

PLANNING BOARD MEETING

Wednesday, August 4, 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 July 7, 2021**
- Item 3. Zoning Map Amendment for the property located at 1107 Parker Street from R-MF (Residential Multi-Family) to R-10 (Residential High Density) and further identified as Tax ID #09-238-150A**
- Item 4. Zoning Map Amendment for the property located along W. Highway 74 from GB (General Business) to Conditional District “Exchange Apartments” and further identified as Tax ID #s 09-339-033-B, 09-339-159 and 09-339-160**
- Item 5. Annexation of 80.518 acres located along Weddington Highway and N. Rocky River Road and further identified with Parcel ID #s 09-375-014, 09-375-015, 09-375-015B and 09-375-015C**
- Item 6. Zoning Map Amendment request for the property located along Weddington Highway and N. Rocky River Road from Union County R-20 to Conditional District (CD) “Village at Rocky River West” and further identified as Parcel ID #s 09-375-014, 09-375-015, 09-375-015B and 09-375-015C**
- Item 7. Reminder: Joint City Council and Planning Board Meeting of August 10, 2021**
- Item 8. Other**
- Item 9. Next Meeting: September 1, 2021**
- Item 10. 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

July 7, 2021 @ 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC

*To Sheri Laney on July 8, 2021
Scheduled for adoption at the August 2021 meeting*

Item 1. Call to Order/Roll Call

Chair MaryAnn Rasberry called the July 7, 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: Lisa Stiwinter, Director of Planning and Development; Keri Mendler, Planner; Ashley Britt, Assistant City Attorney; William Nance, Planning Intern and Maryann Brown, Administrative Assistant

Guests: **N. Charlotte Avenue Rezoning**
William Doston
Tommy Maness
Ann Maness
Bob Yanacsek

CD “Fieldstone Phase II Amendment 1”
Michael Metelski, Fieldstone HOA, President
Angela Cook, Fieldstone HOA
Dolores Wilbur, Fieldstone HOA
Karen Sokers, Fieldstone HOA
Africa Heath, Fieldstone HOA
Tameesha Summers, Fieldstone HOA
Doug and Michele Carbone, Fieldstone HOA
Joe Rider Jr., Fieldstone HOA
Donna Rider, Fieldstone HOA
Patrick Crisp, US Developments
Mike Sherard, US Developments
Coleman Orlich, US Developments

CD “Monroe Crossing Amendment IV”
Dennis DiBenedetto, Landlord
Kenneth Deal, Citizen

CD “Willoughby Park”
Matthew Kirchner, Eagle Engineering
Brice Dimitruk, Eagle Engineering
Chad Lloyd, MI Homes
Morgan Bushnell, MI Homes

Item 2. **Approval of Minutes of Meeting**

Motion: Renee Hartis made a motion to approve the minutes of the June 2, 2021 meeting.

Second: Richard Yercheck

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. **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)**

William Nance with the Planning Department came forward and said he is here tonight to present a Zoning Map Amendment request regarding properties located at 1821 N. Charlotte Avenue. He said the applicant is requesting a general rezoning of the subject properties from R-20 (Residential Low-Density) to GB (General Business). He said the properties are currently vacant.

William said, as the properties are currently zoned, they can be utilized for uses allowed in the R-20 district such as a single-family residence. He said the neighboring zoning classifications are General Business, General Industrial, Office Transitional and there is also a Conditional District. He said the railroad is located behind the subject property as well.

William said the Land Development Plan indicates this area as the Community Corridor. He said the Community Corridor area generally covers most of US Hwy 74 and areas adjacent to intersecting major streets. He said 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. He said single-family residential is not a priority use in this designation; while commercial uses are a priority use.

William said the proposed project is consistent with the Future Land Use Plan and 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.

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

William said planning staff recommends the approval of this rezoning. He said he would be happy to answer any questions you may have and the applicant is here to answer any questions you may have.

Chair asked if there were any questions from the Board.

Margaret Desio asked William to go over the zoning map and tell her what the zoning designation is for the lots touching the subject properties, which he did.

Patrick Furr asked William for the size of these lots. William said both of the lots combined is 1.66 acres.

Patrick Furr asked William if this property could be subdivided for more than one (1) commercial building. Keri said there are two (2) lots currently so there is potential that they could be developed separately. She said with that being said, there is a buffer requirement adjoining residential. She said if the lots were left separate, there would be a 20-foot buffer that would be required on the parcel abutting residential if it is rezoned.

Renee Hartis asked William if the applicant had a proposed business for the properties. William said staff is not currently aware of any proposals.

Chair asked if there were any further questions. There were none. Vice Chair said to William that he did a good job.

Chair asked if the owner of the properties would like to come forward and talk.

Mr. Tommy Maness came forward and said he owns both lots along with his sister. He said the reason for rezoning the property is to aid in selling the property. He said it is zoned residential right now and it has been for sale for years. He said we have had no offers on the property. He said he knows all the neighbors there; they are good friends of his. He said he does not want to do anything that would affect them. He said a proposed use would be something like an office. He said he does not want to have a convenience store or anything like that.

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

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

Patrick Furr asked Mr. Maness if he spoke to all of his neighbors about this and what he is proposing to do, going commercial. Mr. Maness said they are aware of this.

Chair asked if there was a motion.

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

Second: Renee Hartis

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 156.106 – Official Zoning Map.

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

Second: Renee Hartis

Action: The motion to recommend adoption of the Ordinance amending Section 156.106 – Official Zoning Map passed with the following votes:

AYES: Mary Ann Rasberry, Richard Yercheck, Richard Ali, Renee Hartis, Jennifer Smith, Patrick Furr and Margaret Desio
NAYS: None

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”

Lisa Stiwinter, Director of Planning and Development, came forward and said this is a Zoning Text and Map Amendment request for property located along Wesley Hill Trail, located off Lancaster Avenue from Conditional District “Fieldstone Phase II” to Conditional District “Fieldstone Phase II Amendment 1”. She said the site is approximately 12.2 acres and is currently vacant. She said it sits in between the Fieldstone Phase I subdivision and Carmel Village.

Lisa said Fieldstone Phase II was approved by City Council in May 2017. She said the approval authorized the development of a 46 age-restricted single-family development at a density of 3.75 units per acre. She said adjacent properties are zoned Residential Low-Density (R-20), General Business (GB) and a Residential Special Use for the Fieldstone Phase I subdivision.

Lisa said the applicant is requesting a Conditional District rezoning to develop a 21 single-family lot subdivision. She said there is one (1) access being proposed into the site and it is along Wesley Hill Trail. She said this is located off Lancaster Avenue. She said Wesley Hill Trail is a privately maintained road and it currently access the Fieldstone Phase I subdivision.

Lisa said the proposed streets within the proposed Fieldstone Phase II subdivision will be constructed to the City of Monroe street standards but will be privately maintained. She said a five (5)-foot sidewalk will be proposed on both sides of all the interior streets within the subdivision.

Lisa said there is some landscaping that is being provided. She said there are street trees that are provided throughout the development and they will be 1.5-inch caliper at the time of planting. She said all houses will have at least one (1) front yard tree that will also be 1.5 inch in caliper at the time of planting.

Lisa said there is a 50-foot undisturbed landscape buffer that is proposed adjacent to the Carmel Village subdivision. She said this was an existing requirement and part of the original Conditional District Fieldstone Phase II. She said the open space that is required for this project is 12.5% open space, which would equal 1.54 acres. She said the total area of open space that is being provided is 6.71 acres or 50% open space.

Lisa said 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.

Lisa said there are some streams located on the site and all the streams will have a 50-foot undisturbed buffer on both sides as required by Ordinance.

Lisa said the density for the proposed project is 1.71 units per acre. She said the minimum lot sizes are 6,600 square feet and the average lot size is 7,000 square feet. She said the minimum lot width of all the lots are 55 feet.

Lisa said the proposed setback on the front is 20 feet, the sides are 5 feet, the rear setback is 15 feet, and the corner lot setbacks are being proposed at 10 feet.

Lisa said the developer is proposing the homes to be a minimum of 1,600 heated square feet, and the exterior materials will consist of brick, stone, stucco or fiber cement. She said vinyl will only be utilized for trim work. She said 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. She provided the proposed elevations.

Lisa said each home will have a minimum of a two (2)-car attached garage and all front-load garages will have windows and/or carriage-style trim that mimic carriage-style doors. She said all driveways will be able to accommodate at least two (2) vehicles. She said all homes will accommodate four (4) vehicles: two (2) in the garage and two (2) in the driveway.

Lisa said the area where the subject property is located is within the Suburban Character Area of our Future Land Use and Development Plan. She said the Suburban Character Area has residential uses that typically take the form of neighborhoods with uniform housing types and densities. She said it prefers a mix of housing types and lot sizes, and the density that is envisioned for Suburban is 2 – 4 units per acre.

Lisa said the proposed project is not consistent with the Future Land Use due to the density being less than the two (2) units per acre but staff believes it is a reasonable use and is in the public interest.

Lisa said the applicant did hold a neighborhood meeting on June 24, 2021 to discuss the project with the neighbors. She said there were approximately 14 people in attendance at the meeting. She said prior to holding the public hearing with City Council, there will be a rezoning notification sign posted ten (10) days prior to the public hearing. She said all adjoining property owners within 150 feet will be notified ten (10) days prior to the public hearing as well.

Lisa said staff recommends approval of the Conditional District “Fieldstone Phase II – Amendment 1”. She said she would be happy to answer any questions and the applicant is here to answer your questions as well.

Jennifer Smith asked Lisa what the price point would be. Lisa said the \$270,000 to \$300,000 range.

Margaret Desio asked Lisa how tight the applicant would be required to stick to the proposed elevations. Lisa said those are the approved elevations as part of the project. She said she did not believe the applicant has a builder at this time. She said the applicant can confirm this tonight. She said even if a new builder comes on board and they do not meet those exact elevations, they are still required to meet all of the exterior building materials, the garage, the size, etc. Ms. Desio said the reason she is asking is that there are so many that come before us with the same floor plan and same exterior. She said these are different and much more attractive. She said she is wondering how much they will be required to adhere to these elevations and not give us the other houses we have seen so many time. Lisa said if the Planning Board recommends these and City Council were to approve the project, these are the elevations that are approved as part of the project. She said if there are any modifications, then it would come before staff to review. She said if they are minor modifications, staff has the ability to approve them. She said if they are major modifications, they will be required to go back through the process.

Margaret Desio asked Lisa if this project would be covered under their HOA. Lisa said it has been encouraged by their engineer that it would be a separate HOA and possibly an agreement between both HOAs will need to take place to cover the Wesley Hill Trail maintenance.

Margaret Desio said that her concern is that roads are expensive to build and maintain. She said since this will be privately maintained, she does not know with the 21 lots how this would financially work out. She said they will have to have some high HOA fees to take care of these roads. Lisa said the applicant will be able to answer this in more detail.

Richard Ali asked Lisa about one of the comments she made about this project being in the public interest. Lisa said it is a reasonable use for adjoining properties that are residential in nature. She said the densities are similar and the subdivisions will be similar in nature. She said it will not be a negative impact to surrounding properties.

Jennifer Smith said to Lisa that the larger homes look bigger than 1,600 square feet. Lisa said it did say that the minimum is 1,600 square feet but the range of the homes would be 2,200 to 2,600 square feet.

Patrick Furr said to Lisa that the minimum lot size is 6,000 square with 7,000 square being the average. He said they are saying that there will be 1.71 units per lot. He said if there are 43,560 square feet in an acre, how are we getting 1.71 units when that would be 14,000 square feet. He asked Lisa what they are doing with the other property. Lisa said there is open space. Chair said they are allowed to use the open space in their calculations.

Patrick Furr asked Lisa if the road would be up to City standards. Lisa said the City Engineering Standard Detail Manual requires that all streets be built to public standards but these will be privately maintained because Lancaster Avenue is a State Road so it is maintained by the State. She said you could not really take a publicly maintained street to a private street and then back to a publicly maintained street from Engineering's standpoint. Mr. Furr said his concern was that with 21 lots, and the houses are \$270,000 to \$300,000, they cannot afford to keep those streets up. Margaret Desio said their HOA payments are going to be as high as their mortgage payment.

Mr. Patrick Crisp with US Developments came forward and said they are the applicant for this rezoning. He said it is a privilege to present it tonight and he thanked Lisa Stiwinter. He said he is hearing that the biggest concern is the issue of the streets. He said, as Lisa said, when they build Phase II, streets will be built to City standards at that time. He said it would be our hope to work with the existing HOA of Phase I and have the City take over the street maintenance. He said we are going to build the streets to the City standards at that time.

Chair asked Lisa if the City was going to take over the maintenance. Lisa said Fieldstone Phase I was done in 2002. She said they were private streets at the time. Margaret Desio asked if they were City standards streets. Lisa said she did not believe they were built with City standards and they are private streets as well.

Chair asked if she heard that the City was going to take over the maintenance. Mr. Crisp said he did not think so. He said he thinks there is discussion to be had with the HOA and the City about eventually taking the streets over. He said we are talking about Wesley Hill Trail specifically. Lisa said yes, Wesley Hill Trail that accesses other developments. She said this development would not be responsible for the streets in Fieldstone Phase I but if Wesley Hill Trail were to be brought to public standards and be taken over by the City for maintenance, there will be certain street improvements that will need to take place to bring it up to those standards. Margaret Desio said this has been done before at St. James. She said St. James built the streets up to City standards but then the people that live out there paid an extra \$300 per year to pay the money back to the City for redoing the streets. She said it is not an impossible thing; it can be done.

Chair asked Margaret if the maintenance then became the City's responsibility. Margaret Desio said it did. She said the streets at St. James were crumbling so they came to City Council to get some help. She said they could not sell their properties because the streets were falling apart. She said the City then said we will come in, we will redo your streets and bring them up to standards, but it will cost several million dollars. She said St. James had an HOA and each person that lived there was taxed an approximate \$300 per year to pay the City back for bringing their streets up to City standards. She said the City then took over and kept the streets up.

Chair asked if the new section, Fieldstone Phase II, will be built to City standards and Fieldstone Phase I was not built to City standards. Lisa said correct. She said if Fieldstone Phase II is approved, then those streets would be built to City standards but they would still be privately maintained. Chair then asked if those streets are ever going to become maintained by the City. Lisa said the only way those streets (Wesley Hill Trail) would be City maintained is that they be brought up to City standards.

Renee Hartis asked if the applicant is interested in doing Wesley Hill Trail. Mr. Crisp said we have had existing conversations with the existing HOA about how we can work together to make the project work. He said, again, we have an approved project of 46 lots. He said their thinking was that right now everyone is trying to get more and more density. He said we are actually doing the opposite. He said we are asking for a reduction in density for Phase II. He said our desire would be to build the Phase II streets to City standards, work with the existing HOA to see how we can bring Wesley Hill Trail, which connects Phase I and II out to Lancaster Highway, to an acceptable state. He said we can then approach the City of Monroe to take over Wesley Hill Trail as well.

Renee Hartis asked Mr. Crisp if he had any discussion with them. Mr. Crisp said we had some initial conversations. He said he knows they had some representation at the meeting held two (2) weeks ago. He said at that time they were invited to send us their comments and questions so that we could work with them on that. He said that invitation is absolutely still open. He said another thing that needs to be done is some costing on what it would take to bring Wesley Hill Trail up to City standards. He said we really have to have some quantifiable data. He said right now we do not have any. He said we need to get some costing about what it would look like to bring that street up to City standards so that we can best know how to partner with the existing HOA.

Chair asked Mr. Crisp if the HOA in the original phase was paying for those roads now. Mr. Crisp said that is a good question for an HOA representative.

Chair asked Mr. Crisp if the developer would pay for Wesley Hill Trail. Mr. Crisp said he cannot make that commitment tonight. He said as a representative of the developer, he can say we would be willing to sit with the HOA to discuss how we could tackle the problem together. He said this setting is not the right setting to make that commitment.

Renee Hartis said to Mr. Crisp that it sounded like he said he was already approved for 46 units. Mr. Crisp said we have approval for 46 units but we are reducing the units to 21 lots.

Margaret Desio said she lived in Carmel Village which backs up to this. She said there was a lot of discussion as to what was going to be built. She said to Mr. Crisp that nothing is free in America. She asked why he is giving up 25 lots. Mr. Crisp said they feel that a smaller density neighborhood and a nicer product would be better for this part of Monroe than 46 lots.

Chair asked Mr. Crisp what was the easement between the houses with the original plan. She asked if it was 5 feet. Mr. Crisp said it probably was the same but now there will be fewer houses. He said more green space and more buffer. He said from what he can understand about the original rezoning, the biggest concern was the buffer between Carmel Village and Fieldstone Phase II. He said they tried to go back and address that specific concern by increasing the open space, increasing the green space and leaving more of a buffer than the original plan called for. Chair said to Mr. Crisp that the lot sizes were not increased significantly. Mr. Crisp said that is correct, they have not increased the lot sizes significantly.

Margaret Desio said to Mr. Crisp that part of the original plan was absolutely no connection between the two (2) subdivisions. Mr. Crisp said correct. He said there will not be a connection with this plan or a cut-through.

Lisa found the original plan that was approved by City Council in 2017 and it did include the developer bringing the Wesley Hill Trail up to public standards to be able to turn it over to the City.

Patrick Furr said to Mr. Crisp that he will have to bring it up to standards anyway. Mr. Crisp said that was the original plan. He said it is not part of this proposal.

Lisa said this request is an amendment to the original plan and it does not include that as being proposed. She said if this amendment is approved, then that is not on the table right now. Vice Chair asked if this Board can add this to the amendment. Lisa said Planning Board and City Council has the ability to add conditions or remove conditions as long as it is mutually agreed upon by the applicant of the project.

Vice Chair asked Mr. Crisp how he feels about this going forward. He said right now he has taken the temperature up here and it is not looking good. Mr. Crisp said we need quantifiable data. He said this project was a failed project in the last recession. He said this was long before his time and long before his company got involved. He said they, at that time, were doing workouts with the bank. He said they were working with the banks to try to do something with these failed projects. He said that is how they got involved with this project. He said we were able to finish Phase I and partnership with the [could not hear]. He said Phase II was then rezoned with the condition that it be an age-restricted neighborhood, age 55 plus. He said since that time, the market has shifted a little bit and we do not feel that this is a product that best suits this location. He said they are exchanging the age restriction for a reduction in density.

Jennifer Smith asked what school district this would be in. Lisa said the Monroe School District.

Renee Hartis asked Mr. Crisp if he developed Phase I as well. Mr. Crisp said our company did or at least they finished the development. He said this was long before he was involved.

Vice Chair asked Mr. Crisp if he was telling the Board now that you will commit to fixing the road. Mr. Crisp said they would like to see the project move forward. He said he would like to have some quantifiable data as to what the condition of Wesley Hill Trail is today. He said if it going to be \$2,000,000 to bring up Wesley Hill Trail then he would probably say that they are not going to move forward with that.

Vice Chair asked Mr. Crisp how long would it take to have quantifiable data. Mr. Crisp said he does not have the answer to that tonight. Vice Chair said his inclination right now is to table your project until you have quantifiable data because right now if he voted the way it is right now, you are going down in flames. He said he is going to make a motion now that we table your project until you come back to staff with quantifiable data that helps us make a fair decision .

Margaret Desio said she likes the project and the fact that there are going to be fewer houses. She said the renderings are much better than what we have seen in the past.

Chair asked Mr. Crisp if they were going to have more than four (4) elevations. Mr. Crisp said at this point he did not know because they don't have a builder at this time. He said that the building standards that Lisa put forth the builder will have to comply with that. He said when they go to get their construction drawings approved, there is going to be an approval process for the specific product that they are going to be building in this neighborhood. He said when they went back to the drawing board, after 2.5 years with this project not going anywhere, we addressed the specific concerns with the first rezoning. He said in conjunction with several people on City Council, we asked what is the project that the City of Monroe would like. He said that is how this plan came into being.

Mr. Crisp said the issue with the road is a new variable that has recently come up. He said to Mr. Yercheck that he is exactly right and the best move tonight is to table the motion.

Vice Chair said to Mr. Crisp that he wants to give him a fair shake. He said right now he did not think he could do that because you do not have enough information.

Patrick Furr said to Mr. Crisp that there is a possibility that you could take another look at this as a developer and say we can do this and the houses would be \$450,000 or \$500,000. He said Monroe is open toward that type of house. He asked Mr. Crisp to look into this. He said this would pay for the cost of that road.

Chair asked Mr. Crisp if he thought he could have a developer by the time he came back to this Board. Mr. Crisp said probably not.

Ashley said to Mr. Yercheck that in making the motion to table, a date certain should be added as to when the request should be tabled.

Motion: Richard Yercheck made a motion to table this request until the September 2021 meeting.

Second: Richard Ali

Action: The motion to table this request 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 the citizens that were at that this meeting if they would still like to speak for or against this project.

Mr. Michael Metelski came forward and said he is the HOA President for Phase I. He said they only found out about this project two (2) weeks ago, most of them by accident. He said he is glad to see that all of our concerns were brought up. He said with the original plan, as it was mentioned, it was already agreed upon that Wesley Hill Trail would be brought up to standards and that all new roads would also be maintained. He said the way this was presented in the current form, that all goes away and it becomes private roads which cannot be sustained by 21 units. He said he bought his house five (5) years ago in this community and he was absolutely blind-sided when they told us that our roads in Phase I were not up to City standards and they were private roads. He said being a first-time homeowner, he did not even know enough to ask that question. Chair asked Mr. Metelski if the realtor knew. Mr. Metelski said it never came up. He said nobody was told. He said he specifically, when he bought his house, at the sales office, asked them about

Phase II. He said he was told there were no plans right now for a Phase II. He said he feels they were misled in Phase I. Mr. Crisp said they were not part of the sales on Phase I.

Chair said to Mr. Metelski that if they come back and they agree to bring both roads up to standards, would you be in favor of Phase II. Mr. Metelski said yes, there are a lot of things they like, such as the elevations of the homes and there being less units. He said they would be a lot more agreeable to it if the roads were brought up to standards and being maintained publicly.

Mr. Metelski pointed out that their roads are already crumbling in Phase I. He said they actually scheduled a paving company to come out next week to give us some estimates about costs. He said he did not know how the 54 units are going to pay for this. Chair said hopefully they will not have to. Mr. Metelski said he was talking about Phase I. Chair said she was talking about Phase I too. Mr. Metelski said they already pay twice the amount of HOA dues as anybody else. He said that is not even close to the cost to fix their circle.

Jennifer Smith asked Mr. Metelski what the HOA dues are. Mr. Metelski said there are two (2) categories of houses: townhomes and single-family. He said for the single-family the dues are \$575.00 per year. A citizen said she pays \$192.00 a month. He said she lives in a townhome. He said the 12-townhome units currently get their landscaping done for them so that price includes that, plus the exterior maintenance of the townhomes is included.

Mr. Metelski said their community is under a lot of financial pressure. He said they cannot take much more. He said they have some really major concerns for their community as far as the roads are concerned.

Mr. Metelski said another concern was the area of open space. He said it is currently wooded and they would like to retain it as much as possible. He said they do not like the idea of all of their trees being cut down. He said they would like to keep the forest area as the buffer area.

Mr. Metelski said they are putting a list of questions together. Vice Chair said to Mr. Metelski that you have 60 days to work with on this project.

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”

Keri Mendler, Planner, introduced this project and said tonight she is presenting a Zoning Map and Text Amendment request. She said the applicant is requesting a Conditional District rezoning in order to construct a 2,700 square foot restaurant with a drive-through window. She said the subject property is currently zoned Conditional District “Monroe Crossing” and it was done in 2007/2008 because the mall did an addition. She said the Ordinance at the time required them to go through the Conditional District process due to the square footage of retail space. She said it is located along W. Roosevelt Blvd. and Dickerson Blvd. to the north.

Keri said the property is located along W. Roosevelt Blvd. and Dickerson Blvd. to the north. She said adjoining zoning is General Business (GB) to the north, west, east and south, as well as multi-family to the south as well. She said the applicant is requesting a Conditional District again in order to develop a 2,700 square foot restaurant with a drive-through window. She said the setbacks will be 50 feet from W. Roosevelt Blvd. and 10 feet on all other sides. She said there will be parking lot landscaping added to this

site and it is consistent to the Ordinance requirements. She said there is some existing trees along Roosevelt Blvd. that will remain on site.

Keri said the project will provide 28 parking spaces on this particular outparcel. She said there is also additional overflow parking on the mall property that can be utilized if needed. She said this parcel will be accessed through an existing entrance off W. Roosevelt Blvd. She said this is located adjacent to the existing B B & T bank that is off to the left. She said there will not be any additional driveways off W. Roosevelt Blvd. to access this site.

Keri said the primary exterior building materials proposed for this project will be fiber cement, eifs (which is an exterior insulation finishing system which looks similar to stucco) and stone.

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

Keri said the Land Development Plan indicates this area is located in a neighborhood mixed-use center. She said these centers provide neighborhood retail, professional office, service and other community-oriented activities and uses for surrounding residential uses.

Keri said the proposed project is consistent with the Future Land Use Plan and we do recommend approval of this rezoning.

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

Vice Chair said the big question everyone wants to know is what the restaurant is. Keri said Habit Burger. She said the applicant can answer further questions about this particular use.

Mr. Dennis DiBenedetto from Time Equities came forward and said he is the Director of Commercial Construction. He said Habit Burger is a national burger restaurant. He said he lives in New Jersey and there is a Habit Burger in a local shopping center near him. He said it is in line with a higher-end type of burger. He said we are very happy to have them potentially coming to our site. He said they have not had a lot of leasing opportunities other than Roses, which was a back-fill of a lost tenant. He said it is generating a lot of buzz and hopefully we can carry that through to more leasing opportunities going forward.

Jennifer Smith asked Mr. DiBenedetto if there are more of these in Charlotte. Mr. DiBenedetto said he did not know.

Chair asked Mr. DiBenedetto if he was with the mall. Mr. DiBenedetto said yes.

Margaret Desio said lots of time buildings are built to suit their surroundings. She said she was wondering if they had built other Habit Burger buildings. Mr. DiBenedetto said that Habit Burger does not have a prototype design for their stand-alone restaurants, so they will select materials based on the existing façade of whatever shopping center they are going into or in this case, we essentially designed this for them based on City of Monroe's requirements. He said so, based on this meeting, we will go back to them and say this was approved so please approve this design.

Chair asked Mr. DiBenedetto if the mall owns the property and will own the building. She asked if this is a "build to suit". Mr. DiBenedetto said yes. Chair asked if the building will be rented to Habit Burger. Mr. DiBenedetto said we will be doing all the site work and the shell. He said they come in and do their fit up

and then it is a 25-year lease. Chair asked Mr. DiBenedetto if they came to you or you came to them. Mr. DiBenedetto said he is not with that department so he did not know. He is with the construction department. He is here for approvals and implementation.

Keri said the current tenant proposed is Habit Burger. She said could it stay Habit Burger, maybe not. She said the Board will be approving tonight a fast food restaurant with a drive-through. She said you are not approving a specific tenant.

Vice Chair said if the tenant changes, they are still going to have the building. He said they will find another tenant.

Keri said the current zoning code does have Ordinance requirements for the design standards of commercial buildings, such as different materials, breaking up the façade with windows, different colors, etc. She said while this is Doug's project, she knows he did review this and if they did not meet those requirements, we would have let them know before they came here.

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

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

Chair asked if there was a motion.

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

Second: Renee Hartis

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 with the following votes:

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

NAYS: None

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”

Keri Mendler, Planner, introduced this item and distributed a slightly larger site plan of this project than what was in the Board packets. She said tonight she is presenting a Zoning Map and Text Amendment request. She said the applicant is requesting a Conditional District rezoning in order to develop 84 single-family lots. She said the total area of the project is 25.67 acres. She said the property is located south of E. Roosevelt Blvd. and north of E. Old Hwy 74.

Keri said the subject property is currently zoned GB (General Business) and it is located along E. Roosevelt Blvd. She said the GB zoning district allows various commercial uses. She said adjoining properties are also zoned GB, R-20 (Residential Single-Family) and north of Roosevelt is GI (General Industrial).

Keri said the applicant is requesting the Conditional District rezoning in order to develop 84 single-family lots. She said the total area of the project is 25.67 acres with 7.9 acres or 30.8% percent left of that as common open space. She said the density of this project is 3.27 units per acre. She said the minimum lot size proposed is 5,500 square feet with the average lot size being 7,155 square feet. She said the proposed setbacks are 20 feet for the front, ten (10) feet for the rear and five (5) feet for the side.

Keri said the project is required to provide at least 12.5% open space which would equal 3.2 acres. She said as mentioned, they are currently proposing 7.9 acres or 30.8% of the site as open space. She said the open space will also include a gathering area, a proposed playground, as well as a walking path located around the proposed stormwater.

Keri said street trees will be provided at a rate of one (1) tree for every 50 feet of road, and all houses will have at least two (2) front yard trees. Additionally, she said a 25-foot landscape buffer is also being provided along the perimeter of the site. She said the buffer will be landscaped with trees and bushes.

Keri said a five (5)-foot wide sidewalk will also be provided along both sides of the interior roads throughout the development. She said a ten (10) foot wide multi-use path will be provided along the exterior along Roosevelt Blvd.

Keri said the applicant will be required to provide stormwater management to treat stormwater runoff for this project. She said the stormwater will be evaluated and reviewed if the project is approved by City Council at the building permit stage of the process.

Keri said this development is proposed to be accessed by two (2) entrances. She said one (1) entrance will be a right in, right out only on E. Roosevelt Blvd. and then one (1) full access entrance is proposed on E. Old Hwy 74. She said the entrance off E. Old Hwy 74 is accessed through the adjacent parcel. She said this entrance is not required; therefore, it is possible that this entrance will not be constructed and the proposed development street would just end in a cul-de-sac or other turnaround approved by the City Engineering Department. She said that the adjacent parcel portion is included in this rezoning. She said the property owner is aware and they have signed an application stating their permission to rezone a portion in order to utilize this for a proposed access. She said if for some reason this connection does not happen because an agreement cannot be made between the developer and the adjacent church property, then this development would simply end in a cul-de-sac or some other turnaround approved by the Engineering Department. She said the church would just maintain their driveway access off E. Old Hwy 74.

Keri said the developer is proposing that the homes be a minimum of 1,600 heated square feet. She said the proposed exterior building materials will include fiber cement, stone, stucco and/or brick. She said a minimum of 25% of the front cladding will be either stone, stucco or brick. She said vinyl will only be utilized for trim work. She said houses built on slab foundations will have a minimum of four (4) courses of brick extending up the foundation.

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

Keri said this development falls within the Rock Rest Elementary School, East Union Middle School and Forest Hills High School districts. She said according to Don Ogram of the school system, the proposed development is not expected to adversely affect school enrollment vs. capacity.

Keri said the applicant did hold a neighborhood meeting on June 3, 2021 at the Community Church of Monroe, which is the property adjacent to this site. She said the meeting also had a virtual attendance option through Zoom and approximately 15 individuals attended this meeting. She said a rezoning notification letter will be sent to all adjacent property owners located within at least 150 feet of the subject property. She said a rezoning notification sign will be posted ten (10) days prior to the public hearing as well.

Keri said the Land Development Plan indicates this area is Suburban. She said while residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types, densities and lot sizes is preferred in Suburban locations. She said the density of Suburban residential is 2-4 units per acre. She said the proposed project is consistent with the Future Land Use Plan. She said staff does recommend approval of the rezoning.

Keri said she would be happy to answer any questions. She said the applicant is here and will be able to answer any questions well. She said they do have a presentation as well.

Chair asked if there were any questions.

Renee Hartis asked about the streets after hearing tonight that the other development did not have streets that were up to City standards. Keri said the proposal for this would be to build the streets to public standards and eventually be taken over by the City of Monroe. She said this is what we typically see but Fieldstone was a unique case.

Renee Hartis asked Keri how Fieldstone was able to get by with this originally. Keri said it was done in the early 2000s.

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

Mr. Matthew Kirchner of Eagle Engineering came forward and said he was going to make a short presentation on Willoughby Park. He said Chad Lloyd from MI Homes is here as well and will speak to you about the product. He said not only will the streets be built to City standards and then turned over to the City and the portion of the church area as well. He said right now this is a small driveway but as part of this proposal, we will be improving that as well and turning over to the City.

Mr. Kirchner said there will be 84 single-family lots and they will be nice quality homes. He said there is a gathering area to the south, a kid's tot lot next to the church area, as well as a community greenway that

goes around the back portion. He said they do have a 25-foot buffer that is all around the perimeter to give some privacy between the neighbors and us.

Mr. Kirchner said they are working with the church on their driveway. He said they are very happy to have us as neighbors.

Mr. Kirchner went over the site plan of the project. He then turned over the meeting to Chad Lloyd of M.I. Homes.

Jennifer Smith asked Mr. Kirchner the price point of the houses. Mr. Kirchner said [could not hear].

Margaret Desio asked Mr. Kirchner about the entrance to Old E. Hwy 74. Mr. Kirchner said the portion of the church as part of this project will be City standards as well. He said it will be fully redone as a regular City of Monroe road into our project. Ms. Desio asked if there would be an exit out onto that. Mr. Kirchner said yes. Chair said unless it becomes a cul-de-sac. Keri said the only reason staff included that is because they are still in the process of negotiation with the church. She said if for some reason the church decides they did not want to sell that or come up with some kind of agreement, obviously the development would have to end that development in a cul-de-sac. She said again, the entrance is not required since they will not be over 100 lots. She said staff wanted to make it clear that there was that potential if the agreement does not come to fruition. She said obviously the developer wants that connection to happen. Mr. Kirchner said the only way we would not do this is if the church came back and said they do not want to tie into their property.

Chair asked Mr. Kirchner if they were going to buy that piece of property. Mr. Kirchner said it will be turned over into a right-of-way so they will buy the right-of-way from the church.

Mr. Chad Lloyd of MI Homes came forward and said he appreciates everyone's time and consideration tonight. He said MI Homes has been in this market for many years and in the Greater Charlotte-Metro area more than 30 years. He said they are publicly traded on the NY Stock Exchange. He said the reason he brings this up is that they have the wherewithal and financial resources to deliver quality neighborhoods and homes. He said the homes that we propose are a mix of [could not understand] product and traditional two-story product that range from 3-5 bedrooms, 2-2.5 baths. He said based on market conditions right now, we anticipate the cost to be in the range of the mid-to-upper \$200,000s and solid into the \$300,000s.

Chair asked Mr. Lloyd if there were any color pictures of the houses. Mr. Lloyd said no, he said they actually made upgrades to these plans to accommodate the 25% rule that we have agreed to. He said we have added that brick or stone to comply with what staff requested. He said these are relatively updated plans. He said by the time we go to sale, we will have renderings. Chair said to Mr. Lloyd that the minimum square footage was 1,600. She asked what is the average. Mr. Lloyd said we average between 1,900 and 2,000. He said the biggest plans we have are north of 2,600 square feet. He said there is a range based on customer preferences.

Chair asked Mr. Lloyd if he was going to go in and build spec homes of varying sizes or will you wait for potential buyers decide what size they want. Mr. Lloyd said it is a mix. He said we will have a model home with a plan that we feel is going to be a good selling plan, a representative of what we do. He said in some cases, especially these days, you see many spec homes being built because costs are fluctuating. He said it is good to know, if you are going to build a spec home, where it is going to end up. He said typically it is a mix of spec homes and to-be-builts so if someone comes in and has a particular lot that they want to get they can choose a plan and options that they want to do.

Jennifer Smith asked if there were different colors of the homes to choose from. Mr. Lloyd said there are options that people can choose from. He said there is a mix of colors. He said Poplin Grove has a mix and so will Stallings Brooks.

Margaret Desio asked Mr. Lloyd if anyone has given any consideration to 65-foot lots. She said we have so many 50-foot lots. She said maybe have a driveway that goes besides the house and have the garage in the back. Mr. Lloyd said a side-load garage is prohibitably expensive. Ms. Desio said we have so many houses proposed with front-load garages on 50-foot lots and these houses are ten (10)-feet apart. She said we are looking for something beefier than that. Chair said it would create less density. She said she was appalled going down Weddington Road today and did not realize there were wall-to-wall houses that just sprung up out of the ground. She said it is just too much. She said we have about 7,000 units approved, waiting to be built.

Patrick Furr said we have approved in the last two (2) months many homes this size that come with amenities. He said he had asked about interior light, pools, etc. He said all of these projects done in the last few months have started adding all these amenities. He said these homes look like a bunch of track houses, no offense. Mr. Lloyd said in terms of a pool/cabana type of thing, typically you see these in neighborhoods that are bigger that could bear the cost of this. He said this is 84 lots. Mr. Furr said it is not the size that we have been approving. He said the houses are more expensive. Mr. Lloyd said they feel that for this sub-market, where it is on the east side of town, it is very close to what the market wants to see. He said we are confident in the offerings that we have.

Chair said she is afraid that we are going to get over-built with these size houses because the market will bear them until when Charlotte moves, and we know Charlotte is coming, those half-million, \$750,000 homes are going to come to and Monroe will not have any space for them. She asked that the houses be spread out a little bit, give them some personality, don't have all the cars parked in the driveways because the garages are too small for two (2) cars and they are full of stuff because the houses are small, etc.

Margaret Desio said to Mr. Lloyd that she wanted to commend him because the elevations are better than a lot that we have seen. She said she still has concerns about a 50-foot lot.

Mr. Lloyd said we have been very careful to make sure that we comply with the adopted Land Use Plan. He said we are below the maximum 4 units that is part of the adopted plan. He said we don't bring plans to you that are not part of the adopted plan. He said in terms of the side-loads and half-million dollar houses, we worked with a consultant group that does market data. He said it is called Zonda formerly called Metrostudy. He has asked them in the past, when we look at areas for affordability, what can people afford in this market. He said using 2021 numbers, conventional loan with the prevailing interest rate for a \$499,000 house, there are 16.5% of the households in Monroe that can afford that. He spoke of increasing costs and low inventory. He said we brought you a plan that is consistent with the adopted plan and we brought a plan with a proven market. He said this is the reasoning behind the plan. He said this is a tremendous community and metro that we live in, jobs, headquarters moving in and we've go to put those people somewhere. He said we deliver a product that we are very proud of and a product that comes with an industry leading 15-year transferable structural warranty on the houses so we really stand behind that product. He said he lives in a house like some of these with a front-load garage.

Chair said the 16% that can afford these houses, maybe it's because there are not a lot of it here for them to come and buy and move here. She said there are more of the sized houses you are talking about, rather than the sized houses that the people who can afford the bigger houses. She said there is no incentive for them to move here.

Vice Chair asked Mr. Lloyd what is the possibility of getting your research firm to come here with you at some point and giving us 30 minutes on what our market looks like and how our market is going to develop. He said right now we know what we know and we are bringing our own personal information to the table. He said you have market research and people who pay to go out and get it. He said it would be interesting to have them come up and give us some information on how we should see the next five (5) or ten (10) years of Monroe and what it looks like in addition to what we get from a very fine staff.

Mr. Lloyd said he cannot speak for them, they consult with a lot of different companies but he would be happy to make an introduction.

Chair asked Mr. Lloyd if you are building any homes out in Weddington. Mr. Lloyd said we have built some homes out in Weddington. Chair asked if they were the same homes. Mr. Lloyd said it is a different product, different market.

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: Renee Hartis made a motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance.

Second: Richard Yercheck

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

AYES: Richard Yercheck and Renee Hartis

NAYS: MaryAnn Rasberry, Richard Ali, Jennifer Smith, Patrick Furr and Margaret Desio

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

Second: Margaret Desio

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

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

NAYS: Richard Yercheck and Renee Hartis

Motion: Patrick Furr made a motion to recommend denial of the Zoning Map Amendment.

Second: Jennifer Smith

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

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

NAYS: Richard Yercheck and Renee Hartis

Item 7. **Joint City Council and Planning Board Meeting – August 10, 2021**

Lisa Stiwinter said we are proposing to do another joint Planning Board and City Council meeting for Tuesday, August 10, 2021 at 4:00 p.m. She said this is for the rewrite of the Unified Development Ordinance and the Zoning Map update. She said we are at the point in the process that we have completed the Ordinance draft sections and we've held public workshops for the Zoning Map updates. She said now we are moving toward the adoption process.

Lisa said our goal is to have the joint meeting to get a recommendation from Planning Board and then go before City Council in September for adoption.

Lisa said the meeting will be held in the Conference Room. She said the meeting will be approximately 1 – 1.5 hours.

Richard Ali asked Lisa how well received were the workshops. Lisa said there were four (4) public workshops and we advertised in the paper, Facebook, the website, and we sent out postcards to every property within the City. She said we had about 150 people in attendance.

Lisa said she will be sending out a Save the Date reminder to everyone about the meeting. She asked everyone to check their calendars and respond to her.

Keri said there are draft documents online to look at if you were not able to attend the meetings. Lisa said it is under "Transform Monroe" and if you Google it, you will find it.

Item 8. **Other**

There was no other business.

Item 9. **Next Meeting – August 4, 2021**

Item 10. **Adjournment**

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

Motion: Richard Ali made a motion to adjourn the meeting.

Second: Renee Hartis

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 7:32 p.m.

Respectfully Submitted,

MaryAnn Rasberry, Chair
Planning Board

Maryann Brown
Secretary to the Board

DRAFT



STAFF REPORT

TO: Planning Board

DATE: August 4, 2021

FROM: Keri Mendler, Planner

PREPARED BY: William Nance, Planning Intern

SUBJECT: Zoning Map Amendment for the property located at 1107 Parker Street further identified as tax parcel 09-238-150A

SUMMARY STATEMENT

Planning Board is requested to consider a zoning map amendment for the property located at 1107 Parker Street further identified as tax parcel 09-238-150A from R-MF (Residential - Multi Family) to R-10 (Residential - High Density)

REVIEW

The City of Monroe has received a request from David Long to rezone the subject property from R-MF (Residential - Multi Family) to R-10 (Residential - High Density). The property is currently vacant. As the property is currently zoned it can be utilized for uses allowed within the R-MF Residential Zoning District.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Multi - Family Residential	R-MF (Residential - Multi Family)
East	Single - Family Residential	R-10 (Residential - High Density)
South	Single - Family Residential	R-10 (Residential - High Density)
West	Vacant/ Single - Family Residential	Conditional District "Treehouse Vineyards Amend II", R-10 (Residential - High Density)

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this area is within the Traditional Development District. The Traditional Development surrounds the downtown core and is anchored by the city's most historic neighborhoods. The dense transportation network offers easy access to downtown. The design and scale of neighborhoods encourages active living and affords residents the ability to live, work, and shop, within a walkable community. Single-family residential uses are listed as a priority use in this designation.

The proposed rezoning is consistent with the Land Development Plan. Staff is of the opinion that the proposed use is reasonable and in the public interest.

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 motion:

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. R-2021-XX Approval
6. R-2021-XX Denial
7. O-2021-XX 156.106



Ortho Map

PLMA-2022-00006

Legend

-  Centerlines
-  Parcels

**Existing: R-MF
(Residential - Multi Family)**

Owner: Glenn Faraci

Acres: .39



0 50 100
 Feet

Zoning Map

PLMA-2022-00006

Legend

-  Parcels
-  Centerlines

Zoning Districts

-  R-10
-  R-MF
-  CD

Existing: R-MF
(Residential - Multi Family)

Owner: Glenn Faraci

Acres: .39



0 40 80 Feet


PARKER ST

Future Land Use Map

PLMA-2022-00006

Legend

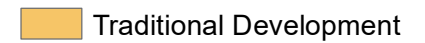


Parcels



Centerlines

Future Land Use Character Area

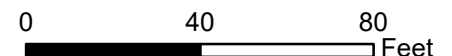


Traditional Development

**Existing: R-MF
(Residential - Multi Family)**

Owner: Glenn Faraci

Acres: .39



PARKER ST

Future Land Use Description

The Land Development Plan indicates this area is within the Traditional Development District. The Traditional Development surrounds the downtown core and is anchored by the city's most historic neighborhoods. The dense transportation network offers easy access to downtown. The design and scale of neighborhoods encourages active living and affords residents the ability to live, work, and shop, within a walkable community. Residential uses are a priority use in this designation.

The proposed rezone is consistent with the Land Development Plan. Staff is of the opinion that the proposed use is reasonable and in the public interest because of the neighboring R-10 (Residential - High Density) designation.

**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 the property located at 1107 Parker Street further described below property is consistent with the adopted Land Development Plan. The Land Development Plan indicates this area is within the Traditional Development District. The Traditional Development surrounds the downtown core and is anchored by the city's most historic neighborhoods. The dense transportation network offers easy access to downtown. The design and scale of neighborhoods encourages active living and affords residents the ability to live, work, and shop, within a walkable community. Single-family residential is a priority use in the Traditional Development character area, and the proposed rezoning to R-10 is a single-family residential zoning classification. The proposed rezoning is a reasonable use and in the public interest because the area is conducive for single-family residential development, as seen in the neighboring R-10 (Residential - High Density) zoning classification.

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): 09-238-150A

Adopted this 4th day of August, 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 the property located at 1107 Parker Street further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Traditional Development. Single-family residential is a priority use in the Traditional Development character area, and the proposed rezoning to R-10 is a single-family residential zoning classification. However, the use is not reasonable or in the public interest because there are a number of multi-family developments on the east side of Parker Street which could negatively impact a single-family home. 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 adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-238-150A

Adopted this 4th day of August, 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 with tax parcel: 09-238-150A from R-MF (Residential - Multi Family) to R-10 (Residential - High Density).

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 14th day of September, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: August 4, 2021

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map and Text Amendment request for Conditional District
“Exchange Apartments”

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment for the properties located along W. Highway 74 and further identified as tax parcel #'s 09-339-033-B, 09-339-159 and 09-339-160. The request is to rezone the properties from GB (General Business) to Conditional District “Exchange Apartments”.

REVIEW

The applicant, Lotus 2730 LLC, is requesting a Conditional District rezoning for the properties located along W. Highway 74. The total area of the project is 16.2 acres with approximately 11.1 acres (68.5%) of open space. The properties are currently zoned GB (General Business).

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

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

REQUIREMENTS

Proposal

The applicant is requesting a conditional district in order to develop a 242-unit multifamily apartment complex that will be comprised of seven (7) three-story apartment buildings. The applicant is also providing a clubhouse and leasing office. The total area of the project is 16.2 acres with 11.1 acres (68.5%) of open space.

Density & Dimensional Standards

The density of this project is 14.9 units per acre. 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-40	1 unit per acre
R-20	2 units per acre
R-10	4 units per acre
R-MF	6 units per acre

The proposed minimum setbacks are as follows:

Front: 50 feet

Side: 50 feet

Rear: 50 feet

Elevations

The developer is proposing the exterior building materials to include fiber cement, stone and/or brick. Vinyl siding may be utilized for eaves, soffits, and windows. The minimum square footages will be as follows:

One (1)-bedroom unit 600 heated square feet

Two (2)-bedroom unit 900 heated square feet

Three (3)-bedroom unit 1,100 heated square feet

Landscaping/Buffering

The ordinance requires multi-family projects provide a 50 foot landscaped buffer in order to screen the project from adjoining land uses. The applicant has provided a landscape plan that includes a mixture of large maturing deciduous trees, small maturing deciduous trees and evergreen trees in order to satisfy the intent and spirit of the ordinance. Additionally, the applicant has provided a streetscape buffer along W. Highway 74 as well as parking lot landscaping as required by the ordinance.

Open Space and Amenities

The project is required to provide at least 50% of open space per the ordinance for multi-family projects, which equals 8.1 acres. As part of the conditional district, the applicant has provided 11.1 acres or 68.5% of open space. The applicant is providing an amenity package that includes

a clubhouse, pool, exercise room, business center, car wash, children's playground and bark park.

Parking

The ordinance requires multi-family projects provide parking at a rate of one (1) space per bedroom plus an additional ½ space per unit. There are 24 three-bedroom units, 146 two-bedroom units and 72 one-bedroom units proposed for a total of 436 bedrooms. Based on ordinance requirements 557 parking spaces are required for the project and the applicant is proposing 564 parking spaces.

Schools

The proposed 242-unit development is currently within the following school attendance area for the 2021-2022 school year:

Rocky River Elementary	Currently at 78% rated capacity
Monroe Middle	Currently at 92% rated capacity
Monroe High	Currently at 72% rated capacity

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

Sidewalk

The developer is proposing to install five (5) ft. wide sidewalks on both sides of the interior streets as well as a ten (10) foot multi-use path along the exterior of the project on W. Highway 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.

Stream Buffer

All streams located on the site have been provided with a 50 ft. undisturbed stream buffer on both sides as required by the ordinance.

Transportation

The project is located off W. Highway 74, which is maintained by the North Carolina Department of Transportation. Since this is a multifamily project under one common ownership there will not be any publicly maintained streets within the project. The owner will maintain all

private drive aisles and parking areas within the project. The City of Monroe will not have any street maintenance responsibilities within the development.

A traffic impact analysis (TIA) was required for this project based on the number of units and the projected trip generation. The TIA recommended the entrance to the development be a right/in-right out entrance. The developer will also be required to construct an eastbound right turn lane on W. Highway 74 to enter the site.

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this property is located in both the Community Corridor (2-acres) and the Suburban (13-acres) land use area. The Community Corridor generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown and the spine of the community with critical connections to major employers, Charlotte-Monroe Executive Airport, the hospital, and the Concord Avenue Area. For this reason, the area's design and performance is important to the entire community. The Community Corridor designation encourages a more unified approach to improving the area's physical environment and economic viability. While linear due to its orientation on US 74, the vision for the Community Corridor is for redevelopment to occur as nodes of activity (preferred with a mixture of uses). This may be achieved by focusing more intense commercial/mixed-use nodes at key intersections with transitional uses between nodes and as a buffer to adjacent residential areas. Priority uses in the Community Corridor include: multi-family residential, commercial, office, medical, civic, industrial, and mixed-use. Allowable density in this area is 4 to 10 dwelling units per acre.

The Suburban land use area 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. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Emphasis should be placed on integrating the design of commercial centers with surrounding neighborhoods. Connectivity between neighborhoods and to nearby centers also should be emphasized. Priority uses in the Suburban land use area include: single-family residential, multi-family residential, commercial, office, medical, and civic. Allowable density in this area is 2 to 4 dwelling units per acre.

Planning staff is of the opinion the development pattern of multi-family residential at this location at 14.9 units per acre is not consistent with the Land Development Plan and but is a reasonable use for the property.

PUBLIC NOTIFICATION

The applicant held a neighborhood meeting on site on Monday, June 7th to discuss the project with the neighbors.

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

Staff recommends approval of Conditional District “Exchange Apartments”.

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:

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

Zoning Map

Legend

- Centerlines
- Parcels
- streams

Zoning Districts

Code

- R-20
- GB
- CD

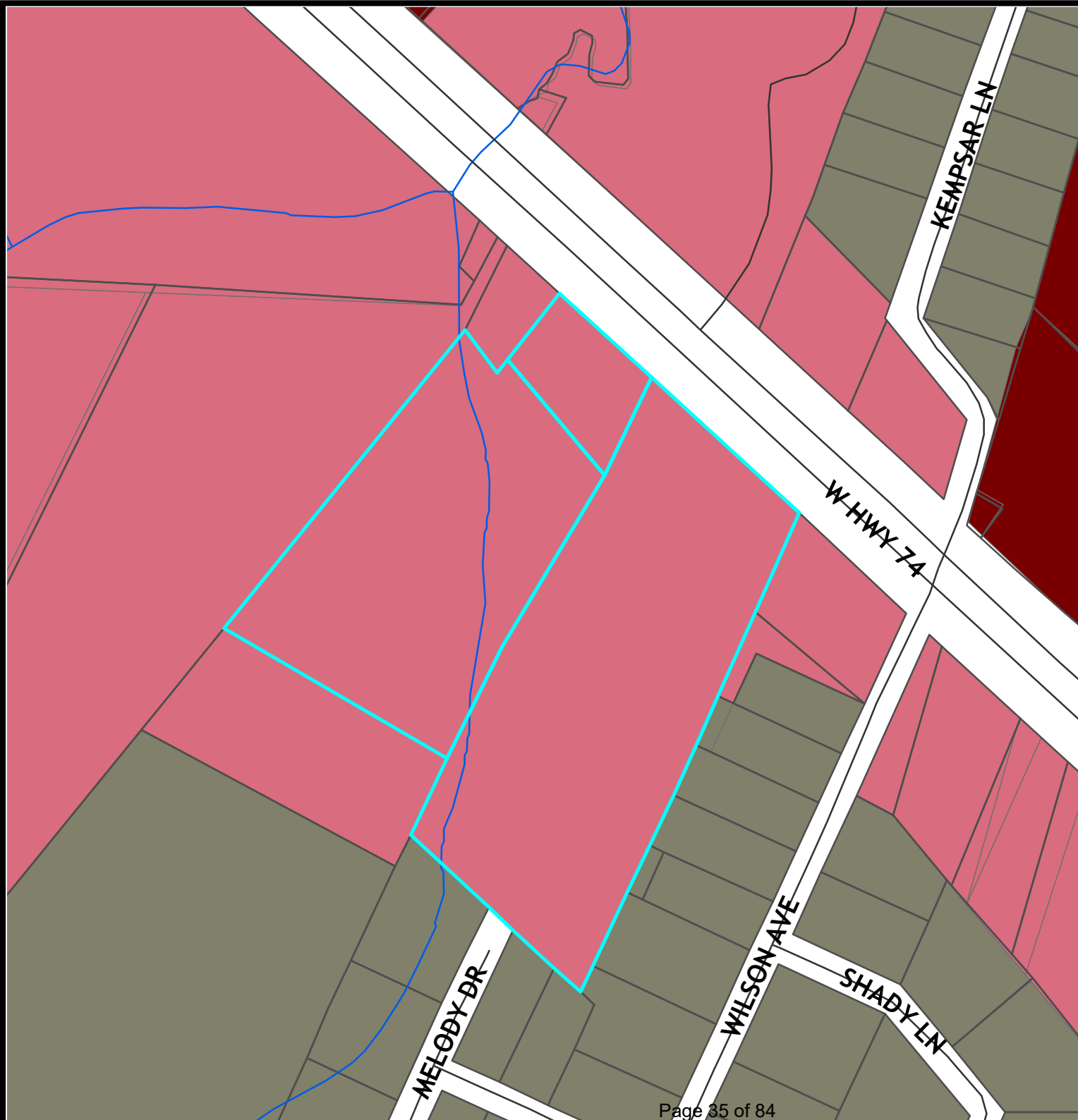
Existing: GB
(General Business)

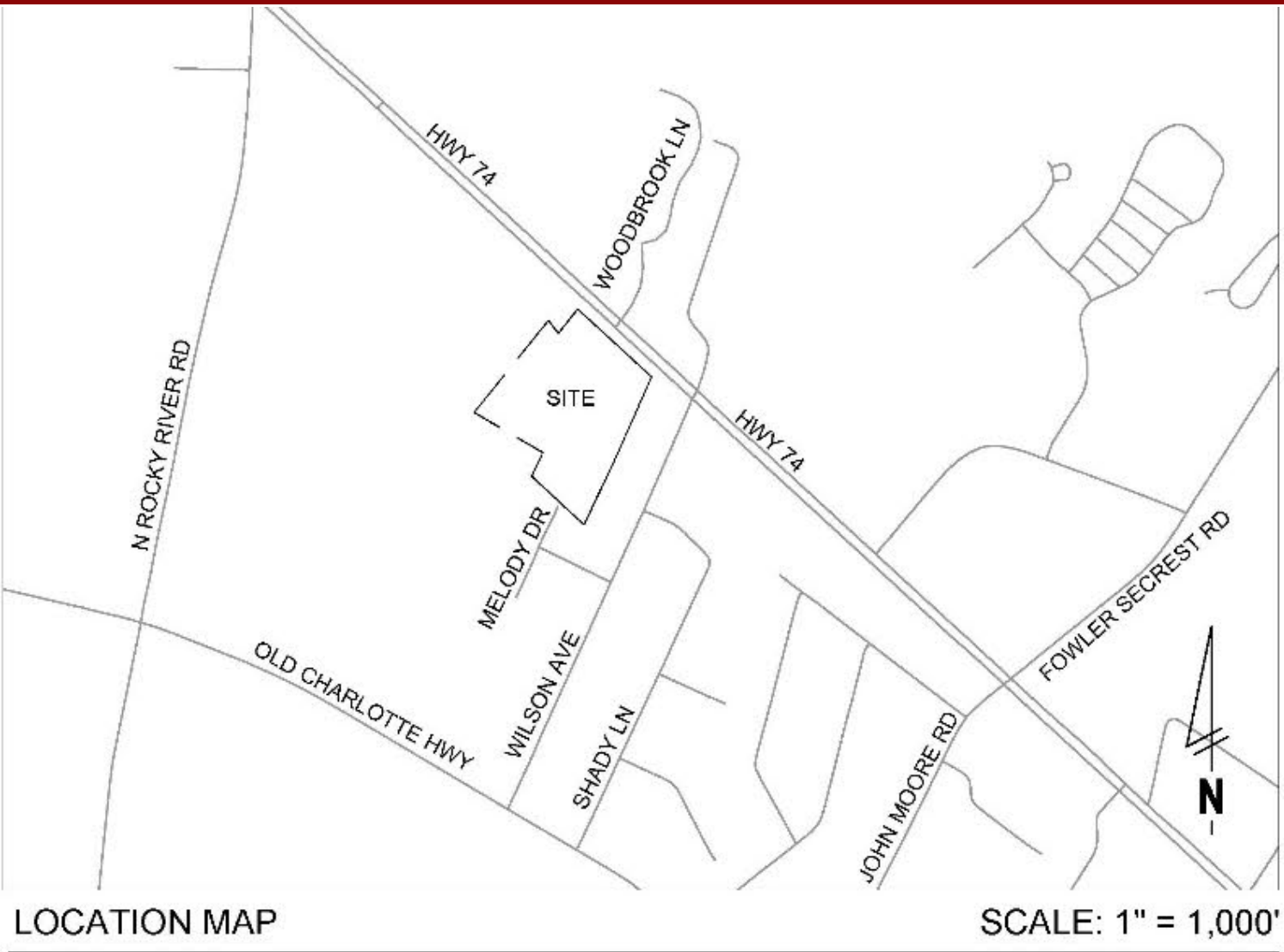
**Owner: Mildred Garrison &
Lotus 2730, LLC**

Acres: 16.2



0 220 440
Feet





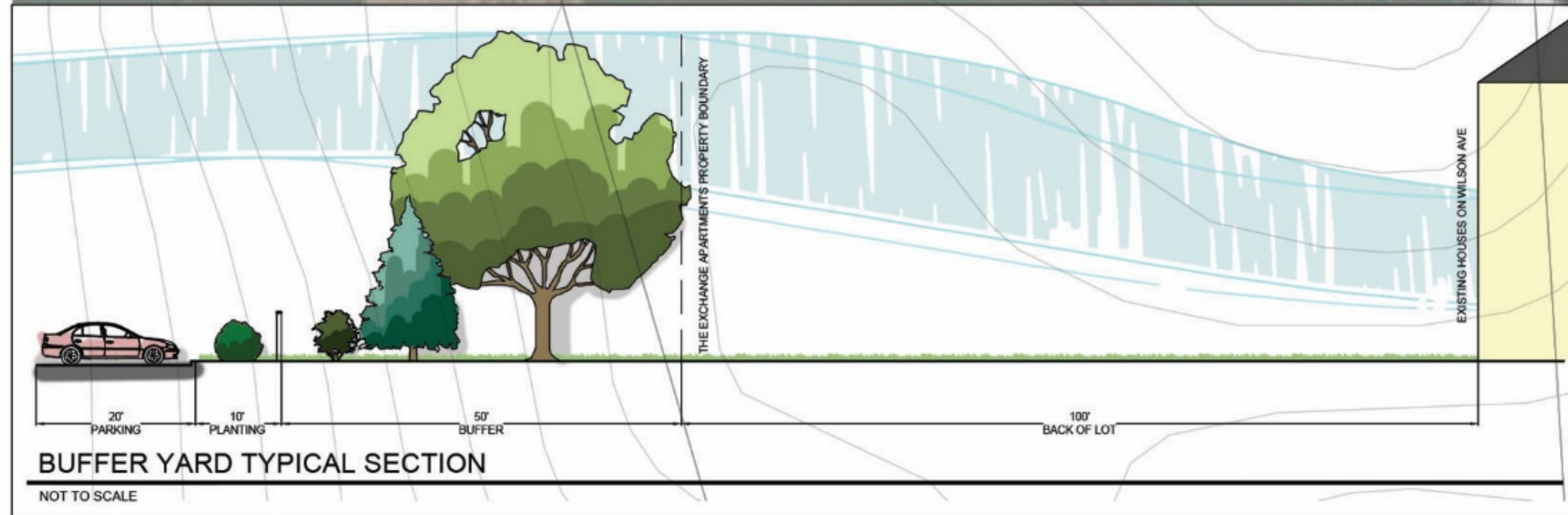
SITE STATISTICS

PROPERTY DESCRIPTION:	HWY 74
PIN #:	09339159, 09339160, 09339033B
TOTAL PROPERTY AREA:	±16.2 ACRES
CURRENT ZONING:	GB

DRAWING COMPONENTS

- PROPERTY LINE INFORMATION FROM UNION COUNTY GIS
- ZONING FROM UNION COUNTY GIS
- TOPOGRAPHY FROM UNION COUNTY GIS
- PROPERTY SETBACKS FROM UNION COUNTY ZONING ORDINANCE

Existing Conditions



Conceptual Rezoning Rendering

Conditional District - Exchange Apartments



Example Elevations

Conditional District - Exchange Apartments



8008 Corporate Center Drive, Suite 110 | Charlotte, NC 28226 | 704.375.2438

Note: Images are conceptual in nature and intended to convey commitment to architectural quality. Actual elevations will be determined at time of construction in compliance with City of Monroe requirements.

City of Monroe*, North Carolina

*pending annexation from Union County

July 12, 2021

Page 4 of 6



Example Elevations

Conditional District - Exchange Apartments



Example Entrance Gates

Conditional District - Exchange Apartments



8008 Corporate Center Drive, Suite 110 | Charlotte, NC 28226 | 704.375.2438

Note: Images are conceptual in nature and intended to convey commitment to architectural quality. Actual gate design will be determined at time of construction in compliance with City of Monroe requirements.

City of Monroe*, North Carolina

**pending annexation from Union County*

July 12, 2021

Page 6 of 6

Future Land Use Map

Legend

- Centerlines
- Parcels
- Community Corridor
- Suburban
- streams

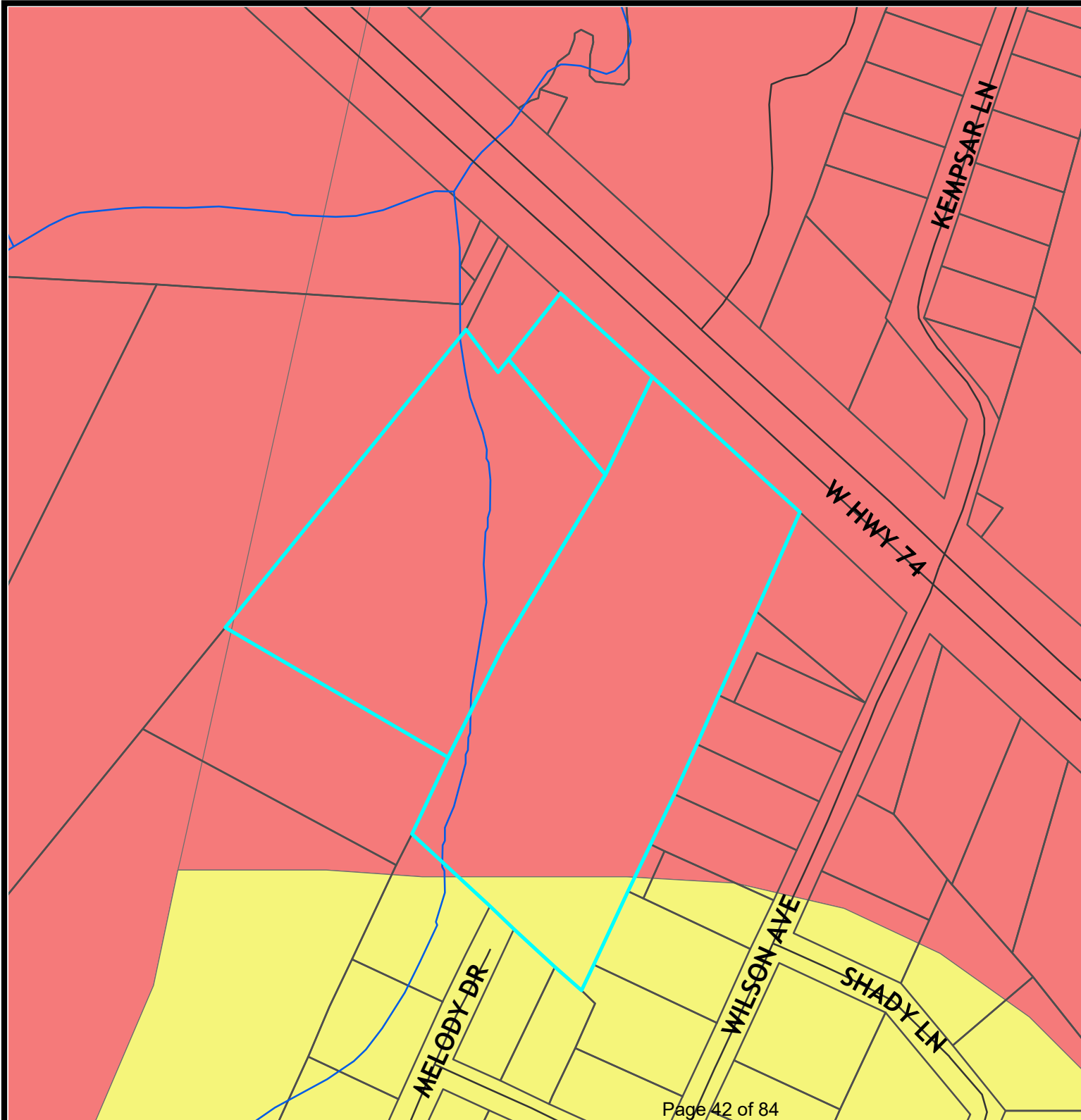
**Existing: GB
(General Business)**

**Owner: Mildred Garrison &
Lotus 2730, LLC**

Acres: 16.2



0 220 440
Feet



FUTURE LAND USE PLAN

The Community Corridor generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, and the spine of the community with critical connections to major employers, Charlotte-Monroe Executive Airport, the hospital, and the Concord Avenue Area. For this reason, the area's design and performance is important to the entire community. The Community Corridor designation encourages a more unified approach to improving the area's physical environment and economic viability. While linear due to its orientation on US 74, the vision for the Community Corridor is for redevelopment to occur as nodes of activity (preferred with a mixture of uses). This may be achieved by focusing more intense commercial/mixed-use nodes at key intersections with transitional uses between nodes and as a buffer to adjacent residential areas. Priority uses in the Community Corridor include: multi-family residential, commercial, office, medical, civic, industrial, and mixed-use. Allowable density in this area is 4 to 10 dwelling units per acre.

The Suburban land use area 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. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Emphasis should be placed on integrating the design of commercial centers with surrounding neighborhoods. Connectivity between neighborhoods and to nearby centers also should be emphasized. Priority uses in the Suburban land use area include: single-family residential, multi-family residential, commercial, office, medical, and civic. Allowable density in this area is 2 to 4 dwelling units per acre.

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “EXCHANGE APARTMENTS”**

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 “Exchange Apartments” further described below property is not consistent with the adopted Land Development Plan, because at 14.9 units per acre, the project exceeds the density threshold of 10 units per acre. The Land Development Plan indicates this property is located in the Community Corridor and the Suburban land use area. The Community Corridor generally covers most of US 74 and areas adjacent to intersecting major streets. Priority uses in the Community Corridor include: multi-family residential, commercial, office, medical, civic, industrial, and mixed-use. Allowable density in this area is 4 to 10 dwelling units per acre.

The Suburban land use area 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. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. Priority uses in the Suburban land use area include: multi-family residential, commercial, office, medical, and civic. Allowable density in this area is 2 to 4 dwelling units per acre.

However, the proposed development at 14.9 units per acre is a reasonable use and in the public interest because the subject properties are located along W. Highway 74 near nonresidential uses and where higher density residential would primarily locate.

Based on the proximity of the development to W. Highway 74 and surrounding nonresidential uses, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request 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 of the zoning map amendment for the properties with Union County Tax Parcel Numbers: 09-339-033-B, 09-339-159 and 09-339-160.

Adopted this 4th day of August, 2021.

MaryAnn Rasberry, Chair

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “EXCHANGE APARTMENTS”**

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 “Exchange Apartments” further described below property is not consistent with the adopted Land Development Plan because, at 14.9 units per acre, the project exceeds the density threshold of 10 units per. The Land Development Plan indicates this property is located in the Community Corridor and the Suburban land use area. The Community Corridor generally covers most of US 74 and areas adjacent to intersecting major streets. Priority uses in the Community Corridor include: multi-family residential, commercial, office, medical, civic, industrial, and mixed-use. Allowable density in this area is 4 to 10 dwelling units per acre.

The Suburban land use area 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. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. Priority uses in the Suburban land use area include: multi-family residential, commercial, office, medical, and civic. Allowable density in this area is 2 to 4 dwelling units per acre.

The proposed project is not a reasonable use or in the public interest at 14.9 units per acre because of the adjoining single family detached homes in the area whose property values could be negatively impacted by the rezone.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance of the zoning map amendment for the properties with Union County Tax Parcel Numbers: 09-339-033-B, 09-339-159 and 09-339-160.

Adopted this 4th day of August, 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 located along W. Highway 74 and further identified as tax parcel #'s 09-339-033-B, 09-339-159 and 09-339-160. The request is to rezone the properties from GB (General Business) to Conditional District "Exchange Apartments".

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 14th day of September, 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) “Exchange Apartments”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 14th day of September, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: August 4, 2021

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Annexation 80.518 acres located along Weddington Highway and N. Rocky River Road and further identified with parcel ID numbers 09-375-014, 09-375-015, 09-375-015B and 09-375-015C.

SUMMARY STATEMENT

Planning Board is requested to consider the annexation of 80.518 acres located along Weddington Highway and N. Rocky River Road and further identified with parcel ID numbers 09-375-014, 09-375-015, 09-375-015B and 09-375-015C.

REVIEW

Terry Taylor on behalf of Mirabeland Investments, LLC and G. Kenneth Orndorff are requesting annexation of 80.518 acres located along Weddington Highway and N. Rocky River Road and further identified with parcel ID numbers 09-375-014, 09-375-015, 09-375-015B, and 09-375-015C. The annexation is being requested in order to develop a residential and commercial development with a mixture of housing types and commercial uses.

RECOMMENDATION

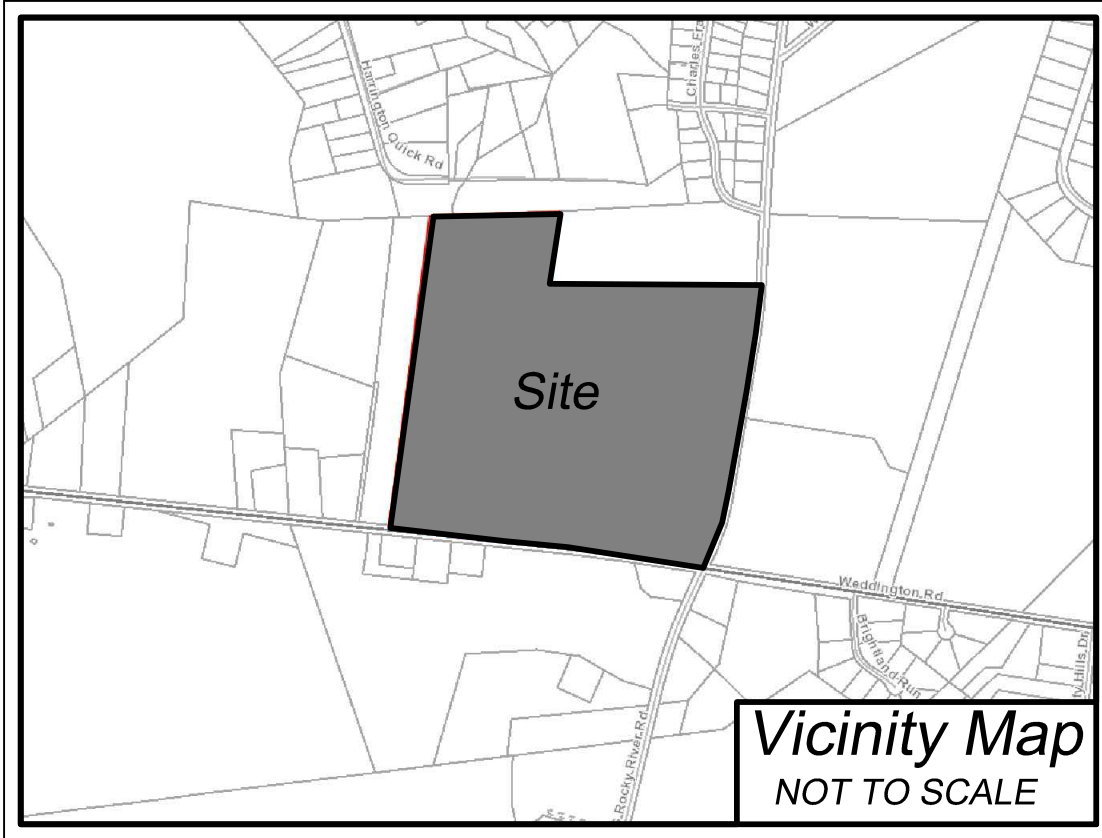
Staff recommends approval of the annexation.

Planning Board will need to make a motion to recommend approval or denial of the annexation request.

Attachment(s):

1. Ortho Map
2. Annexation Plat

Prepared by: KEM 7-29-21



MISCELLANEOUS NOTES

THIS SURVEY IS SUBJECT TO A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS, RIGHTS OF WAY AND/OR RESTRICTIONS EITHER RECORDED OR IMPLIED.

AREAS COMPUTED USING COORDINATE GEOMETRY.

IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

DEED REFERENCE: AS SHOWN.

ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

RAW ERROR OF CLOSURE: 1:10,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

COMBINED GRID FACTOR = 0.99985728

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710541500J, EFFECTIVE DATE OCTOBER 16, 2008.

ANNEXATION NOTES

TOTAL LINEAR FEET OF BOUNDARY: 8005.56

LINEAR FEET OF BOUNDARY CONTIGUOUS WITH EXISTING MONROE CITY LIMITS: 1729.92

TOTAL AREA ANNEXED: 80.518 ACRES

LEGEND OF ABBREVIATIONS

EIP - EXISTING IRON PIPE
EIR - EXISTING IRON REBAR
NIR - NEW IRON REBAR
S.T. - SIGHT TRIANGLE
M.B.S. - MINIMUM BUILDING SETBACK
P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
SSMH - SANITARY SEWER MANHOLE
R/W - RIGHT OF WAY
P.S.S.E. - PRIVATE SANITARY SEWER EASEMENT
GPUE - GENERAL PUBLIC UTILITY EASEMENT
C.P. - COMPUTED POINT
ECM - EXISTING CONCRETE MONUMENT
E.P.K. - EXISTING P.K. NAIL
---x---x---x--- FENCE LINE

THE PURPOSE OF THIS PLAT IS TO ANNEX THE 80.518 ACRES SHOWN HEREON INTO THE MUNICIPAL LIMITS OF THE CITY OF MONROE, UNION COUNTY, NORTH CAROLINA.

NOTE: THE NORTHERN PROPERTY LINES OF TAX PARCELS 09375003C, 09375003B, 09375003A, AND 09375003D ALL STOP AT THE SOUTHERN R/W LINE OF WEDDINGTON ROAD. THE PROPERTY OF TAX PARCEL 09375003 RUNS WITH THE CENTERLINE OF WEDDINGTON ROAD.

REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF UNION

I, _____, A REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

DATE _____ REVIEW OFFICER _____

CITY CLERK APPROVAL

I, _____, CITY CLERK OF THE CITY OF MONROE, NORTH CAROLINA, HEREBY CERTIFY THAT ON THE DAY OF _____, 2019 THE CITY COUNCIL APPROVED THIS PLAT FOR ANNEXATION AND RECORDING.

DATE _____ CITY CLERK _____

MINNIE SUE W. MONGILLO AND
HUSBAND WILLIAM B. MONGILLO
BK. 351, PG. 529
TAX PIN: 09375016N
ZONING: RA-20
(UNINCORPORATED UNION COUNTY)

SURVEYORS CERTIFICATION

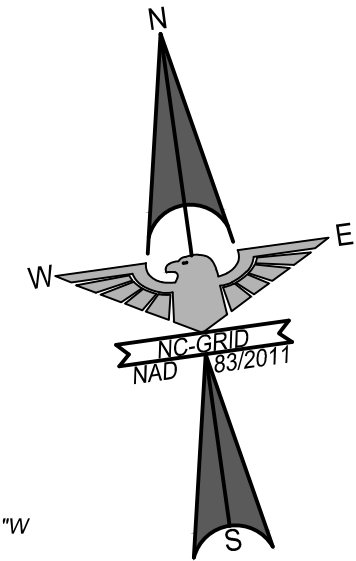
STATE OF NORTH CAROLINA
UNION COUNTY

I, RUSSELL L. WHITEHURST, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION OF TRACTS OF LAND OWNED BY MONROE TOWNSHIP FARMS, LLC, BOOK 7279, PAGE 602, TAX PARCEL NUMBERS 09375014 AND 09375015, AND MARY ELIZABETH BRAND, BOOK 1331, PAGE 440, TAX PARCEL NUMBER 09375015B, TRACTS 1 AND 2, WHOSE TITLE REFERENCES ARE SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE MAXIMUM FIELD ERROR OF ANGULAR CLOSURE IS 7.5 SECONDS; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BK. (SEE NOTES); PG.(SEE NOTES); AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, AND THAT THIS IS TO CERTIFY THAT THIS SURVEY IS AN ANNEXATION SURVEY, WHICH IS AN EXCEPTION TO THE DEFINITION OF "SUBDIVISION" PURSUANT TO GENERAL STATUTE 47-30F.11D.

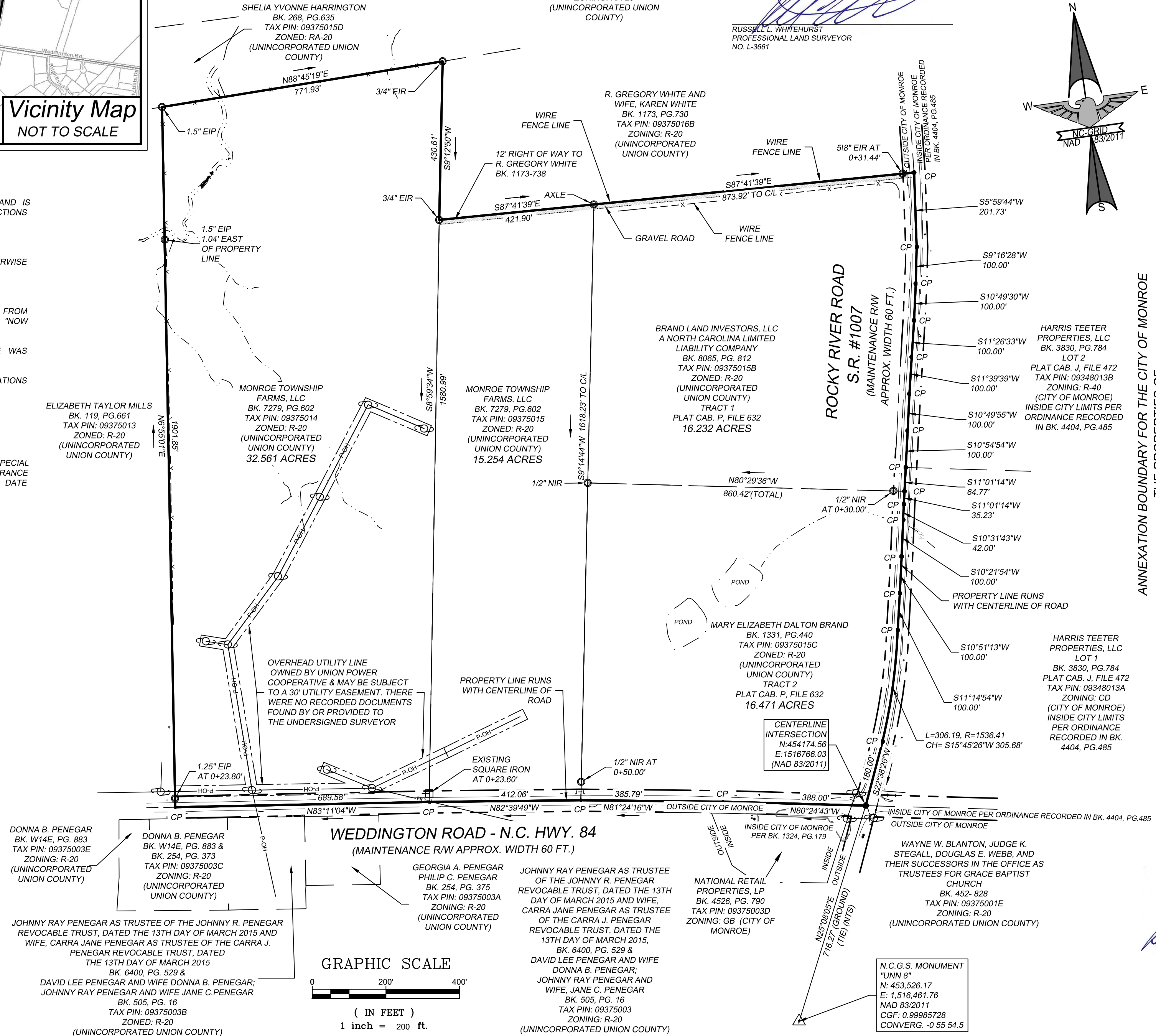
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 5TH DAY OF MAY, 2020.

RUSSELL L. WHITEHURST
PROFESSIONAL LAND SURVEYOR
NO. L-3661



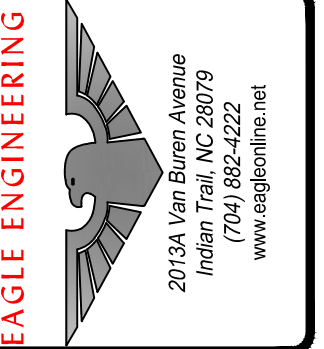
Vicinity Map
NOT TO SCALE



GRAPHIC SCALE

0 200' 400'
(IN FEET)
1 inch = 200 ft.

ANNEXATION BOUNDARY FOR THE CITY OF MONROE
THE PROPERTIES OF

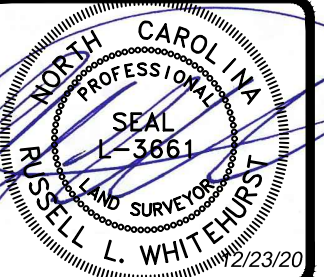


2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

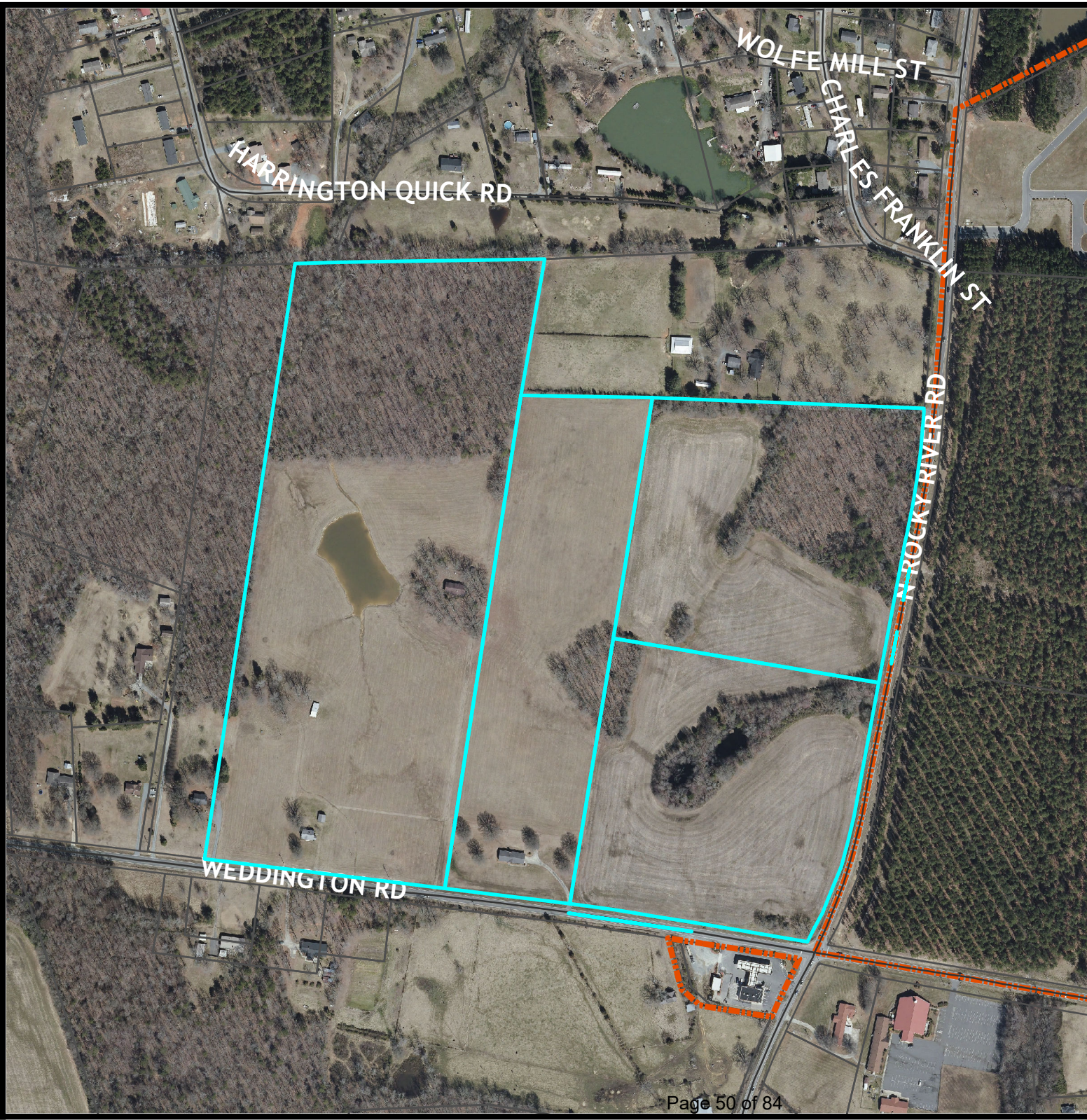
NO.	DATE	BY	REVISION
1	4/13/21	RTF	PER REVIEW COMMENTS
2	5/24/21	RTF	PER REVIEW COMMENTS
3	7/17/21	RTF	PER REVIEW COMMENTS
4	7/28/21	RTF	UPDATE TAX PINS FOR TRACT 1 AND 2
5	7/29/21	RTF	CHANGED OWNERSHIP TRACT 1
6			

MARY ELIZABETH BRAND PROPERTY AND MONROE TOWNSHIP FARMS LLC PROPERTY	OWNERS: MARY ELIZABETH DALTON BRAND AND MONROE TOWNSHIP FARMS LLC
--	--

ANNEXATION PLAT 80.518 ACRES	CHECKED BY RLW	DATE 12/23/2020	JOB NUMBER 7287-S
	DRAWN BY N/A	DATE 12/23/2020	Scale 1" = 200'



1 of 1



Ortho Map

CD "Village at Rocky River West"

Legend

-  Centerlines
-  Parcels
-  City Limits

Existing: County R-20

Owner: Monroe Township
Farms, LLC and Mary Elizabeth
Dalton Brand

Acres: 80.518



0 360 720
 Feet



STAFF REPORT

TO: Planning Board Members

DATE: August 4, 2020

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Map Amendment request for Conditional District “Villages at Rocky River-West” (Parcel ID #:09-375-014, 09-375-015, 09-375-015B, and 09-375-015C)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning text and map amendment for the properties located along Weddington Highway and N. Rocky River Road and further identified with parcel ID numbers 09-375-014, 09-375-015, 09-375-015B, and 09-375-015C from Union County R-20 to Conditional District (CD) “Villages at Rocky River West”

REVIEW

The applicants are requesting a conditional district rezoning in order to develop a residential and commercial project that will consist of townhomes, single-family detached homes, village cottage lots, a mixed use structure with lofts on the upper floor and commercial on the lower floor, and commercial uses. The total area of the project is 80.518 acres, with 21.53 acres or 26.74% of that reserved as common open space. The density of this project is 3.66 units per acre. The total acreage dedicated to the residential portion of the project is 65.59 acres and the total acreage dedicated to the commercial portion of the project is 14.92 acres.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Single Family Residential	R-20 (County) and RA-20 (County)
East	Vacant	CD “Villages at Rocky River West”

South	Gas Station & Single Family Residential	R-20 (County) and GB (City)
West	Residential	R-20 (County)

Proposal

The applicants are requesting a conditional district rezoning in order to develop a total of 295 housing units and 98,178 square feet of commercial space to include a 48,387 square foot anchor store. The breakdown of the housing units is as follows:

- 107 attached townhomes with front load garages
- 17 52-foot wide front load garage single family detached lots
- 62 40-foot wide rear load garage single family detached lots
- 81 village cottage rear load garage lots
- 28 lofts on the upper story of a mixed use structure

REQUIREMENTS

Density & Dimensional Standards

The density of the proposed project is 3.66 units per acre. The minimum lot size for each product type is shown below:

Townhomes	2,100 square feet
52-Foot Wide (Front Load)	5,700 square feet
40-Foot Wide (Rear Load)	4,000 square feet
Village Cottage (Rear Load)	2,500 square feet

The data below is simply to provide the board with information to compare the proposed density being 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

The minimum setbacks proposed are as follows:

	Front	Rear	Side	Corner Side
Townhome (front load garage)	20'	20'	0'	10'
40- foot wide (rear load detached garage)	5' Min/10' Max	20'	5'	10'
40-foot wide (rear load attached garage)	5' Min/10' Max	20'	5'	10'
52-foot wide (front load garage)	20'	20'	6'	10'

	Front Setback Along 60' ROW	Front Setback Along Linear Park	Rear	Side	Alley Side
Village Cottage Lot (rear load garage)	10'	0'	10'	5'	10'

The commercial portions will maintain a 10-foot setback on the exterior boundary and interior boundary setbacks will be a minimum of 5-feet with the exception of the 20-foot landscape buffer behind the main anchor building.

Landscaping

Street trees will be provided along both sides of all interior streets. A landscape buffer will be provided around the perimeter of the site. The landscape buffer around the residential portion ranges in width from 20-feet to 50-feet. The landscape buffer around the exterior portion of the commercial parcel is 10-feet; however, a 20-foot landscape buffer is provided around the rear of the commercial parcels adjoining the residential parcels. Each single family lot and townhome lot will have at least two (2) yard trees. Landscaping will be provided throughout the commercial portion of the site and parking lot landscaping will be provided as well.

Open Space

The project is required to provide at least 12.5% open space, which would equal 10.06 acres. The total area of open space provided is 21.53 acres or 26.74%. The open space includes a clubhouse, pool, a large open space with walking trails in the northwest corner and several pockets parks, which will have walking paths, gazebos, and a tot lot. Commencement of the amenity area will begin no later than 50% of the certificates of occupancy being issued.

Elevations

Due to the different uses and product types of this development, each type will be broken down separately below:

Townhomes (Front Load Garage)

The minimum proposed house size is 1,260 heated square feet. The exterior materials will be limited to fiber cement, stone, stucco, and/or brick materials. Vinyl will only be utilized for trim work. Additionally, 25% of the front façade will be brick and/or stone. Houses that are built on slab foundations will have brick, of standard size, extending up the face of the foundation to the top of the slab.

40-Foot Wide (Rear Load Garage)

The minimum proposed house size is 1,400 heated square feet. The exterior materials will be limited to fiber cement, stone, stucco, and/or brick materials. Vinyl will only be utilized for trim work. Additionally, 25% of the front façade will be brick and/or stone. With that said, a home that has a front porch that encompasses more than 75% of the front elevation is not required to have 25% of the front façade as brick and/or stone. Houses that are built on slab foundations will have brick, of standard size, extending up the face of the foundation to the top of the slab.

52-Foot Wide (Front Load Garage)

The minimum proposed house size is 1,400 heated square feet. The exterior materials will be limited to fiber cement, stone, stucco, and/or brick materials. Vinyl will only be utilized for trim work. Additionally, 25% of the front façade will be brick and/or stone. Houses that are built on slab foundations will have brick, of standard size, extending up the face of the foundation to the top of the slab.

Village Cottage (Rear Load Garage)

The minimum proposed house size is 1,400 heated square feet. The exterior materials will be limited to fiber cement, stone, stucco, and/or brick materials. Vinyl will only be utilized for trim work. Additionally, 25% of the front façade will be brick and/or stone. With that said, a home that has a front porch that encompasses more than 75% of the front elevation is not required to have 25% of the front façade as brick and/or stone. Houses that are built on slab foundations will have brick, of standard size, extending up the face of the foundation to the top of the slab.

Commercial/Mixed Use with Lofts

The Commercial exterior materials, including the mixed-use building with the lofts, will be limited to brick, stone, stucco or synthetic stucco, fiber cement, or similar. Woody, vinyl, metal, and mirrored glass are prohibited.

Parking

The following parking standards will apply for each housing type and commercial parcels:

Townhomes (Front Load Garage)

All driveways will be paved with concrete or asphalt from the road to the garage and will be able to accommodate at least two (2) vehicles. All end unit townhomes shall have a standard two-car garage. All interior units shall have a standard one-car garage. All garages will have hardware that mimics carriage style doors.

40-Foot Wide (Rear Load Garage)

All driveways will be paved with concrete or asphalt from the road to the garage and will be able to accommodate at least two (2) vehicles. All units will have a two-car rear load garage, some units will have attached garages and some units will have detached garages. All garages will have hardware that mimics carriage style doors.

52-Foot Wide (Front Load Garage)

All driveways will be paved with concrete or asphalt from the road to the garage and will be able to accommodate at least two (2) vehicles. All homes shall have a standard two-car attached garage. All garages will have hardware that mimics carriage style doors.

Village Cottage (Rear Load Garage)

The Village Cottage lots will have rear load garages to accommodate at least two-cars. In addition to the garage, there will be a 9'x20' grass pave (pervious) parking area. This will allow flexible use of this space for parking additional vehicles or utilizing the space for addition outdoor space for the homeowner. The shared driveway to access the rear of these homes may not be utilized for parking and will be maintained by the HOA.

Mixed Use with Lofts

This structure has a total of 83 parking spaces around it which will be utilized for the loft tenants and commercial tenants.

Commercial

There is a total of 424 parking spaces provided for the commercial parcel shown on the plan. The outparcels will have additional parking once they are developed.

Proposed Commercial Uses

The following uses are proposed for the commercial and mixed-use portion:

- Neighborhood Retail uses such as those offering basic services and frequently purchased goods to the immediate surrounding residential areas, such as but not limited to: auto parts store, antique shop, appliance store (home use), art studio, bakery, barber shop, beauty shop, beverage shop, book store, bridal shop, camera shop, china and pottery store, clothing store, dance studio, delicatessen, dog grooming store, veterinarian, kennel (day service only), draperies and interior decorating supplies, drugstore, hardware store, dry goods, florist, furniture store, gifts and stationary store, jewelry store, nail salon, meat market or butcher shop, music store, novelty shop, office supply store, paint store, shoe repair shop, shoe store, sporting goods store, grocery store, tailor shop, toy store, coffee shop, day spa, wine shop, liquor store, printing/ packaging/ shipping store, farm and garden supply store, pet food/supply store, urgent care center, vitamin shop, health food store, ice cream/yogurt shop.
- Self-storage (interior access only)
- Gas station/convenience store (with or without gas pumps)
- Auto emissions inspection station
- Electric vehicle charging stations
- ATM's
- Banks (with or without drive-thru)
- Drive-thru service shall be permitted for any use

Sidewalk

A five-foot (5') wide sidewalk will be provided along both sides of the interior public roads throughout the development. Eight foot (8') wide sidewalk will be provided along Weddington Highway and N. Rocky River Road.

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

All blue line streams on the site have been provided with a 50' buffer on both sides as required by the ordinances.

Schools

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

The Villages at Rocky River West, located on the northwest corner of Hwy 84 and Rocky River Rd, is a proposed 295 single family and townhome development will be within the following school attendance boundaries for the 2021-2022 school year:

Rocky River Elementary	Forecasted to be at 78% rated capacity (this fall)
Sun Valley Middle	Forecasted to be at 98% rated capacity
Sun Valley High	Forecasted to be at 85% 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.

Although the currently assigned schools are within rated capacity, the volume of planned residential construction in this area threatens the ability of existing schools to handle increased enrollments. Note that Sun Valley MS is no longer accepting any transfers due to high enrollment.

Transportation

This development will have a mix of public roads and private alleys; with that said, all roads, whether private or public, will be built to City of Monroe standards. All public roads will be maintained by the City of Monroe. All private alleys will be maintained by the HOA. The commercial parking areas and drive aisles will be maintained privately as well.

The proposal includes five (5) entrance points; two (2) on Weddington Highway and three (3) on N. Rocky River Road. Due to the number of lots in this development, a TIA (Traffic Impact Analysis) was conducted for this project. The following improvements are required for this development:

At the intersection of N. Rocky River Road and Goldmine Road

1. Extend the existing southbound left turn lane along N. Rocky River at the intersection of Goldmine Road to accommodate 150-feet of storage.

At the intersection of Weddington Highway and N. Rocky River Road

1. Construct a westbound right turn lane along Weddington Road with 125-feet of storage.
2. There is an existing NCDOT project on file to add left turn lanes at this intersection; the developer will be responsible for maximizing the storage of the left turn lane from where the NCDOT project stops and access # 3.

Access #1 (northern most entrance along N. Rocky River Road), this entrance is a full movement entrance.

1. Construct a southbound right turn lane into the development with storage.
2. Construct a northbound left turn lane into the development with storage.
3. Construct an exclusive left turn lane to exit the development with storage.
4. Construct a shared through-right lane to exit the development.

Access #2 (middle entrance along N. Rocky River Road), this entrance is a full movement entrance.

1. Construct a southbound right turn lane into the development with storage.
2. Construct a northbound left turn lane into the development with storage.
3. Construct dedicated left and right turn lanes to exit the development.

Access #3 (southern most entrance along N. Rocky River Road), this entrance is a right in-right out entrance.

1. Construct a southbound right turn lane into the development with storage.
2. Construct a right turn lane to exit the development.

Access #4 (eastern entrance along Weddington Highway), this entrance is a full movement entrance.

1. Construct a westbound right turn lane into the development with storage.
2. Construct an eastbound left turn lane into the development with storage.
3. Construct dedicated left and right turn lanes to exit the development

Access #5 (western entrance along Weddington Highway), this

1. Construct a westbound right turn lane into the development with storage.
2. Construct an eastbound left turn lane into the development with storage.
3. Construct a single exit lane to allow for left and right turns.

LAND DEVELOPMENT PLAN CONSISTENCY

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. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Emphasis should be placed on integrating the design of commercial centers with surrounding neighborhoods. Multimodal connectivity between neighborhoods and to nearby center 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. Both single family and multi- family residential and commercial uses are listed as priority uses in this character area. Mixed Use areas are not listed as a priority use in the character area.

Staff believes the proposed project is consistent with the Future Land Use Plan. Both residential and commercial uses are listed as priority uses. There is a small mixed-use building as part of

this project; however, overall the project has a separate residential portion and a separate commercial portion whereas the mixed-use building is small in comparison to the overall site. Staff believes the project is a reasonable use and in the public interest because it provides a mix of housing and lot sizes, is consistent with the allowable density and provides connections to the proposed commercial activity center.

PUBLIC NOTIFICATION

The applicant has not held a neighborhood meeting at this point but is making arrangements to hold one prior to City Council.

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 “Villages at Rocky River West”.

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:

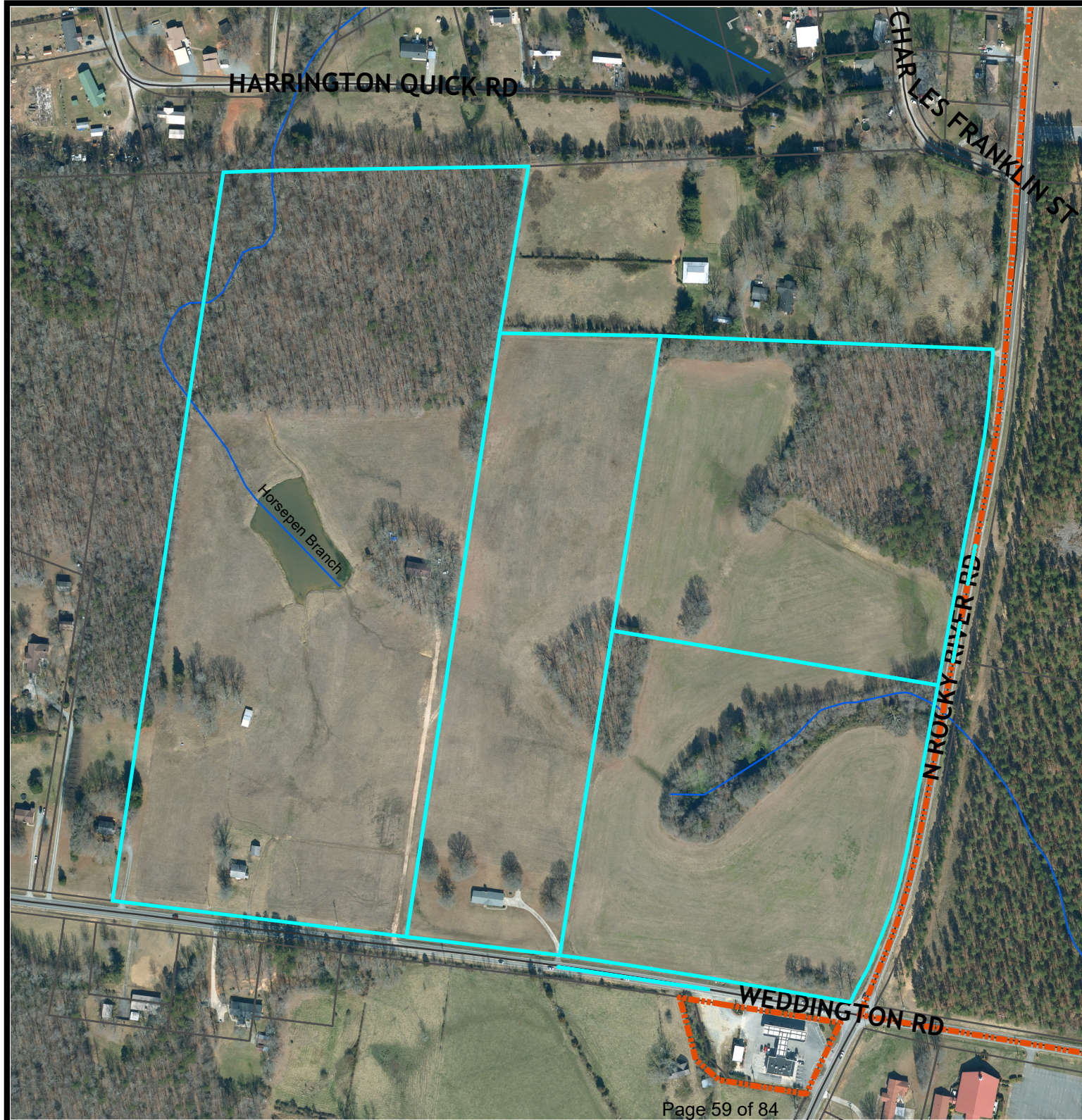
- 1. Motion to recommend adoption of the Ordinance amending section 156.98- Conditional Districts Established and section 156.106- Official Zoning Map.*

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. Residential & Mixed Use Elevations
5. Commercial Elevations
6. FLUM Map
7. FLUM Description
8. Approval Resolution
9. Denial Resolution
10. Ordinance 156.106
11. Ordinance 156.98



Ortho Map

CD "Village at Rocky River West"

Legend

-  Parcels
-  Centerlines
-  City Limits
-  streams

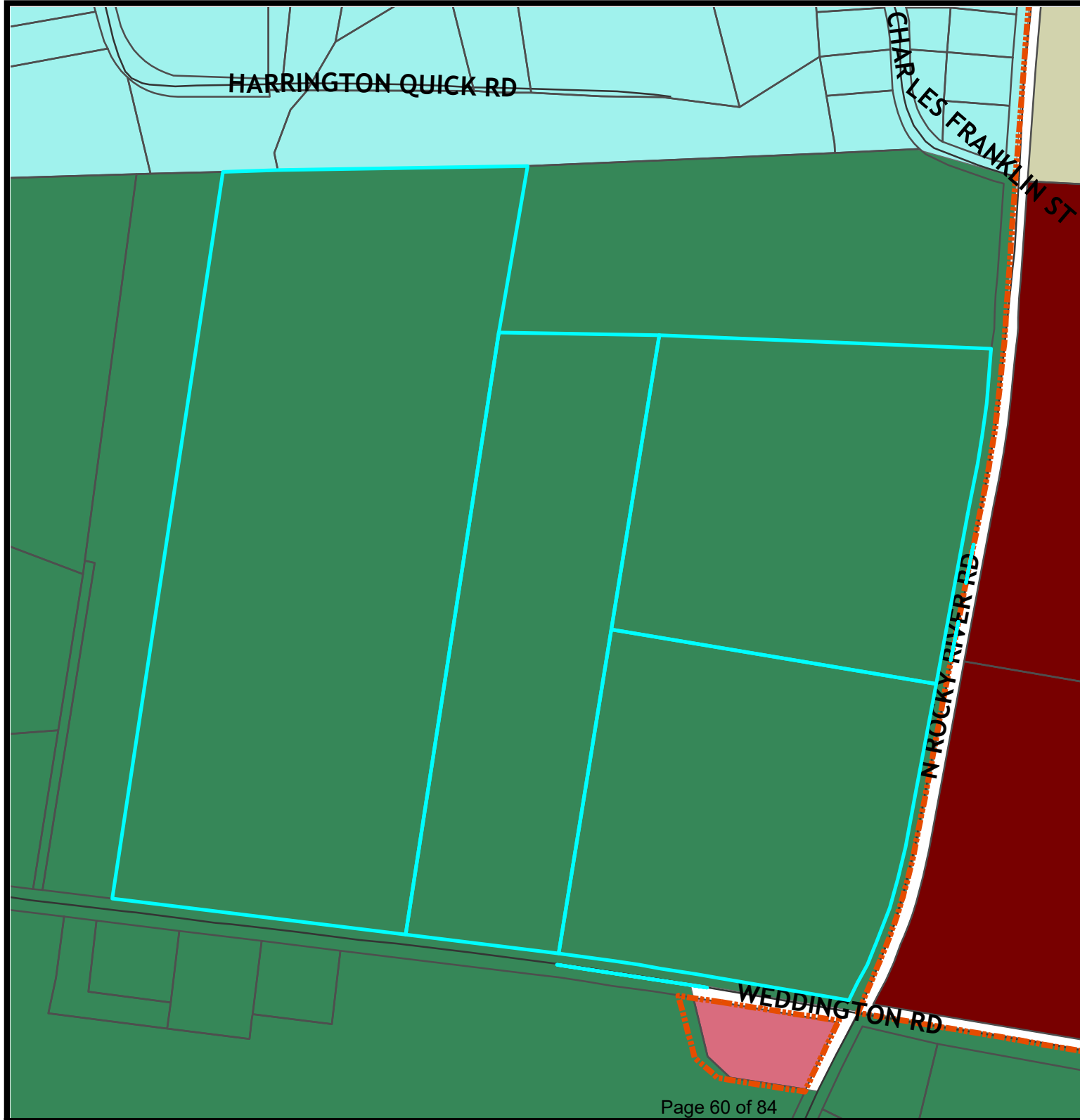
Existing: R-20
(Union County)

Owner: Monroe Township
Farms LLC, Mary Elizabeth
Dalton Brand

Acres: 80.518



0 320 640
Feet



Zoning Map

CD "Village at Rocky River West"

Legend

 City Limits

 Parcels

 Centerlines

Zoning Districts

 R-40

 GB

 CD

UC Zoning Districts

 R-20

 RA-20

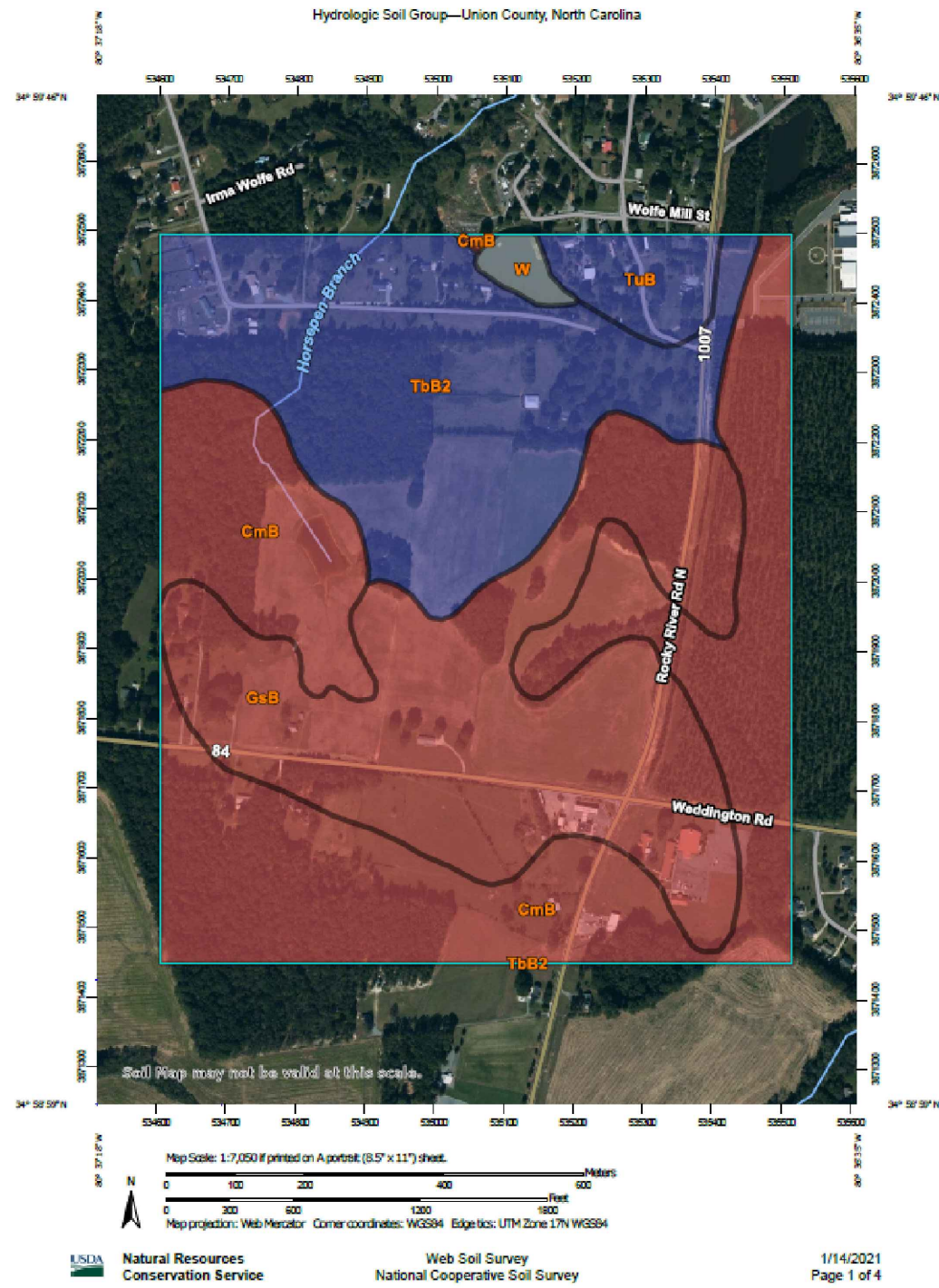
**Existing: R-20
(Union County)**

**Owner: Monroe Township
Farms LLC, Mary Elizabeth
Dalton Brand**

Acres: 80.518



0 320 640
 Feet



ELIZABETH T. MILLS
DB. 119 PG. 661
TAX PIN: 09375013

PAUL HARRINGTON
DB. 368 PG. 635
TAX PIN: 09375015D

MINNIE SUE MONGILLO
DB. 460 PG. 887
TAX PIN: 09375016N

R. GREGORY WHITE
DB. 1173 PG. 738
TAX PIN: 09375016B

HARRIS TEETER PROPERTIES, LLC
LOT 2
DB. 7279 PG. 602PLAT CAB. J. FILE 472
TAX PIN: 09348013BB

MONROE TOWNSHIP FARMS, LLC
DB. 7279 PG. 602
TAX PIN: 09375014
1,418,369 sq.ft.
32.561 acres
EXISTING POND

MONROE TOWNSHIP FARMS, LLC
DB. 7279 PG. 602
TAX PIN: 09375015
664,459 sq.ft.
15.254 acres

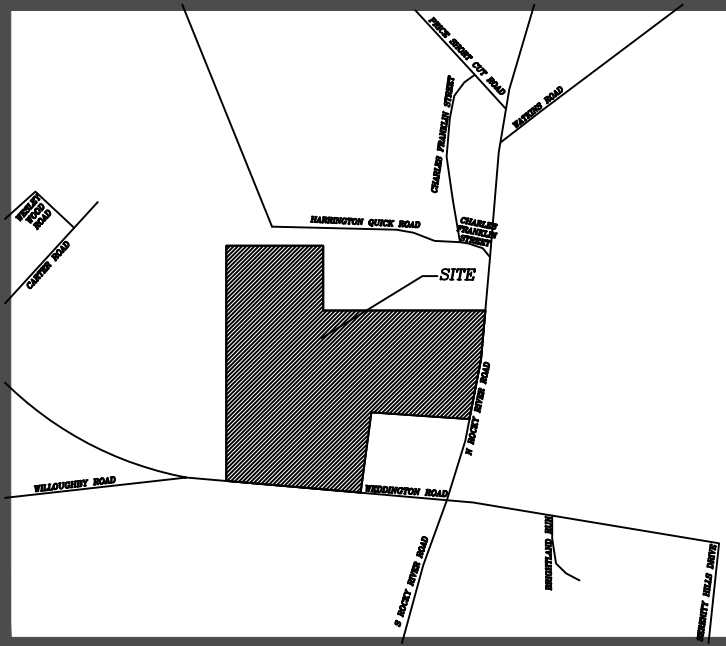
MARY ELIZABETH BRAND
DB. 1331 PG. 440
TAX PIN: 09375015B
1,424,534 sq.ft.
32.703 acres

HARRIS TEETER PROPERTIES, LLC
LOT 1
DB. 7279 PG. 602PLAT CAB. J. FILE 472
TAX PIN: 09348013BB

Petitioner(s) voluntarily agree to all conditions
approved by City Council, which are listed on
this site plan.

Petitioner Signature 1 Date

Petitioner Signature 2 Date



VICINITY MAP
NOT TO SCALE

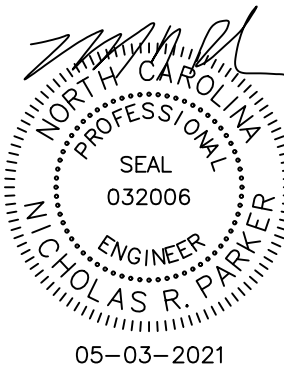


Firm License # P-1191
30 Union Street South
Concord, NC 28025

Civil Site Design
Low Impact Development
Small-Scale Building Design

Telephone: 704.573.1621

Seals:



VILLAGE AT ROCKY RIVER WEST

MONROE, NORTH CAROLINA

BY

GREEN STREET LAND CO. LLC.

6531 HAZELTON DRIVE

CHARLOTTE, NC 28210

(704) 573-1621

BEFORE YOU DIG STOP. CALL THE NC ONE-CALL

CENTER AT 811.

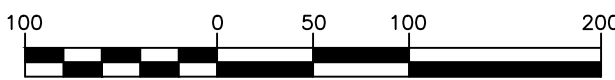
IT'S THE LAW.



LEGEND:

--- EXISTING RIGHT-OF-WAY
--- PROPERTY BOUNDARY
--- 650 EXISTING GRADE
--- ADJACENT PARCEL

GRAPHIC SCALE



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REFERENCE: ALL PARCEL AND BOUNDARY INFORMATION, ADJACENT PROPERTIES, PROPERTY
DIMENSIONS, TOPO, AND COORDINATES REFERENCED FROM A SURVEY BY EAGLE ENGINEERING.

Project Number: 17-20-096

Date: 05.03.2021

Drawn By: EML

Checked By: NRP

Revisions:

01/19/21	For Rezoning
03/15/21	Per City of Monroe
05/03/21	Per City of Monroe

Sheet Title:

Boundary/ Existing Conditions

Sheet No:

RZ-1

TOWNHOME LOTS:	107
52' FRONT LOAD LOTS:	17
40' REAR LOAD LOTS:	62
VILLAGE COTTAGE LOTS:	81
LOFTS:	28
TOTAL:	295

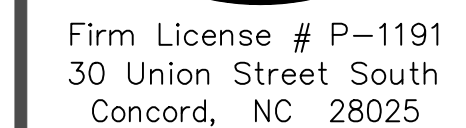
IMPERVIOUS AREA CHART - RESIDENTIAL/MIXED USE						
ROADS/PARKING (SQ FT)	SIDEWALKS (SQ FT)	LOTS (SQ FT)	DRIVEWAYS (SQ FT)	AMMENITY (SQ FT)	MIXED USE (MAX) (SQ FT)	PERCENT IMPERVIOUS
371,681	90,277	843,389	94,400	19,937	14,000	51.30%

NOTE: PER NCDOT THE DEVELOPER/BUILDER MAY PLAT, BUILD, AND SELL NO MORE THAN 50 LOTS BEFORE ROADWAY IMPROVEMENTS WILL BE REQUIRED. IN ORDER TO PLAT, BUILD, OR SELL ANY LOTS OVER THE 50 LOT POINT THE DEVELOPER/BUILDER WILL NEED TO INSTALL AND MAKER OPERATIONAL THE ROADWAY IMPROVEMENTS.

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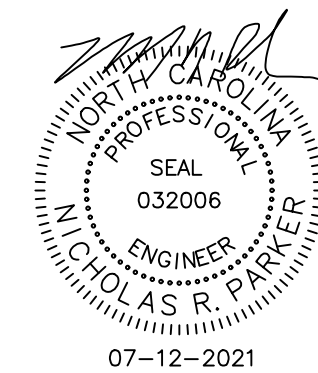
REFERENCE: ALL PARCEL AND BOUNDARY INFORMATION, ADJACENT PROPERTIES, PROPERTY DIMENSIONS, TOPO. AND COORDINATES REFERENCED FROM A SURVEY BY EAGLE ENGINEERING

NOTE: ALL NEW BUILDINGS, STRUCTURES AND APPURTENANCES SHALL COMPLY WITH THE APPLICABLE NORTH CAROLINA BUILDING CODES ADMINISTERED AT THE TIME OF PERMITTING.



Civil Site Design
Low Impact Development
Small-Scale Building Design
Telephone: 704.573.1621

Seals:



VILLAGES AT ROCKY RIVER WEST
MONROE, NORTH CAROLINA

FOR
GREEN STREET LAND CO. LLC,
G53 I HAZELTON DRIVE
CHARLOTTE, NC 28210
(704) 573-1621

Project Number: 17-20-096

Date: 07.12.2021

Drawn By: EML

Checked By: NRP

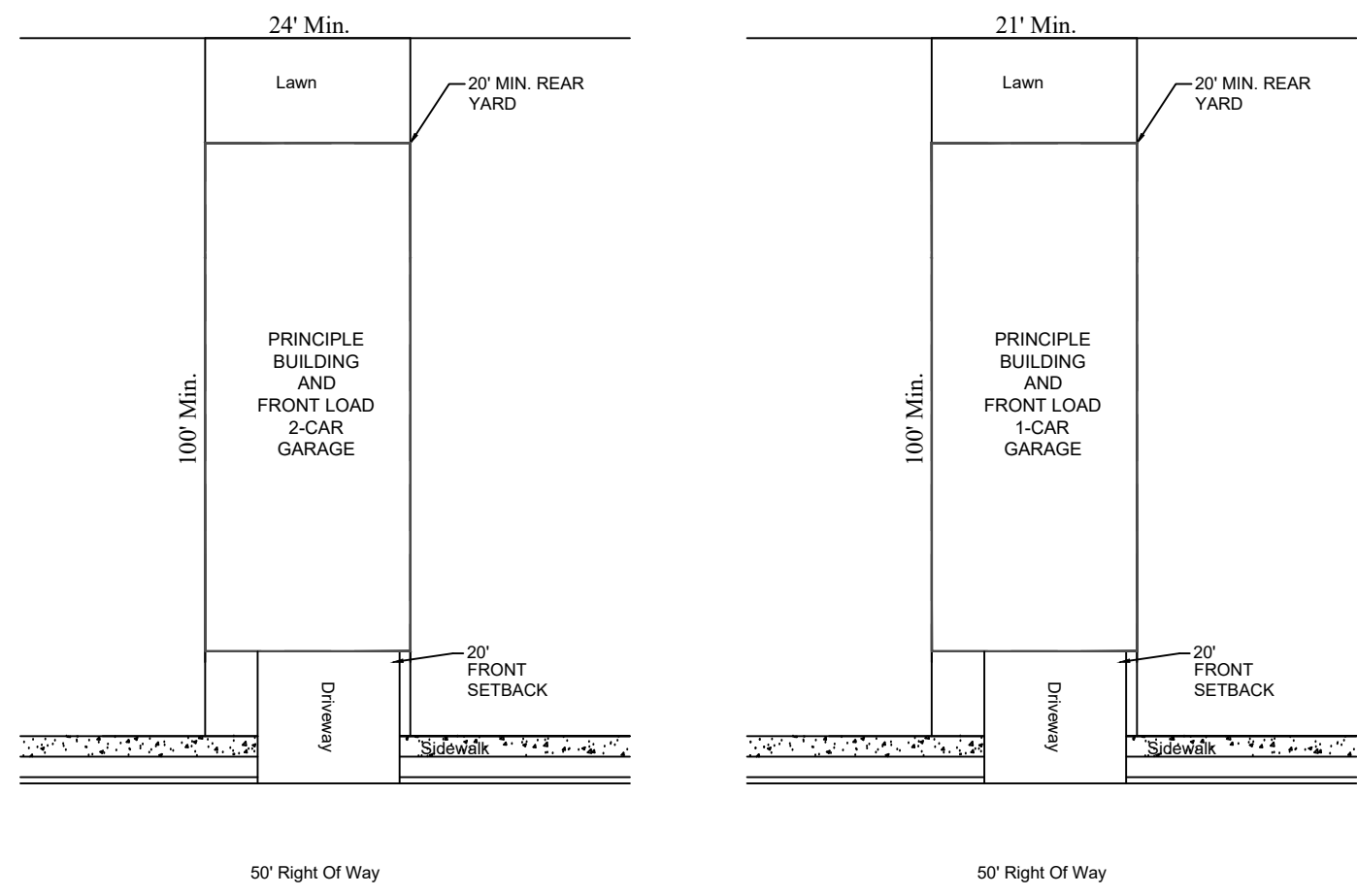
Revisions:	
	01/19/21 For Rezoning
	03/15/21 Per City of Monroe
	05/03/21 Per City of Monroe
	06/04/21 Per City of Monroe
	07/12/21 Per City of Monroe

Sheet Title:

Overall Site Plan

Sheet No:

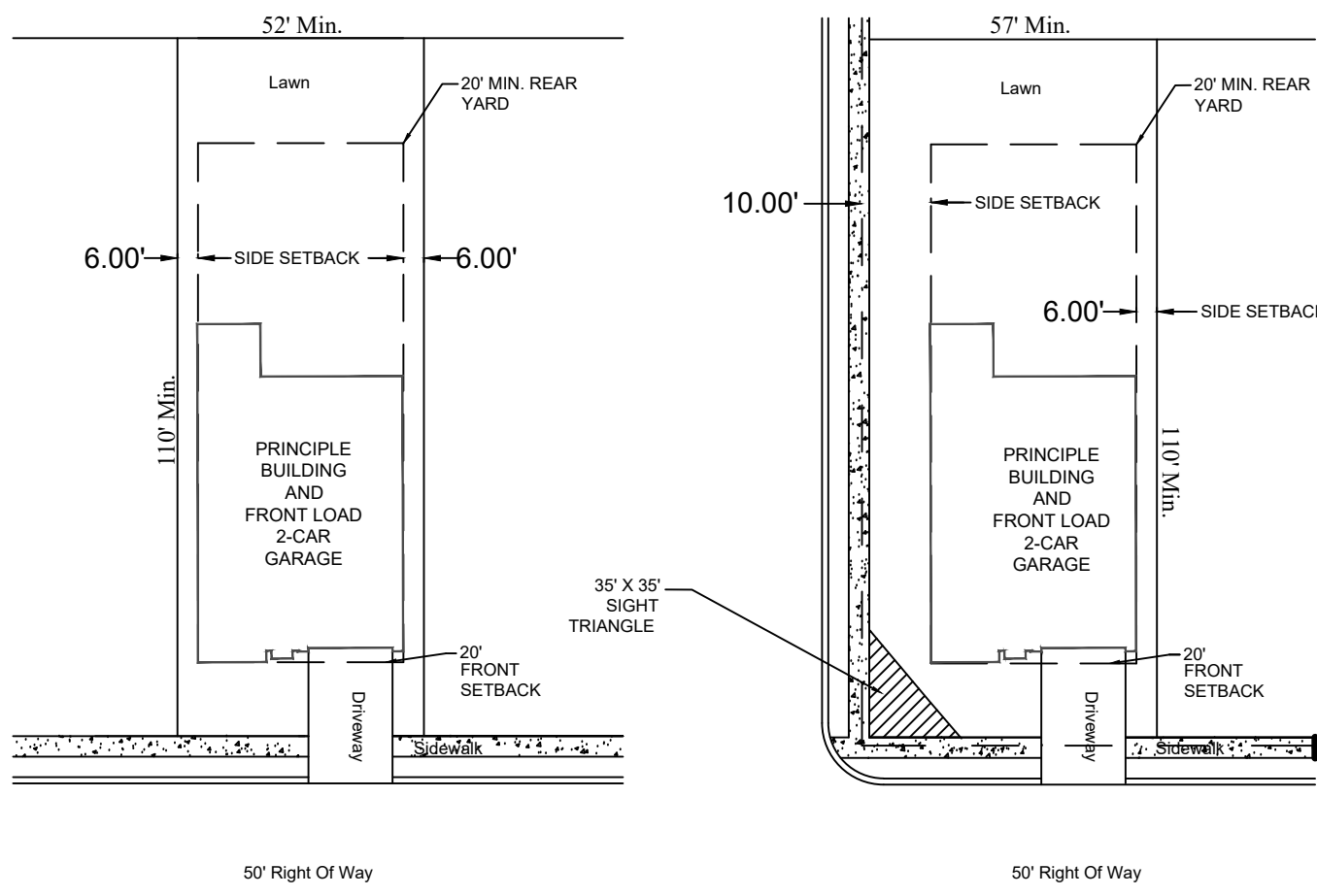
RZ-2



TYPICAL 24' TOWNHOME LOT
SCALE: NTS

TYPICAL 21' TOWNHOME LOT
SCALE: NTS

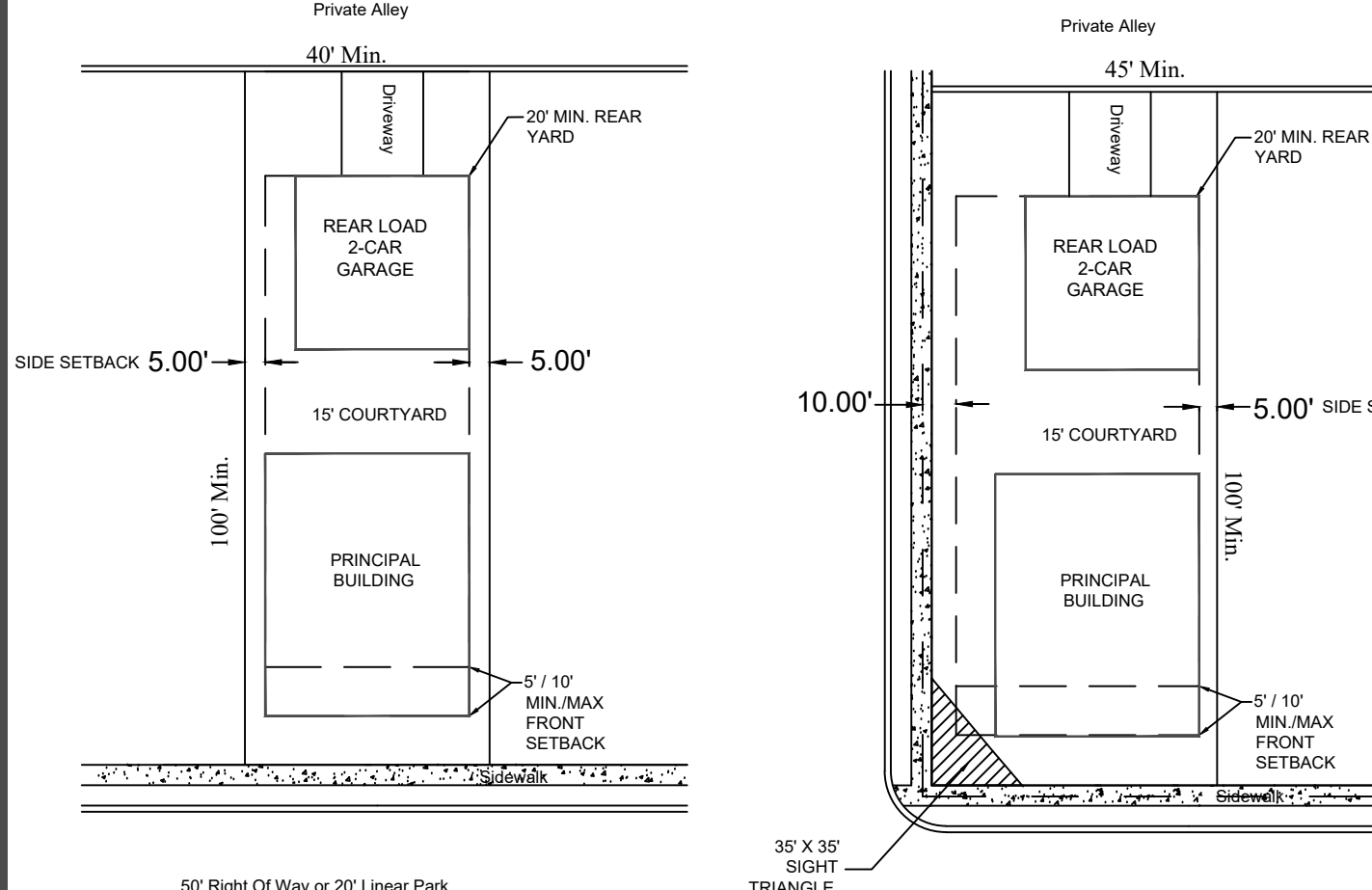
TOWNHOME LOTS



TYPICAL INTERIOR LOT
SCALE: NTS

TYPICAL CORNER LOT
SCALE: NTS

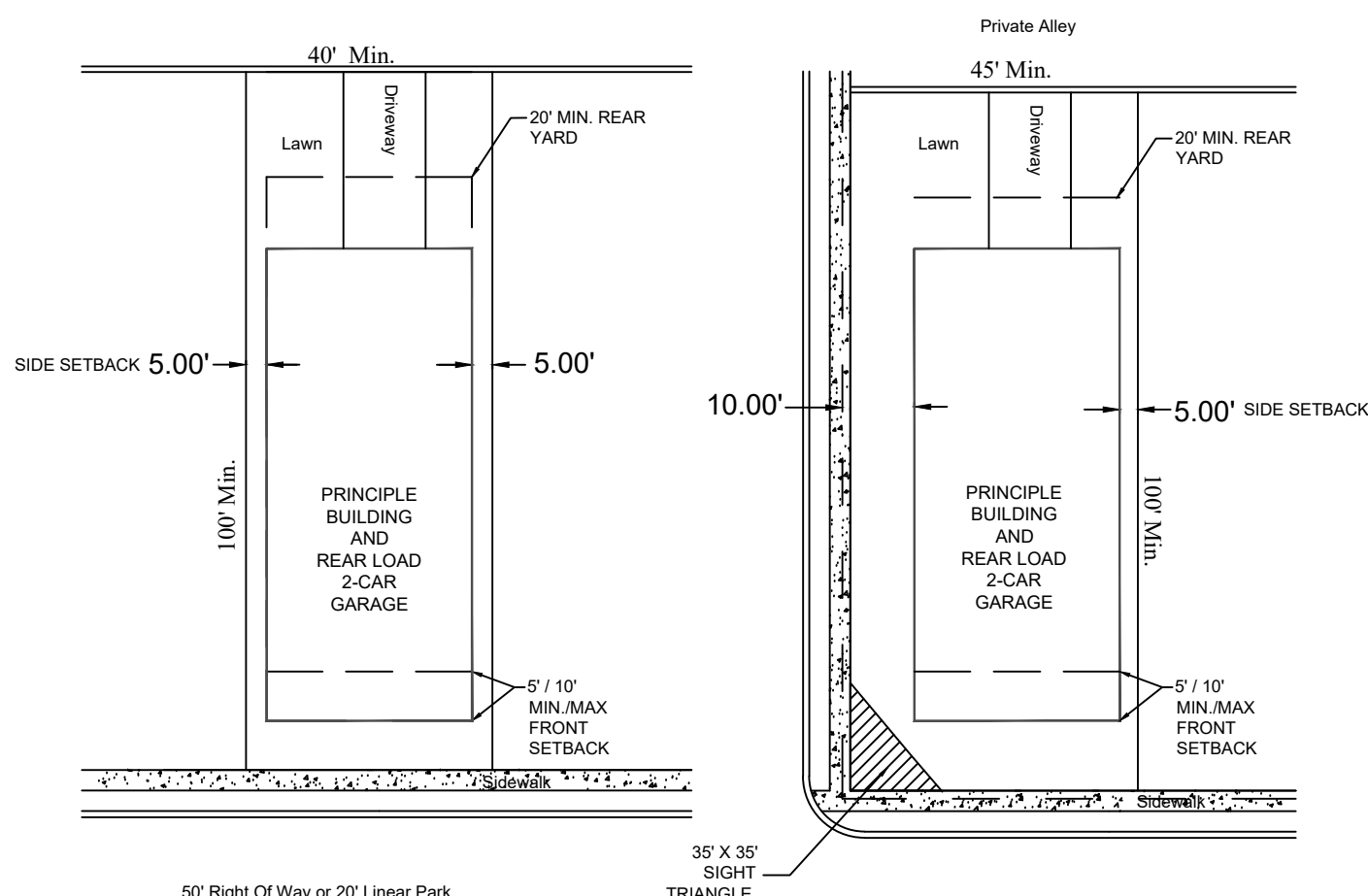
52' SINGLE FAMILY LOTS



TYPICAL INTERIOR LOT
SCALE: NTS

TYPICAL CORNER LOT
SCALE: NTS

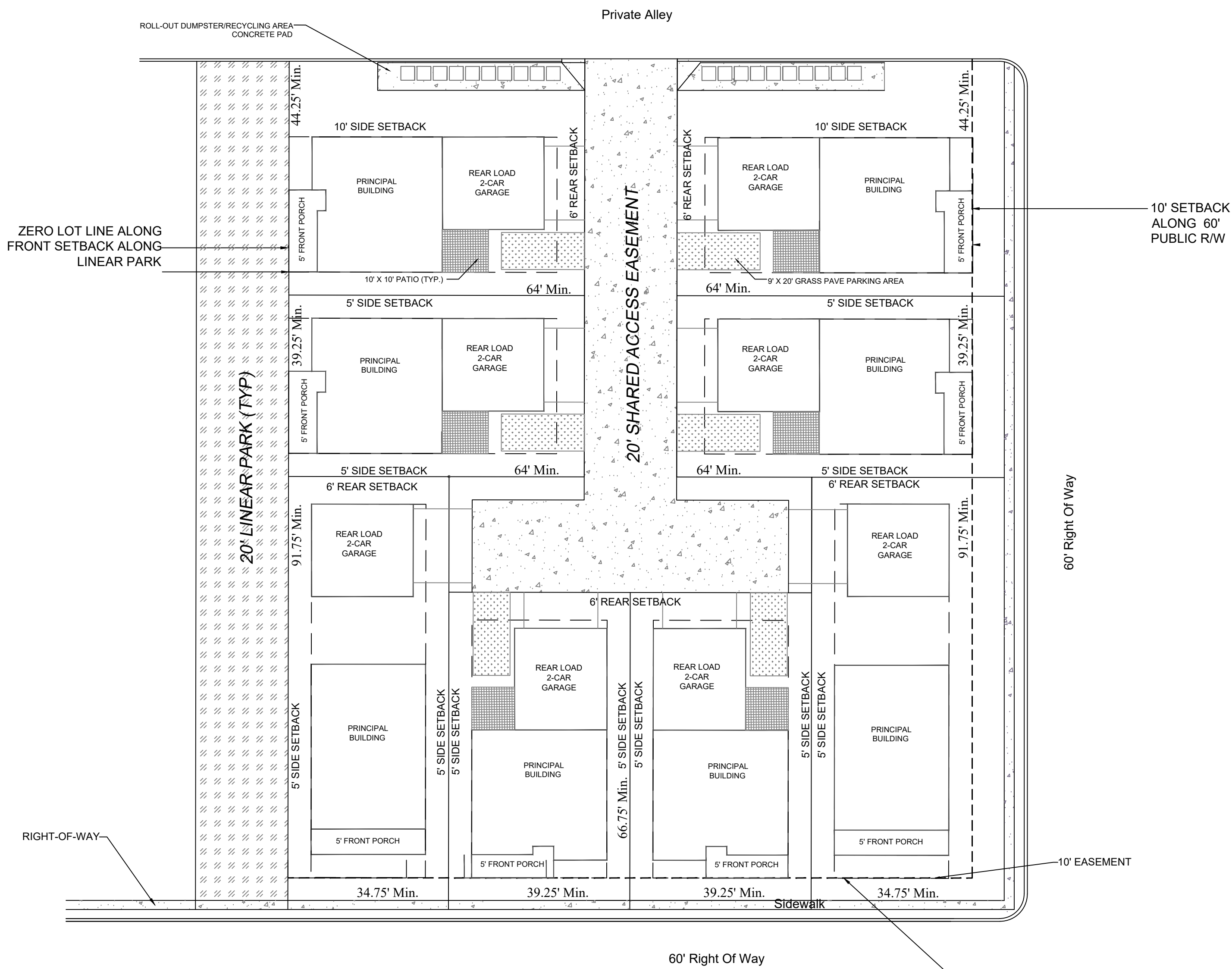
40' SINGLE FAMILY LOTS W/ DETACHED GARAGE



TYPICAL INTERIOR LOT
SCALE: NTS

TYPICAL CORNER LOT
SCALE: NTS

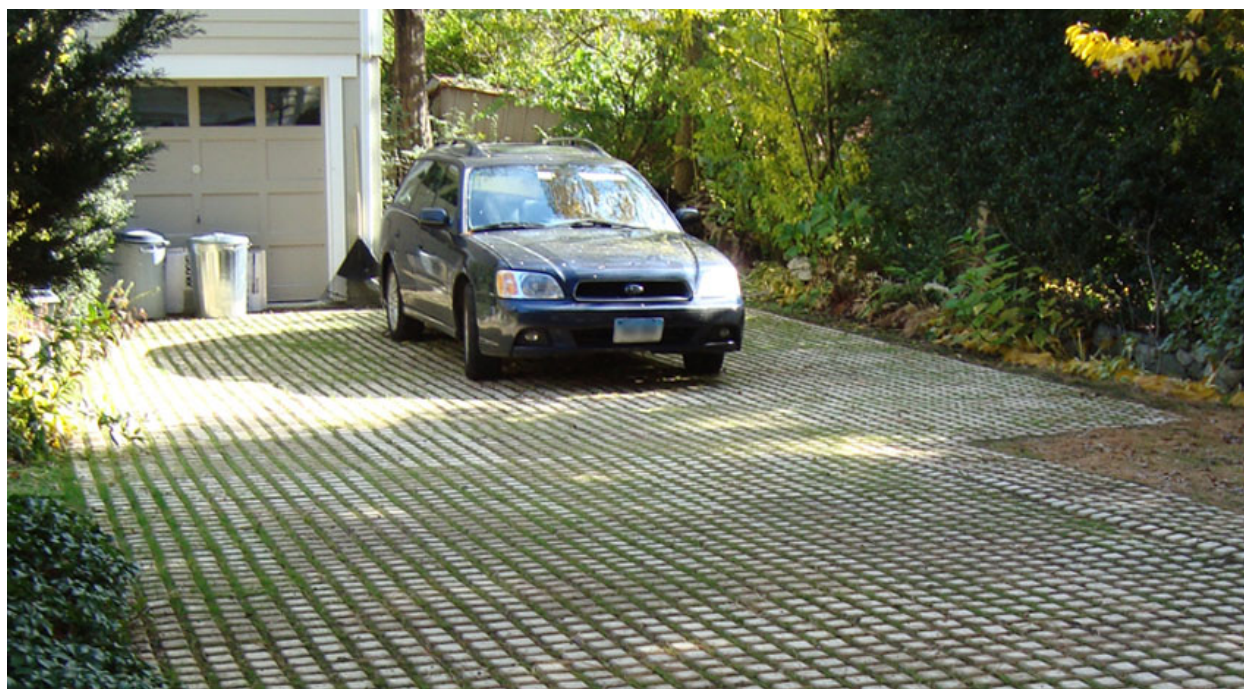
40' SINGLE FAMILY LOTS W/ ATTACHED GARAGE



TYPICAL VILLAGE
COTTAGE BLOCK

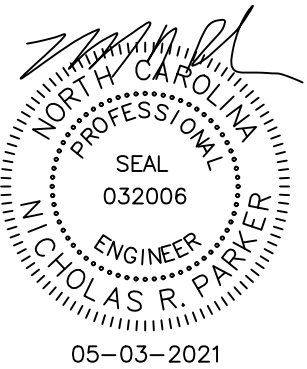


GRASS PAVE PARKING
EXAMPLES



Firm License # P-1191
30 Union Street South
Concord, NC 28025
Civil Site Design
Low Impact Development
Small-Scale Building Design
Telephone: 704.573.1621

Seals:



VILLAGES AT ROCKY RIVER WEST
MONROE, NORTH CAROLINA
FOR
GREEN STREET LAND CO. LLC.
6531 HAZELTON DRIVE
CHARLOTTE, NC 28210
(704) 573-1621

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Date: 05.03.2021
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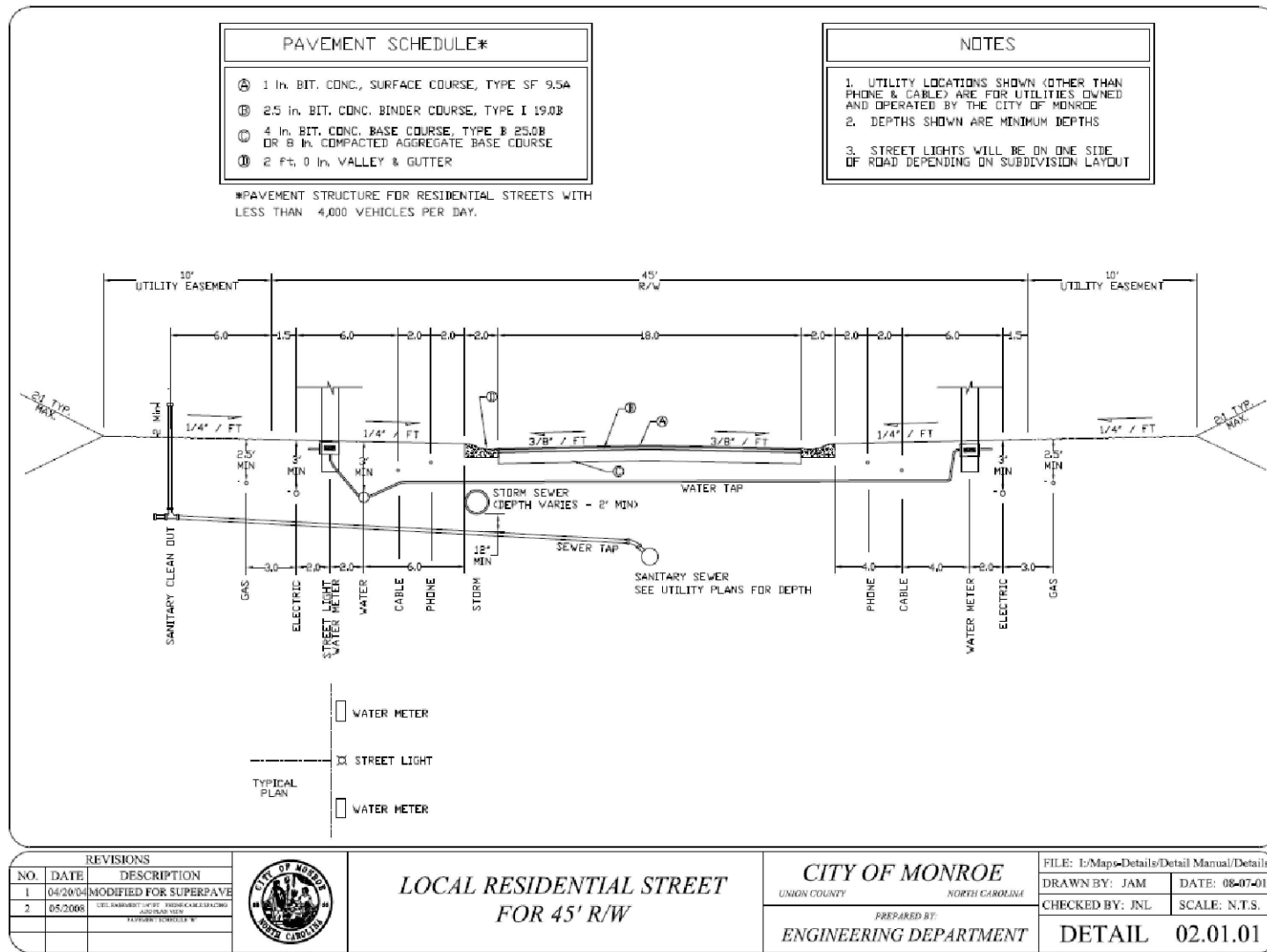
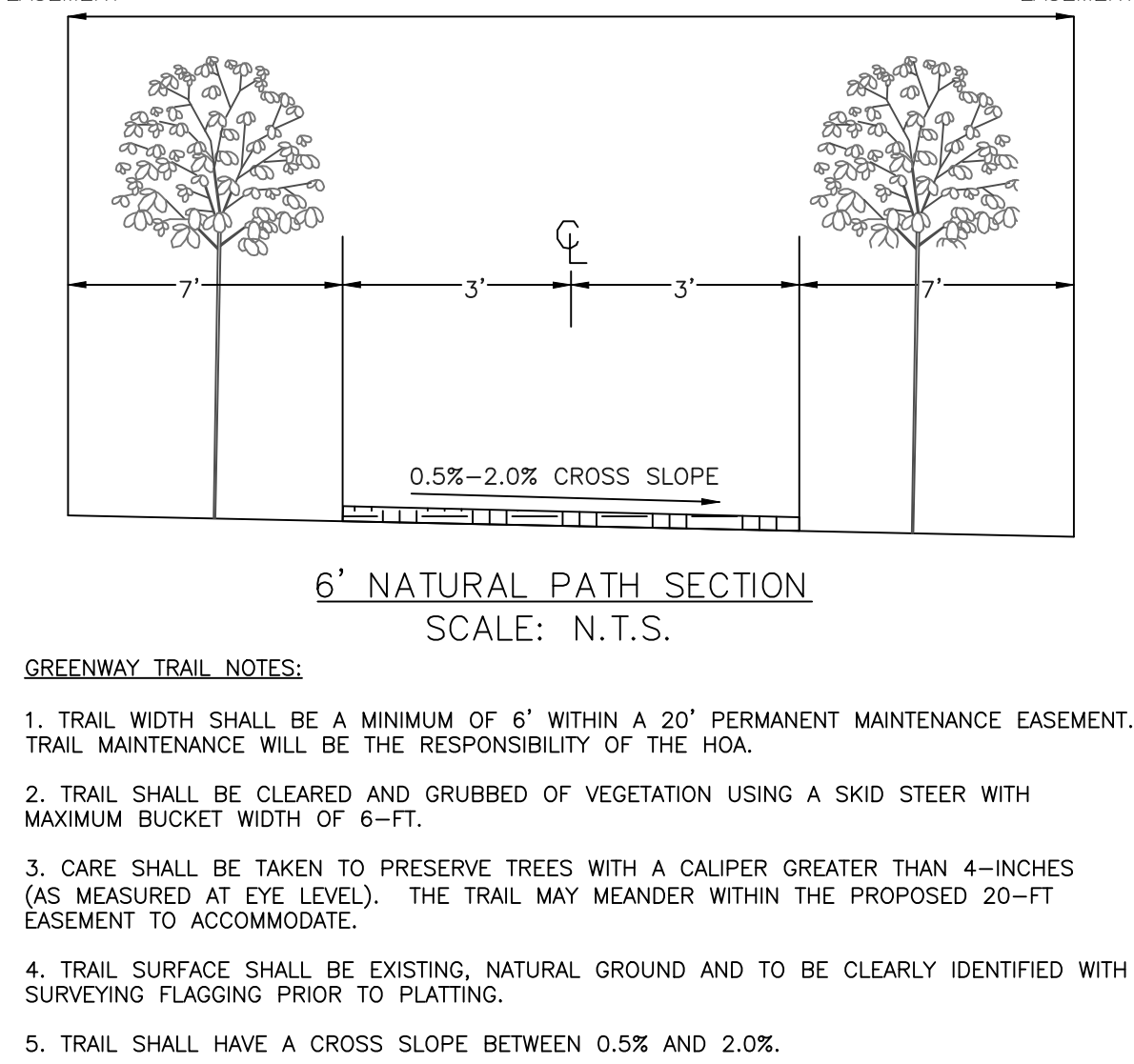
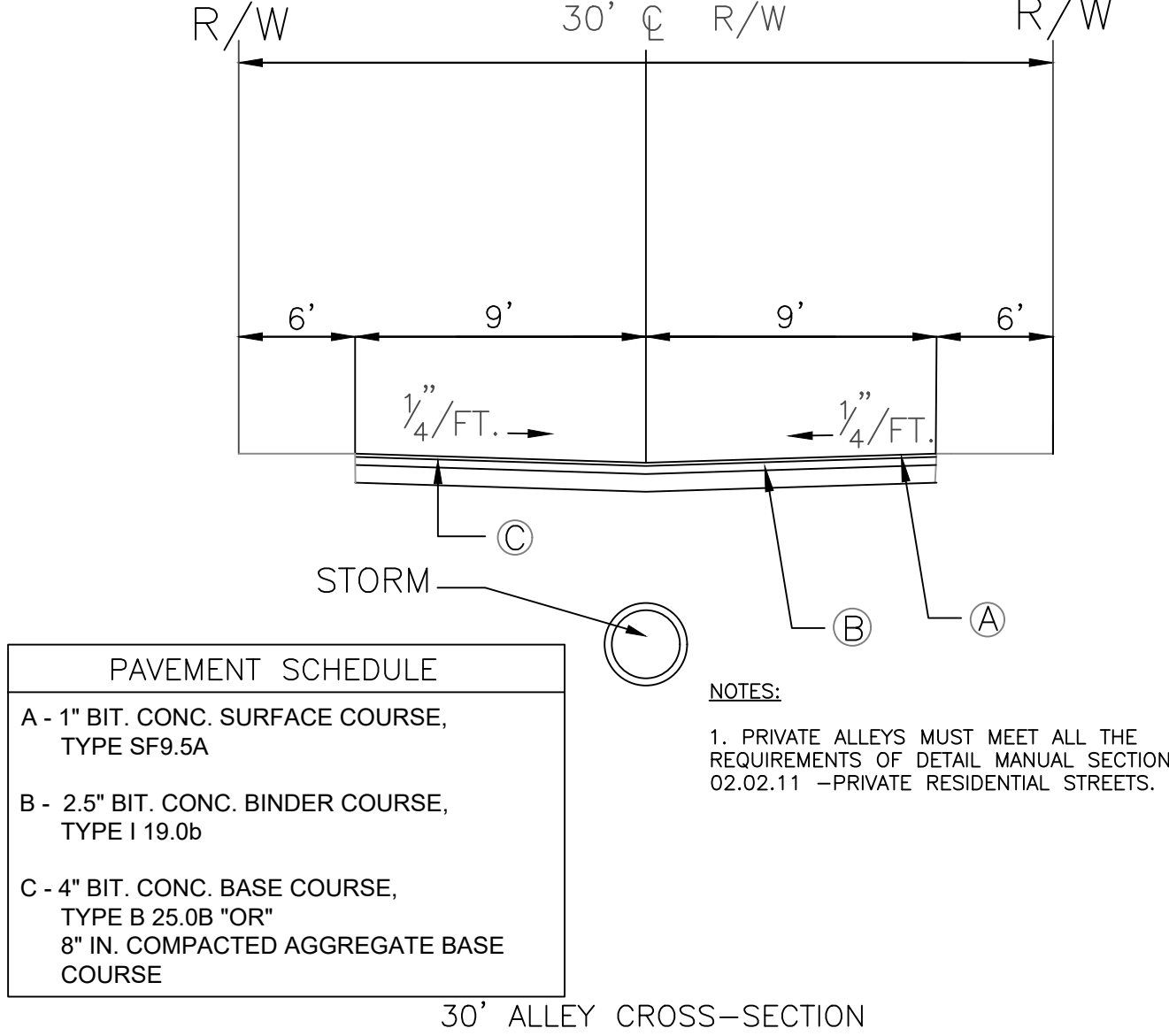
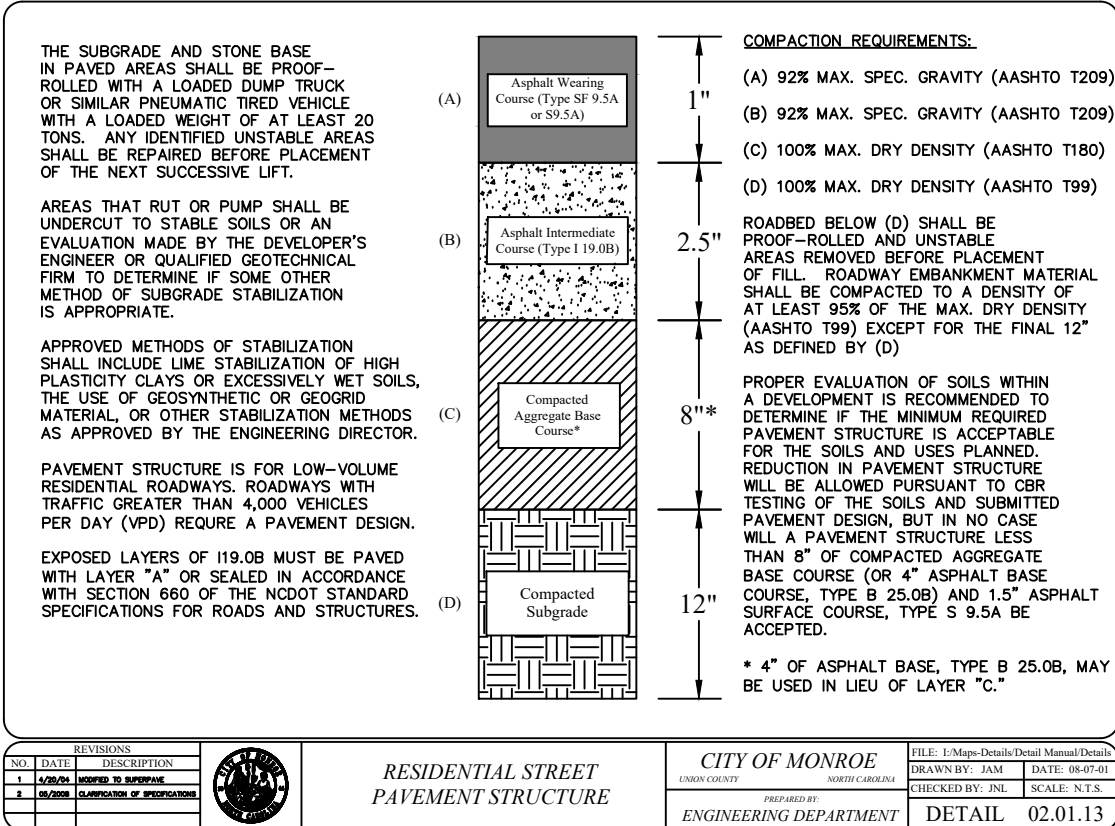
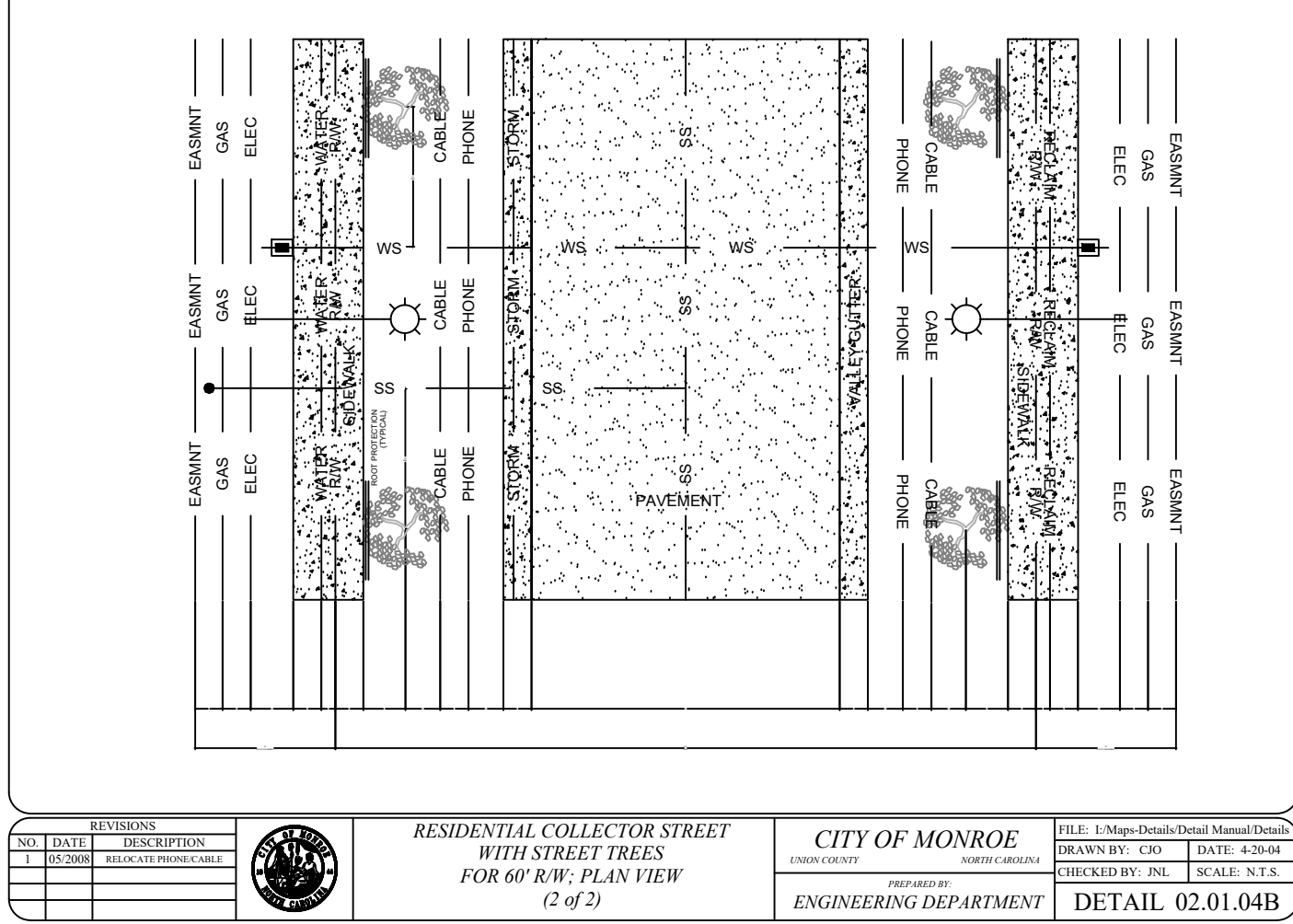
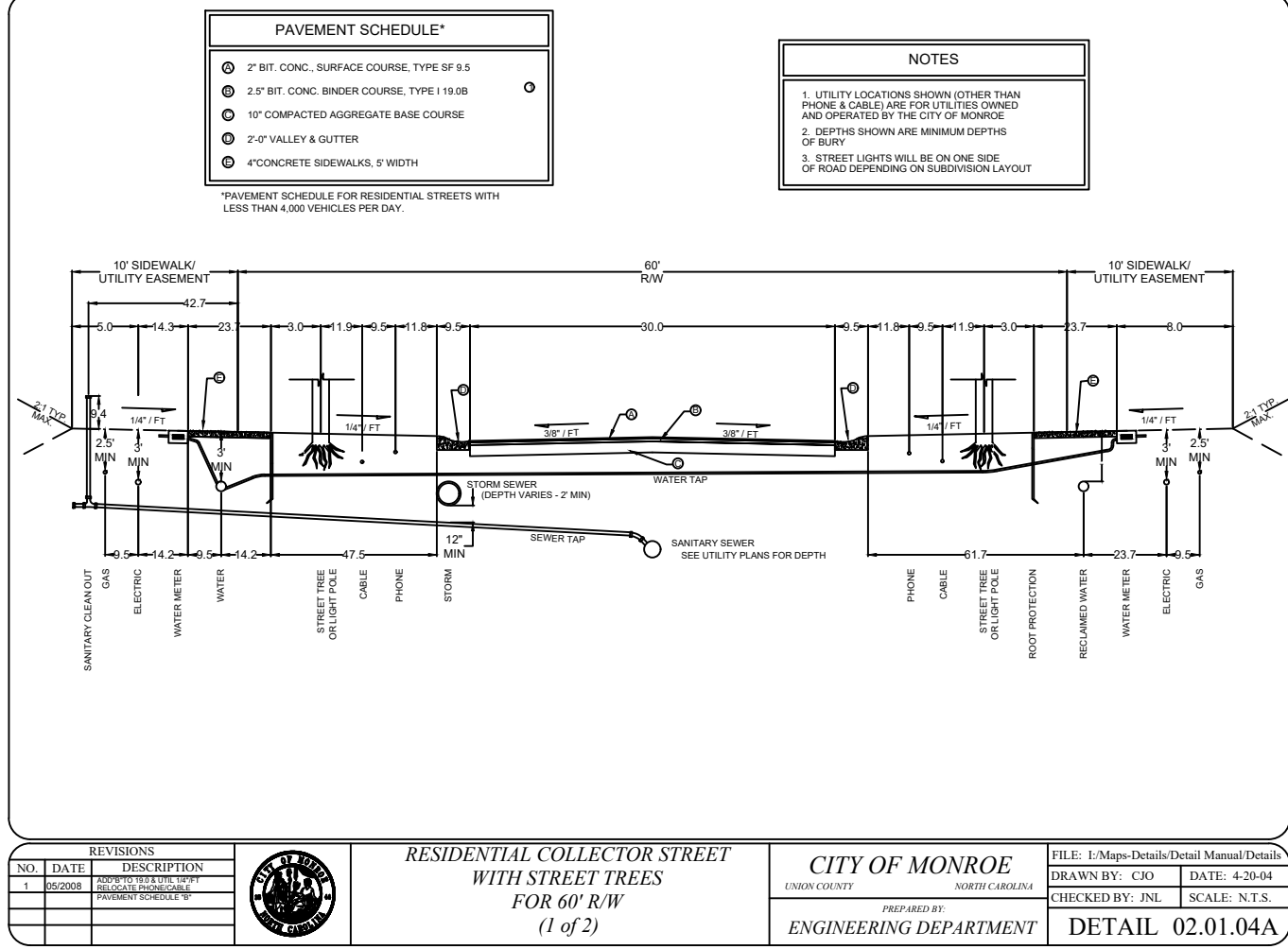
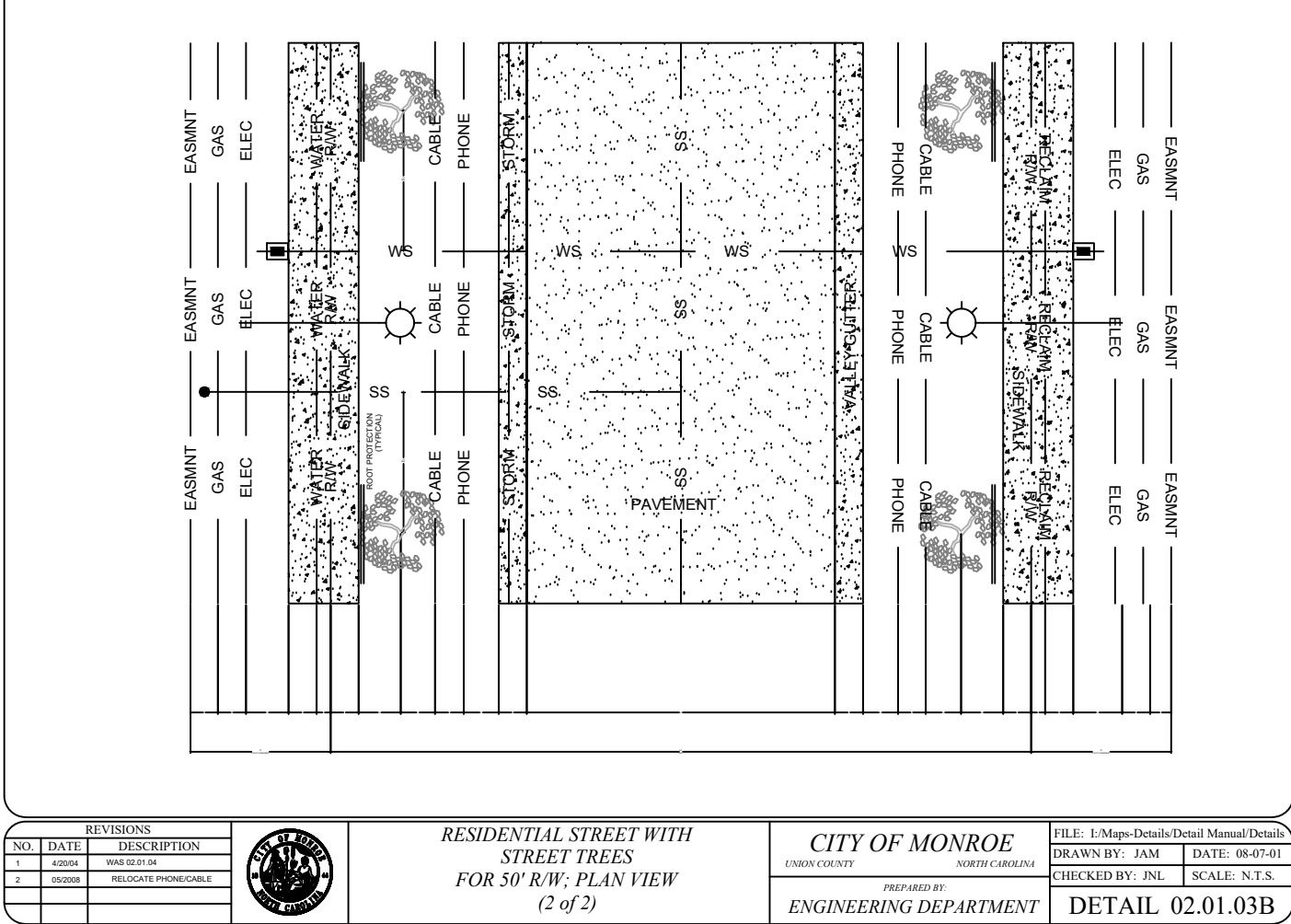
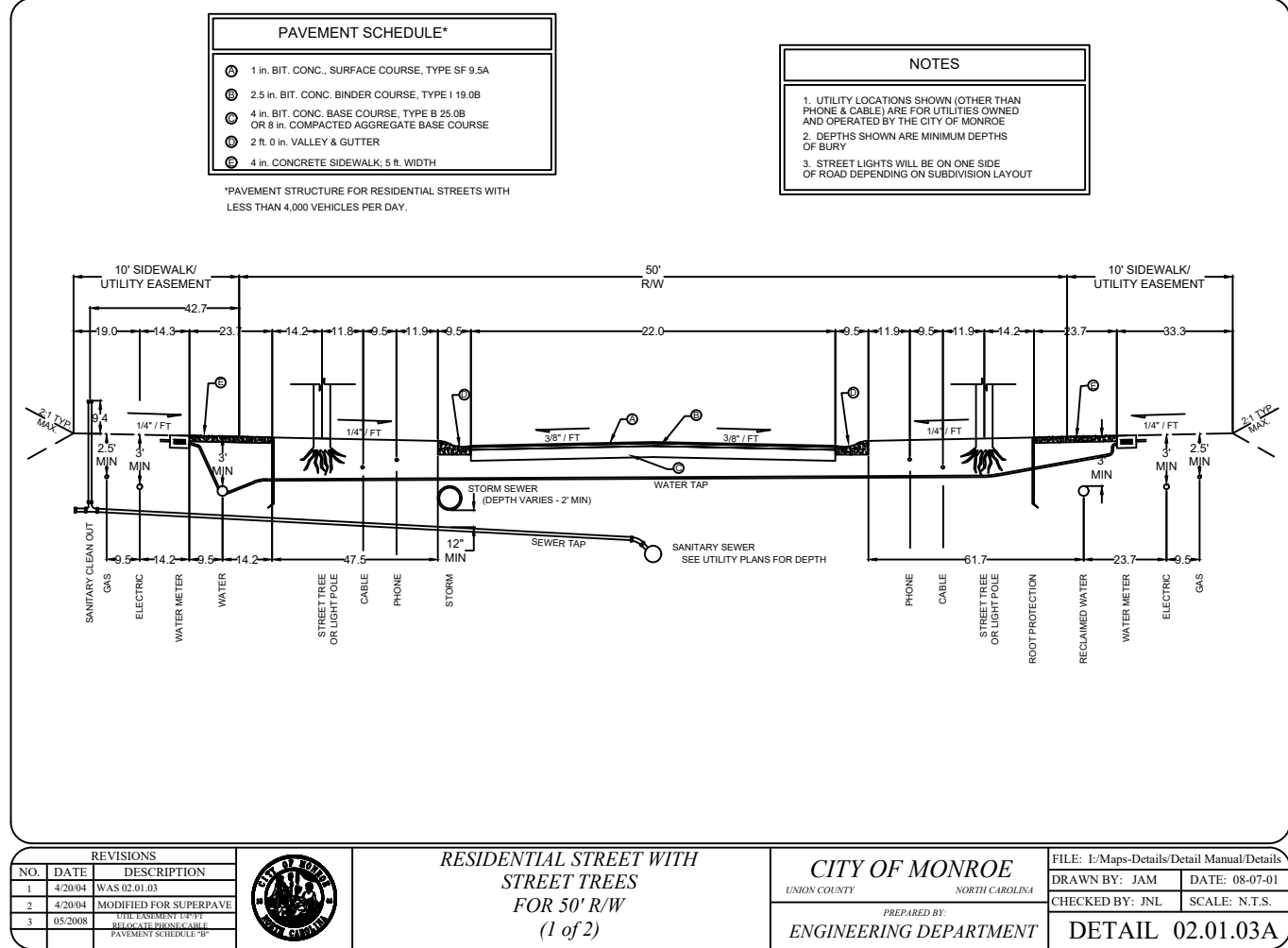
Revisions:	
01/19/21	For Rezoning
03/15/21	Per City of Monroe
05/03/21	Per City of Monroe

Sheet Title:

Typical
Lot
Diagrams

Sheet No:

RZ-3



ATTACHED SINGLE FAMILY HOMES (TOWNHOMES):

- MINIMUM LOT SIZE IS 2,100 SQ.FT.
- MINIMUM HOUSE SIZE SHALL BE 1,260 SQ. FT.
- EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO, AND/OR BRICK MATERIALS. VINYL MATERIALS MAY ONLY BE USED FOR TRIM WORK. 25% OF THE FRONT FACADE OF THE HOME MUST BE BRICK AND/OR STONE.
- HOUSES BUILT ON SLAB FOUNDATIONS SHALL HAVE BRICK, OF STANDARD SIZE, EXTENDING UP THE FACE OF THE FOUNDATION TO THE TOP OF THE SLAB.
- 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 VENEERED CONSISTENT WITH THE ARCHITECTURE.
- ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE. EACH DRIVEWAY SHALL BE ABLE TO ACCOMMODATE AT LEAST ONE (2) VEHICLES.
- ALL END UNIT TOWNHOMES SHALL HAVE A STANDARD TWO (2) CAR GARAGE. ALL INTERNAL TOWNHOMES SHALL HAVE A STANDARD ONE CAR ATTACHED GARAGE (MINIMUM).
- ALL FRONT LOAD GARAGES SHALL HAVE CARRIAGE STYLE DOORS OR HARDWARE THAT MIMICS CARRIAGE STYLE DOORS.
- FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ROLL-OUT CARTS WILL BE UTILIZED FOR THE TOWNHOMES.
- EACH TOWNHOME UNIT SHALL BE STAGGERED A MINIMUM OF 1-FOOT FROM THE UNIT DIRECTLY CONNECTED TO IT.
- EACH SET OF TOWNHOMES SHALL HAVE AT LEAST TWO (2) YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE A CALIBER OF 1-1/2 INCHES MEASURED 6-INCHES ABOVE THE GROUND.

FRONT LOAD DETACHED SINGLE FAMILY HOMES:

- MINIMUM LOT SIZE IS 5,700 SQ.FT.
- MINIMUM HOUSE SIZE IS 1,400 SQ. FT.
- EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO, AND/OR BRICK MATERIALS. VINYL MATERIALS MAY ONLY BE USED FOR TRIM WORK. 25% OF THE FRONT FACADE OF THE HOME MUST BE BRICK AND/OR STONE.
- HOUSES BUILT ON SLAB FOUNDATIONS SHALL HAVE BRICK, OF STANDARD SIZE, EXTENDING UP THE FACE OF THE FOUNDATION TO THE TOP OF THE SLAB.
- 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 VENEERED CONSISTENT WITH THE ARCHITECTURE.
- ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE. EACH DRIVEWAY SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES.
- ALL HOUSES SHALL HAVE A STANDARD TWO CAR ATTACHED GARAGE (MINIMUM).
- ALL GARAGES SHALL HAVE CARRIAGE STYLE DOORS OR HARDWARE THAT MIMICS CARRIAGE STYLE DOORS.
- FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 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.
- EACH SINGLE FAMILY LOT SHALL HAVE AT LEAST TWO (2) YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE A CALIBER OF 1-1/2 INCHES MEASURED 6-INCHES ABOVE THE GROUND.

REAR LOAD DETACHED SINGLE FAMILY HOMES:

- MINIMUM LOT SIZE IS 4,000 SQ.FT.
- MINIMUM HOUSE SIZE IS 1,400 SQ. FT.
- EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO, AND/OR BRICK MATERIALS. VINYL MATERIALS MAY ONLY BE USED FOR TRIM WORK. 25% OF THE FRONT FACADE OF THE HOME MUST BE BRICK AND/OR STONE.
- A HOME THAT HAS A FRONT PORCH THAT ENCOMPASSES MORE THAN 75% OF THE FRONT ELEVATION OF THE HOME IS NOT REQUIRED TO HAVE 25% BRICK AND/OR STONE ON THE FRONT FACADE.
- HOUSES BUILT ON SLAB FOUNDATIONS SHALL HAVE BRICK, OF STANDARD SIZE, EXTENDING UP THE FACE OF THE FOUNDATION TO THE TOP OF THE SLAB.
- 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 VENEERED CONSISTENT WITH THE ARCHITECTURE.
- ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE. EACH DRIVEWAY SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES.
- ALL HOUSES SHALL HAVE A STANDARD TWO CAR ATTACHED OR DETACHED GARAGE (MINIMUM).
- ALL GARAGES SHALL HAVE CARRIAGE STYLE DOORS OR HARDWARE THAT MIMICS CARRIAGE STYLE DOORS.
- FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- EACH SINGLE-FAMILY LOT SHALL HAVE AT LEAST TWO (2) YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE A CALIBER OF 1-1/2 INCHES MEASURED 6-INCHES ABOVE THE GROUND.

VILLAGE COTTAGE SINGLE FAMILY HOMES:

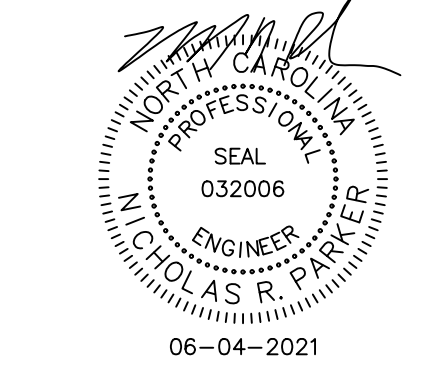
- MINIMUM LOT SIZE IS 2,500 SQ.FT.
- MINIMUM HOUSE SIZE IS 1,400 SQ. FT.
- EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO, AND/OR BRICK MATERIALS. VINYL MATERIALS MAY ONLY BE USED FOR TRIM WORK. 25% OF THE FRONT FACADE OF THE HOME MUST BE BRICK AND/OR STONE.
- A HOME THAT HAS A FRONT PORCH THAT ENCOMPASSES MORE THAN 75% OF THE FRONT ELEVATION OF THE HOME IS NOT REQUIRED TO HAVE 25% BRICK AND/OR STONE ON THE FRONT FACADE.
- HOUSES BUILT ON SLAB FOUNDATIONS SHALL HAVE BRICK, OF STANDARD SIZE, EXTENDING UP THE FACE OF THE FOUNDATION TO THE TOP OF THE SLAB.
- 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 VENEERED CONSISTENT WITH THE ARCHITECTURE.
- A 9' X 20' GRASS PAVE (PERVIOUS) PARKING AREA SHALL BE PROVIDED FOR ALL VILLAGE COTTAGE HOMES
- ALL HOUSES SHALL HAVE A STANDARD TWO CAR ATTACHED OR DETACHED GARAGE (MINIMUM).
- ALL GARAGES SHALL HAVE CARRIAGE STYLE DOORS OR HARDWARE THAT MIMICS CARRIAGE STYLE DOORS.
- FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- SHARED DRIVEWAYS FOR THE COTTAGES WILL BE PAVED WITH ASPHALT OR CONCRETE AND WILL BE MAINTAINED BY THE HOA.
- ROLL OUT CARTS WILL BE UTILITZED FOR THE VILLAGE COTTAGE HOMES



Firm License # P-1191
30 Union Street South
Concord, NC 28025

Civil Site Design
Low Impact Development
Small-Scale Building Design
Telephone: 704.573.1621

Seals:



VILLAGES AT ROCKY RIVER WEST
MONROE, NORTH CAROLINA
FOR
GREEN STREET LAND CO. LLC.
6531 HAZELTON DRIVE
CHARLOTTE, NC 28210
(704) 573-1621

Project Number: 17-20-096

Date: 06.04.2021

Drawn By: EML

Checked By: NRP

Revisions:	
01/19/21	For Rezoning
03/15/21	Per City of Monroe
05/03/21	Per City of Monroe
06/04/21	Per City of Monroe

Sheet Title:

Street Cross Sections & Residential Notes

Sheet No:

RZ-4

ENGINEERING NOTES:

1. ANY VARIANCES FROM THE CITY OF MONROE’S STANDARD SPECIFICATIONS & DETAIL MANUAL SHOULD BE SUBMITTED IN WRITING TO THE DIRECTOR OF ENGINEERING AS PART OF THE CONDITIONAL DISTRICT PROCESS TO AVOID DELAYS IN PLAN APPROVALS. REQUESTS MUST STATE VARIANCE REQUEST AND SUBSTANTIATED REASON FOR VARIANCE.
2. ENGINEERING PLANS MUST SHOW EXISTING AND PROPOSED CONTOURS, SIGHT TRIANGLES IN ACCORDANCE WITH DETAIL 02.01.10, THE LOCATION OF STORMWATER FACILITIES, AS WELL AS OTHER APPLICABLE ITEMS CONTAINED IN STANDARD SPECIFICATIONS & DETAIL MANUAL, SECTION 07.02.02 PLEASE NOTE THAT NO PORTION OF DRIVEWAY MAY BE LOCATED IN WITHIN SIGHT TRIANGLE.
3. SIGHT MUST MEET STORMWATER MANAGEMENT REQUIREMENTS IN ACCORDANCE WITH CHAPTER 159 STORMWATER MANAGEMENT ORDINANCE OF THE MONROE CIDTY CODE. PLEASE SUBMIT APPLICABLE STORMWATER MANAGEMENT APPLICATION AND PLAN. THERE IS NO FLOOD ZONE WITHIN THE LIMITS OF THE PROPOSED DEVELOPMENT AREA.
4. STREAM BUFFERS FOR CONDITIONAL USE SITES AE 50’. ALL STREAM BUFFER DIMENSIONS ARE MEASURED PERPENDICULARLY FROM THE TOP OF THE STREAM BANK LANDWARD. EFFORTS MUST BE MADE TO LOCATE BUFFERS WITHIN COMMON OPEN SPACES ALONG STREAMS, AND SHOULD NOT ENCROACH ONTO INDIVIDUAL LOTS THAT BORDER COMMON OPEN SPACES. (STANDARD SPECIFICATIONS & DETAIL MANUAL, SECTION 07.06.03)
5. PROVIDE LETTER OR NOTE ON SITE PLAN IDENTIFYING EXISTENCE OR ABSENCE OF WETLAND AREAS. ANY RELOCATION OR IMPROVEMENT OF JURISDICTIONAL STREAMS AND/OR WETLAND IMPACTS REQUIRE THE PERMISSION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES. FURNISH COPIES OF ANY APPROVAL LETTERS TO THE CITY PRIOR TO ANY GRADING ACTIVITIES, IF REQUIRED.
6. PROVIDE A 25+1 FLOOD ANALYSIS ALONG STREAMS THAT SERVE TO DRAIN 10 ACRES OR MORE, AS WELL AS OTHER APPLICABLE ITEMS CONTAINED THE STANDARD SPECIFICATIONS & DETAIL MANUAL, SECTION 07.06.03.
7. PROJECT DISTURBING 12,000 SQ. FT. OR GREATER ARE REQUIRED TO FORMALLY SUBMIT AND EROSION AND SEDIMENTATION CONTROL PLAN TO THE CITY FOR A PERMIT PRIOR TO ANY GROUND DISTURBANCE. (CITY ORDINANCE CHAPTER 158)
8. N.C. DEPARTMENT OF TRANSPORTATION DRIVEWAY PERMIT WILL BE REQUIRED FOR ACCESS TO NC HIGHWAY 84 (WEDDINGTON ROAD) AND ROCKY RIVER ROAD, A TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED. THE TIA HAS BEEN COMPLETED AND PROVIDED TO MONROE PLANNING STAFF. ALL REQUIRED IMPROVEMENTS ARE BEING SHOWN ON THE PROPOSED SITE PLAN. OFFSITE IMPROVEMENTS ARE BEING REQUIRED AT THE INTERSECTION OF ROCKY RIVER ROAD AND GOLD MINE ROAD AS WELL AS AT THE INTERSECTION OF ROCKY RIVER ROAD AND WEDDINGTON ROAD.
9. PRIVATE ALLEYS MUST MEET ALL THE REQUIREMENTS OF DETAIL MANUAL SECTION 02.02.11 PRIVATE RESIDENTIAL STREETS. THE ALLEYS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND DETAIL MANUAL, THE MINIMAL PAVEMENT WIDTH IS 18 FEET. THE PAVEMENT STRUCTURE MUST BE AT LEAST THE MINIMUM PROVIDED IN THE DETAIL MANUAL. THE 12” RIBBON CURB AS SHOWN IS NOT ACCEPTABLE.
10. UPON APPROVAL OF CONDITIONAL DISTRICT AND SUBMITTAL OF CONSTRUCTION DRAWINGS. PROVIDE DESIGN DRAWINGS CONTAINING ROAD CENTERLINE PROFILES. CENTERLINE GEOMETRY, EASEMENTS, STREET CROSS–SECTIONS, ETC. PER THE CITY OF MONROE STANDARD SPECIFICATIONS & DETAIL MANUAL.
11. PROVIDE AN ACCURATE GRADING PLAN DEPICTING THE EXISTING AND PROPOSED CONTOURS AND THEIR CORRESPONDING ELEVATIONS BASED UPON SEAS LEVEL DATUM. SHOW EROSION CONTROL MEASURES AND PROVIDE SUPPORTING CALCULATIONS ALONG WITH STANDARD DETAILS, ALL IN ACCORDANCE WITH THE CITY OF MONROE STANDARD SPECIFICATIONS & DETAIL MANUAL. IF THEY PROJECT IS TO BE PHASED, THE PLAN SHOULD REFLECT HOW GRADING ACTIVITIES WOULD BE COORDINATED BETWEEN PHASES.
12. PUBLIC STORM DRAIN EASEMENTS ARE REQUIRED ON ALL DRAINAGE WAYS THAT ARE LOCATED OUTSIDE THE STREET RIGHT–OF–WAY AS FOLLOWS:
OPEN CHANNELS 0–45 ACRES–20’ MINIMUM EASEMENT REQUIRED
>45 ACRES – AS DIRECTED BY THE ENGINEER
STORM DRAINAGE PIPE 15”, 18”, 24” – 15’ MINIMUM EASEMENT REQUIRED
30”, 36”, 42”, 48” – 20’ MINIMUM EASEMENT REQUIRED
54” PLUS – 30’ MINIMUM EASEMENT REQUIRED
(CITY OF MONROE STANDARD SPECIFICATIONS & DETAIL MANUAL, SECTION 04.02.01)
13. PROVIDE STORMWATER MANAGEMENT DESIGN ALONG WITH ACCOMPANYING DOCUMENTS SUCH AS THE STORMWATER MAINTENANCE AGREEMENT, STORMWATER PERMIT APPLICATION, ETC. AS PER THE ADMINISTRATIVE MANUAL FOR IMPLEMENTATION OF THE STORMWATER MANAGEMENT ORDINANCE.
14. AS–BUILT DRAWINGS AND DIGITAL FILES OF THE STREET LAYOUTS CONTAINING CENTERLINES, EDGE OF PAVEMENT, SIDEWALKS, STREET PROFILES, AND DRAINAGE SYSTEM WILL BE REQUIRED PRIOR TO THE CITY ACCEPTING THE STREETS FOR MAINTENANCE.
15. A CONSTRUCTION BOND FOR 110% OF THE ESTIMATED COST OF COMPLETION IS REQUIRED PER SECTION 07.17 OF THE CITY OF MONROE STANDARD SPECIFICATIONS & DETAIL MANUAL FOR INFRASTRUCTURE IMPROVEMENTS IF THE RECORD PLAT IS TO BE RECORDED PRIOR TO ACCEPTANCE. SEPARATE BONDS ARE REQUIRED FOR EROSION AND SEDIMENTATION CONTROL AND STORMWATER AS PART OF THE PLAN APPROVAL PROCESS.
16. CENTERLINE SIGHT–DISTANCE ROAD PROFILES ALONG ROCKY RIVER ROAD (SR 1007) AND NC HIGHWAY 84 (WEDDINGTON ROAD) ARE TO BE PROVIDED DURING ENGINEERING PHASE.
17. PROVIDE A 25+1 FLOOD ANALYSIS ALONG STREAMS WHICH SERVE TO DRAIN 10 ACRES OR MORE AS WELL AS ALL OTHER APPLICABLE ITEMS CONTAINED IN THE (CITY OF MONROE STANDARD SPECIFICATIONS AND DETAIL MANUAL, SECTION 07.06.03)
18. SITE MUST MEET STORMWATER MANAGEMENT REQUIREMENTS IN ACCORDANCE WITH CHAPTER 159 STORMWATER MANAGEMENT ORDINANCE OF THE MONROE CITY CODE. PLEASE SUBMIT APPLICABLE STORMWATER MANAGEMENT APPLICATION AND PLAN(S).
19. NO DIVERTING RUNOFF FROM ONE DRAINAGE BASIN TO ANOTHER DRAINAGE BASIN. NEED TO ADD STORMWATER CONTROL MEASURE FOR LOTS 44–179.

PLANNING NOTES:

1. SHARED DRIVEWAYS FOR THE COTTAGES WILL BE PRIVATE AND WILL BE MAINTAINED BY THE HOA.
2. EXTERIOR MATERIALS FOR COMMERCIAL DEVELOPMENT (INCLUDING MIXED–USE) SHALL BE LIMITED TO BRICK, STONE, STUCCO, OR SYNTHETIC STUCCO, FIBER CEMENT, OR SIMILAR MATERIALS. WOOD, VINYL, METAL, AND MIRRORRED GLASS IS PROHIBITED.
3. EACH SINGLE FAMILY LOT SHALL HAVE AT LEAST TWO (2) YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE A CALIPER OF 1–1/2 INCHES MEASURED 6 INCHES ABOVE GRADE.
4. EACH SET OF TOWNHOMES SHALL HAVE AT LEAST TWO (2) YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE A CALIPER OF 1–1/2 INCHES MEASURED 6 INCHES ABOVE GRADE.
5. 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.
6. FIVE (5) FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL INTERNAL STREETS WITHIN THE DEVELOPMENT.
7. COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATES OF OCCUPANCY ISSUED.
8. PETITIONER(S) VOLUNTARILY AGREE TO ALL CONDITIONS APPROVED BY CITY COUNCIL, WHICH ARE LISTED ON THIS SITE PLAN.

WATER RESOURCES NOTES:

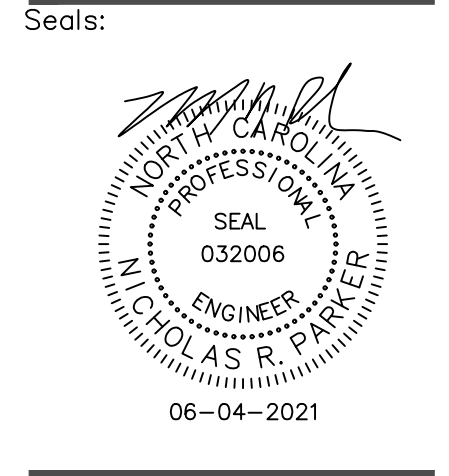
1. THIS SITE PLAN PROPOSES THE DEVELOPMENT 64+ ACRES ON TAX PARCEL 09–375–015, 09–375–015B, 09–375–014. THE DEVELOPMENT PROPOSES THE CONSTRUCTION OF 267 SINGLE FAMILY UNITS AND AN ADDITIONAL 28 MULTI–FAMILY UNITS WITHIN A 3.36–ACRE MIXED–USE AREA. THE PROJECT ALSO PROPOSES THE CONSTRUCTION OF A 14.92 ACRE COMMERCIAL FACILITY TO INCLUDE A SHOPPING CENTER AND 3 OUTPARCELS. THE PROPERTY IS OUTSIDE THE CITY OF MONROE LIMITS AND WILL REQUIRE ANNEXATION INTO THE CITY OF MONROE. ZONING IS BEING CHANGED FROM R–20 TO SITE SPECIFIC CONDITIONAL DISTRICT "VILLAGE AT ROCKY RIVER–WEST"
2. UPON ANNEXATION THE PARCEL MAY DEVELOP BY RIGHT ZONING (OR FLOW EQUIVALENT) SUBJECT TO CITY COUNCIL APPROVED AND ALL OTHER REQUIREMENTS AS IMPOSED BY PLANNING DEPARTMENT.
3. ALL WATER AND SEWER DESIGN AND INSTALLATION IS SUBJECT TO CITY OF MONROE ORDIANCES, POLICIES, AND STANDARDS.
4. ALL FACILITIES SHALL BE DESIGNED IN ACCORDANCE WIT THE WATER RESOURCES DEPARTMENT STANDARD SPECIFICATIONS AND GUIDELINES BY A LICENSED PROFESSIONAL ENGINEER IN STATE OF NORTH CAROLINA.
5. THERE IS AN EXISTING 12” DIP WATER MAIN LOCATED ALONG N ROCKY RIVER ROAD. THERE IS ALSO A 6” DIP WATER MAIN AT THE INTERSECTION OF NO ROCKY RIVER ROAD AND WEDDINGTON ROAD. THE CITY OF MONROE WATER RESOURCES DEPARTMENT WILL REQUIRE A LOPPED WATER SYSTEM BY USE OF A WATER MAIN EXTENSION FROM THE INTERSECTION OF N ROCKY RIVE ROAD AND WEDDINGTON ROAD, ALONG WEDDINGTON ROAD TO THE WESTERLY ENTRANCE TO THE PROPOSED SUBDIVISION. A SECOND CONNECTION WILL BE MADE AT THE EASTERLY ENTRANCE TO THE SUBDIVISION ALONG N ROCKY RIVER ROAD. EASEMENTS, AS NEEDED, SHALL BE OBTAINED BY T EH DEVELOPER. THE DEVELOPERS ENGINEER SHALL CONFIRM THAT THE REQUIRED FIRE FLOW RATE CAN BE OBTAINED AT THE FURTHEST POINT IN THE SUBDIVISION.
6. THERE IS AN EXISTING SANITARY SEWER LOCATED WITHIN CITY OF MONROE EASEMENT NEAR THE SOUTH EAST CORNER OF PARCEL 09–348–013. THIS SEWER WILL NEED TO BE EXTENDED VIA SEWER MAIN EXTENDED VIA SEWER MAIN EXTENSION TO A POINT THAT WILL PROVIDE SERVICE TO THE PROPOSED SUBDIVISION. COORDINATION WITH PROPOSED DEVELOPMENT PROJECT, "VILLAGE AT ROCKY RIVER" PROPOSED PARCELS 09–348–013–A AND 09–348–013B WILL BE REQUIRED FOR SEWER DESIGN. A SEWER EXTENSION WILL BE REQUIRED TO BRING GRAVITY SEWER TO THE SITE FROM THIS EXISTING SEWER. EASEMENTS, AS NEEDED, SHALL BE OBTAINED BY THE DEVELOPER.
7. THE PROPOSED WATER AND SEWER MAIN EXTENSIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, CONSTRUCTED AND FINANCED AT THE DEVELOPER’S EXPENSE IN ACCORDANCE WITH THE CITY OF MONROE’S STANDARDS AND EXTENSION POLICY. THE DEVELOPER’S ENGINEER SHALL CONFIRM THE FEASIBILITY OF WATER AND SEWER SERVICE TO THE PROPOSED AREA, AS WELL AS ADEQUATE FIRE FLOW PROTECTION.
8. UTILITY/CAPACITY INFORMATION:
–UTILITY INFORMATION PROVIDED IS PRELIMINARY
–ALL CAPACITY ALLOCATIONS SUBJECT TO CITY COUNCIL APPROVAL
–FURTHER, INFRASTRUCTURE IMPROVEMENTS MAY BE REQUIRED, PURSUANT TO THE WATER AND SEWER EXTENSION POLICY, AT DEVELOPER’S EXPENSE TO MAKE CAPACITY AVAILABLE.
–ALL CAPACITY FEASIBILITY MUST BE CONFIRMED BY THE DEVELOPER’S ENGINEER
9. ALL WATER MAINS SHALL BE CENTERED IN A 20–FOOT GENERAL PUBLIC UTILITY EASEMENT (G.P.U.E) AND ALL SEWER MAINS SHALL BE CENTERED IN A 30–FOOT G.P.U.E IF NOT LOCATED WITHIN A DEDICATED RIGHT OF WAY. ALL EASEMENTS ARE TO BE OBTAINED BY THE DEVELOPER AT THEIR EXPENSE.
10. ALL PERMITS REQUIRED FOR THIS PROJECT SHALL BE OBTAINED BY THE DEVELOPER.
11. WATER AND SEWER TAP AND CAPACITY FEES WILL BE DUE AT THE PREVAILING FEE SCHEDULE AND IN COMPLIANCE WITH GS 162A. WATER AND SEWER TAPS WILL BE PRE–INSTALLED BY THE DEVELOPER PURSUANT TO CITY STANDARDS. METER SET FEES WILL BE DUE BASED UPON THE PREVAILING FEE SCHEDULE WHEN SERVICE IS DESIRED FOR THE PARTICULAR LOT/UNIT WITHIN THE DEVELOPMENT.
12. ANY PROPOSED GRADING, BUILDING, AND PLUMBING PLANS AND/OR MODIFICATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE PERMIT PROCESS AND ADDITIONAL COMMENTS WILL BE PROVIDED AT THAT TIME.

SITE DEVELOPMENT NOTES:

1. PROPOSED REZONING FROM R20 (UNION COUNTY) TO CONDITIONAL DISTRICT "VILLAGE AT ROCKY RIVER WEST".
2. ROADS WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MONROE STANDARDS. SOME ROADS WILL BE PUBLIC AND SOME ROADS WILL BE PRIVATE (AS SHOWN ON SHEET RZ–2) ALL PROPOSED ALLEYS WILL BE PRIVATE.
3. SIGN REGULATIONS FOR THE RESIDENTIAL PORTION OF THE PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS. SIGN REGULATIONS FOR THE COMMERCIAL PORTION OF THE PROPERTY SHALL ADHERE TO THE GENERAL BUSINESS SIGN REQUIREMENTS.
4. ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
5. 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 DIRECTOR OF PLANNING AND DEVELOPMENT OR HER DESIGNEE.
6. TREES WITHIN THE DEVELOPMENT THAT ARE 75" OR GREATER IN CIRCUMFERENCE WILL BE PRESERVED AND WILL NOT BE REMOVED TO THE EXTENT POSSIBLE.
7. 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.
8. DEVELOPER RESERVES THE RIGHT TO REMOVE SICK OR DAMAGED TREES AT DEVELOPER’S DISCRETION.
9. 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.
10. ACCESSORY STRUCTURES SHALL NOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME, AND SHALL MAINTAIN A MINIMUM FIVE FOOT (5’) FROM ALL PROPERTY LINES. ACCESSORY STRUCTURES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS.
11. LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
12. HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF THE AMENITY AREA, SHARED DRIVEWAYS, OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
13. FIVE (5) FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL INTERNAL STREETS WITHIN THE DEVELOPMENT.
14. COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATES OF OCCUPANCY ISSUED.
15. OFFSITE ROADWAY IMPROVEMENS ARE REQUIRED AT THE INTERESECTION OF ROCKY RIVER ROAD AND GOLD MINE ROAD AS WELL AS AT THE INTERSECTION OF ROCKY RIVER ROAD AND WEDDINGTON ROAD.



Firm License # P–1191
30 Union Street South
Concord, NC 28025
Civil Site Design
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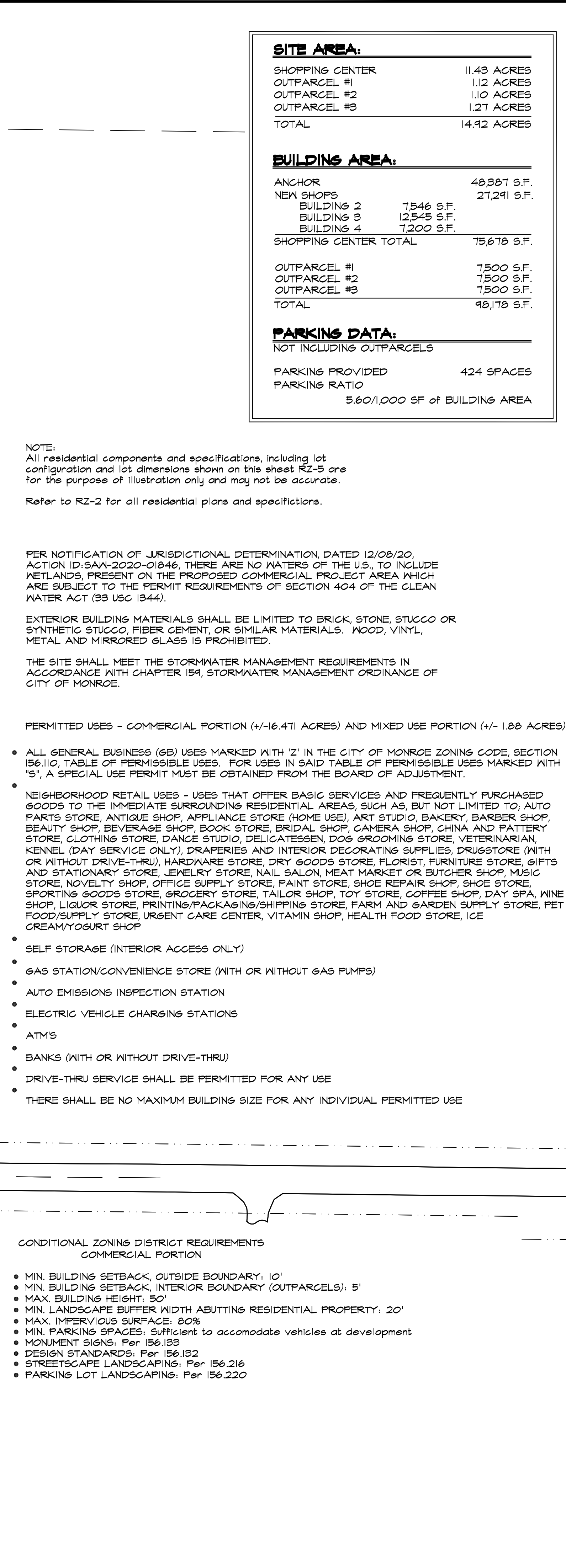
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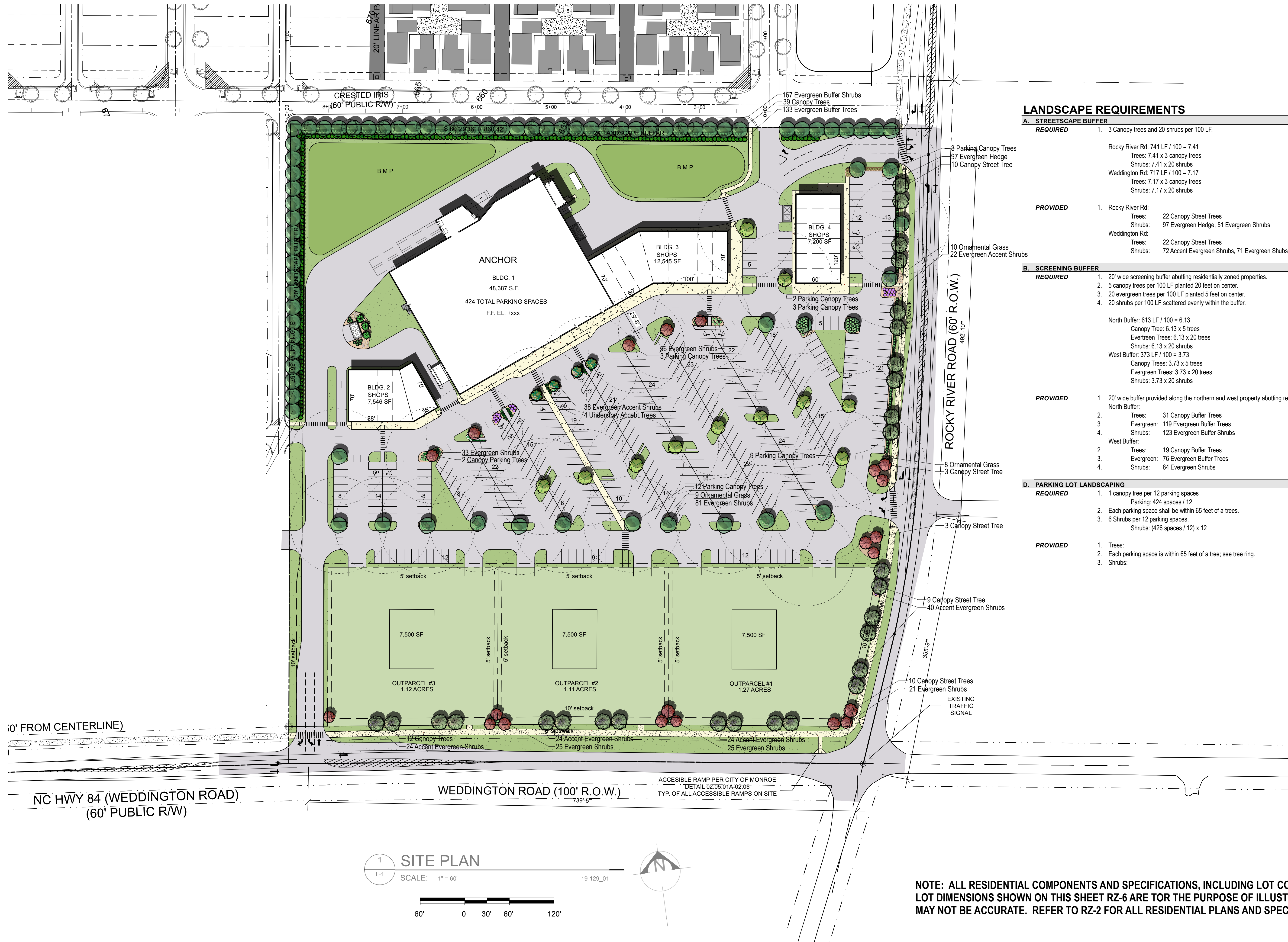
Development Notes

Sheet No:

RZ-4A



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LANDSCAPE REQUIREMENTS

A. STREETSCAPE BUFFER

REQUIRED

1. 3 Canopy trees and 20 shrubs per 100 LF.

Rocky River Rd: 741 LF / 100 = 7.41	
Trees: 7.41 x 3 canopy trees	= 22 Canopy Trees
Shrubs: 7.41 x 20 shrubs	= 148 Shrubs
Weddington Rd: 717 LF / 100 = 7.17	
Trees: 7.17 x 3 canopy trees	= 22 Canopy Trees
Shrubs: 7.17 x 20 shrubs	= 143 Shrubs

PROVIDED

1. Rocky River Rd:	
Trees: 22 Canopy Street Trees	= 22 Canopy Trees
Shrubs: 97 Evergreen Hedge, 51 Evergreen Shrubs	= 148 Shrubs
Weddington Rd:	
Trees: 22 Canopy Street Trees	= 22 Canopy Trees
Shrubs: 72 Accent Evergreen Shrubs, 71 Evergreen Shrubs	= 143 Shrubs

B. SCREENING BUFFER

REQUIRED

1. 20' wide screening buffer abutting residentially zoned properties.
2. 5 canopy trees per 100 LF planted 20 feet on center.
3. 20 evergreen trees per 100 LF planted 5 feet on center.
4. 20 shrubs per 100 LF scattered evenly within the buffer.

North Buffer: 613 LF / 100 = 6.13	
Canopy Tree: 6.13 x 5 trees	= 31 Canopy Trees
Evergreen Trees: 6.13 x 20 trees	= 123 Evergreen Trees
Shrubs: 6.13 x 20 shrubs	= 123 Shrubs
West Buffer: 373 LF / 100 = 3.73	
Canopy Trees: 3.73 x 5 trees	= 19 Canopy Trees
Evergreen Trees: 3.73 x 20 trees	= 75 Evergreen Trees
Shrubs: 3.73 x 20 shrubs	= 75 Shrubs

PROVIDED

1. 20' wide buffer provided along the northern and west property abutting residentially zoned.	
North Buffer:	
Trees: 31 Canopy Buffer Trees	= 39 Canopy Trees
Evergreen: 119 Evergreen Buffer Trees	= 133 Evergreen Trees
Shrubs: 123 Evergreen Buffer Shrubs	= 167 Shrubs
West Buffer:	
Trees: 19 Canopy Buffer Trees	= 19 Canopy Trees
Evergreen: 76 Evergreen Buffer Trees	= 75 Evergreen Trees
Shrubs: 84 Evergreen Shrubs	= 75 Evergreen Shrubs

D. PARKING LOT LANDSCAPING

REQUIRED

1. 1 canopy tree per 12 parking spaces
Parking: 424 spaces / 12
= 36 Canopy Trees
2. Each parking space shall be within 65 feet of a tree.
3. 6 Shrubs per 12 parking spaces.
Shrubs: (426 spaces / 12) x 12
= 216 Shrubs

PROVIDED

1. Trees: = 36 Canopy Trees
2. Each parking space is within 65 feet of a tree; see tree ring.
3. Shrubs: = 216 Shrubs

NOTE: ALL RESIDENTIAL COMPONENTS AND SPECIFICATIONS, INCLUDING LOT CONFIGURATION AND LOT DIMENSIONS SHOWN ON THIS SHEET RZ-6 ARE FOR THE PURPOSE OF ILLUSTRATION ONLY AND MAY NOT BE ACCURATE. REFER TO RZ-2 FOR ALL RESIDENTIAL PLANS AND SPECIFICATIONS.



5581 CAR - C



6719 CAR - G



6719 CAR - H



FRONT ELEVATIONS



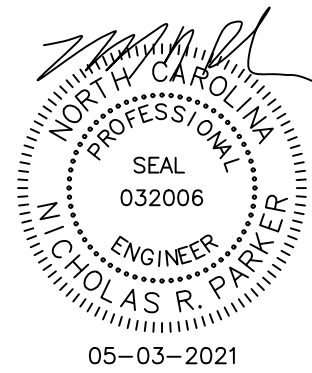
REAR ELEVATIONS



Firm License # P-1191
30 Union Street South
Concord, NC 28025

Civil Site Design
Low Impact Development
Small-Scale Building Design
Telephone: 704.573.1621

Seals:



VILLAGES AT ROCKY RIVER WEST

MONROE, NORTH CAROLINA

FOR

GREEN STREET LAND CO. LLC.

6531 HAZELTON DRIVE

CHARLOTTE, NC 28210

(704) 573-1621

Project Number: 17-20-096

Date: 05.03.2021

Drawn By: EML

Checked By: NRP

Revisions:

03/15/21 For Rezoning

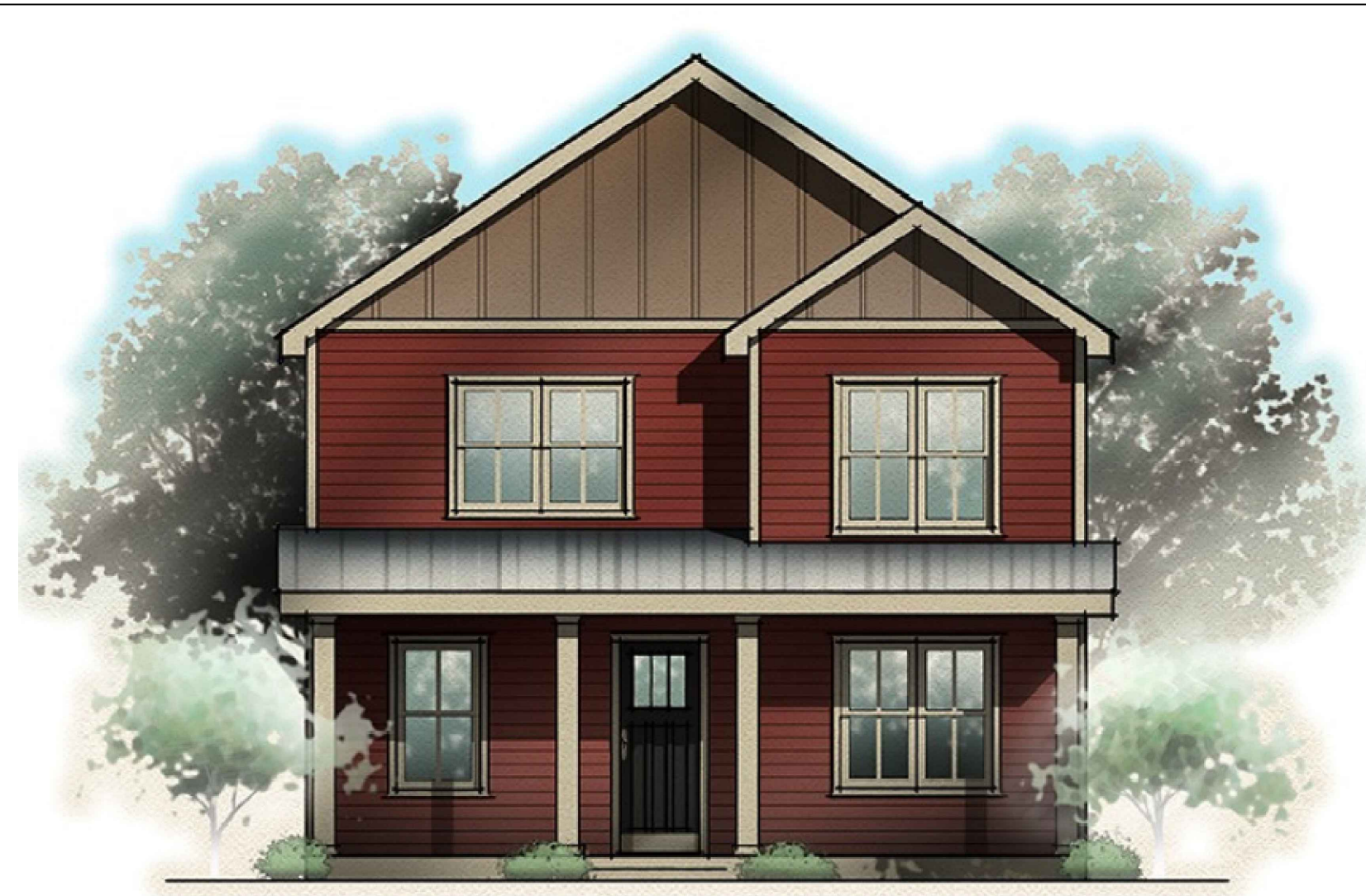
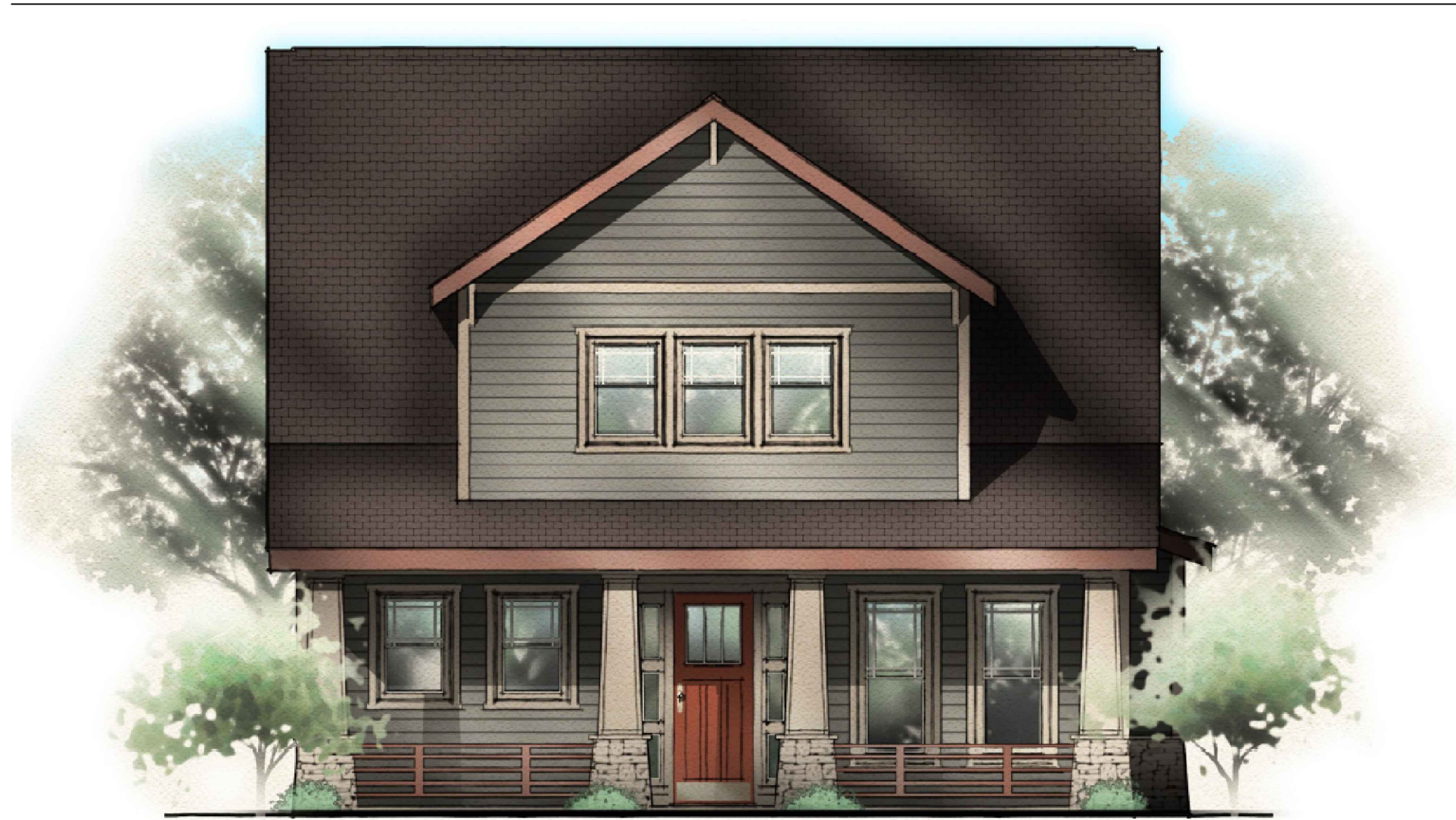
05/03/21 Per City of Monroe

Sheet Title:

VILLAGE
COTTAGE
ARCHITECTURAL
ELEVATIONS

Sheet No:

RZ-7



FRONT ELEVATIONS

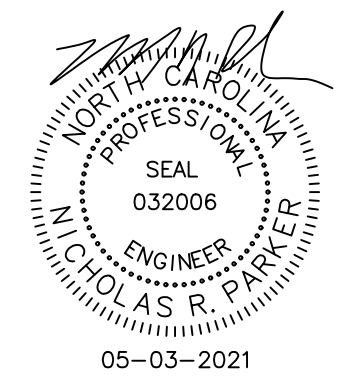


REAR ELEVATIONS



Firm License # P-1191
30 Union Street South
Concord, NC 28025
Civil Site Design
Low Impact Development
Small-Scale Building Design
Telephone: 704.573.1621

Seals:



VILLAGES AT ROCKY RIVER WEST
MONROE, NORTH CAROLINA
FOR
GREEN STREET LAND CO. LLC.
6531 HAZELTON DRIVE
CHARLOTTE, NC 28210
(704) 573-1621

Project Number: 17-20-096
Date: 05.03.2021
Drawn By: EML
Checked By: NRP

Revisions:	
03/15/21	For Rezoning
05/03/21	Per City of Monroe

Sheet Title:

40' REAR LOAD
ARCHITECTURAL
ELEVATIONS

Sheet No:

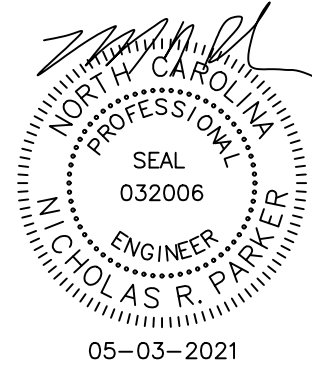
RZ-8



Firm License # P-1191
30 Union Street South
Concord, NC 28025

Civil Site Design
Low Impact Development
Small-Scale Building Design
Telephone: 704.573.1621

Seals:



VILLAGES AT ROCKY RIVER WEST
MONROE, NORTH CAROLINA
FOR
GREEN STREET LAND CO. LLC.
6531 HAZELTON DRIVE
CHARLOTTE, NC 28210
(704) 573-1621

Project Number: 17-20-096

Date: 05.03.2021

Drawn By: EML

Checked By: NRP

Revisions:

03/15/21	For Rezoning
05/03/21	Per City of Monroe

Sheet Title:

52' FRONT
LOAD
ARCHITECTURAL
ELEVATIONS

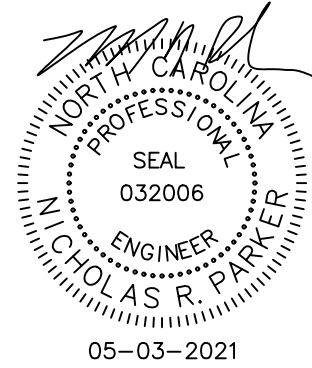
Sheet No:

RZ-9



Firm License # P-1191
30 Union Street South
Concord, NC 28025
Civil Site Design
Low Impact Development
Small-Scale Building Design
Telephone: 704.573.1621

Seals:



VILLAGES AT ROCKY RIVER WEST
MONROE, NORTH CAROLINA
FOR
GREEN STREET LAND CO. LLC.
6531 HAZELTON DRIVE
CHARLOTTE, NC 28210
(704) 573-1621

Project Number: 17-20-096
Date: 05.03.2021
Drawn By: EML
Checked By: NRP

Revisions:
05/03/21 For Rezoning

Sheet Title:
FRONT LOAD
TOWNHOME
ARCHITECTURAL
ELEVATIONS

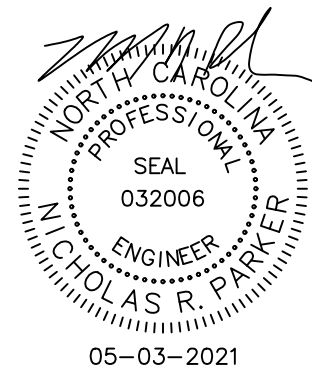
Sheet No:

RZ-10



Firm License # P-1191
 30 Union Street South
 Concord, NC 28025
 Civil Site Design
 Low Impact Development
 Small-Scale Building Design
 Telephone: 704.573.1621

Seals:



VILLAGES AT ROCKY RIVER WEST
 MONROE, NORTH CAROLINA
 FOR
 GREEN STREET LAND CO. LLC.
 6531 HAZELTON DRIVE
 CHARLOTTE, NC 28210
 (704) 573-1621

Project Number: 17-20-096
 Date: 05.03.2021
 Drawn By: EML
 Checked By: NRP

Revisions:
 05/03/21 For Rezoning

Sheet Title:

MIXED USE
 BUILDING
 ELEVATIONS

Sheet No:

RZ-11



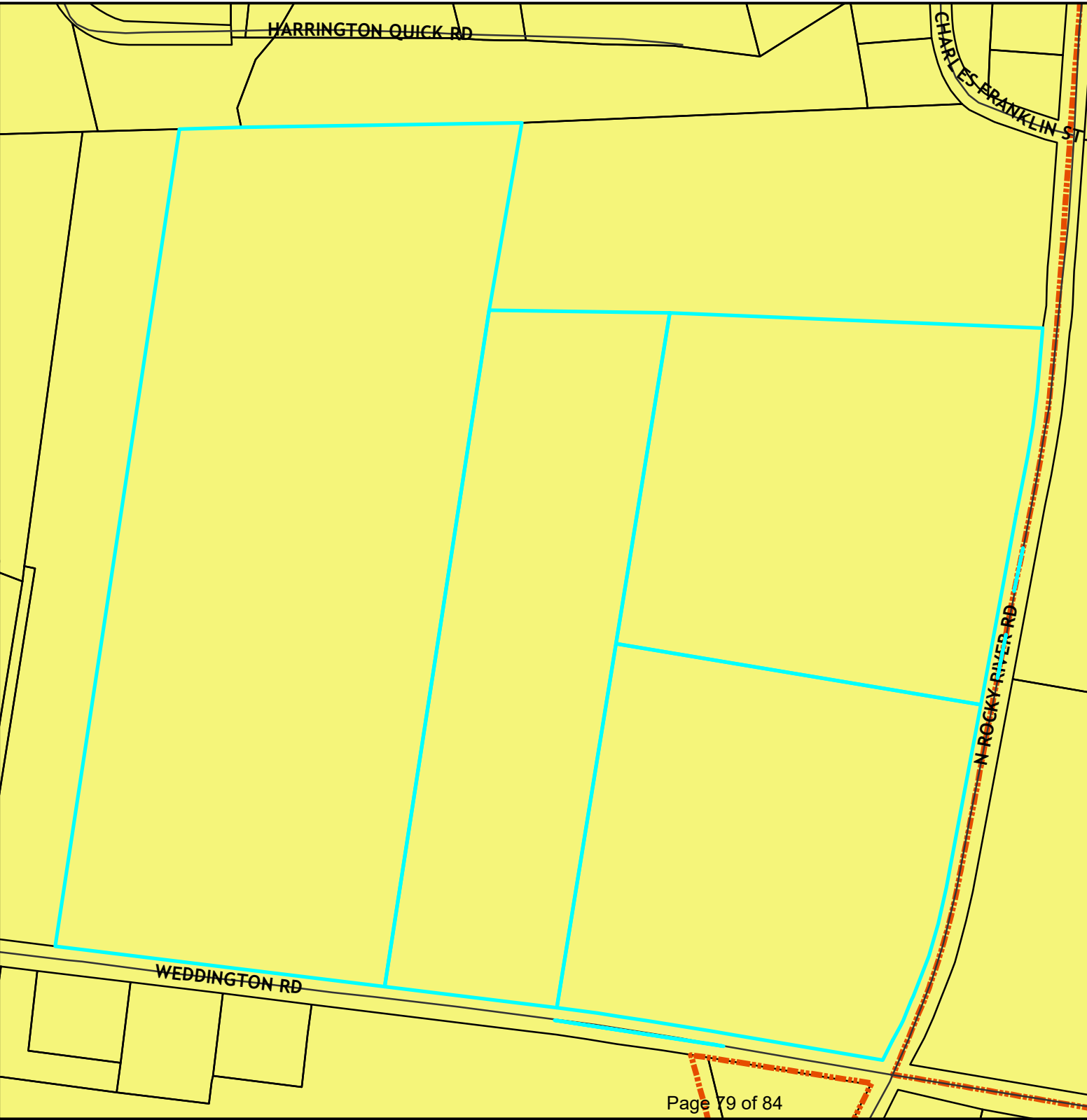












Future Land Use Map

CD "Village at Rocky River West"

Legend

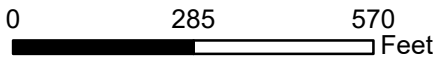
- Centerlines
- City Limits
- Parcels

Future Land Use Character Area

- Suburban

**Owner: Monroe Township
Farms LLC, Mary Elizabeth
Dalton Brand**

Acres: 80.518



LAND DEVELOPMENT PLAN CONSISTENCY

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. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers.

Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Emphasis should be placed on integrating the design of commercial centers with surrounding neighborhoods.

Multimodal connectivity between neighborhoods and to nearby center 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. Both single family and multi-family residential and commercial uses are listed as priority uses in this character area. Mixed Use areas are not listed as a priority use in the character area.

Staff believes the proposed project is consistent with the Future Land Use Plan. Both residential and commercial uses are listed as priority uses. There is a small mixed-use building as part of this project; however, overall the project has separate a residential portion and a separate commercial portion whereas the mixed-use building is small in comparison to the overall site. Staff believes the project is a reasonable use and in the public interest because it provides a mix of housing types and commercial uses in a growing area along two major corridors.

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “VILLAGES AT ROCKY RIVER WEST”
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 “*VILLAGES AT ROCKY RIVER WEST*” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. Residential and commercial uses are listed as priority uses within this character area, and the proposed project includes both of these uses as the main components. There is a small mixed-use building as part of this project; however, overall the project has a separate residential portion and a separate commercial portion whereas the mixed-use building is small in comparison to the overall site. A mix of housing types and lot sizes is preferred in the Suburban Character area and this project provides that by providing four different types of houses with various lot sizes. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. The suburban character area states the allowable residential density is 2-4 units per acre. The density of this project is 3.66, and the project includes residential and commercial to serve the nearby residential therefore it is consistent with the plan. The proposed development is a reasonable use and in the public interest because it provides a mix of housing types and commercial uses in a growing area along two major corridors.

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): 09-375-014, 09-375-015, 09-375-015B, and 09-375-015C.

Adopted this 4th day of August, 2021.

MaryAnn Rasberry, Chair

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “VILLAGES AT ROCKY RIVER WEST”
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 “*VILLAGES AT ROCKY RIVER WEST*” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. Residential and commercial uses are listed as priority uses within this character area, and the proposed project includes both of these uses as the main components. There is a small mixed-use building as part of this project; however, overall the project has a separate residential portion and a separate commercial portion whereas the mixed-use building is small in comparison to the overall site. A mix of housing types and lot sizes is preferred in the Suburban Character area and this project provides that by providing four different types of houses with various lot sizes. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. The suburban character area states the allowable residential density is 2-4 units per acre. The density of this project is 3.66, and the project includes residential and commercial to serve the nearby residential therefore it is consistent with the plan. However, this area is largely undeveloped and what is developed is larger lot single family which could be impacted by this development, therefore the proposed development is not a reasonable use or in the public interest. 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 adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-375-014, 09-375-015, 09-375-015B, and 09-375-015C.

Adopted this 4th day of August, 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 located along Weddington Highway and N. Rocky River Road and further identified as tax parcel #'s 09-375-014, 09-375-015, 09-375-015B, and 09-375-015C. The request is to rezone the property from Union County R-20 to Conditional District "Villages at Rocky River West".

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 14th day of September 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) “Villages at Rocky River West”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 14th day of September 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk