privately maintained road.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-327-001.

Adopted this 7th day of July, 2021.

MaryAnn Rasberry, Chair

Attest:

Maryann Brown, Secretary to Planning Board

**ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2021-XX**

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.106 OFFICIAL ZONING MAP as follows:

Rezone the property off Wesley Hill Trail further identified with parcel ID number 09-327-001 from Conditional District (CD) “Fieldstone Phase II” to Conditional District (CD) “Fieldstone Phase II Amendment 1”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 10th day of August, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2021-XX

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.98 **CONDITIONAL DISTRICTS ESTABLISHED** as follows:

Conditional District (CD) “Fieldstone Phase II Amendment 1”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 10th day of August, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: July 7, 2021

FROM: Lisa Stiwinter, Director of Planning & Development

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map Amendment request for property located at 2115 W. Roosevelt Boulevard (Tax Parcel: 09-264-003-01)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment request by Monroe Crossing Equities, LLC for the property located at 2115 W. Roosevelt Boulevard from Conditional District “Monroe Crossing” to Conditional District “Monroe Crossing Amendment IV”.

REVIEW

The applicant, Monroe Crossing Equities, LLC, is requesting a conditional district rezoning in order to construct a 2,700 square foot restaurant with a drive thru window. The applicant would also like to retain all uses allowed within the General Industrial (GB) zoning district for the property located at 2115 W. Roosevelt Boulevard.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Commercial	General Business
East		General Business & Conditional District
South	Commercial and Apartments	General Business & Multifamily
West	Commercial	General Business

REQUIREMENTS

Density & Dimensional Standards

The minimum required setbacks for the proposed project is a 50 foot front setback from W. Roosevelt Boulevard and a 10 foot side and rear setback. The proposed site plan satisfies the setback requirements of the ordinance.

Parking

The project will provide 28 parking spaces on site and there are overflow parking spaces within the mall parking lot if needed.

Landscaping

Parking lot landscaping has been provided that is consistent with the ordinance requirements.

Elevations

The primary exterior building materials proposed for the project will be fiber cement, eifs, and stone.

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this area as a Neighborhood Mixed-Use center. Neighborhood Mixed-Use Centers provide neighborhood retail, professional office, service, and other community-oriented activities and uses for surrounding residential areas. In general, these centers are smaller in scale than Regional Mixed-Use Centers. The center's proximity to residential areas requires design to be integrated with and at a scale compatible with nearby residential development. These centers measure half-a- mile across, representing approximately a 10-minute walking distance. The design transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While commercial uses are likely to be prominent, these centers should emphasize a mixture of uses and residential housing units where possible.

The proposed project is consistent with the Future Land Use Plan and staff is of the opinion this project is a reasonable use and in the public interest.

PUBLIC NOTIFICATION

1. A rezoning notification sign will be posted 10 days prior to the public hearing.
2. An official rezoning notification letter will be sent to the adjacent property owners located within at least 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Staff recommends approval of Conditional District “Monroe Crossing Amendment IV”.

Planning Board will need to take action on the following items:

1. *Motion to recommend adoption of Resolution Approving/Denying Land Development Compliance;*

If the Resolution of Land Development Plan Compliance is recommended for approval, the Planning Board will also need to make the following motion:

1. *Motion to recommend adoption of the Ordinance amending section 156.98- Conditional Districts Established and section 156.106- Official Zoning Map.*

If the Resolution of Land Development Plan Compliance is recommended for denial, the Planning Board will also need to make the following motion:

1. *Motion to recommend denial of the zoning map amendment*

Attachments

1. Ortho Map
2. Zoning Map
3. Site Plan & Elevations
4. Future Land Use Map
5. Future Land Use Description
6. R-2021-XX Approval
7. R-2021-XX Denial
8. O-2021-XX 156.106
9. O-2021-XX 156.98

Ortho Map

Conditional District "Monroe Crossing Amendment IV"

Legend

- Centerlines
- Parcels
- streams

**Existing: Conditional
District "Monroe Crossing"**

**Owner: Monroe Crossing
Equities, LLC**

Acres: 41.03



0 250 500
Feet



Zoning Map Conditional District "Monroe Crossing Amendment IV"

Legend

- Centerlines
- Parcels
- streams

Zoning Districts

Code

- R-20
- R-10
- R-MF
- GB
- CD

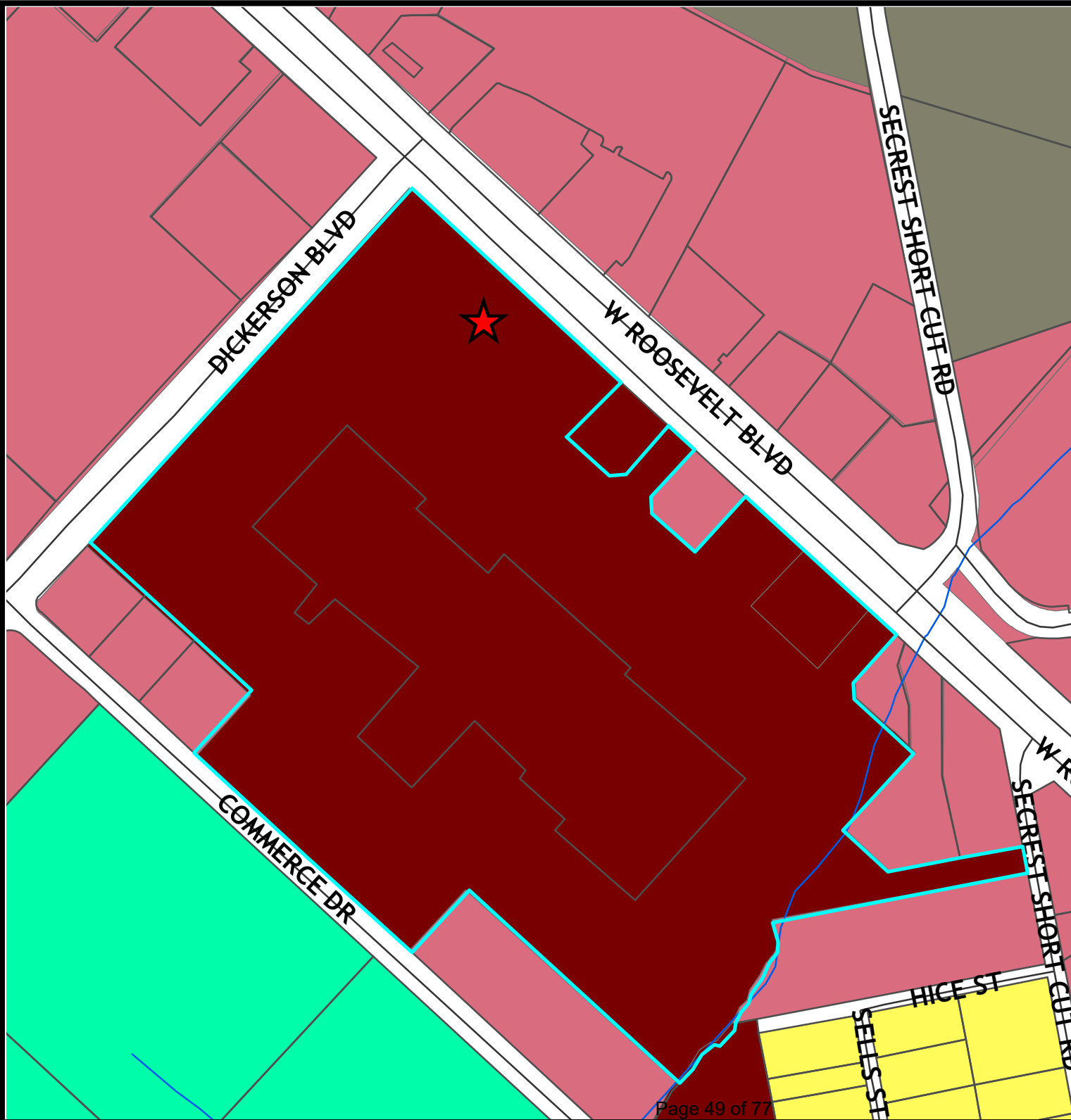
**Existing: Conditional
District "Monroe Crossing"**

**Owner: Monroe Crossing
Equities, LLC**

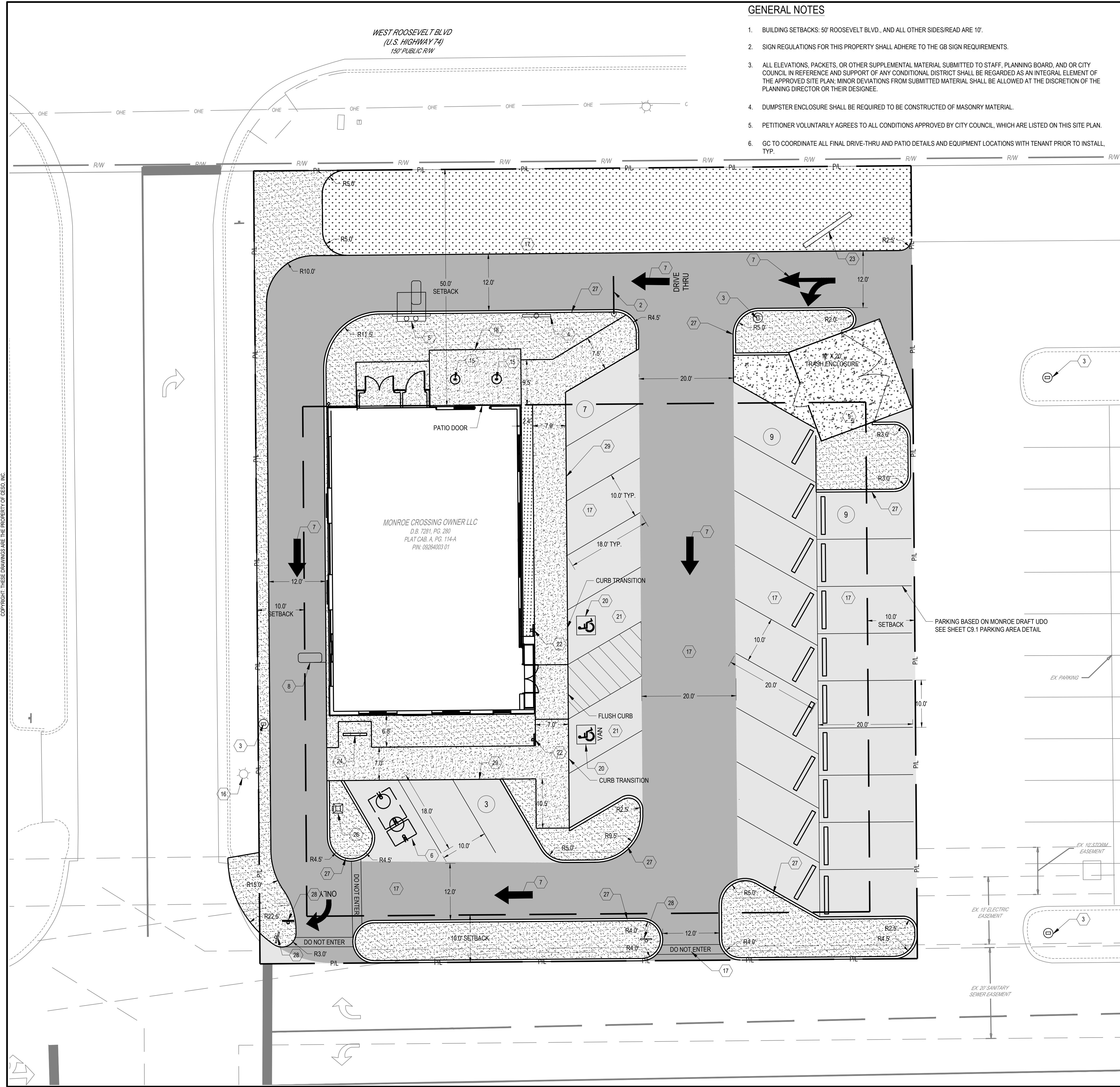
Acres: 41.03



0 250 500
Feet



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GENERAL NOTES

1. BUILDING SETBACKS: 50' ROOSEVELT BLVD., AND ALL OTHER SIDES/READ ARE 10'.
2. SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE GB SIGN REQUIREMENTS.
3. ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN; MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR THEIR DESIGNEE.
4. DUMPSTER ENCLOSURE SHALL BE REQUIRED TO BE CONSTRUCTED OF MASONRY MATERIAL.
5. PETITIONER VOLUNTARILY AGREES TO ALL CONDITIONS APPROVED BY CITY COUNCIL, WHICH ARE LISTED ON THIS SITE PLAN.
6. GC TO COORDINATE ALL FINAL DRIVE-THRU AND PATIO DETAILS AND EQUIPMENT LOCATIONS WITH TENANT PRIOR TO INSTALL, TYP.

LEGEND

EXISTING
REFER TO C1.1 FOR EXISTING FEATURES
LEGEND

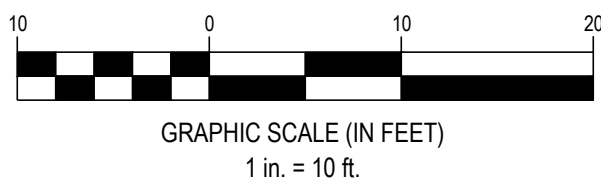
PROPOSED

- BUILDING
- CONCRETE CURB
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPING AREA
- PARKING SPACE COUNT
- SIGN
- DETECTABLE WARNING MAT
- CATCH BASIN
- STORM MANHOLE
- SANITARY & STORM CLEANOUTS
- FIRE HYDRANT
- LIGHT POLE
- CONCRETE BUMPER BLOCK
- BICYCLE RACK

CODED NOTES:

1. ADA ACCESSIBLE PATH OF TRAVEL. VERIFY 5% MAX SLOPE IN DIRECTION OF TRAVEL AND MAX 2% CROSS SLOPE.
2. CLEARANCE BAR. SEE DETAIL.
3. ILLUMINATED DIRECTIONAL SIGN. SEE DETAIL.
4. PREVIEW BOARD. SEE DETAIL.
5. MENU BOARD. SEE DETAIL.
6. NEW GREASE INTERCEPTOR BY G.C. - REFER TO PLUMBING AND CIVIL DRAWING FOR MORE INFORMATION.
7. NEW PAVEMENT DIRECTIONAL ARROW. SEE DETAIL.
8. DRIVE-THRU DETECTOR LOOPS BY HABIT G.C. - SEE DETAIL.
9. TRASH ENCLOSURE BY G.C. - SEE DETAIL.
10. TRANSFORMER LOCATION TO BE COORDINATED WITH LOCAL UTILITY AGENCY.
11. LOCATION OF THE ELECTRICAL SWITCHGEAR. SEE DETAIL.
12. LOCATION OF GAS METER, CONFIRM WITH LOCAL UTILITY AGENCY. SEE PLUMBING DETAIL.
13. NEW CURB RAMP BY HABIT G.C. - SEE DETAIL.
14. PATIO LIGHT (TYP.) - SEE DETAIL.
15. PATIO HEATER (TYP.) - SEE DETAIL.
16. SIGHT LIGHT (5 TYP.) - SEE STRUCTURAL AND ELECTRICAL SHEET.
17. SITE PAVING AND PARKING BY G.C.
18. PATIO RAILING BY G.C. SEE DETAIL.
19. DESIGNATED CARRY OUT SPACES.
20. NEW ACCESSIBILITY SYMBOL BY HABIT G.C. - SEE DETAIL.
21. NEW ACCESSIBLE PARKING SPACES BY HABIT G.C. - SEE DETAIL.
22. NEW ACCESSIBLE PARKING SIGN BY HABIT G.C. - SEE DETAIL.
23. NEW BOLLARD BY G.C. - SEE DETAIL.
24. G.C. TO PROVIDE SHORT TERM BICYCLE PARKING PER CALGREEN 5.106 SEE DETAIL.
25. MONUMENT SIGN BY VENDOR.
26. DRIVE THRU TRASH RECEPTACLE.
27. 6" CONCRETE CURB.
28. STOP SIGN (MUTCD) - SEE DETAIL.
29. MONOLITHIC CONCRETE CURB & SIDEWALK.

BENCHMARK
BM "A": NGS MONT. "CHRYSLER"
ELEV = 4688.16'
BM "B":
DATUM:
NAD83

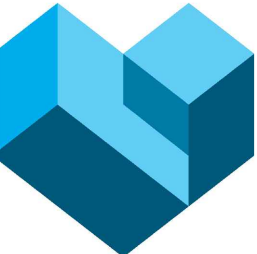


THREE (3) WORKING DAYS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: NORTH CAROLINA UTILITIES PROTECTION SERVICE (NC811) AT 811 OR 800-632-4949 OR WWW.NC811.ORG AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF NORTH CAROLINA UTILITIES PROTECTION SERVICE



LogicDA.com | 414.909.0080
Project Manager: TCY
Job Number: 20-080

Additional Info



4601 PARK ROAD
SUITE 650
CHARLOTTE, NC 28209



Project Name

New Building for:
Habit Burger Grill
Monroe Crossing
2115 W Roosevelt Blvd
Monroe, NC 28110

Dates/Revisions

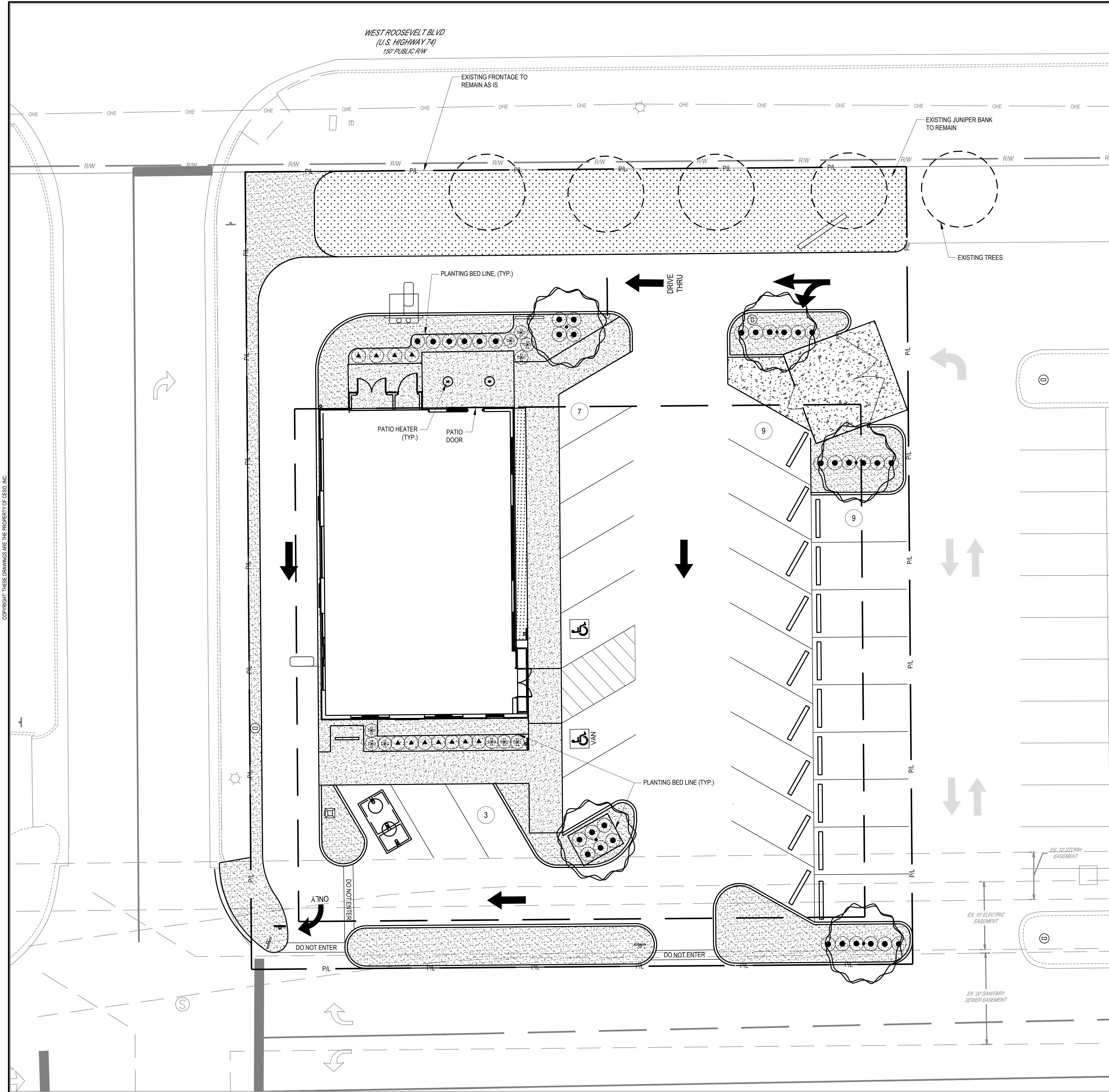
02.19.21	PRELIM REVIEW SET
03.11.21	ZONING SUBMITTAL
03.26.21	REVISED ZONING SUBMITTAL
06.16.21	INTERNAL REVIEW
06.21.21	REVISED ZONING SUBMITTAL
08.23.21	REVISED ZONING SUBMITTAL

Drawing Title

SITE PLAN

C4.0

- PRELIMINARY -
NOT FOR CONSTRUCTION

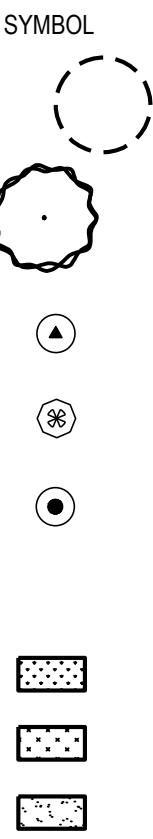


EXISTING FEATURES LEGEND

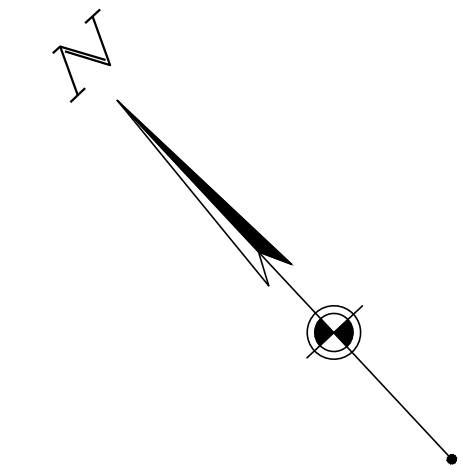
	R/W	RIGHT OF WAY LINE
	PARCEL LINE	
	CURB	
	EDGE OF PAVEMENT	
	EDGE OF WALK	
	PAVEMENT MARKINGS	
	SAN	SANITARY SEWER
	G	GAS LINE
	OHE	OVHD ELECTRIC LINE
	UGE	UGND ELECTRIC LINE
	UGT	UGND TELECOMM LINE

LANDSCAPE PLANT MATERIAL SCHEDULE

TREES	SIZE	SPACING	QTY
EXISTING TREES TO REMAIN SPECIES UNKNOWN			
QUERCUS PHELLOS WILLOW OAK	2" CAL. 6' MIN HT.	AS SHOWN	12
SHRUBS & ACCENTS	SIZE	SPACING	QTY
LOROPETALUM CHINENSE RUBRUM 'CRIMSON FIRE' CRIMSON FIRE DWARF LOROPETALUM	18" HT.	3'-0" O.C.	14
AZALEA ROBLED' AUTUMN CHIFFON ENCORE AZALEA	18" HT.	3'-0" O.C.	15
ILEX CORNUTA DWARF BURFORD' BURFORD HOLLY	24" HT.	3'-0" O.C.	30
GROUNDCOVERS	SIZE	SPACING	
EXISTING JUNIPER BANK TO REMAIN			
LIRIOPE SPICATA	6"	1'-6" O.C.	
BERMUDA SOD			
MULCH			
• ALL PLANT BEDS SHALL CONTAIN A 4" LAYER OF PINE NEEDLE MULCH • CONTRACTOR TO PLACE 4" DIAMETER MULCH RING AROUND ALL TREES IN LAWN			



	BENCHMARK	DATUM: NAD83
BM "A":	NGS MONT. "CHRYSLER" ELEV = 4688.18'	
BM "B":		



THREE (3) WORKING DAYS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: NORTH CAROLINA UTILITIES PROTECTION SERVICE (NC811) AT 811 OR 800-632-4949 OR WWW.NC811.ORG AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF NORTH CAROLINA UTILITIES PROTECTION SERVICE

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Project Manager: TCY
Job Number: 20-080

4601 PARK ROAD
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CHARLOTTE, NC 28209

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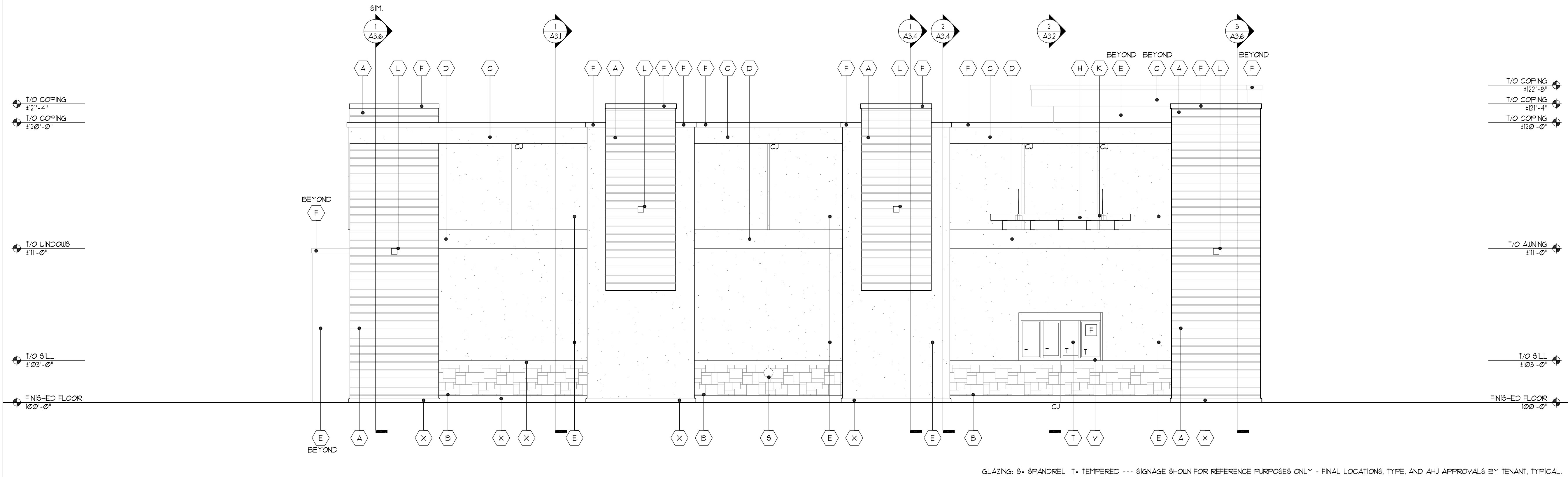
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06.16.21	INTERNAL REVIEW
06.21.21	REVISED ZONING SUBMITTAL
06.29.21	REVISED ZONING SUBMITTAL

Drawing Title

LANDSCAPE PLAN

L1.0

- PRELIMINARY -
NOT FOR CONSTRUCTION

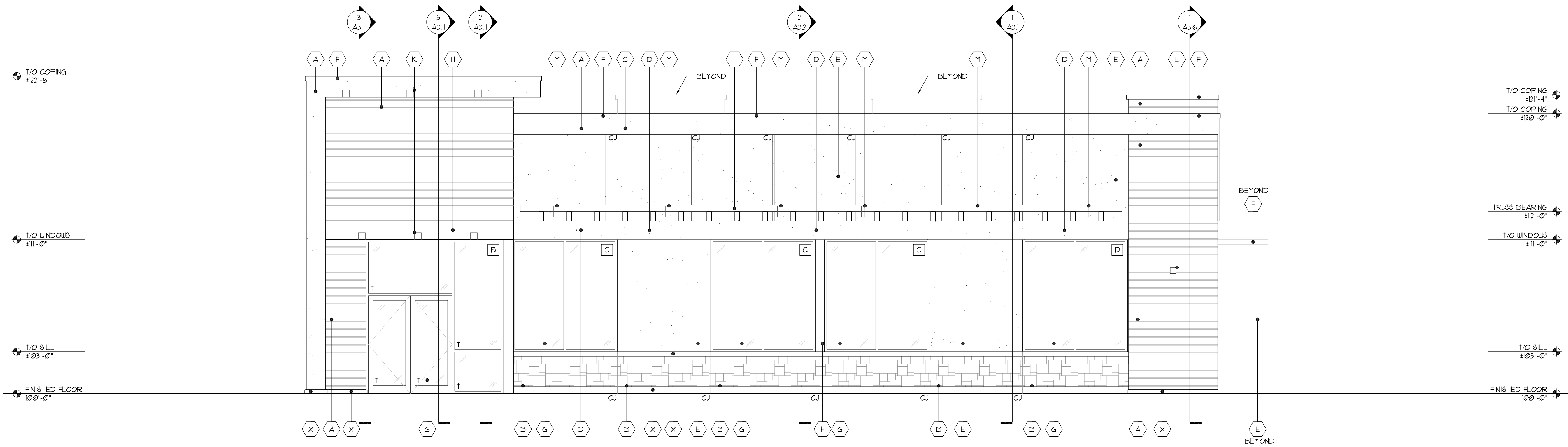


GLAZING: S= SPANDREL T= TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AHJ APPROVALS BY TENANT, TYPICAL.

EAST ELEVATION

1/4" = 1'-0"

2



GLAZING: S= SPANDREL T= TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AHJ APPROVALS BY TENANT, TYPICAL.

WEST ELEVATION

1/4" = 1'-0"

1

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Project Manager: AJS
Job Number: 20-080

Additional Info

Project Name

New Building for:
Habit Burger Grill
Monroe Crossing
2115 W Roosevelt Blvd
Monroe, NC 28110

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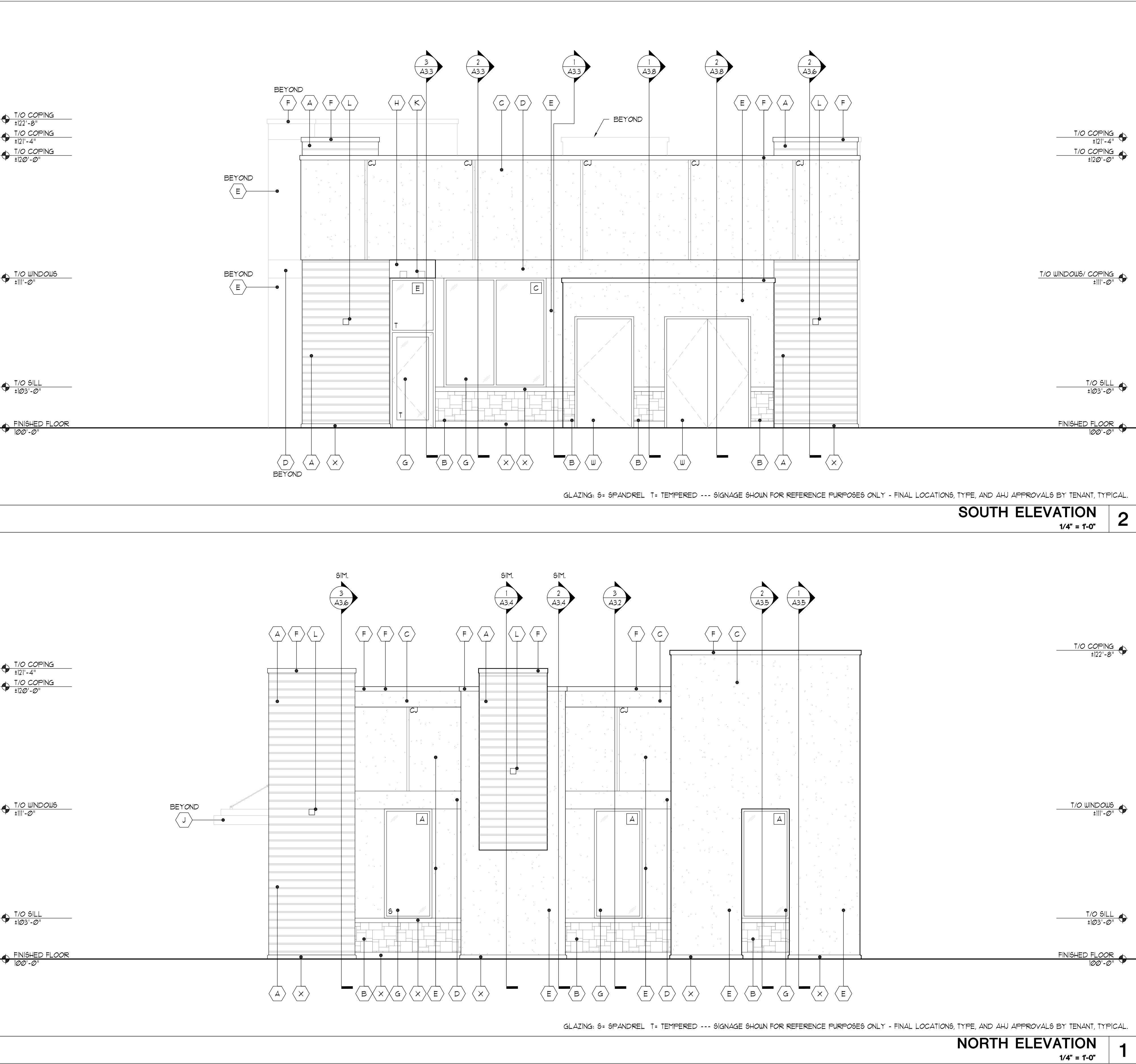
Drawing Title

ELEVATIONS

A2.1

- PRELIMINARY -
NOT FOR CONSTRUCTION

EXTERIOR MATERIALS SCHEDULE				
Key	Material	Color / Spec	Details / Add'l Info	Mfg. Info
A	VintageWood Fiber Cement Panels	VintageWood - Redwood	Install Horizontal Stack Bond Pattern Use only factory corners and color matched trim and sealants - R/T Elevations & Details, typical.	Nichiha USA, Inc.
B	Reflection Stone Thin Veneer	Color: Slate	Random Pattern Mortar: Gray (SM100) Install per MFG. Recommendations, Typ.	County Materials / Spec Mx
C	EIFS Finish	STO Lotusan or Equal Color: Dunn Edwards "chalky" DEC793 (Eggshell)	Drainage Type EIFS per mfg. Install per mfg. **GC to provide Architect large color sampe for final approval**	STO Lotusan
D	EIFS Finish	STO Lotusan or Equal Color: Dunn Edwards "Red Graft" DET423 (Eggshell)	Drainage Type EIFS per mfg. Install per mfg. **GC to provide Architect large color sampe for final approval**	STO Lotusan
E	EIFS Finish	STO Lotusan or Equal Color: Dunn Edwards "Barnwood Gray" DET620 (Eggshell)	Drainage Type EIFS per mfg. Install per mfg. **GC to provide Architect large color sampe for final approval**	STO Lotusan
F	Metal #1	Color: Anodic Clear	coping, flashing, etc. - also see sections	Pac-Clad (Petersen)
G	Aluminum Storefront System	Clear Anodized Frames	Full lite doors w/ 1" insulated low-E clear glazing (u.o.n.) w/ thermally broken frames - R/T Elevations for tempered and spandrel locations.	Kawneer or approved equal
H	Steel Awning (with welded chamfered corners)	Prime & Epoxy Paint Sherwin Williams 6991 Black Magic	Galvanized Steel Tube perimeter w/ steel louvers. Finish all with exterior epoxy coating system or equal per Mfg. recommendations Submit shop drawings for review and approval.	TBD
J	Steel Drive-Thru Canopy (with welded chamfered corners)	Prime & Epoxy Paint Sherwin Williams 6991 Black Magic	Galvanized Steel Tube perimeter w/ steel tube standoffs. Finish all with exterior epoxy coating system or equal per Mfg. recommendations Submit shop drawings for review and approval	TBD
K	Recessed Lighting	Silver Finish	Recessed LED (4 13LM 30K 120 GA 80CRI FD HW5 CD H928 Coord. Locations w/ Reflected Ceiling Plan - R/T Tenant Specs	Juno
L	Wall Mounted Lighting	Brown Finish To Match Adj Nichiha Panel	Up/Down WS-W2505-BZ Wall Mount Varies - R/T Tenant Specs	WAC
M	Wall Mounted Lighting	Black Finish To Match Awning	Up/Down 9002 W1 RW LED3590 M BK L3 WRR Wall Mount behind awning to hide fixture as much as possible.	Lumiere Lanterna
N	Gas Meter	Prefinished	GC to coordinate location with local utility & AHJ. Protect with bollards and maintain clear floor requirements Exterior piping not permitted - Run supply line from meter through wall, up interior wall and overhead to RTU's	TBD
P	Electric Service	Prefinished	GC to coordinate location with local utility & AHJ. Protect with bollards and maintain clear floor requirements	TBD
Q	Roof Top Unit	Prefinished	GC to coordinate location & Details w/ Tenant Drawings	TBD
R	Tenant Signage	TBD by tenant	Generic signage shown for reference - Tenants are responsible for actual signage design and AHJ approvals, typical. LL GC to coordinate w/ tenant for all sign locations, provide power & blocking as necessary.	TBD
S	Overflow Downspout Nozzle	Z199-Prefinished	Mount 20" AFF	TBD
T	Drive-Thru Window	To Match Storefront	BP-7241E-CA - R/T Tenant Specs	Quickserv
U	Drive-Thru Air Curtain	To Match Storefront	R/T Tenant Specs	TBD
V	Drive-Thru Shelf	Stainless Steel	R/T Tenant Specs	TBD
W	HM Door & Frame	Paint to match adjacent EIFS	R/T Door Elevations & Schedule	TBD
X	Cast Stone / Precast Concrete	Soft Gray Smooth Finish	Caps, bands, sills - refer to sections Mortar: Gray (SM100) Apply penetrating sealer per mfg. Submit shop drawings for review and approval	Custom Cast Stone / Spec Mx
Z	CMU Painted	STO Lotusan or Equal Color: Dunn Edwards "Barnwood Gray" DET620 (Eggshell)	See trash enclosure details and elevations	TBD
Notes: Refer to sections and wall types for additional information. GC to install all products per industry standards and manufacturer's recommendations. Design/Build Contractors and GC to coordinate Vbox Box, Security Camera, and all other AHJ required items not shown on elevations, typical.				



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LogicDA.com | 414.909.0080

Project Manager: AJS

Job Number: 20-080

Additional Info

Project Name

New Building for:
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Monroe, NC 28110

Dates/Revisions

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SUBMITTAL
06.16.21
INTERNAL REVIEW
06.21.21
REVISED ZONING
SUBMITTAL

Drawing Title

ELEVATIONS

A2.2

- PRELIMINARY -
NOT FOR CONSTRUCTION

1. Building setbacks: 50 ft. Roosevelt, and all other sides/rear are 10 ft. 2. Sign regulations for this property shall adhere to the GB sign requirements. 3. All landscaping shall be kept in a thriving condition. 4. All elevations, packets, or other supplemental material submitted to staff, planning board, and or city council in reference and support of any conditional district shall be regarded as an integral element of the approved site plan; minor deviations from submitted material shall be allowed at the discretion of the planning director or his designee. 5. Provide a note that details the exterior building materials. 6. Dumpster enclosure shall be require to constructed of masonry material. 7. Petitioner voluntarily agrees to all conditions approved by City Council, which are listed on this site plan.		Petitioner Signature Date									
NOT USED		9	TRASH ENCLOSURE - SECTION		7	TYPICAL DETAIL		4	TYPICAL DETAIL		1
NOT USED		8	TRASH ENCLOSURE - PLAN		5	TYPICAL DETAIL		2	TYPICAL DETAIL		3
NOT USED		6	TRASH ENCLOSURE - ELEVATION		6	TYPICAL DETAIL		3	TYPICAL DETAIL		3

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Logic DA, PLLC

LogicDA.com

414.909.0080

Project Manager: AJS

Job Number: 20-080

Additional Info

Project Name

New Building for:
Habit Burger Grill

Monroe Crossing
2715 W Roosevelt Blvd
Monroe, NC 28110

Dates/Revisions

02.19.21

PRELIM. REVIEW SET

03.11.21

ZONING SUBMITTAL

03.26.21

REVISED ZONING SUBMITTAL

06.16.21

INTERNAL REVIEW

06.21.21

REVISED ZONING SUBMITTAL

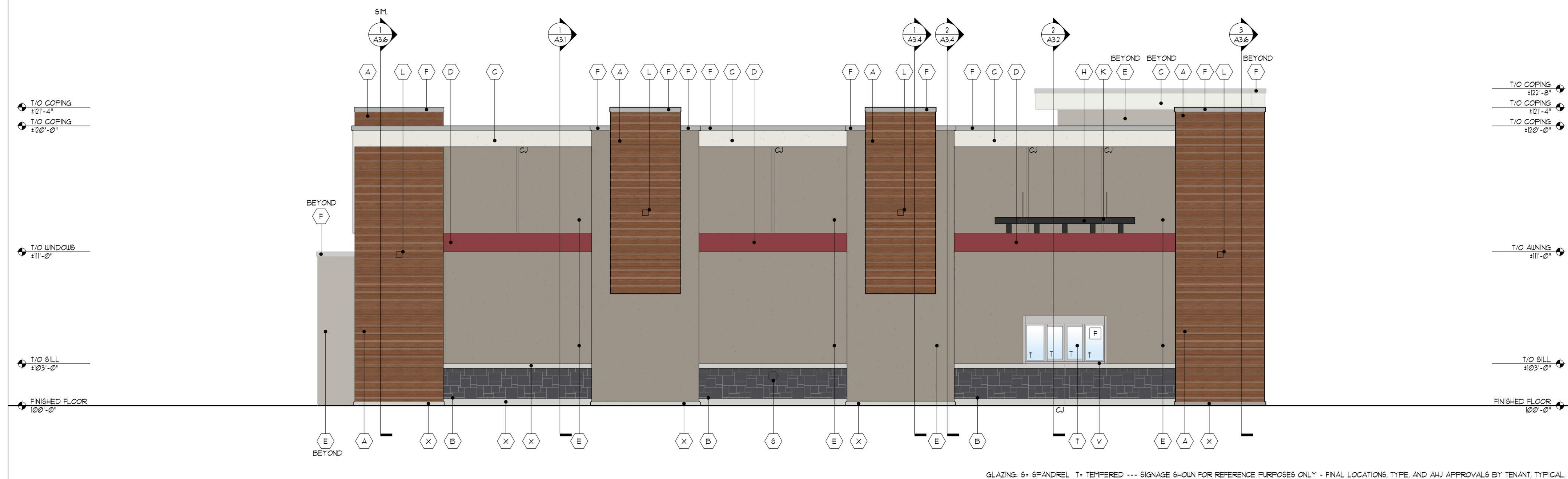
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DETAILS, &
TRASH
ENCLOSURE

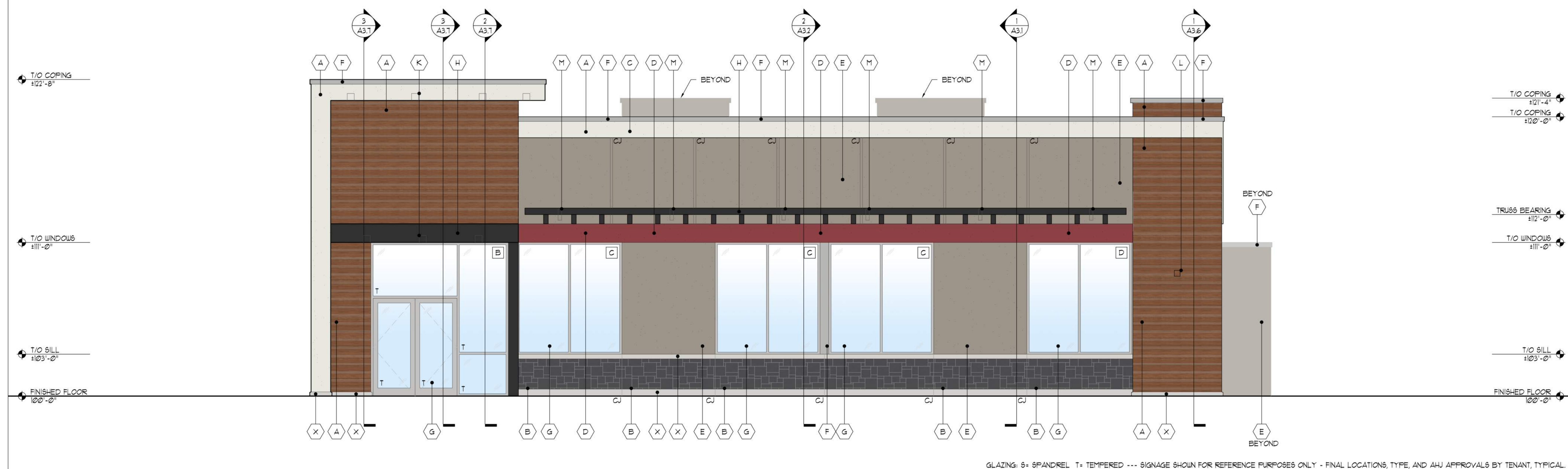
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- PRELIMINARY -
NOT FOR CONSTRUCTION

Page 54 of 77



EAST ELEVATION 1/4" = 1'-0"	2
---------------------------------------	----------



WEST ELEVATION 1/4" = 1'-0"	1
--------------------------------	---



LogicDA.com : 414.909.0080
Project Manager: AJS
Job Number: 20-080

Additional Info

Project Name

**New Building for:
Habit Burger Grill**
Monroe Crossing
2115 W Roosevelt Blvd
Monroe, NC 28110

Dates/Revisions

02.19.21
PRELIM. REVIEW SET
03.11.21
ZONING SUBMITTAL
03.26.21
REVISED ZONING
SUBMITTAL
06.16.21
INTERNAL REVIEW
06.21.21
REVISED ZONING
SUBMITTAL

Drawing Title

ELEVATIONS

A2.1

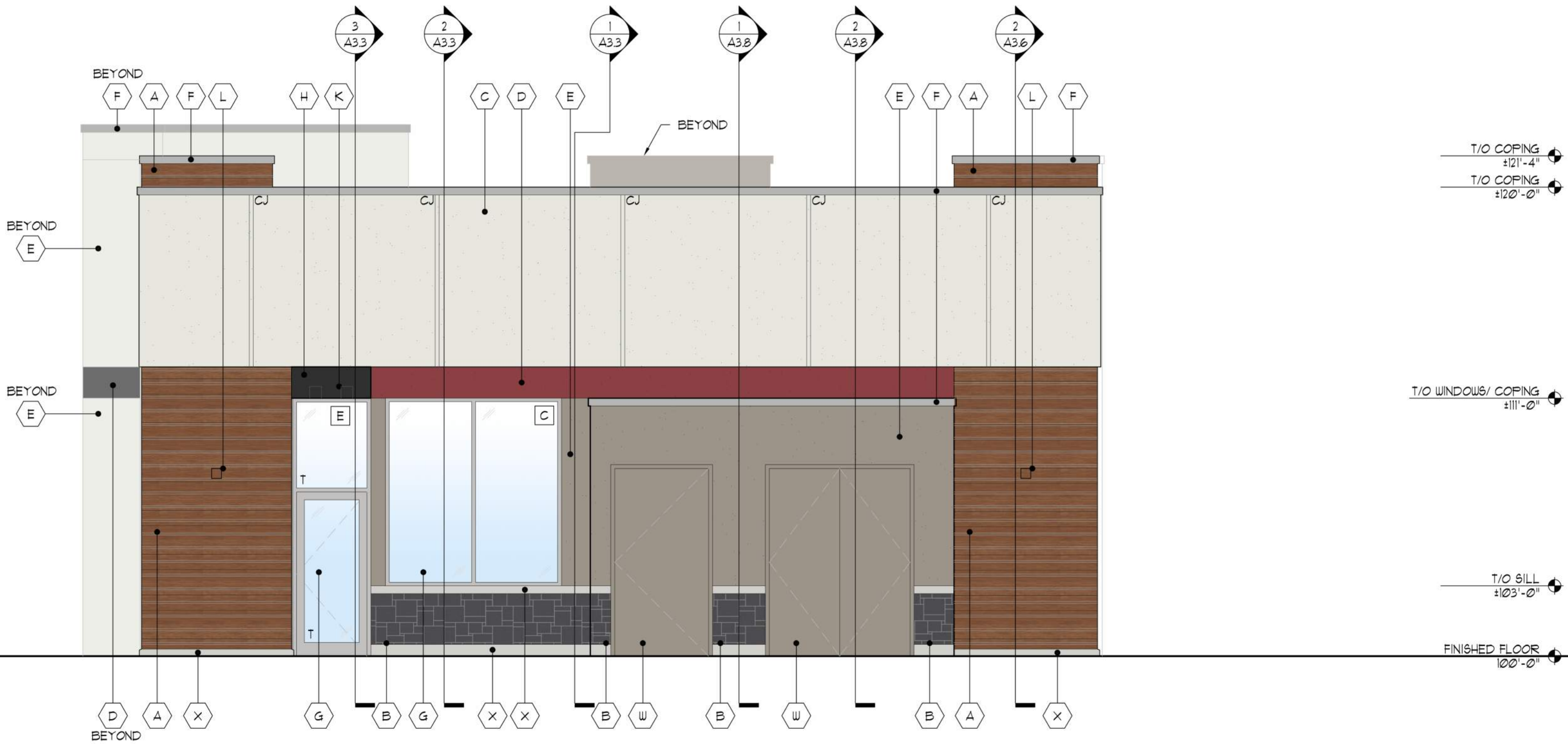
- PRELIMINARY -

EXTERIOR MATERIALS SCHEDULE				
Key	Material	Color / Spec	Details / Add'l Info	Mfg. Info
A	VintageWood Fiber Cement Panels	VintageWood-Redwood	Install Horizontal Stack Bond Pattern Use only factory corners and color matched trim and sealants - R/T Elevations & Details, typical.	Nichiha USA, Inc.
B	Reflection Stone Thin Veneer	Color: Slate	Random Pattern Mortar: Gray (SM100) Install per MFG. Recommendations, Typ.	County Materials / Spec Mx
C	EIFS Finish	STO Lotusan or Equal Color: Dunn Edwards "Chalky" DEC793 (Eggshell)	Drainage Type EIFS per mfg. Install per mfg. **GC to provide Architect large color sampe for final approval**	STO Lotusan
D	EIFS Finish	STO Lotusan or Equal Color: Dunn Edwards "Red Craft" DEC1423 (Eggshell)	Drainage Type EIFS per mfg. Install per mfg. **GC to provide Architect large color sampe for final approval**	STO Lotusan
E	EIFS Finish	STO Lotusan or Equal Color: Dunn Edwards "Barnwood Gray" DET620 (Eggshell)	Drainage Type EIFS per mfg. Install per mfg. **GC to provide Architect large color sampe for final approval**	STO Lotusan
F	Metal #1	Color: Anodic Clear	coping, flashing, etc. - also see sections	Pac-Clad (Petersen)
G	Aluminum Storefront System	Clear Anodized Frames	Full lite doors w/ 1" insulated Low-E clear glazing (u.o.n.) w/ thermally broken frames - R/T elevations for tempered and spandrel locations.	Kawneer or approved equal
H	Steel Awning (with welded chamfered corners)	Prime & Epoxy Paint Sherwin Williams 6991 Black Magic	Galvanized Steel Tube perimeter w/ steel louvers. Finish all with exterior epoxy coating system or equal per Mfg. recommendations Submit shop drawings for review and approval.	TBD
J	Steel Drive-Thru Canopy (with welded chamfered corners)	Prime & Epoxy Paint Sherwin Williams 6991 Black Magic	Galvanized Steel Tube perimeter w/ steel tube standoffs. Finish all with exterior epoxy coating system or equal per Mfg. recommendations Submit shop drawings for review and approval	TBD
K	Recessed Lighting	Silver Finish	Recessed LED 14 13LM 30K 120 64 80CRI FD-HWS CD-H828 Coord. Locations w/ Reflected Ceiling Plan - R/T Tenant Specs	Juno
L	Wall Mounted Lighting	Brown Finish To Match Adj. Nichiha Panel	Up/Down WS-W2505-B2 Wall Mount Varies - R/T Tenant Specs	WAC
M	Wall Mounted Lighting	Black Finish To Match Awning	Up/Down 9002 W1 RW-LE03590 M BK L1 WNR Wall Mount behind awning to hide fixture as much as possible.	Lumiere Lanterna
N	Gas Meter	Prefinished	GC to coordinate location with local utility & AHJ. Protect with bollards and maintain clear floor requirements Exterior piping not permitted - Run supply line from meter through wall, up interior wall and overhead to RTU's	TBD
P	Electric Service	Prefinished	GC to coordinate location with local utility & AHJ. Protect with bollards and maintain clear floor requirements	TBD
Q	Roof Top Unit	Prefinished	GC to coordinate location & Details w/ Tenant Drawings	TBD
R	Tenant Signage	TBD by tenant	Generic signage shown for reference - Tenants are responsible for actual signage design and AHJ approvals, typical. LL GC to coordinate w/ tenant for all sign locations, provide power & blocking as necessary.	TBD
S	Overflow Downspout Nozzle	Z199-Prefinished	Mount 20" AFF	TBD
T	Drive-Thru Window	To Match Storefront	BP-7241E-CA - R/T Tenant Specs	Quickserv
U	Drive-Thru Air Curtain	To Match Storefront	R/T Tenant Specs	TBD
V	Drive-Thru Shelf	Stainless Steel	R/T Tenant Specs	TBD
W	HM Door & Frame	Paint to match adjacent EIFS	R/T Door Elevations & Schedule	TBD
X	Cast Stone / Precast Concrete	Soft Gray Smooth Finish	Caps, bands, sills - refer to sections Mortar: Gray (SM100) Apply penetrating sealer per mfg. Submit shop drawings for review and approval	Custom Cast Stone / Spec Mx
Z	CMU Painted	STO Lotusan or Equal Color: Dunn Edwards "Barnwood Gray" DET620 (Eggshell)	See trash enclosure details and elevations	TBD

Notes: Refer to sections and wall types for additional information. GC to install all products per industry standards and manufacturer's recommendations. Design/Build Contractors and GC to coordinate Knox Box, Security Camera, and all other AHJ required items not shown on elevations, typical.

ELEVATION SCHEDULE

3



SOUTH ELEVATION

1/4" = 1'-0"

2



NORTH ELEVATION

1/4" = 1'-0"

1

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LogicDA.com | 414.909.0080

Project Manager: AJS

Job Number: 20-080

Additional Info

Project Name

New Building for:
Habit Burger Grill
Monroe Crossing
2115 W Roosevelt Blvd
Monroe, NC 28110

Dates/Revisions

02.19.21
PRELIM. REVIEW SET
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REVISED ZONING
SUBMITTAL
06.16.21
INTERNAL REVIEW
06.21.21
REVISED ZONING
SUBMITTAL

Drawing Title

ELEVATIONS

A2.2

- PRELIMINARY -
NOT FOR CONSTRUCTION

Future Land Use Map

Conditional District "Monroe Crossing Amendment IV"

Legend

- Centerlines
- Parcels
- MONROE.Neighborhood_Centers
- Community Corridor
- Suburban
- Traditional Development

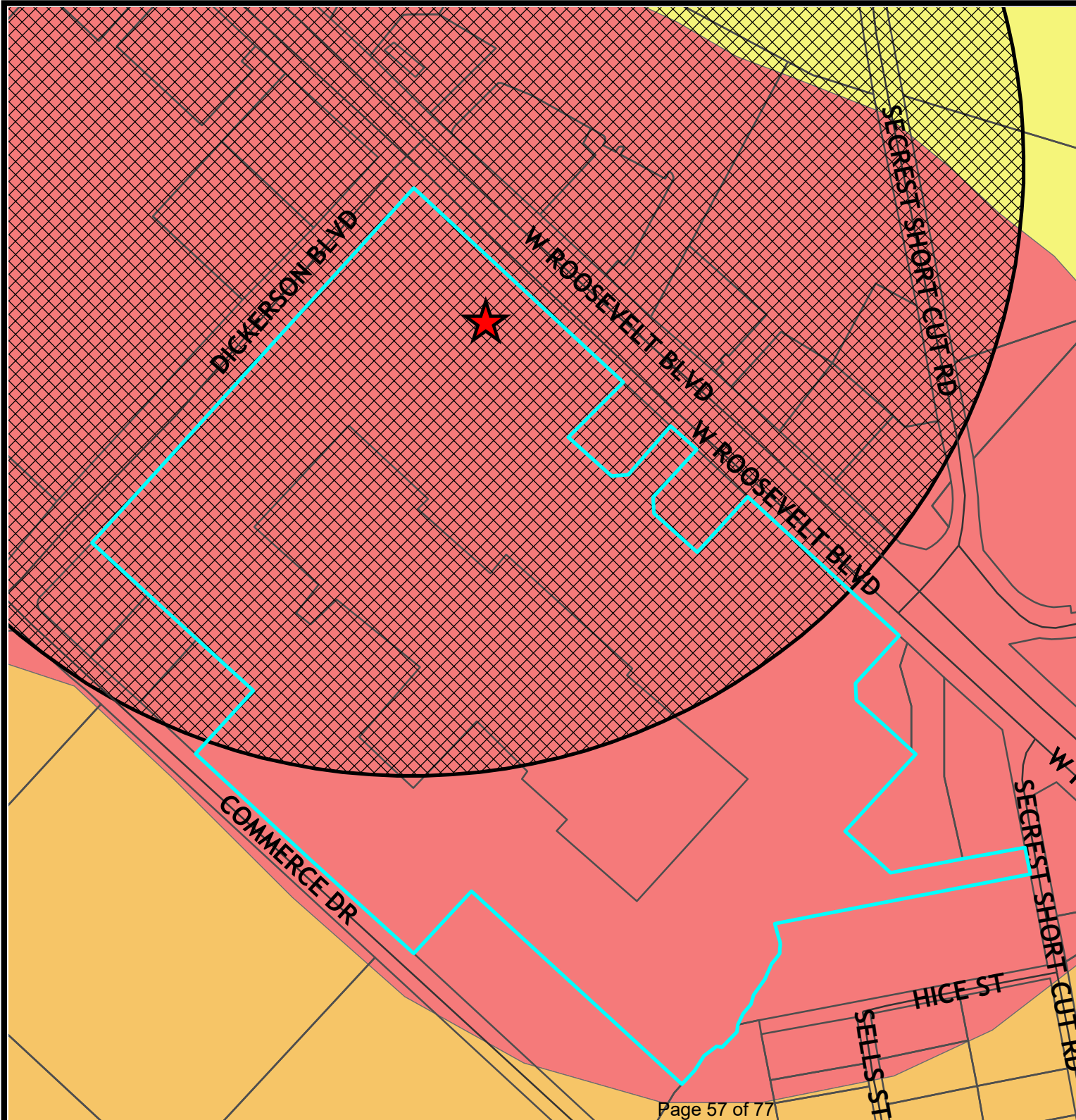
**Existing: Conditional
District "Monroe Crossing"**

**Owner: Monroe Crossing
Equities, LLC**

Acres: 41.03



0 250 500
Feet



LAND DEVELOPMENT PLAN CONSISTENCY

Neighborhood Mixed-Use Centers provide neighborhood retail, professional office, service, and other community-oriented activities and uses for surrounding residential areas. In general, these centers are smaller in scale than Regional Mixed-Use Centers. The center's proximity to residential areas requires design to be integrated with and at a scale compatible with nearby residential development. These centers measure half-a-mile across, representing approximately a 10-minute walking distance. The design transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While commercial uses are likely to be prominent, these centers should emphasize a mixture of uses and residential housing units where possible.

The proposed project is consistent with the Future Land Use Plan and staff is of the opinion this project is a reasonable use and in the public interest.

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “MONROE CROSSING AMENDMENT IV”
R-2021-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “*MONROE CROSSING AMENDMENT IV*” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as a neighborhood node. These centers provide neighborhood retail, professional office, service, and other community-oriented activities and uses for surrounding residential areas; therefore the proposed rezoning is consistent because it is a commercial use. The proposed development is a reasonable use and in the public interest because it will offer additional commercial and is compatible with the surrounding commercial uses.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommend adoption of the Resolution Approving Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-264-003-01.

Adopted this 7th day of July, 2021

MaryAnn Rasberry, Chair

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “MONROE CROSSING AMENDMENT IV”
R-2021-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “MONROE CROSSING AMENDMENT IV” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as a neighborhood node. These centers provide neighborhood retail, professional office, service, and other community-oriented activities and uses for surrounding residential areas; therefore the proposed rezoning is consistent because it is a commercial use. However, the proposed rezoning is not a reasonable use and is not in the public interest because there could be an adverse impact to the surrounding area due to increased traffic volumes as a result of the proposed development. Based on this information, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for denial, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends the adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-264-003-01.

Adopted this 7th day of July, 2021

MaryAnn Rasberry, Chair

Attest:

Maryann Brown, Secretary to Planning Board

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2021-xx

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.106 **OFFICIAL ZONING MAP** as follows:

Rezone the property along W. Roosevelt Boulevard further identified with parcel ID number 09-264-003-01 from Conditional District “Monroe Crossing” to Conditional District “Monroe Crossing Amendment IV”.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 10th day of August, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2021-xx

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.98 **CONDITIONAL DISTRICTS ESTABLISHED** as follows:

Conditional District (CD) “Monroe Crossing Amendment IV”.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 10th day of August, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: July 7, 2021

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Text and Map Amendment request for Conditional District
“Willoughby Park” (Parcel ID 09-121-002A & portion of 09-121-004)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning text and map amendment for properties located along E. Roosevelt Blvd. further identified with parcel ID number 09-121-002A and a portion of parcel 09-121-004 from GB (General Business) to Conditional District (CD) “Willoughby Park”.

REVIEW

The applicant, MI Homes of Charlotte, is requesting a conditional district rezoning in order to develop 84 single-family lots. The total area of the project is 25.67 acres, with 7.9 acres or 30.8% of that left as common open space. The density of this project is 3.27 units per acre.

AREA CHARACTERISTICS

The subject properties is currently zoned GB (General Business) and is located along E. Roosevelt Blvd. The GB (General Business) zoning district allows various commercial uses.

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Vacant	GI (General Industrial)
East	Commercial/Church	GB (General Business)
South	Residential	GB (General Business) & R-20 (Single Family-Low Density)
West	Residential	R-20 (Single Family Low Density)

Proposal

The applicant is requesting a conditional district rezoning in order to develop 84 single-family lots with 7.9 acres or 30.8% of open space.

REQUIREMENTS

Density & Dimensional Standards

The density of the proposed project is 3.27 units per acre. The minimum lot size is 5,500 square feet with 7,155 square feet as the average lot size. The data below is simply to provide the board with information to compare the proposed density to what is allowed by the zoning ordinance in other residential districts in Monroe.

Zoning District	Maximum Allowable Density
R-10	4 units per acre
R-20	2 units per acre
R-40	1 unit per acre

The minimum setbacks proposed are as follows:

Front: 20 feet

Side: 5 feet

Corner Lot Side: 5 feet

Rear: 10 feet

Landscaping

Street trees will be provided at a rate of one (1) per fifty (50) linear feet. All houses will have at least two (2) front yard trees. A 25-foot landscape buffer is also being provided along the perimeter of the site.

Open Space

The project is required to provide at least 12.5% open space which would equal 3.2 acres. The total area of open space provided is 7.9 acres or 30.8%. The applicant is also proposing two active amenity areas; one will have a gathering area with picnic tables and grilles, the other will have a proposed playground.

Elevations

The developer is proposing the homes will be a minimum of 1,600 heated square feet. The proposed exterior building materials will include fiber cement, stone, stucco, and/or brick. A minimum of 25% of the front cladding will be either stone, stucco, or brick. Vinyl will only be utilized for trim work. Houses built on slab foundations will also have a minimum of four (4) course brick.

Parking

Each home will have a minimum of a two (2) car attached garage. All front load garages will have carriage style trim and/or hardware that mimics carriage style doors. Driveways will be able to accommodate at least four (4) vehicles.

Sidewalk

A five (5) foot wide sidewalk will be provided along both sides of the interior roads throughout the development. A ten (10) foot wide multi-use path will be provided along the exterior of the project along US Hwy 74.

Stormwater

The applicant will be required to provide stormwater management to treat the stormwater runoff for the project. The stormwater will be evaluated and reviewed, if the project is approved by City Council, at the building permit stage of the process. The location, size and type of storm water management systems depicted on the rezoning 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 actual storm water treatment requirements and actual site discharge points. At the time of site plan submittal, site will meet stormwater management requirements in accordance with Chapter 159 Stormwater Management Ordinance of the Monroe Code of Ordinances.

Transportation

The development is proposed to be accessed by two entrances. One entrance will be a right in/right out only entrance on East Highway 74. One full access entrance is proposed on E. Old Highway 74. The entrance off E. Old Highway 74 is accessed through parcel 09-121-004. This entrance is not required, therefore; it is possible this entrance will not be constructed and the proposed development street would end in a cul-de-sac or other turn around approved by the City's Engineering Department.

Schools

The following is the information provided by Don Ogram with the school system:

Willoughby Park is a proposed 84 single-family unit development on E. Roosevelt Blvd. It will be within the following school attendance areas for the 2021-2022 school year:

Rock Rest Elementary	Currently at 87% rated capacity
East Union Middle	Currently at 68% rated capacity
Forest Hills High	Currently at 62% rated capacity

PLEASE NOTE: Although the above schools are the current assignments for this area, the Union County Public Schools Board of Education has the obligation and reserves the right to modify assignments in order to optimize facility utilization and efficiency.

The proposed development is not expected to adversely affect school enrollment vs. capacity.

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this area is Suburban. Residential uses typically take the form of neighborhoods with uniform housing types and densities; a mix of housing types and lot sizes is preferred in Suburban locations. Multimodal connectivity between neighborhoods and to nearby centers also should be emphasized. Strategic connections to the off-street multi-use trail

network are preferred and open space should be preserved in both active and passive forms within neighborhoods. The density for suburban residential is 2-4 units per acre.

The proposed project is consistent with the Future Land Use Plan. Staff is of the opinion that this project is a reasonable use and in the public interest.

PUBLIC NOTIFICATION

1. The applicant held a neighborhood meeting on June 3, 2021 at the Community Church of Monroe adjacent to this site. The meeting also had a virtual attendance option through Zoom. Approximately 15 individuals attended this meeting.
2. A rezoning notification sign will be posted 10 days prior to the public hearing.
3. An official rezoning notification letter will be sent to the adjacent property owners located within at least 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Staff recommends approval of Conditional District “Willoughby Park”.

Planning Board will need to take action on the following items:

1. *Motion to recommend adoption of Resolution Approving/Denying Land Development Compliance;*

If the Resolution of Land Development Plan Compliance is recommended for approval, the Planning Board will also need to make the following motion:

1. *Motion to recommend adoption of the Ordinance amending section 156.98- Conditional Districts Established and section 156.106- Official Zoning Map.*

If the Resolution of Land Development Plan Compliance is recommended for denial, the Planning Board will also need to make the following motion:

1. *Motion to recommend denial of the zoning map amendment*

Attachments:

1. Ortho Map
2. Zoning Map
3. Site Plan
4. Building Elevations
5. Future Land Use Map
6. Future Land Use Description
7. Approval Resolution
8. Denial Resolution
9. Ordinance 156.106
10. Ordinance 156.98

Ortho Map

CD "Willoughby Park"

Legend

- Centerlines
- Parcels
- City Limits

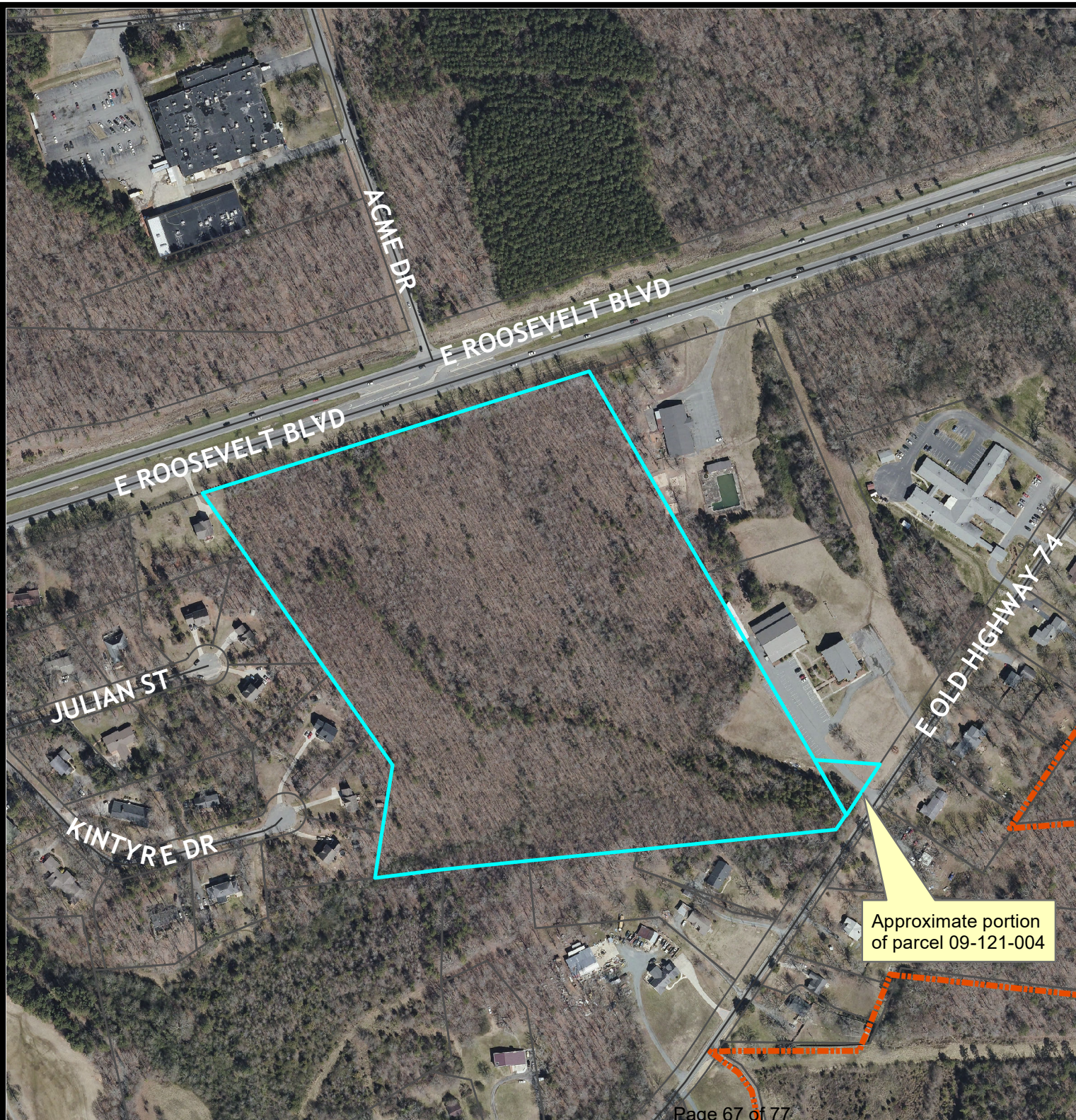
Existing: GB
(General Business)

**Owner: E & O Lesmarchrist
Family, LP & Community Church
of Monroe**

Acres: 25.67



0 290 580
Feet



Zoning Map CD "Willoughby Park"

Legend

— Centerlines

▭ Parcels

--- City Limits

Zoning Districts

Code

■ R-20

■ G-I

■ GB

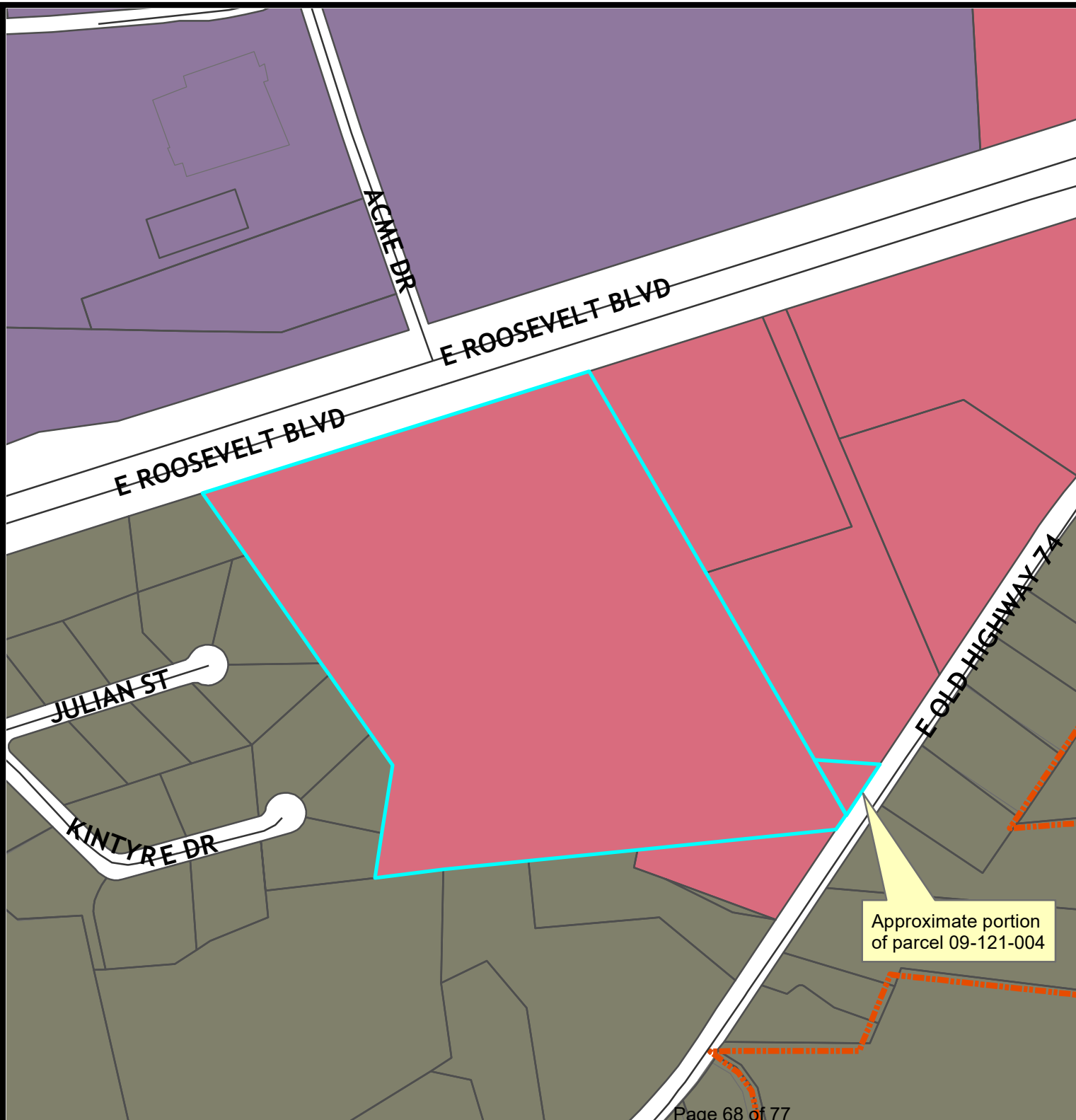
Existing: GB
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**Owner: E & O Lesmarchrist
Family, LP & Community Church
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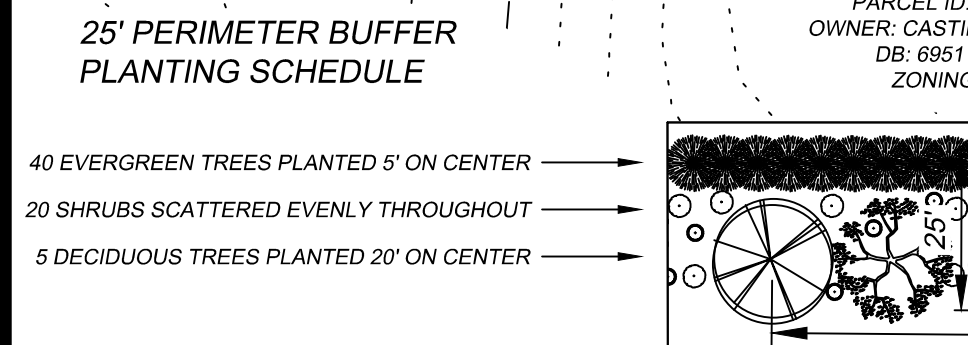
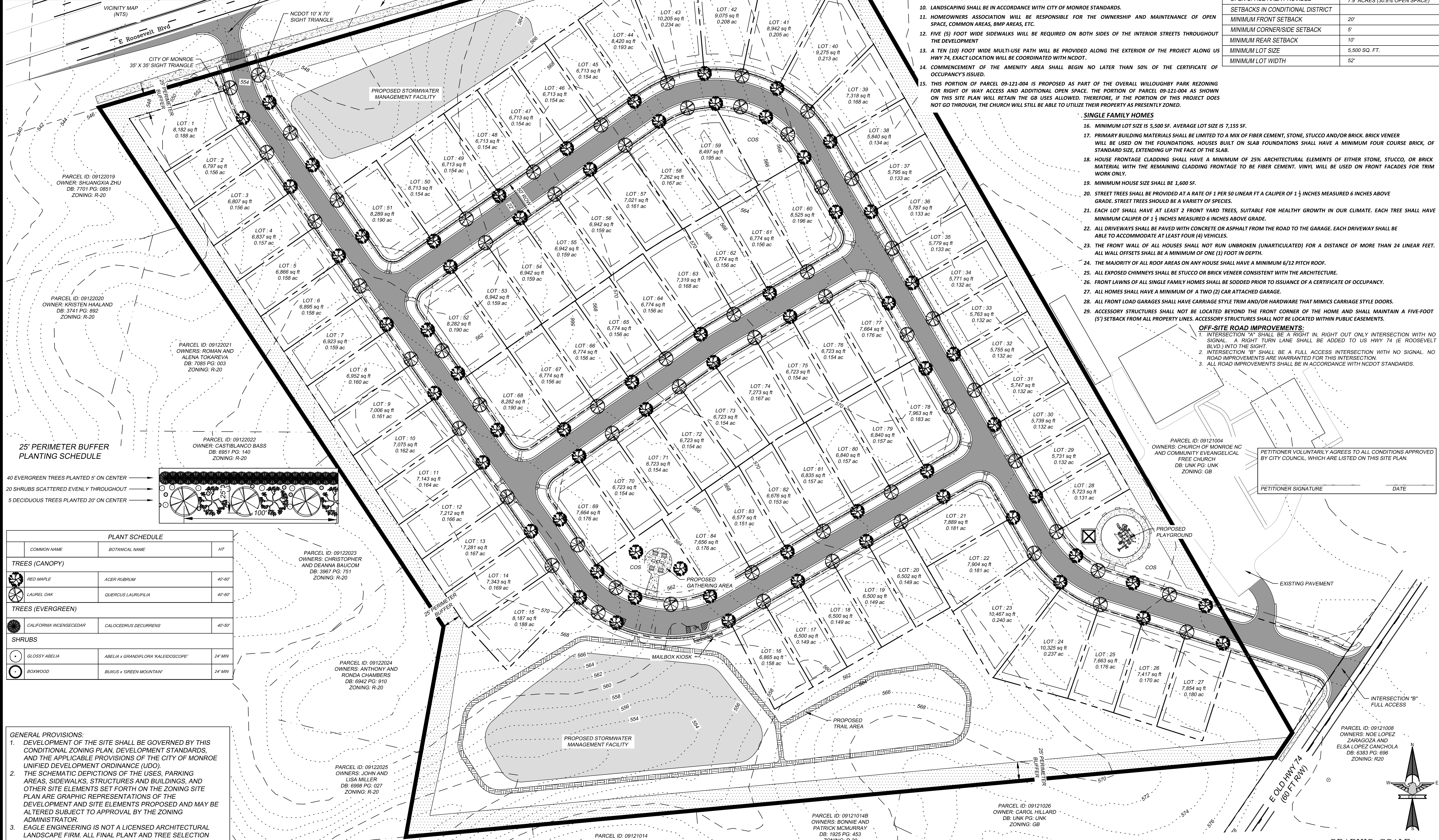
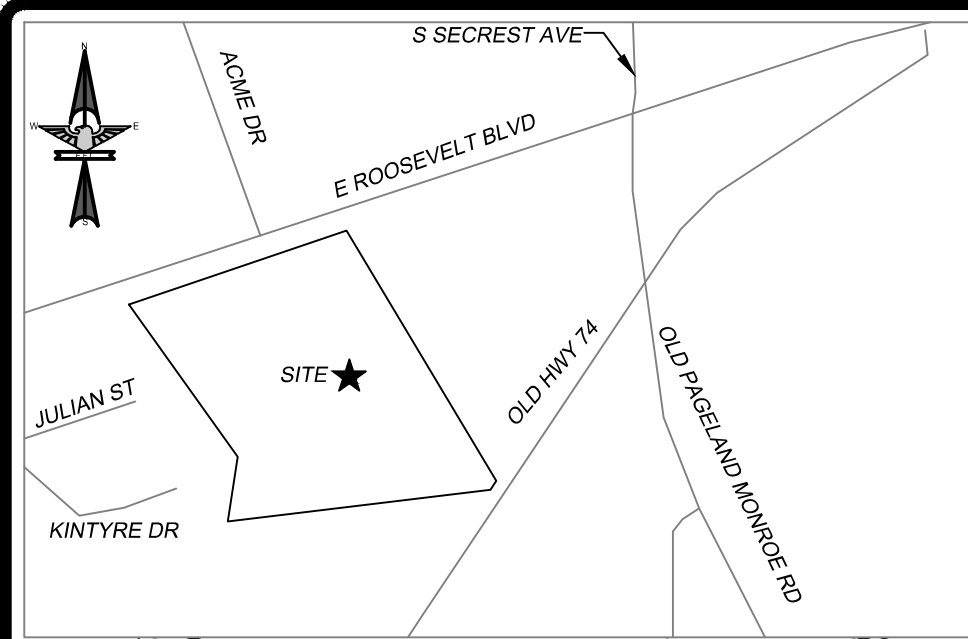
Acres: 25.67



0 290 580
Feet



Approximate portion
of parcel 09-121-004



PLANT SCHEDULE		
COMMON NAME	BOTANICAL NAME	HT
TREES (CANOPY)		
RED MAPLE	ACER RUBRUM	40'-60'
LAUREL OAK	QUERCUS LAURIFOLIA	40'-60'
TREES (EVERGREEN)		
CALIFORNIA INCENSECEDAR	CALOCEDRUS DECURRENS	40'-50'
SHRUBS		
GLOSSY ABELIA	ABELIA x GRANDIFLORA 'KALEIDOSCOPE'	24' MIN
BOXWOOD	BUXUS x 'GREEN MOUNTAIN'	24' MIN

GENERAL PROVISIONS:

- DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS CONDITIONAL ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE (UDO).
- THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE ZONING SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR.
- EAGLE ENGINEERING IS NOT A LICENSED ARCHITECTURAL LANDSCAPE FIRM. ALL FINAL PLANT AND TREE SELECTION SHALL BE COORDINATED WITH THE DEVELOPER AND THE CITY OF MONROE PRIOR TO INSTALLATION. FINAL SELECTION OF SPECIES IS SUBJECT CITY OF MONROE APPROVAL AND ANY SPECIAL INSTALLATION REQUIRED SHALL BE BY OTHERS.
- ZONING IS TO BE CHANGED FROM GB TO CONDITIONAL DISTRICT "WILLOUGHBY PARK"

SITE DEVELOPMENT NOTES

- PROPOSED REZONING FROM GENERAL BUSINESS DISTRICT TO CONDITIONAL DISTRICT "WILLOUGHBY PARK".
- ROADS WILL BE PUBLIC STREETS CONSTRUCTED IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
- SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
- ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
- ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND/OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN. MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS DESIGNEE.
- TREES WITHIN THE DEVELOPMENT THAT ARE 75" OR GREATER IN CIRCUMFERENCE WILL BE PRESERVED AND WILL NOT BE REMOVED TO THE EXTENT PRACTICAL.
- TREES WITHIN THE DEVELOPMENT THAT ARE 25" OR GREATER IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, DRIVEWAY AREA, STORM WATER MANAGEMENT FEATURE, OR STORM OR UTILITY EASEMENT.
- DEVELOPER RESERVES THE RIGHT TO REMOVE SICK OR DAMAGED TREES AT DEVELOPERS DISCRETION.
- SETBACK MEASUREMENTS SHALL BE MADE FROM THE EXTERIOR WALL DIMENSION AT THE FOUNDATION. ARCHITECTURAL FEATURES (INCLUDING BUT NOT LIMITED TO OVERHANGS, STOOPS, EAVES, AND SOFFITS) AND MECHANICAL UNITS MAY PROJECT INTO SETBACKS.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
- HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
- FIVE (5) FOOT WIDE SIDEWALKS WILL BE REQUIRED ON BOTH SIDES OF THE INTERIOR STREETS THROUGHOUT THE DEVELOPMENT.
- A TEN (10) FOOT WIDE MULTI-USE PATH WILL BE PROVIDED ALONG THE EXTERIOR OF THE PROJECT ALONG US HWY 74, EXACT LOCATION WILL BE COORDINATED WITH NCDOT.
- COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY'S ISSUED.
- THIS PORTION OF PARCEL 09-121-004 IS PROPOSED AS PART OF THE OVERALL WILLOUGHBY PARK REZONING FOR RIGHT OF WAY ACCESS AND ADDITIONAL OPEN SPACE. THE PORTION OF PARCEL 09-121-004 AS SHOWN ON THIS SITE PLAN WILL RETAIN THE GB USES ALLOWED. THEREFORE, IF THE PORTION OF THIS PROJECT DOES NOT GO THROUGH, THE CHURCH WILL STILL BE ABLE TO UTILIZE THEIR PROPERTY AS PRESENTLY ZONED.

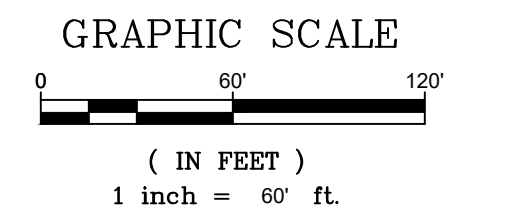
SITE AND DEVELOPMENT DATA

JURISDICTION	CITY OF MONROE
TAX PARCEL(S)	09121002A & 09121004 (PORTION)
DEED BOOK AND PAGE	BK 5459, PG 795
SITE ADDRESS	0 HWY 74
ZONING	CONDITIONAL DISTRICT
PROPOSED ZONING	CONDITIONAL DISTRICT "WILLOUGHBY PARK"
TOTAL AREA	+/- 25.67 ACRES
LOTS	52
TOTAL LOTS	84 LOTS
DENSITY	3.27 UNITS/ ACRE
AREA IN LOTS	13.80 ACRES
OPEN SPACE AREA PROVIDED	7.9 ACRES (30.8% OPEN SPACE)
SETBACKS IN CONDITIONAL DISTRICT	
MINIMUM FRONT SETBACK	20'
MINIMUM CORNER/SIDE SETBACK	5'
MINIMUM REAR SETBACK	10'
MINIMUM LOT SIZE	5,500 SQ. FT.
MINIMUM LOT WIDTH	52'

- SINGLE FAMILY HOMES**
- MINIMUM LOT SIZE IS 5,500 SF. AVERAGE LOT SIZE IS 7,155 SF.
 - PRIMARY BUILDING MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO AND/OR BRICK. BRICK VENEER WILL BE USED ON THE FOUNDATIONS. HOUSES BUILT ON SLAB FOUNDATIONS SHALL HAVE A MINIMUM FOUR COURSE BRICK, OF STANDARD SIZE, EXTENDING UP THE FACE OF THE SLAB.
 - HOUSE FRONTAGE CLADDING SHALL HAVE A MINIMUM OF 25% ARCHITECTURAL ELEMENTS OF EITHER STONE, STUCCO, OR BRICK MATERIAL WITH THE REMAINING CLADDING FRONTAGE TO BE FIBER CEMENT. VINYL WILL BE USED ON FRONT FACADES FOR TRIM WORK ONLY.
 - MINIMUM HOUSE SIZE SHALL BE 1,600 SF.
 - STREET TREES SHALL BE PROVIDED AT A RATE OF 1 PER 50 LINEAR FT AT A CALIPER OF 1 1/2 INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES.
 - EACH LOT SHALL HAVE AT LEAST 2 FRONT YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE MINIMUM CALIPER OF 1 1/2 INCHES MEASURED 6 INCHES ABOVE GRADE.
 - ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE. EACH DRIVEWAY SHALL BE ABLE TO ACCOMMODATE AT LEAST FOUR (4) VEHICLES.
 - THE FRONT WALL OF ALL HOUSES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24 LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
 - THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
 - ALL EXPOSED CHIMNEYS SHALL BE STUCCO OR BRICK VENEER CONSISTENT WITH THE ARCHITECTURE.
 - FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - ALL HOMES SHALL HAVE A MINIMUM OF A TWO (2) CAR ATTACHED GARAGE.
 - ALL FRONT LOAD GARAGES SHALL HAVE CARRIAGE STYLE TRIM AND/OR HARDWARE THAT MIMICS CARRIAGE STYLE DOORS.
 - ACCESSORY STRUCTURES SHALL NOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME AND SHALL MAINTAIN A FIVE-FOOT (5') SETBACK FROM ALL PROPERTY LINES. ACCESSORY STRUCTURES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS.
- OFF-SITE ROAD IMPROVEMENTS:**
- INTERSECTION "A" SHALL BE A RIGHT IN, RIGHT OUT ONLY INTERSECTION WITH NO SIGNAL. A RIGHT TURN LANE SHALL BE ADDED TO US HWY 74 (E ROOSEVELT BLVD.) INTO THE SIGHT.
 - INTERSECTION "B" SHALL BE A FULL ACCESS INTERSECTION WITH NO SIGNAL. NO ROAD IMPROVEMENTS ARE WARRANTED FOR THIS INTERSECTION.
 - ALL ROAD IMPROVEMENTS SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS.

PETITIONER VOLUNTARILY AGREES TO ALL CONDITIONS APPROVED BY CITY COUNCIL, WHICH ARE LISTED ON THIS SITE PLAN.

PETITIONER SIGNATURE _____ DATE _____



EAGLE ENGINEERING

FIRM LICENSE # C-0873
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

**PRELIMINARY
NOT FOR
CONSTRUCTION**

NO.	DATE	BY	ISSUE	DM	ADDRESSED CITY OF MONROE COMMENTS
1	05-12-2021				

**WILLOUGHBY PARK
MONROE, UNION CO., NC**

**M/I HOMES OF CHARLOTTE
5350 77 CENTER DR., STE 100
CHARLOTTE, NC 28217**

DESIGNED BY	DAM	CHECKED BY	BLD
DRAWN BY	DAM	DATE	03/29/2021
Scale	AS SHOWN	JOB NUMBER	7246

**REZONING PLAN
CONDITIONAL DISTRICT
"WILLOUGHBY PARK"**

Sheet

RZP-1

Willoughby Elevations - Masonry Study



TOTAL NET SQUARE FEET OF CLADDING		NET SQUARE FEET OF MASONRY	
FIRST FLOOR NET AREAS		FIRST FLOOR NET AREAS	
UNDER PORCH -	115.9 S.F.	UNDER PORCH -	14.0 S.F.
GARAGE -	70.0 S.F.	GARAGE -	70.0 S.F.
TOTAL FIRST FLOOR -	185.9 S.F.	TOTAL FIRST FLOOR -	84.0 S.F.
SECOND FLOOR NET AREAS		SECOND FLOOR NET AREAS	
FRONT FACE -	110.5 S.F.	FRONT FACE -	0.0 S.F.
N/A -	0.0 S.F.	N/A -	0.0 S.F.
TOTAL SECOND FLOOR -	110.5 S.F.	TOTAL SECOND FLOOR -	0.0 S.F.
TOTALS / REQUIREMENTS		TOTALS / REQUIREMENTS	
TOTAL FRONT NET AREA -	296.4 S.F.	TOTAL MASONRY	84.0 S.F.
REQUIRED MASONRY (25%)	74.1 S.F.	ADDITIONAL MASONRY NEEDED	-1.1 S.F.

Ashwood, Revised Elevation 'F'



TOTAL NET SQUARE FEET OF CLADDING		NET SQUARE FEET OF MASONRY	
FIRST FLOOR NET AREAS		FIRST FLOOR NET AREAS	
UNDER PORCH -	81.0 S.F.	UNDER PORCH -	37.8 S.F.
GARAGE -	66.6 S.F.	GARAGE -	66.6 S.F.
TOTAL FIRST FLOOR -	153.6 S.F.	TOTAL FIRST FLOOR -	104.4 S.F.
SECOND FLOOR NET AREAS		SECOND FLOOR NET AREAS	
FRONT FACE -	124.0 S.F.	FRONT FACE -	0.0 S.F.
OVER GARAGE -	73.4 S.F.	OVER GARAGE -	0.0 S.F.
TOTAL SECOND FLOOR -	197.4 S.F.	TOTAL SECOND FLOOR -	0.0 S.F.
TOTALS / REQUIREMENTS		TOTALS / REQUIREMENTS	
TOTAL FRONT NET AREA -	351.0 S.F.	TOTAL MASONRY	104.4 S.F.
REQUIRED MASONRY (25%)	87.7 S.F.	ADDITIONAL MASONRY NEEDED	-16.7 S.F.

Bexley, New Elevation



TOTAL NET SQUARE FEET OF CLADDING		NET SQUARE FEET OF MASONRY	
FIRST FLOOR NET AREAS		FIRST FLOOR NET AREAS	
UNDER PORCH -	97.6 S.F.	UNDER PORCH -	36.0 S.F.
GARAGE -	66.9 S.F.	GARAGE -	66.9 S.F.
TOTAL FIRST FLOOR -	164.5 S.F.	TOTAL FIRST FLOOR -	102.9 S.F.
SECOND FLOOR NET AREAS		SECOND FLOOR NET AREAS	
FRONT FACE -	56.6 S.F.	FRONT FACE -	0.0 S.F.
OVER GARAGE -	120.8 S.F.	OVER GARAGE -	0.0 S.F.
TOTAL SECOND FLOOR -	177.4 S.F.	TOTAL SECOND FLOOR -	0.0 S.F.
TOTALS / REQUIREMENTS		TOTALS / REQUIREMENTS	
TOTAL FRONT NET AREA -	341.9 S.F.	TOTAL MASONRY	102.9 S.F.
REQUIRED MASONRY (25%)	85.4 S.F.	ADDITIONAL MASONRY NEEDED	-11.0 S.F.

Deacon, New Elevation



NET SQUARE FEET OF CLADDING		CURRENT NET SQUARE FEET OF MASONRY	
FIRST FLOOR NET AREAS		FIRST FLOOR NET AREAS	
UNDER PORCH -	131.6 S.F.	UNDER PORCH -	36.8 S.F.
PORCH BASES -	15.6 S.F.	PORCH BASES -	15.6 S.F.
GARAGE -	75.4 S.F.	GARAGE -	75.4 S.F.
TOTAL FIRST FLOOR -	222.6 S.F.	TOTAL FIRST FLOOR -	127.8 S.F.
SECOND FLOOR NET AREAS		SECOND FLOOR NET AREAS	
FRONT FACE -	254.9 S.F.	FRONT FACE -	0 S.F.
TOTAL SECOND FLOOR -	254.9 S.F.	TOTAL SECOND FLOOR -	0 S.F.
TOTALS / REQUIREMENTS		TOTALS / REQUIREMENTS	
TOTAL FRONT NET AREA -	477.5 S.F.	TOTAL MASONRY	127.8 S.F.
REQUIRED MASONRY (25%)	119.3 S.F.	TOTAL ADDITIONAL MASONRY NEEDED	-71.2 S.F.

Dearborn, New Elevation



June 25, 2021



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Willoughby Elevations - Masonry Study

FOR PRELIMINARY REVIEW ONLY,
STONE AND BRICK ELEVATIONS TO
BE INTERCHANGABLE



TOTAL NET SQUARE FEET OF CLADDING	
FIRST FLOOR NET AREAS	
UNDER PORCH -	111.2 S.F.
GARAGE -	214.3 S.F.
TOTAL FIRST FLOOR -	385.5 S.F.
SECOND FLOOR NET AREAS	
FRONT FACE -	188.0 S.F.
OVER GARAGE -	n/a S.F.
TOTAL SECOND FLOOR -	188.0 S.F.
TOTALS / REQUIREMENTS	
TOTAL FRONT NET AREA -	573.5 S.F.
REQUIRED MASONRY (25%)	143.3 S.F.

NET SQUARE FEET OF MASONRY	
FIRST FLOOR NET AREAS	
UNDER PORCH -	10.8 S.F.
GARAGE -	181.1 S.F.
TOTAL FIRST FLOOR -	148.9 S.F.
SECOND FLOOR NET AREAS	
FRONT FACE -	0.0 S.F.
OVER GARAGE -	0.0 S.F.
TOTAL SECOND FLOOR -	0.0 S.F.
TOTALS / REQUIREMENTS	
TOTAL MASONRY	148.9 S.F.
ADDITIONAL MASONRY NEEDED	-5.6 S.F.



TOTAL NET SQUARE FEET OF CLADDING	
FIRST FLOOR NET AREAS	
UNDER PORCH -	107.5 S.F.
GARAGE -	165.0 S.F.
TOTAL FIRST FLOOR -	212.5 S.F.
SECOND FLOOR NET AREAS	
FRONT FACE -	216.0 S.F.
OVER GARAGE -	n/a S.F.
TOTAL SECOND FLOOR -	216.0 S.F.
TOTALS / REQUIREMENTS	
TOTAL FRONT NET AREA -	548.5 S.F.
REQUIRED MASONRY (25%)	137.1 S.F.

NET SQUARE FEET OF MASONRY	
FIRST FLOOR NET AREAS	
UNDER PORCH -	64.4 S.F.
GARAGE -	181.1 S.F.
TOTAL FIRST FLOOR -	142.5 S.F.
SECOND FLOOR NET AREAS	
FRONT FACE -	0.0 S.F.
OVER GARAGE -	0.0 S.F.
TOTAL SECOND FLOOR -	0.0 S.F.
TOTALS / REQUIREMENTS	
TOTAL MASONRY	142.5 S.F.
ADDITIONAL MASONRY NEEDED	-5.4 S.F.

Draper, New Elevation

Erie, New Elevation



TOTAL NET SQUARE FEET OF CLADDING	
FIRST FLOOR NET AREAS	
UNDER PORCH -	71.4 S.F.
GARAGE -	114.2 S.F.
TOTAL FIRST FLOOR -	194.1 S.F.
SECOND FLOOR NET AREAS	
FRONT FACE -	330.4 S.F.
OVER GARAGE -	n/a S.F.
TOTAL SECOND FLOOR -	330.4 S.F.
TOTALS / REQUIREMENTS	
TOTAL FRONT NET AREA -	525.0 S.F.
REQUIRED MASONRY (25%)	131.2 S.F.

NET SQUARE FEET OF MASONRY	
FIRST FLOOR NET AREAS	
UNDER PORCH -	37.1 S.F.
GARAGE -	114.2 S.F.
TOTAL FIRST FLOOR -	126.5 S.F.
SECOND FLOOR NET AREAS	
FRONT FACE -	0.0 S.F.
OVER GARAGE -	0.0 S.F.
TOTAL SECOND FLOOR -	0.0 S.F.
TOTALS / REQUIREMENTS	
TOTAL MASONRY	151.3 S.F.
ADDITIONAL MASONRY NEEDED	-20.1 S.F.



TOTAL NET SQUARE FEET OF CLADDING	
FIRST FLOOR NET AREAS	
FRONT FACE -	234.4 S.F.
N/A -	0.0 S.F.
TOTAL FIRST FLOOR -	234.4 S.F.
SECOND FLOOR NET AREAS	
FRONT FACE -	915 S.F.
N/A -	0.0 S.F.
TOTAL SECOND FLOOR -	915 S.F.
TOTALS / REQUIREMENTS	
TOTAL FRONT NET AREA -	332.0 S.F.
REQUIRED MASONRY (25%)	83.0 S.F.

NET SQUARE FEET OF MASONRY	
FIRST FLOOR NET AREAS	
UNDER PORCH -	234.4 S.F.
N/A -	0.0 S.F.
TOTAL FIRST FLOOR -	234.4 S.F.
SECOND FLOOR NET AREAS	
FRONT FACE -	0.0 S.F.
OVER GARAGE -	0.0 S.F.
TOTAL SECOND FLOOR -	0.0 S.F.
TOTALS / REQUIREMENTS	
TOTAL MASONRY	234.4 S.F.
ADDITIONAL MASONRY NEEDED	-151.4 S.F.

Findlay, New Elevation

Graham, Elevation E



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June 25, 2021

Future Land Use Map

CD "Willoughby Park"

Legend

- Centerlines
- Parcels
- City Limits

Future Land Use Character Area

- Industrial
- Suburban

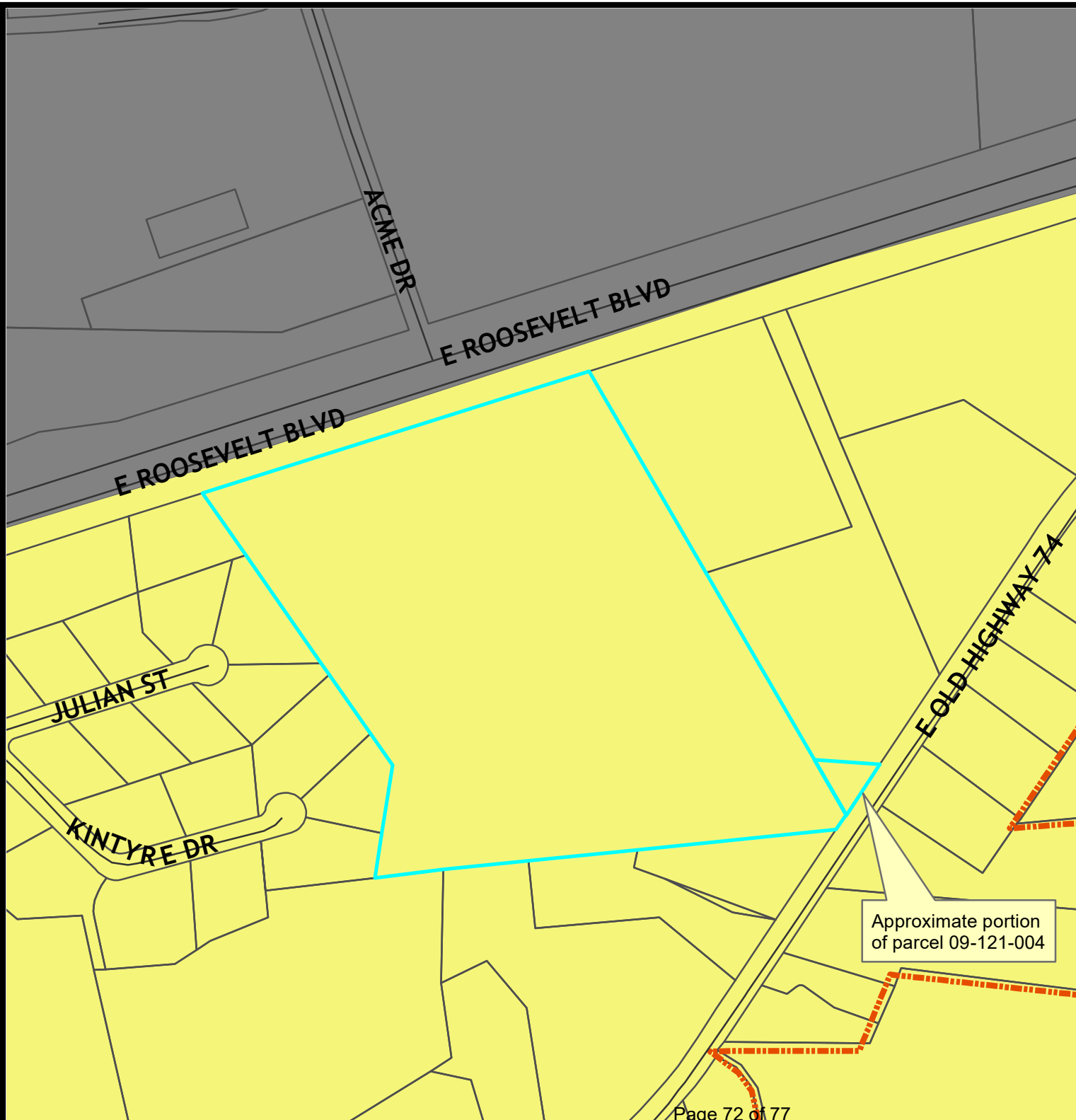
Existing: GB
(General Business)

**Owner: E & O Lesmarchrist
Family, LP & Community Church
of Monroe**

Acres: 25.67



0 290 580
Feet



Future Land Use Plan

The Land Development Plan indicates this area is Suburban. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Multimodal connectivity between neighborhoods and to nearby centers also should be emphasized. Strategic connections to the off-street multi-use trail network are preferred and open space should be preserved in both active and passive forms within neighborhoods. The density for suburban residential is 2-4 units per acre.

The proposed project is consistent with the Future Land Use Plan.

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “WILLOUGHBY PARK”
R-2021-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “Willoughby Park” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the allowable residential density is 2-4 units per acre; this development is 3.27 units per acre. The proposed development is a reasonable use and in the public interest, because this parcel is located along a major thoroughfare where higher density projects may locate.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-121-002A and a portion of 09-121-004.

Adopted this 7th day of July, 2021.

MaryAnn Rasberry, Chair

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “WILLOUGHBY PARK”
R-2021-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “Willoughby Park” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the allowable residential density is 2-4 units per acre; this development is 3.27 units per acre. However, downzoning a commercial parcel for single family detached residential could have adverse impact on adjoining commercial properties. As a result of this zoning map amendment request recommendation for denial, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-121-002A and a portion of 09-121-004.

Adopted this 7th day of July, 2021.

MaryAnn Rasberry, Chair

Attest:

Maryann Brown, Secretary to Planning Board

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2021-XX

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.106 **OFFICIAL ZONING MAP** as follows:

Rezone the property located along E. Roosevelt Highway and a portion of property located along East Old Highway 74 further identified with parcel ID numbers 09-121-002A and 09-121-004 from GB (General Business) to Conditional District (CD) “Willoughby Park”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 10th day of August, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2021-XX

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.98 **CONDITIONAL DISTRICTS ESTABLISHED** as follows:

Conditional District (CD) “Willoughby Park”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 10th day of August, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk