

PLANNING BOARD MEETING

Wednesday, June 1, 2022

6:00 PM

Council Chambers

300 West Crowell Street

Monroe, NC

- Item 1. Call to Order – Roll Call**
- Item 2. Approval of Minutes –April 6, 2022**
- Item 3. Zoning Map and Text Amendment request for the properties located along Olive Branch Road to rezone the properties from RMD (Residential Medium Density) to Conditional District (CD) “Monroe Chase” (Parcel ID #: 09-108-002-A, 09-143-017, & 09-143-093)**
- Item 4. Next Meeting: July 6, 2022**
- Item 5. Adjournment**

ATTENTION BOARD MEMBERS:

Please contact Ashlyn Penegar 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

April 6, 2022 @ 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC

Emailed to S. Laney on: 05/04/2022

Item 1. Call to Order/Roll Call

Chair called the April 6, 2022 meeting to order at 6:00 p.m. Ashlyn Penegar called the roll. Chair noted there was a quorum was present.

Members Present: Richard Yercheck (Chair), Jennifer Smith (Vice Chair), Richard Ali, Patrick Furr, Margaret Desio, Kenneth Deal, David Dotson and Archie Morgan

Members Absent:

Staff Present: Doug Britt, Senior Planner; Keri Mendler, Senior Planner; Ashley Britt, Assistant City Attorney, Ashlyn Penegar, Administrative Assistant

Guests: Charles Saleah, Richard Haake, Taylor Prichard, Matthew Kirchner, Kyle Dipreford, Patrick Domville

Item 2. Approval of Minutes of Meeting- February 2, 2022, March 2, 2022 & March 16, 2022

Motion: Jennifer Smith (Vice Chair) made the motion to approve the minutes from February 2, 2022, March 2, 2022 and March 16, 2022.

Second: Archie Morgan

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

AYES: Richard Yercheck, Jennifer Smith, Richard Ali, Patrick Furr, Margaret Desio
Kenneth Deal, David Dotson and Archie Morgan

NAYS: None

Item 3. Zoning Map and Text Amendment request for the properties located along Sutton Place to rezone the properties from Conditional District "Aaronfield at Sutton Place" and R-MF (Residential Multi-Family) to Conditional District "Sutton Place Townhomes" (Parcel ID #: 09-156-002 & 09-156-002- E)

Doug Britt, Senior Planner, came forward and said this project was tabled from the previous month. The project was tabled for additional parking to be worked out. Doug Britt said he would now give his presentation.

The applicant is requesting a conditional district rezoning in order to develop an 81 lot single family attached townhome subdivision that will include 4.76 acres of common open space. The lot sizes for the development will range from approximately 1,540 square feet to 1,925 square feet. The developer is proposing the minimum lot width to be 20-feet wide. The minimum heated square footage of the townhomes will be 1,432 square feet excluding the garage.

Density & Dimensional Standards

The density of the total project is 8.08 units per acre.

Setbacks

Single Family Lots

Front/Corner: 10 ft.

Interior Units: 0 ft.

Side (end units): 5 ft.

Rear: 20 ft.

Maximum Height: 45 ft.

Elevations

The exterior building materials for the proposed project will consist of brick, fiber cement, stone and stucco. The developer is proposing the front façades of all homes to consist of at least twenty-five (25%) brick or stone. Vinyl will only be used for eaves, soffits, trim and windows. The minimum heated square footage as proposed for the homes will be 1,432 square feet excluding the garage. The homes constructed on slab foundations shall have a minimum of four courses of brick of standard size extending up the face of the slab on the front and side elevations.

Landscaping

All single family homes will have sodded front yards prior to the issuance of the certificate of occupancy. Street trees will be provided throughout the development. A 50-foot perimeter is being provide along the northern and eastern property line as required by the ordinance.

Open Space and Amenities

The project is required to provide at least 50% open space which would equal 5.01 acres. The applicant is providing 4.76 acres of common open space. The amenities being offered for the project include: walking trails, gazebo with benches/picnic table, and a playground area.

Parking

All townhomes will be provided with a one (1) car garage. All front load garages will have carriage style trim and/or hardware that mimics carriage style doors. Driveways for the interior units will be able to accommodate at least one (1) vehicle and driveways for the exterior units will be able to accommodate at least (2) vehicles.

The ordinance requires multi-family projects provide parking at a rate of one (1) space per bedroom plus an additional ½ space per unit. Assuming each unit has three (3) bedrooms, this project would require 298 parking spaces. They did two overflow parking lots, one with a total of 15 spaces and another with 6 spaces with a total of 21 additional parking spaces (in addition to the original 202 that they proposed).

Schools

The proposed 81 single family attached lot subdivision will be within the following school attendance areas for the current school year:

Rock Rest Elementary	Currently at 83% rated capacity
Monroe Middle	Currently at 88% rated capacity
Monroe High	Currently at 71% rated capacity

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. It is not expected that this development will adversely affect enrollments at the above schools.

Stormwater

The applicant will be required to provide stormwater management to treat the stormwater runoff for the project. The stormwater will be evaluated and reviewed, if the project is approved by City Council, at the building permit stage of the process. The location, size and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and actual site discharge points. At the time of site plan submittal, site will meet stormwater management requirements in accordance with Chapter 159 Stormwater Management Ordinance of the Monroe Code of Ordinances.

Stream Buffer/Flood Plain

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

Transportation

The developer is proposing for all streets to be constructed to the City of Monroe street standards and maintained by the City of Monroe. Due to the number of proposed lots, the City's Engineering Department did not require a TIA for this project. There are no required street improvements for this project.

Future Land Use Plan Consistency

The Land Development Plan indicates this area is within the Medical District as well as a Neighborhood Mixed-Use Center. The Medical District area is anchored by Carolinas Healthcare System – Union and includes various uses such as primary care, outpatient surgery, and other specialty services. This area should address the needs of the hospital, including research and development and other medical activities. The inclusion of land uses that support the medical focus of this area such as hotels, service-oriented businesses, child care, assisted living, and long-term care facilities are suitable. Ideally, buildings are oriented in a campus setting, with large buildings connected via walkways, structured parking, or an internal network of streets for circulation. The Medical District is distinguished from the Community Corridor by its emphasis on medical-related land uses and emphasis on a campus-style development pattern, but a campus setting is not a requirement for approval.

Neighborhood Mixed-Use Centers provide neighborhood retail, professional office, service, and other community-oriented activities and uses for surrounding residential areas. In general, these centers are smaller in scale than Regional Mixed-Use Centers. The center's proximity to residential areas requires design to be integrated with and at a scale compatible with nearby residential development. These centers measure half-a-mile across, representing approximately a 10-minute walking distance. The design transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While commercial uses are likely to be prominent, these centers should emphasize a mixture of uses and residential housing units where possible. Single-family residential should be discouraged but may be used as a transition between land uses or to maintain continuity between the surrounding neighborhoods. For some centers, housing may include upper story residential and office uses. Site designs should minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from surrounding neighborhoods.

The Medical District does not permit multi-family residential; however, the Neighborhood Mixed-Use Center permits multi-family residential with no cap on density allowance. The density of this project is 8.08 units per acre; therefore, the project is consistent with the Future Land Use Plan. The proposed project is a reasonable use and in the public interest because the use of multi-family will provide additional housing opportunities in proximity to large employers, such as the hospital and nearby medical offices with additional services nearby, such as shopping.

Public Notification

1. 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.

Modifications made since March 2nd Planning Board Meeting:

1. A fifteen (15) space parking lot was added on the southern portion of the site as requested.
2. A six (6) space parking lot was added on the northern portion of the site as requested.
3. Sidewalk has been provided along Venus Street and the improved portion of Sutton Place as requested.
4. Total lot count was reduced from 85 lots to 81 lots.
5. The density of the project was reduced from 8.48 units per acre to 8.08 units per acre.
6. The common open space was reduced from 4.81 acres to 4.76 acres.

Recommendation

Doug Britt concluded his presentation and said staff does recommend approval and I will be glad to answer any questions and again this project was tabled from last month and the applicant is here to make a presentation or if you have any questions them as well.

Chair asked Doug, from a parking space, are we meeting what city code is?

Doug Britt said we are not meeting it to the "T", and honestly with Conditional Districts, you can request deviations and because the ordinance requires one space per bedroom, plus half a space per unit, that is probably on the high end. Just because you have three bedrooms, doesn't mean you are going to have three drivers or three vehicles. Are we somewhere in the middle? Yes, there is always a fine line of having too much parking versus not having enough parking, it's problematic if you have too much and its's problematic if you don't have enough. When we made the recommendation last month, staff didn't feel it was adequate and we were requesting overflow parking and they did meet that intent and that was the motion from Planning Board last time to table that to find some more parking on site.

Chair asked Doug if staff felt comfortable with how the project looks now.

Doug Britt said yes, we are.

Chair asked if there were any changes that you would make or if we approved, is there anything that you would have us add?

Doug Britt said no.

Archie Morgan asked Doug how many parking spaces were they short before?

Doug Britt said before, they had no overflow parking spaces at all. If you do it by the numbers, they are required to have 298 spaces and they were at 202 spaces. They added an additional 21 spaces, plus they lost 4 units. That's why staff feels somewhat comfortable with the number they are at.

Archie Morgan said they didn't lose them to parking.

Doug Britt said they lost parking by losing units. Each unit has one space per bedroom, plus a half a space per unit.

Archie Morgan said the 298 should be 284 and they are providing 223, they are still 61 parking spaces short.

Doug Britt said that's if you had a car for every person who had a bedroom, which I don't think is reasonable to think.

Archie Morgan asked if the Planning Board has approved projects that were 61 parking spaces short?

Doug Britt said typically with townhomes, most of the projects don't meet the threshold for parking. It's of course up to the Board's discretion. If the Board doesn't feel comfortable with the parking, obviously you can recommend disapproval to the Council and send it forward that way. It's completely up to the Board how you would like to proceed with the matter.

William Dotson said he had a question. There is no street side parking or no parking for the roadway through the units, correct? How wide is that? If people didn't want to walk down to that overflow lot, because they live all the way down at the other end towards the entrance. Could an emergency unit or firetruck come through there if there was someone parking on the street?

Doug Britt said it's a 50 foot right away, so I think it's 26 feet from back of curb to back of curb. The City requirements, of course this isn't enforced by Planning, it's enforced by Police. The problem with the streets is not problematic until people park directly across from each other on the street. But, with townhome communities, it's hard to park on the street because there is limited space because you are going to block someone's driveway. On townhome projects, you aren't going to see a whole lot of parking in the streets, just because you can't due to the driveways.

Chair asked if there are any further questions for Doug? There were none.

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

Taylor Prichard, Landscape Architect with Seamon Whiteside, came forward and began his presentation.

Taylor Prichard said thanks for hearing this petition again. Last month there was a lot of conversations on parking and it was kind of the determining factor to table until this month. I will not run through all of this again, I know you have all heard it. So with this townhome project behind the shopping center, they will have proximity to the surrounding features. The shopping center within the five mile walking radius, the hospital right on the edge of that and certainly within a 10 minute walk, which is typically what we would call a half mile. We really feel like the connectivity and the possibility to walk is important for this project. We can't guarantee that everyone is going to walk everywhere, but we are at least providing that opportunity and it's a unique aspect these days. A couple additional things to note, on the parking requirement, since I know that's going to be a topic of discussion. We do feel that the parking we are providing is right about the 2 and a half spaces per unit, which from a market standpoint is pretty typical. The parking requirements for the townhomes being a space for every unit and a half a space for a townhome block is meeting the demands of the market and provides a nice product for these users. Staff discussed adding 20 spaces and we added as many as we could and it ended up

being 21 spaces. So we have provided the majority down on the southern portion of the property, where the majority of the units are, then a few spaces up higher to categorize the amount of units for each pod. Something important to point out is the alignment of the driveways. In order to meet that parking requirement, we would need the double driveways for each unit and that would really obliterate any street tree requirements. We really wanted to add that street scape and working with the City, so this is where we landed, and adding this parking in and especially on site was a great recommendation from the Board, so thank you for doing that at the last Planning meeting. On the northern portion of the project, closest to the intersection, we have allowed a little bit on the open spaces. Patrick, I know that was something you had mentioned at the last meeting, so we have further developed what that was going to be. We will continue to develop this, but from a programmatic standpoint, the intent is for that to be a playground area, and we do still have the walking trail that will go throughout the buffer and connect back to our sidewalk system and to the public right-of-ways. We have added a couple benches on each side of these around the natural areas and where some of the ponds are going to be located. Then we are proposing a fire pit area, just for an added amenity for this larger portion, so they can have an amenity tucked into that buffer area so folks can have something fun to do on that side. We did reduce the units from 85 to 81 and that parking is providing a little over two and a half, and our tree requirements at an inch and a half caliper, we have increased to two and a half inches, based on some conversations we have heard at the last Planning Board meeting. We have the same materials and design aesthetic that we talked about last time. Charles has some things he would like to mention, but I am happy to answer any questions after that.

Jennifer Smith (Vice Chair) said I have several questions that I want to ask you. Do you intend to build all of that complex at one time or in stages to see how they sell?

Charles Saleah said the plan is to build the whole thing at the same time. Typically, how they do it is that they start on one end...Chair asked Mr. Saleah to introduce himself.

Charles Saleah said I am the developer and it is good to see you guys from 30 days ago. The answer to your question Ms. Smith is that these things are built by buildings because they are a cluster of five, so each five will be built at the same time.

Jennifer Smith (Vice Chair) said one thing that makes me nervous about this project is when I was a lender 20 years ago for a project that was a knitting mill near Downtown Charlotte. They were trying to turn these into condos and they just did not sell. Then they started to reduce the price to get them sold and they only sold half of them. Then it turned into rental properties, then eventually they were torn down. I'm just concerned about that with the area that it's in and somebody paying \$200 some thousand dollars for the lay of the land is pretty bad too.

Charles Saleah said the alternative to that is to build apartments that is it zoned for today. The apartments I think, is even worse than what you are suggesting. What we are trying to do is step it up and really give it more and give it ownership. When people have the ownership, they tend to take care of it more.

Jennifer Smith (Vice Chair) said is there anything that you can put on there that you can only have 15% rental property if it did turn into that?

Charles Saleah said yes, we can put some restrictions into it. But, that's part of the HOA.

Ashley Britt stepped forward and said the HOA may be able to do it, but we cannot have that as a condition. We can only regulate the use of the property, not the form of ownership.

Charles Saleah said yes, we discussed that last month and we received the same answer. So, the answer to your question is that we are going to be taking care of the landscaping and the outside look and maintenance. So, we

think this is going to be an upgrade to the area, plus being in the location it's at and the history of that parcel, it's very difficult to do anything with it other than trying to get something like that and give it the proximity to the shopping center and the hospital and trying to give it to people who are proud of ownership in that location.

Chairman asked if there are any other questions?

William Dotson said I know we can't make it a condition, but I'm just curious, are you going to put the age restriction into the HOA rules?

Charles Saleah said no.

William Dotson said ok, so there is a possibility that those can be any age. So, if you built the apartments, they would be approved to be age restricted?

Doug Britt said it would be age restricted and that's how it was approved, unless it gets changed.

Chairman asked if there are any further questions?

Charles Saleah said the only thing that I would like to add is that pretty much what we have discussed last time is that we heard you guys and we listened. We did what we needed to do and I think the question last time was to add something like 20 parking spaces and what's what we did. We added the calipers, we added pretty much whatever was requested. We appreciate your help and we think this is going to be a good project for everyone. At the end of the day, it will be an asset to the community.

Archie Morgan said just for clarification, we didn't recommend 20 spaces. We never made a recommendation. We just saw that there was not an ample supply of parking. It's not like we asked for and you gave, we never gave a number. You are still 61 short.

Board discusses.

Chairman asked Charles if he was finished.

Charles Saleah said Ryan Homes, as you guys know, who is going to be building those things, they have a lot of analysis and they do a lot of marketing with what they call the "funnel", where they go and look at the marketplace. They look at the strength of the market and the people that they are going to target and the people in the area. They have been successful all over the place and especially in the Southeast. This is what they do.

Jennifer Smith (Vice Chair) asked what school district is this project in?

Charles Saleah said I have no idea.

Archie Morgan said I'm sure it's in Monroe.

Chairman said it's Rock Rest and Monroe Middle and High.

Chairman asked if there was anyone who wanted to speak in opposition to the project?

Doug Britt said I will say one thing too. There was a version where they had double driveways for all of the units, but we said no because it was basically driveway, driveway, driveway. We said no, and this was the compromise.

Chairman asked Doug if this doesn't get approved, then they can go back and immediately build apartments?

Doug Britt said it was a one building, three story, and 60 unit apartment building. Age restricted.

Margaret Desio asked a question regarding one of the slides and if pond number one can be moved back more towards the boundary and said you take that and have a great place to put parking?

Doug Britt said a lot of times, these are conceptual. The pond might not go in that exact location, but to say when they lay out the conceptual drawings, they take the topo into consideration. I am assuming the pond is there based on the grade from the topo, but to say it will go exactly in the dimensions you see, probably not. But, I'm sure it will go somewhere in the area.

Archie Morgan said if you move pond one or pond three, you can make some additional parking for that end of the project.

Taylor Prichard said that is really the only location that can go. We have a stream buffer that's off the dashed line on the site plan. We also have a stream buffer requirement, so we are pinched in there. So, that is the location of the stream line.

Chairman asked why we have so many mini ponds?

Taylor Prichard said it's just because how the topo is and from the engineering standpoint.

Chairman asked if the Board has any more questions for Doug?

Board discusses.

Chair said we need a Motion to recommend adoption of the Resolution Approving/Denying Land Development Compliance.

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

Second: Kenneth Deal

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

AYES: Richard Yercheck, Margaret Desio, Kenneth Deal, and Archie Morgan

NAYS: Richard Ali, Patrick Furr, Jennifer Smith, David Dotson

Board discusses.

Archie Morgan asked those of you who voted against it, can changes be made so you can maybe change your mind?

Richard Ali said it's too late. I don't think you can go back and re-consider.

Archie Morgan said we can table it, I'm just asking.

Chairman said you've made a motion to recommend the adoption of the resolution has been denied, so that part is denied. Your index cards are going to fill out and tell if they choose to go to City Council what we didn't like and if they choose to make changes at that point in time, then City Council will see what we denied for.

Ashley Britt said just because your recommendation of the adoption of the resolution approving it failed, that doesn't necessarily mean that you recommend to adopt the resolution denying it, but because it was a 4-4 vote, that motion would likely fail also.

Chairman said we have to do that now.

Chairman said if the resolution of land development compliance is for denial, the Planning Board will also need to make the following motion, the motion to recommend denial of the amendment.

Doug Britt said what you've got to do, since your first thing didn't pass to approve, you can do one of two things. You can either do a motion to recommend resolution denying the land development compliance or you can make a motion to not send a recommendation what so ever to the City Council.

Motion: Richard Ali made a motion to recommend adoption of the Resolution Denying Land Development Plan Compliance.
Second: William Dotson
Action: The motion to recommend adoption of the Resolution Denying Land Development Plan Compliance failed with the following votes:

AYES: Richard Ali, Patrick Furr, Jennifer Smith, David Dotson
NAYS: Richard Yercheck, Margaret Desio, Kenneth Deal, and Archie Morgan

The Board discussed and called for a roll call vote to see how all the members voted during the first vote. It was four in favor, four against.

Therefore, Chairman said this is going to move forward with no recommendation to the City Council. Everybody that is voting against, is going to fill out an index cards as to what they did not like about the project. Those are going to go with the meeting minutes, so that you are going to have that specifically for that Board member that had a problem. So, you will know exactly what those issues were before you get back to City Council.

Charles Saleah asked when the minutes will be available.

Chairman said soon. I don't know when that will be, but I know that it's soon.

Ashlyn Penegar said it usually takes me about a week or two to complete everything and to send them to our Assistant City Attorney.

Board discusses.

Chairman said you are going to go to City Council with no recommendation from the Planning Board. Sorry for the confusion.

Item 4. **Annexation request of 17.00 acres located off of M.L. King Jr. Boulevard and further identified with Tax Parcel # 09-316-005-B**

Patrick Furr said I was informed by my boys even though I'm retired, that we are going to be building these two synthetic turfs/fields as a sub-contractor, so I am going to recuse myself from this item.

Chairman asked the Board if anybody has any problems with Mr. Furr recusing himself? They did not.

Patrick Furr moved to sit in the audience.

Doug Britt explained that this is just an annexation request. It's 17 acres that Union County currently owns and it's located adjacent to Union Academy. They will construct athletic fields there and they are requesting to annex this property into the City of Monroe. It's currently zoned R-20. If you notice, there is no rezoning to go with this, it's in the ETJ and they have the zoning they need. The only thing they are trying to do is annex their property into the City limits. The only thing staff will be looking for is a recommendation on the annexation.

Chairman asked what does this do for the City if we annex it? Why is it good for us?

Doug Britt said schools don't pay taxes, but neither do churches.

Chairman said I don't mind annexing it, but there is no benefit to the City when they can use it as is.

Archie Morgan asked is this being used for athletic fields?

Doug Britt said yes, they are doing another softball field and a baseball field with some associated parking that will go along with it.

Chairman said we like parking.

Doug Britt said it's sufficient parking.

Chairman asked Doug if staff recommended the annexation?

Doug Britt said we do.

Chairman asked if anyone has any questions for Doug? There were none.

Chairman asked if there was anybody who would like to speak in favor of the project or clarify this?

Matthew Kirchner with Eagle Engineering Inc. stepped forward and introduced himself.

Mr. Kirchner said I am a citizen for this project. I actually designed the ballpark for the school to what it is. We do have a water connection here, so the City will get some fees for the water that will be connected to the concession stand.

Chairman asked if there were any questions for Mr. Kirchner?

Kenneth Deal said if I understand the water and the sewage systems correctly, after talking with our water resources officer, there is a plus on the bills for any City services provided outside of the City limits. By annexing this property into the City, they would pay City rates, not extension rates, which are much higher.

Chairman asked if there was anybody that would like to speak against the annexation? There was no one. Chairman said, hearing none, I would entertain a motion.

Motion: Archie Morgan made a motion to recommend approval of the annexation.
Second: Margaret Desio
Action: The motion to recommend approval of the annexation passed unanimously with the following votes:

AYES: Richard Yercheck, Jennifer Smith, Richard Ali, Margaret Desio, Kenneth Deal, David Dotson and Archie Morgan
NAYS: None

Item 5. **Annexation request of 29.206 acres located along Waxhaw Highway further identified with Tax Parcel # 09-351-015.**

Item 6. **Zoning Map and Text Amendment request for the properties located along Waxhaw Highway to rezone the property from RA-20 and RA-40 (Union County Residential Low Density) to Conditional District (CD) “Waxhaw Landing Phase 2” and further identified as Tax Parcel # 09-351-015.**

Patrick Furr returned to the dais to sit with the Board.

Keri Mendler, Senior Planner, came forward and said the applicants are requesting a conditional district rezoning in order to develop a residential subdivision that will consist of 65 single-family detached homes. The development will be a mix of 60-foot (39) and 80-foot (26) wide lots. The total area of the project is 29.21 acres, with 9.45 acres or 32.35% of that reserved as common open space. The density of this project is 2.23 units per acre.

Density & Dimensional Standards

The density of the proposed project is 2.23 units per acre. The minimum lot size is 6,000 sqft. with an average lot size of 9,881 sqft. The development will be a mix of 60 ft. wide and 80 ft. wide lots. There will be 39 60 ft. wide lots and 26 80 ft. wide lots. The maximum allowable density for R-10 is 4 units per acre and 2 units per acre for R-20.

The minimum setbacks proposed are as follows:

Front: 25 feet

Side: 5 feet

Corner Lot Side: 10 feet

Rear: 25 feet

Landscaping

Street trees will be provided at a rate of one (1) per 50-feet and all houses will have at least two (2) yard trees. A 20-foot landscape buffer is being provided along Waxhaw Highway, the southern and western property line. The buffer will include a mix of trees and shrubs as indicated in the typical planting schedule on the site plan.

Open Space

The project is required to provide at least 12.5% open space, which would equal 3.65 acres. The total area of open space provided is 9.45 acres or 32.35%. The open space for this phase includes a natural walking trail with exercise stations. With that said, this is a proposed second phase of Waxhaw Landing and the first phase has additional open space and amenities such as a centrally located pool and clubhouse.

Elevations

The developer is proposing the homes will be a minimum of 1,600 heated square feet. The proposed exterior building materials will include fiber cement, stone, stucco, and/or brick. Vinyl will only be used for trim work. The front façade will include a mix of materials with a minimum of 25% being brick, stone, or stucco. Four courses of brick/brick veneer will extend up the face of the slab.

Parking

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

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 the City Council, at the building permit state 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 the site plan submittal, site plan will meet stormwater management requirements in accordance with Chapter 159 Stormwater Management Ordinance of the Monroe Code of Ordinances.

Stream Buffer

The site does not have any blue line streams.

Schools

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

“Phase 2 of Waxhaw Landing is a proposed 65 single family unit development will be within the following school attendance boundaries for the 2021-2022 school year:

Walter Bickett Elementary School	Currently at 65% rated capacity
Monroe Middle School	Currently at 87% rated capacity
Monroe High School	Currently at 67% rated capacity

This project is not expected to adversely affect school enrollments”

Transportation

The developer is proposing all streets to be constructed to the City of Monroe street standards and maintained by the City of Monroe. The proposal includes one entrance on Waxhaw Highway/Highway 75 and two internal

connections to phase 1 of Waxhaw Landing which also has two entrances on Waxhaw Highway/Highway 75. Due to the number of lots in this development, a TIA (Traffic Impact Analysis) was conducted for this project.

The following transportation improvements are required:

1. Construct a westbound left turn lane with 100' of full storage with appropriate tapers.
 - a. Install a three-lane section between this access and the next access point of the original phase.
2. At Fletcher Broome and Hwy. 75, construct a traffic signal with railroad preemption.

Future Land Use Plan Consistency

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

The proposed project is consistent with the Future Land Use Plan. The project is a reasonable use and in the public interest, because it continues similar residential uses in the area.

Public Notification

The applicant held a virtual neighborhood meeting on September 29, 2021 with two households attending.

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

Keri Mender said staff recommends approval of the Conditional District "Waxhaw Landing Phase 2" and is happy to answer any questions and the applicant is here as well.

Chairman asked the Board if there were any questions for Keri?

Margaret Desio said I do. First of all, on the walking trail, we had exercise stations, I don't know what an exercise station is.

Keri Mender said they're in a lot of trails now, even public parks now and I think Belk Tonawanda will have something similar. It's basically outdoor exercise stations that are waterproof that are to help you do things other than walking.

Margaret Desio said thank you. Another thing is when I look at the aerial of this piece of property, the front half is cleared and the back half is treed. Have we gotten anywhere along the way that we are asking them that they cannot eliminate all trees?

Keri Mender said in the proposed code, we do have some tree preservation standards that were added in. There is some clear cutting restrictions and some fines if you do it within a certain period and waiting times. But, with that said, those standards would not apply to this property. One, it's already been cleared and two, that code has not been adopted at this point.

Richard Ali said I just have a general question, when you all say and I don't recall this being used in the past, what do you mean when you say the project is in the best interest?

Keri Mendler said it meets the community's vision, as far as the Future Land Use Plan and it provides additional housing, which is desperately needed in all parts of the country. It provides a mix of housing, versus just one type.

Margaret Desio said this area of Waxhaw Highway is just slammed.

Archie Morgan said there is a Waxhaw Landing Phase 1 and 2 and there is a three coming, right?

Keri Mendler said Phase 3 has already come to you guys and this is Phase 2. How they were named that way, I'm not sure. Which one will come first, ultimately, if approved, I'm not sure.

Archie Morgan asked we don't have an exact number of homes in this area with all these phases?

Keri Mendler said amongst these phases, I believe we added it up to about 715.

Archie Morgan said besides these three, are there others?

Keri Mendler said proposed and in the works? Not that I am aware of. Obviously there was Alexander Commons, that was recently approved and under construction.

Archie Morgan asked what is the subdivision that is going in on the ramp of.... Keri Mendler said there is Secrest Commons and that one is 345.

Keri Mendler said we looked at this earlier, because I know that was a question you guys asked on the Phase 3 that Doug presented in February. There is an existing 469 homes within about a mile radius of this project. There is a 150 proposed, which is the Waxhaw Landing Phase 3 that you guys saw back in February. Under construction is 845, which includes the 500 homes from the original Waxhaw Landing. So, it's just over 1,400 homes, including already existing, already built, proposed and under construction for this area.

Board discusses.

Keri Mendler said obviously not all of those take access off of Waxhaw Highway. A lot of them have access to MLK, so Alexander Commons has access to MLK, South winds, they have access to MLK, Secrest Commons has access to MLK. So, they aren't all taking access to Waxhaw Highway.

Archie Morgan asked what size houses are we looking at here?

Keri Mendler said the minimum proposed is 1,600 square feet.

Richard Ali asked if these are the minimum elevations?

Keri Mendler said I will defer to the applicant on those. I don't think they have a builder on board right now, so they would be a representation of what could be built.

Patrick Furr said you do realize they you are saying that they have access to Martin Luther King Highway and that's all the way.... Keri Mendler said those are other projects.

Patrick Furr said they have to go somewhere, so if they are going up MLK, I know as of right now after you go past Union Academy, it's bottlenecked up there and it's a two lane road. All this is a two lane road for a thousand and some odd houses. That's a whole bunch of houses for a two lane road.

Board discusses.

Chairman asked if we have any more questions for Keri? There were none. Would anyone like to speak in favor of this project?

Matthew Kirchner came forward and introduced himself again.

Mr. Kirchner said I will quickly go through this. This project does have some small improvements which is the signal down the street as well as some left and right turn lanes into and out that should help this project. Between these three projects, we are pretty much adding a new lane on that road, as well as two right turn lanes, signals, and now left turn lanes and right turn lanes at the following intersection, plus a signal on the other side. So, there are substantial improvements for this one. We are talking about 65 lots here in this phase, 26 of them will be 80 ft. wide and 39 of them will be 60 ft. wide, so it's a very good mix of larger lots than what you have seen in the past. Our minimum is if they go with a single family ranch style house on an 80 ft lot, you can put a pretty large house on there. The 80 ft. lots are all around the exterior and then the interior that would go to the other phases, the 60 ft. wide lots, which are a bit larger than what you have seen in the original phase. We do have a buffer, but except for the front area, none of the property lines for the houses fit that buffer, so there is actually open space in between the planning buffer and the backyards, so these houses are pushed off from that property line a good bit, so we can put the natural trails.

Mr. Kirchner shows slideshows of different houses that the builder can have in that area.

Mr. Kirchner said you will have a nice consistent look with the houses and phases in the subdivision. There will be a gathering area towards the northeast side with an open area and trails and everything will attach to this with a picnic table and a nice covered area.

Patrick Furr asked where the open area will be on the site plan...Mr. Kirchner showed his site plan from his slideshow.

Mr. Kirchner said I'm trying not to confuse any Phases, but the one you saw last month, we have the walking trails with the workout equipment and some more gathering areas. But, if you put all these together, you've got walking trails throughout all three phases and community gardens, pools, covered areas, athletic fields. These house will have a pretty substantial amenity network between them.

Jennifer Smith (Vice Chair) said these are like 1,600 square feet.

Mr. Kirchner said the 1,600 square feet is if you came in, expecting the smallest ranch style that we can have, it's going to be a 1,600 square foot house. Your average on these houses are going to be well over 2,000 square foot houses. If someone wanted a small ranch, that's the minimum they can have on here. Most people are between 2-3,000 square foot, just as a starter home.

Margaret Desio asked if there are dog parks in this one?

Mr. Kirchner said based on your comments from the one you saw last time, we added the community gardens, the multi-use fields, dog parks, those were all into the one that will be at Council next week.

Jennifer Smith (Vice Chair) asked no builder yet?

Mr. Kirchner said no builder has committed on this one. There is no commitment from anyone. My builder will more than likely be the builder; it doesn't make sense for anybody else to do these 2 phases.

Patrick Furr said Matt help me real quick on this thing, this is Phase 2. Somewhere along the lines there is Phase 1 and Phase 3, are they all touching each other? Is that where you are getting the pool and amenities in the big project and this feeds into it?

Mr. Kirchner said all three will have their own amenities; they are all standalone projects. The only major amenity that the main one has is the pool. The community gardens, the multi-use fields and all that is over in Phase 3. This one will have the natural trails and depending on the area where we will have it, all of them together will have different things. We didn't do two community gardens; we did one community garden in one phase. We did one exercising in one phase, the pool in one phase. If we put all of it together, you've got 15 different amenities, which should be shared.

Margaret Desio asked Mr. Kirchner to put a slide from his slideshow back up so she could see it again. Ms. Desio steps down to see the picture. Ms. Desio and Mr. Kirchner have an inaudible conversation.

Chairman said Margaret, you are going to have to come back up here to make a comment for the minutes.

Mr. Kirchner said it's hard because all of these projects are doing different phases. Some of these amenities have been added since we last met and that's where the dog parks and stuff came in. These are amenities that will be added based on last month's meeting of what you were looking to have added. We also have bigger lots, and we got rid of some of the small lots and you have a big mixture, with more amenities. We took the feedback from what we got and added more open space around the sides and things like that.

Jennifer Smith (Vice Chair) said I like the layout of it, but I'm just concerned who the builder is going to be.

Mr. Kirchner said I wish I could tell you this for sure, but there is no way at this point.

Chairman said I suspect it will be the same builder as the other one, but they are going to wait until this gets approved.

Board discusses.

Patrick Furr said Matt, let me ask you a question, are you not getting a little concerned that all of these houses around this area are almost identical. They are the same and we are going to saturate the market with these, just this particular one. Aren't you getting a little bit concerned about this?

Mr. Kirchner said to be completely honest, I'm not concerned at all. As these houses, almost two years ago, were going from \$200,000-\$300,000 was a nice house, these in here are going from \$400,000-\$600,000 for what we would have paid \$200,000-\$300,000 before. So, all I am seeing here is my investment from my house that I have, it's been nice. There is more value in the actual area, more people are coming in that will fill all of our parks and our Union Academy. We are expanding Union Academy like crazy for all of the people who are moving in. These are the people who are willing to pay half a million dollars for a property. You've got a 1,600 square foot house; it's going to be \$350,000 for a 1,600 square foot house that has brick on it. I think this area goes to Monroe Middle and Monroe High School, which could use a lot of different kids to help bring it up and make it not have the same demeanor that it has in years past.

Chairman asked if Richard Ali had any questions?

Richard Ali asked, I thought the question was more about the design of the house, was I wrong?

Patrick Furr said no, it's pretty much the same layout, concept that we've got 6 or 7,000 of and they are being built all around Monroe and where the saturation point is for that particular one. I know that economy is up, but I've seen it bottom out. Nobody has a crystal ball, but I'm just worried about the saturation point for that.

Mr. Kirchner said there is six plus projects in this area that are almost 100% sold before we can get the water and sewer.

Board discusses.

Kenneth Deal said your 800 plus units that you have here in Phase 1.... Mr. Kirchner said I only have 65 lots.

Kenneth Deal said there is 800 plus lots in Phase 1, 2 and 3, are they all going to be governed by one HOA?

Mr. Kirchner said I do not know that. We do not have a builder or an HOA set up for this yet.

Kenneth Deal said the developer for Phase 2 has reached out to the Board members to get input and he is a standalone. His HOA is a standalone, his amenities are standalone, so I have an issue being told that all of these amenities in phase 1 are going to support phase 2, when phase 3 is telling me no. His dog parks and his children play areas and fire pits are for his phase. It's a different piece of property, owned by a different owner, being developed by somebody else, who got thrown into this Phasing plan and he's divorced himself of it. So, I've got to look at your plans, and it's an annexation into the City of Monroe. What is the benefit to the City of Monroe? The benefit of the City of Monroe, is traffic congestion, small lots that are starting to look more and more like mobile home parks without tires. You've been up here longer than I've been on this Board and I've heard Board after Board after Board say we need better projects, we need side loading garages. When you are going to a zoning area that says you have to have a lot of x square foot with 100 foot frontage, and you've cut it into 50%, we want something back to let you cut it to 50%, especially when you are asking to bring in into Monroe. The package that we get in advance, again has the wrong elevations, it has the same elevations that Phase 2 had, which you stood up here and showed us that presentation. It's almost identical to Phase 2. The elevations that you just showed us are the same elevations that you showed when you presented Phase 2. I just can't help but feel like I'm being asked to buy a pig in a poke. What am I as the City of Monroe getting stuck with? That's my comments.

Richard Ali said I just want to clarify something. You were talking about having the same Phase 2. Isn't this Phase 2?

Kenneth Deal said this is Phase 2, Phase 3 is the one that has divorced itself from Phase 1 and Phase 2.

Richard Ali said I was confused.

Kenneth Deal said you don't see the dog parks and you don't see the amenities here, because they are going to share the pool and building...Mr. Kirchner said there is no guarantee, we do not have a builder on that. There is no guarantee that they will share the pool. There is no guarantee that they will share the dog park.

Mr. Kirchner said the new Phase will have to be like these photos, the builder will have to represent these photos. These photos get attached to the approval zoning plan. They will submit their elevations to Keri for review and they have to be in line with the elevations that we are presenting to you now.

Kenneth Deal asked the ones in our packet or the ones you just showed us in your slideshow?

Keri Mendler said there is a note on the plan that says that anything submitted throughout the process, staff desires to read all elevations and present the same as it is, but there is a note that says basically any elevations or any additional information submitted to staff, Planning Board or Council, is considered an important part of the project, if approved.

William Dotson asked just out of curiosity, did you have these or is this all you had?

Keri Mendler said the elevations in your packet is what we confirmed with the applicant.

William Dotson asked this is all you had when you created these packets? Those are new?

Mr. Kirchner said these are additional.

William Dotson said in the future, can you just put them all in there so we can see. Whatever you think you are going to build, so we at least can see them.

Kenneth Deal said at least bring them if you've added additional elevations. Bring copies to hand out here before the presentation.

Mr. Kirchner said I can definitely do that for you guys.

Archie Morgan asked so we don't know what amenities will be shared?

Keri Mendler said I'm going to address the amenities real quick. It was our understanding that they would share them. It sounds like maybe that's changed for whatever reason. With that said, with a subdivision of 65 lots, if we are looking at it on its own, from staff's perspective, and we may disagree with this and that's ok, but with 65 lots and the amount of open space that's left open and the trail and exercise station and the gazebo, from staff's perspective, that's reasonable for 65 lots. If they get to access the Phase 2 pool and clubhouse, all the better, but from staff's perspective, that's adequate for 65 lots.

Chairman asked as a standalone, staff is happy with what is presented?

Keri Mendler said staff thinks it's sufficient.

Chairman said if we skip the other two and don't worry about anybody else's amenities, just looking at this as a standalone. So, we've got 80 and 60 ft. lots. How big are the buffers?

Mr. Kirchner said minimum 20 feet, but even with that you've probably got three times that between the property line and the buffers. We've got trails and all the open space back there.

Jennifer Smith (Vice Chair) asked if builder could come in and completely negate from these pictures here?

Mr. Kirchner said no.

Jennifer Smith (Vice Chair) said it would have to be stone in the whole living room?

Mr. Kirchner said yes. Our elevations go through your Planning department. Keri actually denies elevations all the time. They usually submit 150 different elevations and she goes through and checks which ones they can and can't do based on what's presented.

Jennifer Smith (Vice Chair) said this looks just like the subdivision that's just down the road from it.

Mr. Kirchner asked Alexander Commons?

Jennifer Smith (Vice Chair) said no.

Mr. Kirchner said those are like 20 foot wide lots.

Jennifer Smith (Vice Chair) said I'm talking about the houses themselves. They all look like this.

Archie Morgan said it adds to the problem.

Jennifer Smith (Vice Chair) said they all look alike.

Archie Morgan said it adds to the traffic, we are looking at 1,400 homes?

William Dotson said 720 something homes, with the reduction from the other phase.

Mr. Kirchner said if you show me one of these houses in Alexander Commons, I will never come before you again.

Patrick Furr asked Keri if we have passed these other phases? They don't have anything to do with Matt's project, it's a standalone, I understand. Have we approved or disapproved these other phases? Phase 1 and 3?

Keri Mendler said phase 1 was approved in 2020, so it's under construction right now and they've just submitted their final plat to begin the process of actually going vertical. Phase 3, which was presented in the February Planning Board meeting is going to City Council next week.

Patrick Furr asked it was turned down by us, what it not?

Keri Mendler said it was recommended for denial by the Planning Board. They made some changes and they reduced the lot count and did a variety of lot sizes, so that will be presented to City Council next Tuesday for their consideration.

Chairman asked if there was anybody that would like to speak against the project?

Margaret Desio said I do have one question. Is this house going to be built in this project?

Mr. Kirchner said yes.

Board discusses.

Mr. Kirchner said if you wanted to build a house here on an 80 ft. lot, you could build this house in this project. It's up to the person buying the lot to pick which product they want. They are not for sale houses or rental homes. You can come in and pick what you want and put it on the lot, but yes, you can build this house on the lot if you want to.

Keri Mendler said just so everyone is on the same page, these elevations, and the elevations that are in your packet and what were submitted and like Matt said, if the project is approved, they send an elevation once they have a builder on board. We go through them and make sure they meet the 1,600 square foot minimum, do they have the 25% brick/stone stuck on the front, what are the materials, do they have vinyl that isn't just trim work. If it has things that don't match with what's approved in the notes, or sort of a similar architectural style, staff denies it and says you cannot build that in a subdivision. So, these are just representations of what could be built and then if approved, staff goes through the whole process to make sure it meets all of the notes standards and similar style as what's represented in the pictures.

Chairman said he had a question. Keri, what is the proper term if we reject this and then the person that owns the property just starts selling lots according to the UDO and they can build whatever they want, as long as it meets the UDO?

Keri Mendler said if the rezoning and annexation were denied, then they would possibly develop in the County, if they can. If not, then we would basically have to come back before you with an annexation and maybe a general rezoning, obviously an annexation because they are being pulled into this. It would depend on the zoning. Right now this has County zoning. I could tell you that they would have a half acre lot with 10 ft. setbacks minimum. Beyond that, I couldn't give you any information until they start pulling permits.

Chairman asked if each lot would be able to pick what they wanted to build, as long as it met the.... Keri Mendler said a by right subdivision, there are no design standards at all, so they can build a mobile home. The Conditional District process, it allows the applicant to ask for deviations and smaller lot sizes, but it also affords the City the ability to put additional restrictions, such as the materials, the size of the house, because in North Carolina they took away our ability to regulate house size. They could put a 400 square foot house.

Chairman asked if that subdivision would have an HOA?

Keri Mendler said I believe they would have to because there would still be storm water requirements which would be in the open space and typically those would be maintained by the HOA, so I believe they would still have an HOA.

Chairman asked there wouldn't be any design as far as walking paths and amenities?

Keri Mendler said no.

Margaret Desio said the state of North Carolina has taken away a lot of our strengths, so if this subdivision is built and somebody wants to go in there and buy a lot, they could build a 1,000 square foot vinyl home.

Keri Mendler asked if you are talking about if the rezoning gets denied?

Margaret Desio said yes.

Keri Mendler said it would be in the County at that point. But, yes, it could be sub-divided and then somebody could just go build a lot.

Kenneth Deal said you can do that within the City with a by right building. If you buy a lot, you can build anything you wanted on it.

Keri Mendler said we haven't had a lot of by right subdivisions. I think in my time, there was one right before I got here and then there has been two within the last year. I can tell you that they have half acre lots and a minimum ten foot setback and that's all I can tell you until they start pulling permits.

Margaret Desio asked if we did a Conditional District, do we have a little more control over what can be built?

Keri Mendler said yes, as long as the applicant agrees to those restrictions and normally that comes about with requesting for things such as smaller lot sizes.

Jennifer Smith (Vice Chair) asked if they could put condos or townhouses out there?

Keri Mendler said under the current zoning, I don't think so. But, again, it's in the County and I don't know what they can do specifically under them.

Jennifer Smith (Vice Chair) asked if it could be rezoned?

Keri Mendler said possibly, under the County's jurisdiction. Sure.

William Dotson said the County isn't building anything right now, are they?

Keri Mendler said I'm not sure. I know they are working on their water and sewer stuff, but I'm not sure of their status. They are building because there is residential subdivisions in the County that have something on them.

William Dotson said because those are already approved, correct? They aren't approving anything?

Chairman said they get a deal with the City for water for their water and sewer project.

Keri Mendler said it's an evolving situation. But, it's probably a short-lived situation. Eventually, they will get water and sewer and be able to do more.

Chairman asked if there are any other questions or conversations for staff before we make a motion? Would anyone like a break for five minutes?

Board discusses.

Motion: Kenneth Deal made a motion to recommend denial of the annexation to the City of Monroe.
Second: William Dotson
Action: The motion to recommend denial of the annexation into the City of Monroe failed with the following votes:

AYES: Jennifer Smith, Patrick Furr, Kenneth Deal and David Dotson

NAYS: Richard Yercheck, Richard Ali, Margaret Desio and Archie Morgan

Archie Morgan asked if there can be any discussions?

Keri Mendler said that motion failed.

Chairman asked what motion would be next?

Ashley Britt said you can ask for a motion on the resolution, so if Council gets to that point, they could have a recommendation from you on the rezoning part of it, assuming one passes.

Jennifer Smith (Vice Chair) asked if that motion was to disapprove it being annexed in? Right?

Chairman said correct, now the next one is for the resolution of the development plan compliance. We need a motion to recommend the adoption of the resolution approving or denying the land development compliance.

Motion: Kenneth Deal made a motion to recommend adoption of the Resolution Denying Land Development Compliance.

Second: William Dotson

Jennifer Smith (Vice Chair) said this is confusing me.

Chairman said we denied the annexation and because we are denying the annexation, well we didn't deny it, it went 4-4, so it will go without a recommendation. Doug, what is the Land Development Compliance, what does that motion mean?

Doug Britt said basically it means the resolution. The Land Development Plan Compliance, you've got one for approval and disapproval. There is stated reasons for a resolution for approval and there is stated reasons for disapproval for that resolution. Mr. Deal made the motion to recommend denial, so he is recommending a denial on that resolution. There was a motion and a second on the floor, now you just need to vote on it to see where it falls.

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

AYES: Jennifer Smith, Patrick Furr, Kenneth Deal and David Dotson

NAYS: Richard Yercheck, Richard Ali, Margaret Desio and Archie Morgan

Chairman said it (both the annexation and rezoning) goes to Council without a recommendation. Everybody that is denying, on your cards, please make sure to write your name and what it is.

Board discusses.

Mr. Kirchner said I like the idea of the cards. My only suggestion I would have is can you have both people approving and denying it, so the meeting minutes reflect that.

Chairman said for sure you will have the denials. If anybody that's interested in filling them out that's in favor of, then they will do that too.

Mr. Kirchner said it's only because if they have stuff they did not like, that you liked, I would like to remove the stuff. I would like to fix what they are denying; if I know the things you like about it, I can keep those in.

Chairman said everyone will have the option of filling out the card.

Mr. Kirchner said if there are things that you really want on here, make sure to put it on the cards, so I don't take it off.

Jennifer Smith (Vice Chair) asked so you can come back again?

Chairman said this project is not coming back to us. He is going to go to City Council.

Mr. Kirchner said but if you want stuff on there, put it on your card.

Chairman said for future projects.

Mr. Kirchner said the feedback you're giving me, I can keep changing it to meet what you want.

Item 7. Annexation request of 81.578 acres located along ML King Jr. Blvd. further identified with Tax Parcel # 09-316-014A

Item 8. Zoning Map and Text Amendment request for the properties located along ML King Jr. Blvd. to rezone the property from R-20 to Conditional District (CD) "Cedar Meadows" and further identified as Tax Parcel # 09-316-014A.

Keri Mendler gave the presentation for items 7 and 8 together.

The applicants are requesting a conditional district rezoning in order to develop a residential subdivision that will consist of 160 single-family detached homes. The total area of the site is 81.57 acres. The total area to be rezoned is 80.156 acres, as 1.422 acres will retain the existing R-20 zoning. All calculations were completed using 80.156 acres. The proposal includes 34.75 acres of open space, which is 43.36% of the overall site. The density of this project is 2-units per acre.

Density & Dimensional Standards

The density of the proposed project is 2-units per acre. The minimum lot size is 6,000 sqft. with an average lot size of 7,795 sqft. The development is a mix of 60-foot (135) and 80-foot (25) wide lots.

The minimum setbacks proposed are as follows:

Front: 20 feet

Side: 5 feet

Corner Lot Side: 5 feet

Rear: 10 feet

Landscaping

Street trees will be provided at a rate of one (1) per 50-feet and all houses will have at least two (2) yard trees. A 50-foot landscaped buffer will be provided along ML King Jr. Blvd. and a 25-foot buffer will be provided around the remaining property lines. These buffers will include a mix of trees, evergreens, and shrubs as indicated in the typical landscape buffer schedule on sheet two.

Open Space

The project is required to provide at least 12.5% open space, which would equal 10.01 acres. The proposal includes 34.75 acres of open space, which is 43.36% of the overall site, approximately 12.03 acres of open space falls within the flood plain, which is 34.62% of the open space. Additionally, approximately 1.17 acres of the open space is part of a transmission line easement, this easement will have a walking path through it. The ordinance allows no more than 50% of the open space to be included within the floodplain. The open space for

this phase includes a natural walking path throughout the open space, connecting various areas of the neighborhood, a gazebo and tot lot, community garden, and outdoor recreation/gathering area.

Elevations

The developer is proposing the homes will be a minimum of 1,600 heated square feet. The proposed exterior building materials will include fiber cement, stone, stucco, and/or brick. Vinyl will only be used for trim work. The front façade will include a mix of materials with a minimum of 25% being brick, stone, or stucco. Four courses of brick/brick veneer will extend up the face of the slab.

Parking

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

Sidewalk

A five-foot (5') wide sidewalk will be provided along both sides of the interior roads throughout the development. An eight-foot (8') wide sidewalk will be provided along Waxhaw Highway.

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 160 single family unit development to be built across the street from Union Academy. It will be located within the following school attendance areas for the current (2021-2022) school year:

Walter Bickett Elementary School Currently at 65% of rated capacity

Monroe Middle School Currently at 87% of rated capacity

Monroe High School Currently at 67% of rated capacity

This project is not expected to adversely affect school enrollments.”

Transportation

The developer is proposing all streets to be constructed to the City of Monroe street standards and maintained by the City of Monroe. This proposal includes one entrance on ML King Jr. Blvd., this entrance lines up with the entrance to Union Academy. The subdivision is also proposed to access through the stub-out of the existing Food Lion shopping center. This entrance is on private property; however, the property owner has agreed to

allow access and a formal access agreement will be required to be prepared and submitted to the City with construction plans as well as recorded.

A traffic impact analysis was required by the City Engineering Department. This development will be required to provide left and right turn lanes into the development at the intersection across from Union Academy.

Future Land Use Plan Consistency

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

This project is consistent with the Future Land Use Plan. Staff also believes the project is a reasonable use and in the public interest, because it provides wider lots and connectivity to the adjoining shopping center.

Public Notification

The applicant held a virtual neighborhood meeting on September 8, 2021 with two attendees present.

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

Keri Mendler said staff recommends approval of Conditional District “Cedar Meadows” and I am happy to answer any questions and the applicant is here to answer any questions as well.

Archie Morgan asked how wide are these lots?

Keri Mendler they have a mix of lots, they are providing 135 60 ft. wide lots and 25 80 ft. wide lots. It looks like on their site plan, the 25 80 ft. wide lots are surrounding the perimeter of the project with the smaller lots on the interior.

Margaret Desio asked what did you say about the second entrance?

Keri Mendler asked if anyone have been to the new Food Lion on MLK? They have the entrance off Weddington Rd. They have a right in, right out, then they also have a lighted entrance that is across from the Union Academy entrance that they recently constructed within the last couple years. So, their second access point will provide direct access to MLK at that point. The blue line that you can see on the site plan, is the property line for this project. They will provide access through to the existing stub out across from the private property to the right of MLK. The entrance will be extended to the property and then that’s how they will get access.

Archie Morgan said it all dumps out on MLK.

Jennifer Smith (Vice Chair) said yes.

Keri Mendler said yes, there is two access points at lighted entrances on MLK, someone could obviously go through Food Lion's parking lot out to Weddington Rd.

Archie Morgan said all that traffic dumps out on MLK, right across from the high school.

Jennifer Smith (Vice Chair) said where traffic is backed up from when school lets out there. It's clear backed up to the light or a train.

Chairman asked if there is a builder yet?

Keri Mendler said I don't believe so.

Chairman asked if anyone else had any further questions for Keri? There were none.

Chairman asked if there was anyone that would like to speak in favor of this project?

Matt Kirchner with Eagle Engineering came forward to give his PowerPoint presentation.

Mr. Kirchner said in this area 0% of commercial has been built out in this area. What this project that I am presenting you with, is the reasons that these additional commercial users and additional restaurant will build in this area. The Food Lion has been empty for years since it's been built, it will continue to be empty until projects like this come along. If parents did move into this subdivision and have children at the school, they would be able to walk across the street to Union Academy. This would open the door for possible teachers, every school in this area is in need of teachers and this would be a positive for them as well. Hopefully we would be able to get some faculty and staff in as well. I've had about 7 or 8 people from the community reach out about this project and most of the concerns was seeing commercial closing down on that side, hoping to be able to get a restaurant in on that side and how this project might be able to bring enough in to make that happen. We used to have 40 ft. wide lots, now we are now showing you 80 and 60, so we are almost doubling the size of what we were a few years ago. We are improving and getting bigger and bigger as we go. The houses on the outside are 80 ft. and we put the buffer on the outside. There are a ton of amenities in there when it comes to community gardens, walking trails, gathering areas, benches, lots of extra amenities on this one. You will have a right and left turn lane coming at the entrance that is right across from the school entrance, and we will update those signals at the entrance for the Food Lion as well as the entrance in front of Union Academy. This is a representation of what the minimum requirements will be. There are walking trails obviously throughout the buffer and leaving as much of it as natural as possible. I am happy to answer any questions you might have.

Patrick Furr asked, Matt is all these entrances going to be sodded and irrigated?

Mr. Kirchner said the commercial one is maintained by the Food Lion. I'm not sure what they have over there, but our main entrance across from the school will be. We will have our monument sign and everything there will have it.

Patrick Furr said all that's within your area will have it.

Mr. Kirchner said yes, sir.

Patrick Furr asked, will you have street lighting throughout the whole project?

Mr. Kirchner said that is correct.

Mr. Kirchner said we've also went to 3 inch trees, so everything that you've agreed to other projects, and what you've added and requested, I've continued to add. You'll still have the bigger trees.

Archie Morgan said that is just the same subdivision over and over again. The same elevations too. At least humor me and give me some different pictures. You've got the same house on every presentation I've ever seen you give.

Chairman asked are those stock photos? What's the scoop on those pictures?

Mr. Kirchner said these are for sale houses, so when you guys asked for different elevations every time, what I've put into this one, demonstrates the user. What I have is a wide range of stuff that meets the minimum requirements here that the final bidder can work with and to get approval through the City. For me to put custom elevations on here that restricts the final user, that's a lot to add. If I put three custom elevations in here, you are going to have 160 lots that look the exact same in the subdivision. I have to make a wide range of elevations that the builders in the area can meet. They will look different. They meet the minimum requirements that I have with the City, so the builders can build on them, this is what I have to show you to do it.

Jennifer Smith (Vice Chair) said there on Old Monroe Rd, where the tracks are at that light, all those apartments are going in. Aren't those apartments?

Patrick Furr said pre-sold townhouses.

Jennifer Smith (Vice Chair) asked how many are there?

Mr. Kirchner said I'm going to say 80-90ish.

Jennifer Smith (Vice Chair) said you've got that traffic too then.

Chairman said traffic is going to be a problem.

Patrick Furr said it is, but it's not the man's fault. Matt, I've got a question, I know from a business standpoint, this is the minimum we can get away with. How come we aren't going in there and this is just a question.

Mr. Kirchner said if I put a max on there and someone wants to build a bigger house, they can't do that. That's why I have to do minimums. If the engineer has to build a ranch, that's 1,600 square feet, that is what I have to put in there. If you want me to put maximums, I can, but you will never have anything over 2,000-3,000 square feet on it. Your job is to see the bare minimum that you can have on there so at least you know it's better and where it's at.

Chairman said the reason the elevations are all fairly similar is because it's a generalization of what they will build.

Mr. Kirchner said I would love to give you guys more custom elevations than what we have on here.

Patrick Furr said I was just asking because we've had a couple of developers come in and they've showed us bigger elevations and they could have gone the minimum as well, but they went with bigger and a little more expensive.

Mr. Kirchner said that would be the difference between a developer and buyer. They can do them more specific, that's where these pieces are.

Margaret Desio said somebody could come back to us with 20% of the houses in this development are going to be 1,600 square feet, 25% are going to be 1,800 square feet.

Mr. Kirchner said I don't know the answer to that. If 160 people came in that are parents and only need 1,600 square feet, we sell these lots to the end user. That end user gets to pick whatever they want, a 4,000 square foot house or a 1,600 square foot house.

Chairman said they may pick an 80 ft. lot and only put a 2,000 square foot house and want a lot of yard.

Mr. Kirchner said yes, you get to pick your lot and pick your house. If you want, I can start doing rentals and I'll be able to dictate exactly what they want, but nobody wants rentals. So, we focus on for sale and we can do for sale as you guys have options that the end user has.

Margaret Desio said we are just so trying to get things up, better and better and nothing seems to bring us anything.

Chairman said it is working. Matt isn't the first one to come in here with 80 and 60 ft. lots. We were seeing 40's and a few 60's and we were seeing 40's and 50's. Now we are seeing 60's and 80's. Pat got crazy about trees, so they're all coming in with 3 inch trees. We've got walking trails and connectivity, we are seeing that through the whole project. We are making a difference; it is going up.

Margaret Desio said it is, but I'd like to see the size of the houses going up.

Chairman said but if you were walking in there as an individual, and you've decided that you are going to take lot 44 and then they lay out your options for houses, you get to pick. So, if you can afford the \$700,000 house to go on the 80 ft. lot, good on you.

Margaret Desio said but you're not going to put a \$700,000 house on an 80 ft. lot if you've got \$300,000 houses on either side.

Archie Morgan said that is exactly right. We are seeing the same subdivisions over and over again.

Chairman said I understand that, but to Margaret's point, we are making a difference. Things are getting better.

Archie Morgan said but to her point, I'm not going to buy the widest lot he's got out there and put an \$800,000 house when my neighbor has....Jennifer Smith (Vice Chair) said a modular.

Chairman said I just don't want you all to think that we aren't having an effect on what's coming.

Archie Morgan said I see your point.

Margaret Desio said I agree with you. We are.

William Dotson asked let me ask you a question, would you reduce the number of homes you have in there?

Mr. Kirchner asked to what?

William Dotson said you tell me. What would you reduce it to? Because let me tell you, in the new UDO, the term open space is used 231 times and you have 34 acres of open space, 12 of it is in a flood area, 10 acres of it

is right-of-way and that's leaving you with 12 acres of open space. In that open space, you only have a small recreational area behind a house. Now granted, it is on the trails. You have the gazebo in the sitting area. My question to you would be, how many of those houses would you lose in the middle to put a good size pocket park right in the middle?

Chairman said or an athletic field.

William Dotson said or an athletic field or anything of that nature. You just told us that you were willing and you would bring us half a million dollar houses. Show me what you will do with this.

Mr. Kirchner said I did. I brought this to you guys and we had 225 lots when I submitted to the City. So, I dropped 65 lots in the last month when you guys asked for it.

William Dotson said I'm just asking the question on.... Mr. Kirchner said I'm answering the question as I was willing to drop 65 lots from the 225 that I had to the 160 that I have now.

Mr. Kirchner said if you guys make a recommendation on basing the approval to what you would want, that is something to consider. I might be shooting in the dark, going from 225 to 160 and I can continue to shoot in the dark or you can make a recommendation on what you want. Then I can meet those recommendations.

William Dotson asked would you be willing to take out the two rows of houses on 103-114 and 102-91 to put an athletic field and a pocket park in there?

Chairman said instead of saying this row of houses or this row of houses, ask for an athletic field and a pocket park as part of that. Then let his engineers and his designers figure out how it works best for the project.

William Dotson asked would you do that?

Mr. Kirchner said no, thank you.

William Dotson said can we table this and you bring it back to us?

Mr. Kirchner said no, thank you. I'm asking you to make a recommendation on it and you can always recommend approval with (the condition of adding an) athletic field and things like that. The City's processing and the permit process, I've been looking at this project for over a year. To table it for another month, for athletic fields that we may or may not be able to get approval... If you make the recommendation then we will ask staff if they want it, Council if they want it, chances are they want and have it approved, I don't know. In future projects, if I can put the athletic field in there, I will add that in there.

William Dotson said so if you go forward with it, you're going to go to Council with it, if it gets denied tonight, I would assume, and then there is a possibility that if we said to you that there isn't enough open space, that we would like to see more open space, you would put more open space?

Mr. Kirchner said if you make any specific recommendations and I think if you look through my plans from the last 3 years, any specific recommendations you have, I have. If you want 80 ft. lots, I put 80 ft. lots. If you say you want more open space, tell me what more open space is because I'm going to do about 5 times more open space than what the current UDO requires. So, if you want more, say I want 50% open space and 40% open space, so that way, when I go to my client and say this is how many lots I'm dropping to get that open space to make it. But, if you have specifics as we are going through it, please write those down so I can incorporate them.

Archie Morgan said the space and the athletic fields are one thing, it's still a heck of a lot of traffic dumping out right in front of a high school. You're right there at it.

Mr. Kirchner said there is also a commercial shopping center there, that's a known area for traffic. That's where you want traffic to be, that's why you put a commercial shopping center there. That is the purpose of that area, it is to bring traffic for that. Then at that point the DOT will widen the road.

Board discusses.

Archie Morgan said before we add more subdivisions, let's let the roads catch up. The roads need to be able to handle it first. Is that not common sense?

Mr. Kirchner said it is not. If I had a hundred dollars and I had bills now, I would pay my bills now and not my bills for the future. There is not enough money to do everything to build out like that all the time. They are fixing every problem they have currently and working their way through. There is a long list of a hundred to two hundred DOT projects that they've put in proposals for, and only 10-15 of them get approved a year. You see 485, you see how that's trying to catch up.

Archie Morgan said there is DOT projects that have been approved and funded and it's been 10 years ago and we are still waiting.

Chairman said let's bring this back around. Is there anyone else that would like to speak in favor or against this project? There was no one.

Motion: William Dotson made a motion to recommend denial of the annexation.

Second: Margaret Desio

Action: The motion to recommend denial of the annexation into the City of Monroe passed with the following votes:

AYES: Jennifer Smith, Patrick Furr, Kenneth Deal, Richard Ali, Margaret Desio, Archie Morgan and David Dotson

NAYS: Richard Yercheck

Motion: William Dotson made a motion to recommend adoption of the Resolution Denying Land Development Compliance.

Second: Jennifer Smith

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

AYES: Jennifer Smith, Patrick Furr, Kenneth Deal, Richard Ali, Margaret Desio, Archie Morgan and David Dotson

NAYS: Richard Yercheck

Motion: Richard Ali 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: Jennifer Smith, Patrick Furr, Kenneth Deal, Richard Ali, Margaret Desio, Archie Morgan and David Dotson
NAYS: Richard Yercheck

Item 9. **Next Meeting- May 4, 2022**

William Dotson said I don't know if everyone is aware, but in the new UDO there has been a modification to reduce the number of Planning Board members down to 7, with no alternates. I don't know if I can ask this question, but I was just wondering what the Board's thought process was on that, reducing it down to 7 with no alternates.

Archie Morgan said my thought is I would think the Council would want as many eyes on the project as they could get.

Patrick Furr said you would think that, wouldn't you?

Chairman said my recommendation on that is, individually, reach out to your Council contacts and share with them your approvals, concerns, whatever it is as it relates to that.

Jennifer Smith (Vice Chair) asked if Council can change that?

Chairman said I believe so, yes.

Archie Morgan said they don't have to adopt that, its part of it, but they don't have to adopt it.

William Dotson said the problem is, if it's written in that UDO and they adopt that UDO, that's it. They can amend it, they can always amend it, but I don't know that they would go back and amend the UDO after this hard month after month. I don't know if they want to just jump into amending things in the UDO. My point is, I went back two years and even with COVID-19, there was never an issue with quorum. I'm not sure what the point would be to reduce us down to seven.

Chairman said reach out individually and speak to Council members.

Archie Morgan asked when do they vote on that?

Richard Ali said the 12th.

Chairman asked Doug are there any projects in town, any buildings empty that you can discuss or anything that you can share with the Board?

Doug said Best Buy is coming back to town, and they are coming to the Monroe Crossing Mall. They are not taking the Sears location; they are taking the Go-Cart location.

Board discusses.

Chairman said put your index cards here and Ashlyn will get those.

Margaret Desio said I've got one question. I want to know what the zoning change is for under the bridge on Waxhaw Highway?

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April 6, 2022 Meeting

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Doug Britt said we have 20 zoning signs out right now for the new UDO and zoning map amendment.

Richard Ali said it's just a general UDO, not specific.

Doug Britt said remember, we are rezoning the whole entire city and adopting a whole new ordinance, so this last time we mailed out 10,000 letters as well as the 20 zoning signs and we put them around the City. We put the signs around the periphery of the City to let the people know that City wide, this is going on.

Margaret Desio said ok, I couldn't figure out why we were rezoning the bridge.

Item 10. **Adjournment**

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

Motion: **Richard Ali moved to adjourn.**

Second: **Archie Morgan**

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

AYES: **Richard Yercheck, Jennifer Smith, Patrick Furr, Margaret Desio, Richard Ali, Kenneth Deal, David Dotson and Archie Morgan**

NAYS: **None**

The meeting was adjourned at 8:03 p.m.

Respectfully Submitted,

Richard Yercheck, Chair
Planning Board

Ashlyn Penegar
Secretary to the Board



STAFF REPORT

TO: Planning Board Members

DATE: June 1, 2022

FROM: Lisa Stiwinter, Director of Planning & Development

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map Amendment and text amendment request for Conditional District “Monroe Chase” (Parcel ID #'s: 09-108-002-A, 09-143-017, & 09-143-093)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment for the properties located along Olive Branch Road and further identified as tax parcel #'s 09-108-002-A, 09-143-017, & 09-143-093. The request is to rezone the properties from RMD (Residential Medium Density) to Conditional District (CD) “Monroe Chase”.

REVIEW

The applicant, Joseph Mosca of NVR, is requesting a conditional district rezoning in order to develop a 197 lot residential subdivision. The total area of the project is 85.76 acres with 38.4% or 32.96 acres of common open space. The density of this project is 2.30 units per acre.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Single-Family Residential	RLD (Residential Low Density) & R-MD (Residential Medium Density)
East	Vacant	RMD (Residential Medium Density) & CD Olive Branch
South	Vacant	RMD (Residential Medium Density)
West	Single-Family Residential	RMD (Residential Medium Density)

Proposal

The applicant is requesting a conditional district rezoning in order to develop a 197 lot residential subdivision that will consist of single-family detached homes with 38.4% or 32.96 acres of open space. The minimum lot size for the project will be 6,000 square feet with a range up to 13,000 square feet. The developer is providing a mixture of lot types that will include 51-foot wide lots, 60-foot wide lots and an 80-foot wide lots. The minimum heated square footage of the homes will be 1,800 square feet excluding the garage.

Lot Type	Number of Lots
51- foot wide lot, single family home with two (2)-car garage	99
60- foot wide lot, single family home with two (2)-car garage	72
80- foot wide lot, single family home with two (2)-car garage	26
Total	197

REQUIREMENTS

Density & Dimensional Standards

The density of the project is 2.30 units per acre.

Setbacks

Front: 20 ft.

Side: 5 ft.

Corner: 10 ft.

Rear: 30 ft.

Elevations

The exterior building materials for the proposed project will consist of brick, fiber cement, stone and stucco. The developer is proposing the front façade to consist of at least twenty-five (25%) brick or stone. Vinyl will only be used for eaves, soffits, trim, garage doors and windows. The minimum heated square footage as proposed for the project will be 1,800 square feet excluding the garage. Houses built on slab foundations shall have a minimum four course brick, of standard size, extending up the face of the slab on all sides. All garages shall include but not be limited to carriage style hardware. All of the single family detached homes will be provided with a two (2)-car garage and a concrete driveway that will accommodate at least two (2) vehicles.

Landscaping/Buffering

All homes will have sodded front yards prior to the issuance of the certificate of occupancy. Each single family home will be provided with two (2) yard trees at the time of the certificate of occupancy that will be a minimum of three (3) inch caliper at time of planting. Street trees will be provided at a rate of one (1) tree per 50-75 feet throughout the development and will be a minimum of three (3) inch caliper at time of planting. The street tree layout and planting schedule will be finalized during the construction plan review. The developer is proposing a landscape buffer around the entire project.

Open Space and Amenities

The project is required to provide a minimum of 12.5% open space for the project, which equals 10.72 acres. The applicant is providing 38.4% or 32.96 acres of open space. The amenity area will include the following features: splash pad, event lawn, athletic field, passive park area, children's playground, outdoor gym pavilion & grilling area, dog park and walking trail. The open space area does include 7.83 acres of floodplain.

Schools

The proposed 197 unit development is currently within the following school attendance areas:

Unionville Elementary	Currently at 95% rated capacity
Piedmont Middle	Currently at 89% rated capacity
Piedmont High	Currently at 77% rated capacity

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. Per Board of Education policy, Unionville ES is no longer accepting transfers due to high enrollment. Additional residential construction contributes to high enrollments, which in turn exacerbate problems such as:

- Additional mobile classrooms
- Inadequate capacity for food service and rest room facilities
- Rationing of access to the Media Center
- Insufficient parking and queuing space for parents to safely deliver or pick up their children
- Inadequate planning/meeting space for additional staff

Sidewalk

The developer is proposing to install five (5) ft. wide sidewalks on both sides of the interior streets as well as an eight (8) ft. wide sidewalk along the property frontage of Olive Branch 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/Flood Plain

There is approximately 7.83 acres of flood plain within the project, which is entirely within the common open space. 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 proposed to be accessed by two entrances off Olive Branch Road. The developer is proposing for the project to have publicly maintained streets by the City of Monroe. The streets will be constructed and inspected to the City of Monroe street standards. A traffic impact study was completed for this project and was reviewed by both the City of Monroe Engineering Department and the North Carolina Department of Transportation (NCDOT). The required transportation improvements for the project are as follows:

Access 1 (Northern Entrance) Olive Branch Road:

- Right in/Right out Entrance
- Construct a northbound right-turn lane with storage

Cyrus Edward Road intersection at Olive Branch Road

- Construct a northbound left-turn lane with storage

Access 2 (Southern Entrance) Olive Branch Road

- Full movement intersection
- Construct a southbound left-turn lane with storage
- Construct a northbound right-turn lane with storage

Olive Branch Road between Access 1 and Access 2

- Three lane roadway section shall be constructed along Olive Branch Road between Access 1 and Access 2 of the proposed subdivision

LAND USE AND TRANSPORTATION 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. Multimodal connectivity between neighborhoods and to nearby centers also should be emphasized. Strategic connections to the off-street multi-use trail network are preferred and open space should be preserved in both active and passive forms within neighborhoods. The density for suburban residential is 2-4 units per acre.

The proposed project is consistent with the Future Land Use Plan. The project is a reasonable use and in the public interest because it provides a mix of lot sizes and is consistent with the allowable density.

PUBLIC NOTIFICATION

The applicant sent a notification letter to the property owners within 150 feet of the subject properties and held a neighborhood meeting on Tuesday, March 29th to discuss the project. The meeting was held in person.

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 Conditional District “Monroe Chase”.

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

- *Motion to recommend adoption of Resolution Approving Land Development Compliance*
OR
- *Motion to recommend adoption of Resolution 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:

- *Motion to recommend adoption of the Ordinance amending section 157.1.2.1- Conditional Districts Established and section 157.1.3.1- 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:

- *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-Neighborhood Meeting Minutes
Attachment 7-R-2022-xx Approval
Attachment 8-R-2022-xx Denial
Attachment 9-O-2022-XX Section 157.1.2.1
Attachment 10-O-2022-XX Section 157.1.3.1



Ortho Map

Proposed: Conditional District Monroe Chase

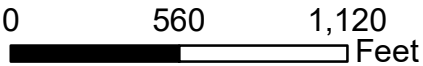
Legend

- Centerlines
- Parcels
- City Limits
- ETJ
- MONROE.FEMA_Year2014

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

**Owner: Vann Love, Love Rentals
& Christian Stephenson**

Acres: 85.76



Zoning Map

Proposed: Conditional District Monroe Chase

Legend

Centerlines

City Limits

ETJ

Parcels

NEW_ZONING

CC-MX2

CD

CAO

GI

RLD

RMD

Existing: R-MD
(Residential- Medium Density)

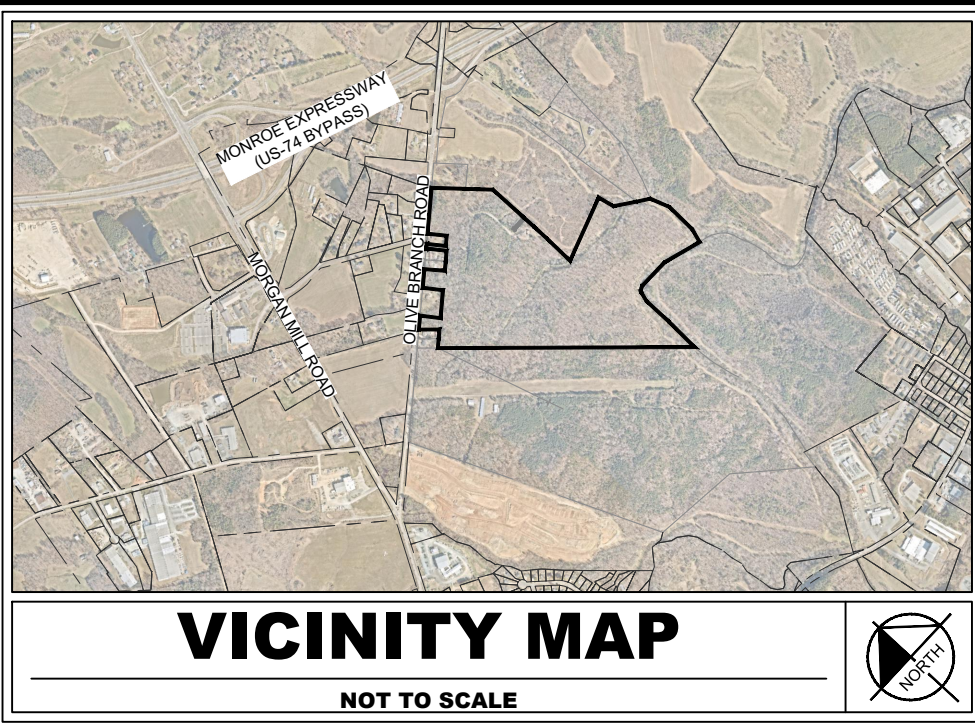
**Owner: Vann Love, Love
Rentals, & Christian
Stephenson**

Acres: 85.76



0 560 1,120
Feet

CONDITIONAL DISTRICT "MONROE CHASE SINGLE FAMILY" CITY OF MONROE, NORTH CAROLINA



HATCH LEGEND

- OPEN SPACE/ AMENITY AREA
- STREETSCAPE BUFFER
- 50 FT UNDISTURBED BUFFER
- 50' STREAM BUFFER
- FEMA REGULATORY FLOODWAY
- 51' SINGLE FAMILY LOT
- 60' SINGLE FAMILY LOT
- 80' SINGLE FAMILY LOT
- CONCRETE SIDEWALK
- NATURAL WALKING PATH
- ON-STREET PARKING
- PROPERTY LINE
- CURB AND GUTTER

SHEET INDEX

Sheet Number	Sheet Title
CD-01	SITE PLAN
CD-02	DIMENSIONAL DETAIL PLAN
CD-03	DIMENSIONAL DETAIL PLAN
CD-04	LOT SIZE TABLE
CD-05	LANDSCAPE RENDERINGS
CD-06	BUILDING ELEVATIONS
CD-07	EXISTING CONDITIONS
CD-08	DEVELOPMENT STANDARDS

SITE DATA TABLE

DEVELOPMENT DATA:

TAX PARCEL ID	09143017, 09108002A, 09143093
EXISTING LOCATION	MONROE, NC
TOTAL SITE AREA	±85.76 ACRES
TOTAL LOT AREA	±35.53 ACRES
TOTAL R.O.W. AREA	±12.04 ACRES
FLOODPLAIN AREA	±7.83 ACRES
BMP DETENTION AREA	±5.23 ACRES
OPEN SPACE (SEE BELOW)	±32.96 ACRES

ZONING:

EXISTING:	R-20
PROPOSED:	MONROE CHASE - CD
NUMBER OF LOTS	197

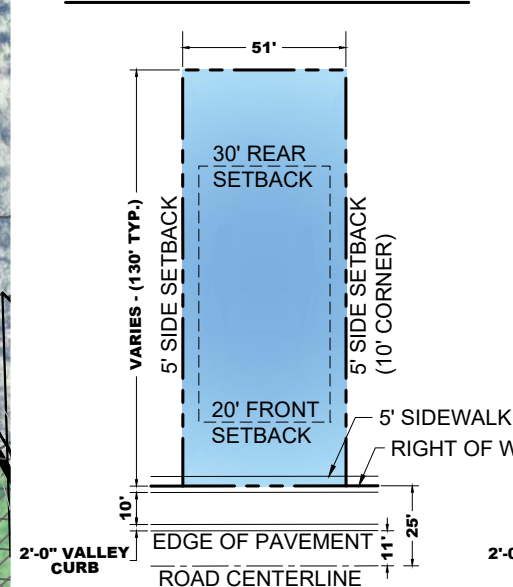
SETBACKS & DENSITY:

FRONT YARD	20'
SIDE YARD INTERIOR	5'
REAR YARD	30'
MIN. LOT WIDTH:	51'
MIN. LOT SIZE:	6,000 SF
AVG. LOT SIZE:	7,854 SF
MAX. LOT SIZE:	13,343 SF
DENSITY:	2.30 DU/AC

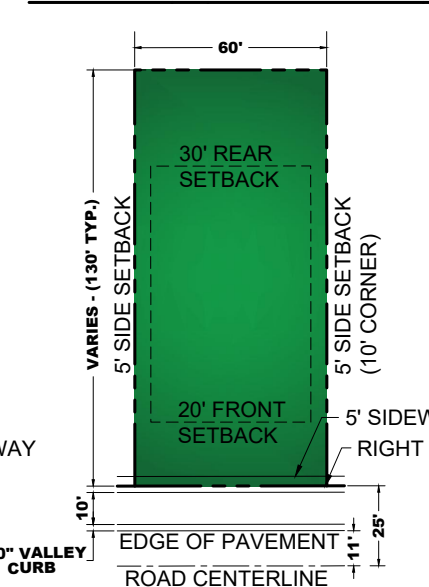
OPEN SPACE

REQUIRED OPEN SPACE:	±10.72 AC (12.5%)
PROPOSED OPEN SPACE:	±25.14 AC (29.3%)
PROPOSED AMENITY AREA:	±7.82 AC (9.1%)
TOTAL PROVIDED:	±32.96 AC (38.4%)

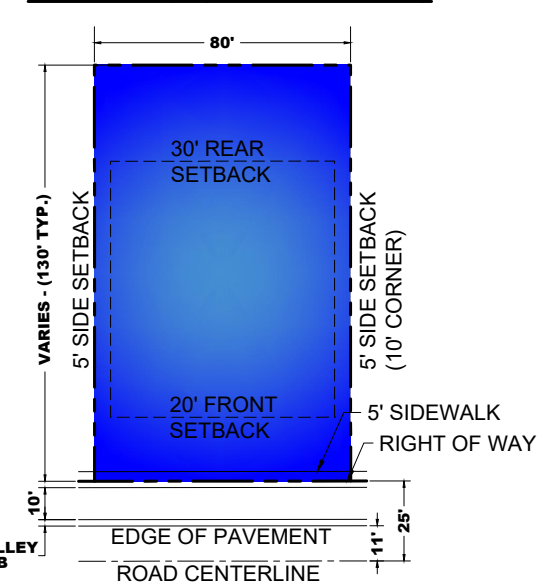
TYPICAL 51' LOT LAYOUT:



TYPICAL 60' LOT LAYOUT:



TYPICAL 80' LOT LAYOUT:



DEVELOPER:

RYAN HOMES
13924 PROFESSIONAL CENTER DRIVE
SUITE 100
HUNTERSVILLE, NC 28078
PHONE (704) 794-5841
CONTACT: JOSEPH MOSCA

ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET
SUITE 200
CHARLOTTE, NORTH CAROLINA 28202
PHONE (704) 319-7698
CONTACT: ANDY HANSON, PE

PLANNING DEPARTMENT:

CITY OF MONROE
300 W. CROWELL STREET
MONROE, NC 28112
(704) 282-4568
CONTACT: DOUG BRITT

STREAMS / WETLAND DISTURBANCE

STREAMS ARE PRESENT ADJACENT TO THE SITE. LOCATIONS DENOTED HEREON AS APPROVED BY THE USACE WILMINGTON DISTRICT. REFERENCE IS MADE TO 2011-01675. NO DISTURBANCE OF THESE FEATURES IS ALLOWED WITHOUT THE APPROPRIATE NCDEQ AND U.S. ARMY CORPS OF ENGINEERS PERMITS.

LOT WIDTH INFORMATION

LOT WIDTH (FT)	# OF LOTS PROVIDED
51	99
60	72
80	26

PETITIONER COMPLIANCE

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

[Signature]
PETITIONER SIGNATURE

05/23/2022
DATE

GRAPHIC SCALE IN FEET
0 60 120 240



MONROE CHASE

PREPARED FOR

RYAN HOMES

CITY OF MONROE

NORTH CAROLINA

SITE PLAN

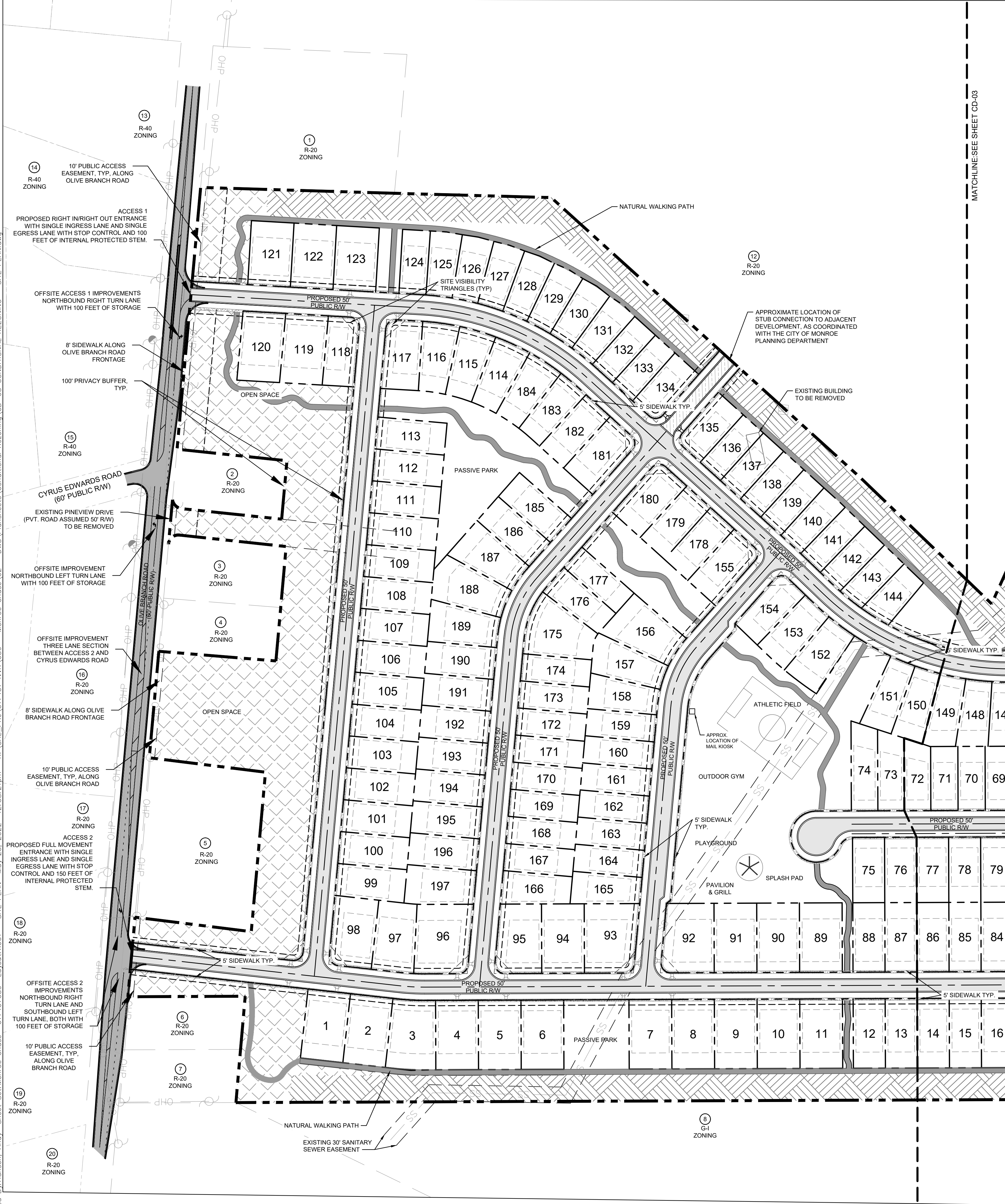
KH PROJECT
017407039
DATE
05/23/2022
SCALE AS SHOWN
DESIGNED BY MAG
DRAWN BY MAG
CHECKED BY AJH

NOT FOR
CONSTRUCTION

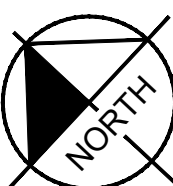
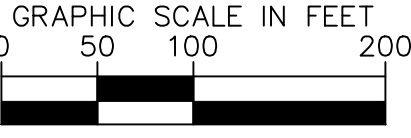
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET, SUITE 200, CHARLOTTE, NC 28202
WWW.KIMLEY-HORN.COM
NC LICENSE #0102

REVISIONS
No. DATE BY

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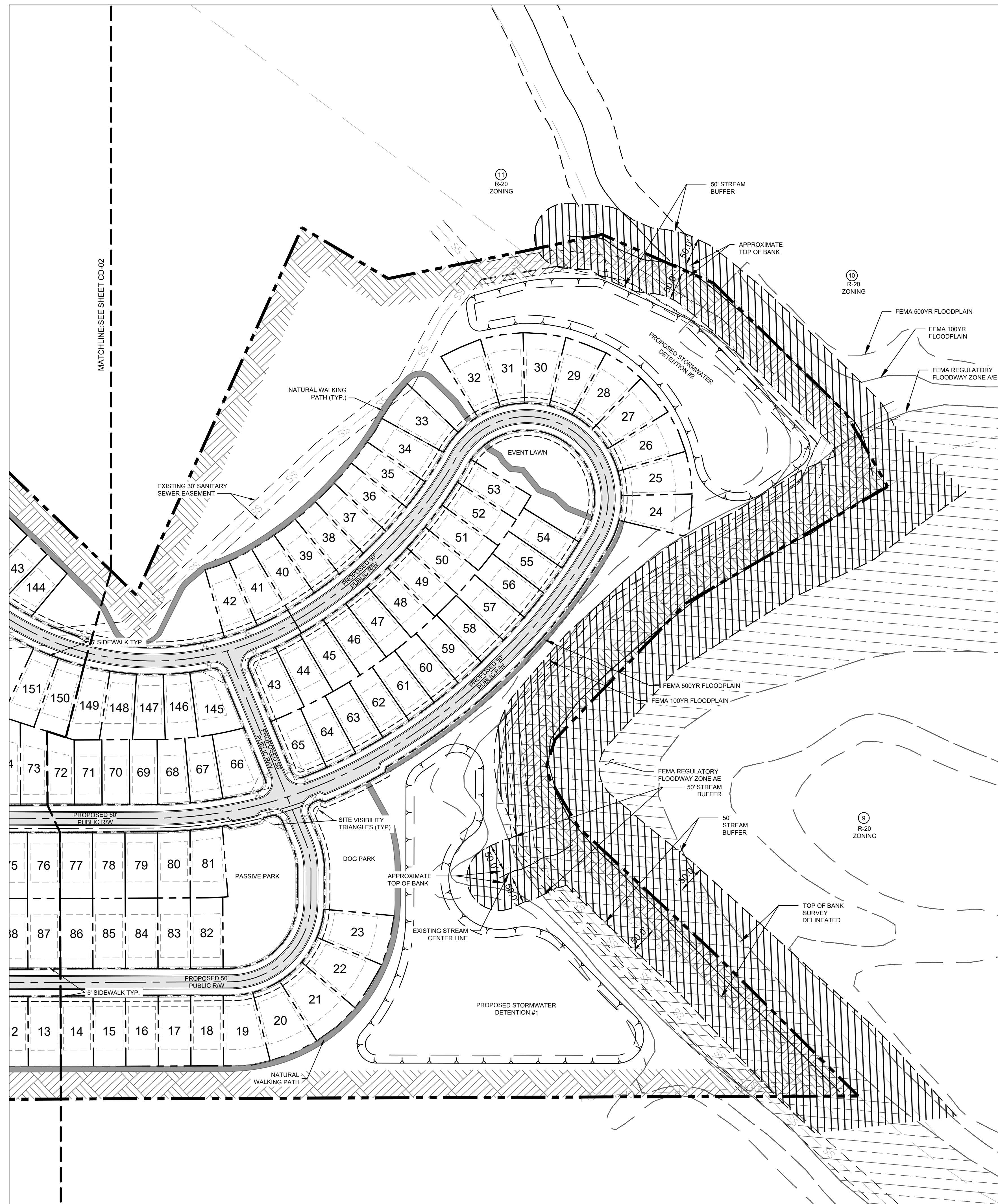


HATCH LEGEND	
	100 FT PRIVACY BUFFER
	50 FT UNDISTURBED BUFFER
	50' STREAM BUFFER
	FEMA REGULATORY FLOODWAY
	CONCRETE SIDEWALK
	NATURAL WALKING PATH
	PROPERTY LINE
	18" CURB AND GUTTER
	SIGHT VISIBILITY TRIANGLE



Know what's below.
Call before you dig.

SHEET NUMBER CD-02	MONROE CHASE PREPARED FOR RYAN HOMES	CITY OF MONROE	NORTH CAROLINA	NOT FOR CONSTRUCTION				© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM NC LICENSE #F-0102	
				CHECKED BY: AJH					
				DRAWN BY: MAG					
				DESIGNED BY: MAG					
				SCALE: AS SHOWN					
				DATE: 05/23/2022					
				KH PROJECT: 017407039					
				DIMENSIONAL DETAIL PLAN					



PAVEMENT SCHEDULE*

①	1 in. BIT. CONC., SURFACE COURSE, TYPE SF 9.5A
②	2.5 in. BIT. CONC. BINDER COURSE, TYPE I 19.0B
③	4 in. BIT. CONC. BASE COURSE, TYPE B 25.0B OR 6 in. COMPACTED AGGREGATE BASE COURSE
④	2 ft. 0 in. VALLEY & GUTTER
⑤	4 in. CONCRETE SIDEWALK, 5 ft. WIDTH

*PAVEMENT STRUCTURE FOR RESIDENTIAL STREETS WITH LESS THAN 4,000 VEHICLES PER DAY.

NOTES

1. UTILITY LOCATIONS SHOWN OTHER THAN PHONE & CABLE ARE FOR UTILITIES OWNED AND OPERATED BY THE CITY OF MONROE
2. DEPTHS SHOWN ARE MINIMUM DEPTHS OF BURY
3. STREET LIGHTS WILL BE ON ONE SIDE OF ROAD DEPENDING ON SUBDIVISION LAYOUT

TYPICAL ROAD SECTION

REVISIONS	
NO.	DESCRIPTION
1	4/20/04 WAS 02.01.03
2	4/20/04 MODIFIED FOR SUPERPAVE
3	05/2008 LITE EASEMENT TYPED RELOCALIZED PHONE/CABLE PAYMENT SCHEDULE "B"

RESIDENTIAL STREET WITH STREET TREES FOR 50' R/W

(1 of 2)

CITY OF MONROE

UNION COUNTY NORTH CAROLINA

PREPARED BY:
ENGINEERING DEPARTMENT

FILE: L:\Maps-Details\Detail Manual\Details	
DRAWN BY: JAM	DATE: 08-07-01
CHECKED BY: JNL	SCALE: N.T.S.

DETAIL 02.01.03A

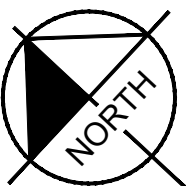
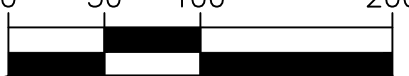
HATCH LEGEND

MAP LEGEND

	100 FT PRIVACY BUFFER
	50 FT UNDISTURBED BUFFER
	50' STREAM BUFFER
	FEMA REGULATORY FLOODWAY
	CONCRETE SIDEWALK
	NATURAL WALKING PATH
	PROPERTY LINE
	18" CURB AND GUTTER
	SIGHT VISIBILITY TRIANGLE

GRAPHIC SCALE IN FEET

0 50 100 200



811

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PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE		
Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)
1	10400.00	0.24	26	8135.15	0.19	51	6983.90	0.16	76	7333.94	0.17	101	7800.00	0.18	126	6594.97	0.15	151	7591.68	0.17
2	10400.00	0.24	27	8133.43	0.19	52	7027.25	0.16	77	7333.94	0.17	102	7800.00	0.18	127	6595.56	0.15	152	8765.71	0.20
3	11418.63	0.26	28	8146.81	0.19	53	6479.76	0.15	78	7333.94	0.17	103	7800.00	0.18	128	6604.73	0.15	153	8380.49	0.19
4	10400.00	0.24	29	8061.81	0.19	54	6495.08	0.15	79	7334.09	0.17	104	7800.00	0.18	129	6614.57	0.15	154	7813.65	0.18
5	10400.00	0.24	30	8104.59	0.19	55	6495.08	0.15	80	7388.88	0.17	105	7800.00	0.18	130	6619.76	0.15	155	8929.74	0.20
6	10400.00	0.24	31	8105.78	0.19	56	6495.08	0.15	81	8273.46	0.19	106	7800.00	0.18	131	6640.46	0.15	156	10783.12	0.25
7	10400.00	0.24	32	8075.43	0.19	57	6495.08	0.15	82	7813.72	0.18	107	7800.00	0.18	132	6179.57	0.14	157	8666.70	0.20
8	10400.00	0.24	33	8125.36	0.19	58	6495.08	0.15	83	7800.00	0.18	108	7800.00	0.18	133	6024.63	0.14	158	7529.70	0.17
9	10400.00	0.24	34	7477.58	0.17	59	6495.08	0.15	84	7800.00	0.18	109	7800.00	0.18	134	7136.67	0.16	159	6630.00	0.15
10	10400.00	0.24	35	6944.68	0.16	60	6495.08	0.15	85	7800.00	0.18	110	7800.00	0.18	135	7349.65	0.17	160	6630.00	0.15
11	10400.00	0.24	36	6939.05	0.16	61	6495.08	0.15	86	7800.00	0.18	111	7800.00	0.18	136	6120.00	0.14	161	6630.00	0.15
12	7800.00	0.18	37	6947.89	0.16	62	6495.08	0.15	87	7800.00	0.18	112	7800.00	0.18	137	6126.52	0.14	162	6630.00	0.15
13	7800.00	0.18	38	6929.23	0.16	63	6533.86	0.15	88	7800.00	0.18	113	7800.00	0.18	138	6120.00	0.14	163	6630.00	0.15
14	7800.00	0.18	39	6942.34	0.16	64	6636.74	0.15	89	10400.00	0.24	114	7879.13	0.18	139	6120.00	0.14	164	6630.00	0.15
15	7800.00	0.18	40	6946.97	0.16	65	7213.63	0.17	90	10400.00	0.24	115	7879.13	0.18	140	6261.08	0.14	165	7178.00	0.16
16	7800.00	0.18	41	7171.14	0.16	66	8695.28	0.20	91	10400.00	0.24	116	7879.13	0.18	141	6120.00	0.14	166	7421.55	0.17
17	7800.00	0.18	42	7255.75	0.17	67	6660.26	0.15	92	12270.25	0.28	117	8943.52	0.21	142	6117.47	0.14	167	6630.00	0.15
18	7800.00	0.18	43	7753.24	0.18	68	6671.66	0.15	93	12677.25	0.29	118	7649.81	0.18	143	6007.29	0.14	168	6630.00	0.15
19	9251.87	0.21	44	6780.86	0.16	69	6168.52	0.14	94	10400.00	0.24	119	10405.36	0.24	144	6000.31	0.14	169	6630.00	0.15
20	9549.06	0.22	45	6693.76	0.15	70	6120.12	0.14	95	10744.16	0.25	120	10405.36	0.24	145	8423.47	0.19	170	6630.00	0.15
21	9555.28	0.22	46	6744.81	0.15	71	6120.08	0.14	96	13342.84	0.31	121	9600.00	0.22	146	6594.28	0.15	171	6630.00	0.15
22	9434.53	0.22	47	6795.03	0.16	72	6351.14	0.15	97	9882.80	0.23	122	9600.00	0.22	147	6587.29	0.15	172	6630.00	0.15
23	9520.81	0.22	48	6844.22	0.16	73	7155.87	0.16	98	10511.09	0.24	123	9600.00	0.22	148	6825.87	0.16	173	6630.00	0.15
24	8094.65	0.19	49	6892.22	0.16	74	7963.19	0.18	99	7979.93	0.18	124	6172.95	0.14	149	7386.49	0.17	174	6630.00	0.15
25	8150.35	0.19	50	6938.83	0.16	75	7333.94	0.17	100	7800.00	0.18	125	6594.48	0.15	150	7482.39	0.17	175	11354.91	0.26



MONROE CHASE
PREPARED FOR
RYAN HOMES

CITY OF MONROE

LOT SIZE TABLE

KH PROJECT
D17407039

DATE
05/23/2022

SCALE AS SHOWN

DESIGNED BY MAG

DRAWN BY MAG

CHECKED BY AJH

Kimley»Horn

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KIMLEY-HORN AND ASSOCIATES, INC.
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

REVISIONS

No.

BY

DATE

SHEET NUMBER

CD-04

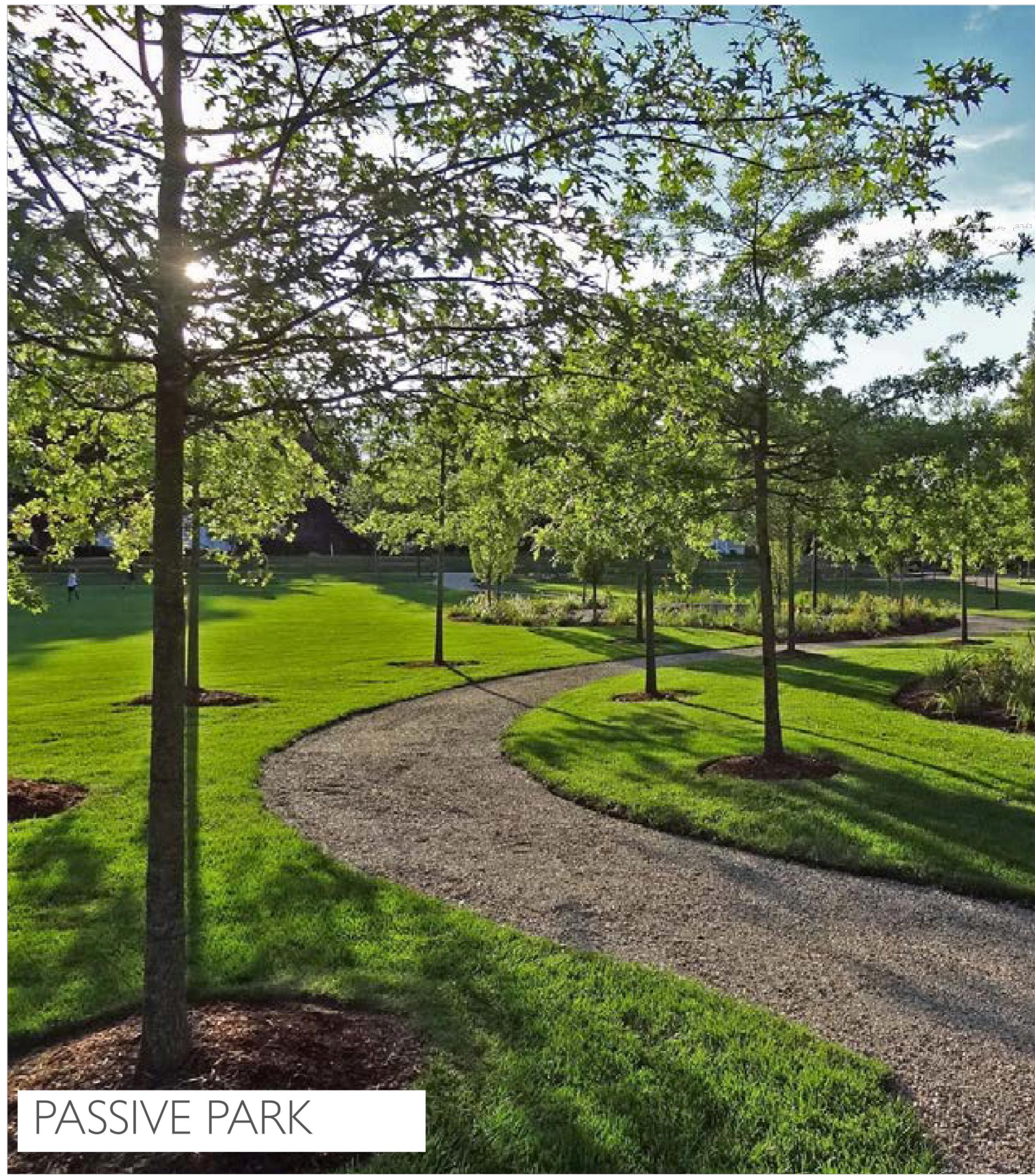
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Plotted By: Hanson, Andy Sheet Set: Monroe Chase- 017407039 Layout: LANDSCAPE DETAILS May 23, 2022 12:40:53pm



ENTRY SIGNAGE



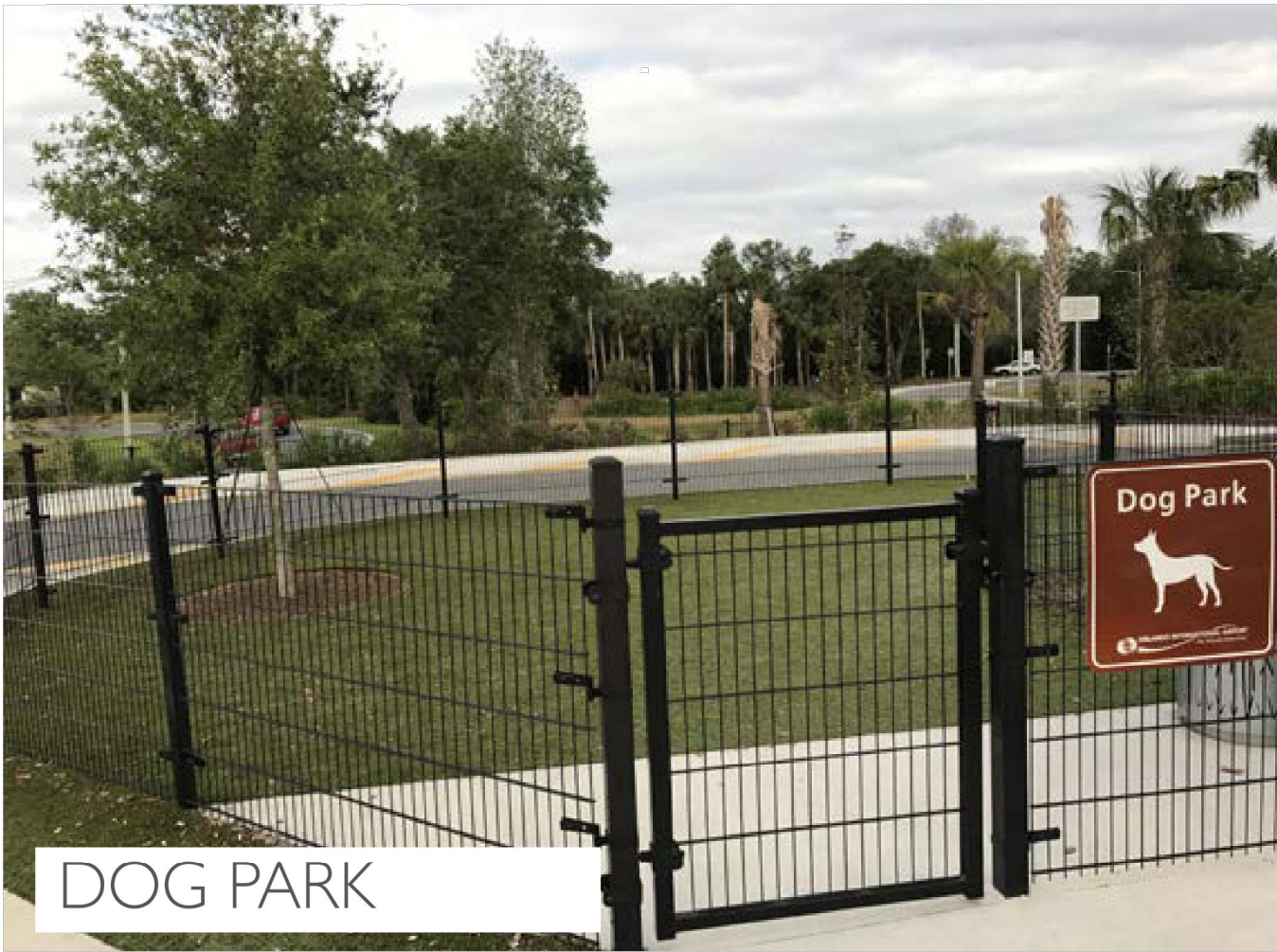
SPLASH PAD



PASSIVE PARK



PAVILION & GRILL



DOG PARK



PLAYGROUND



ATHLETIC FIELD



EVENT LAWN



OUTDOOR GYM



MONROE CHASE PREPARED FOR RYAN HOMES	CITY OF MONROE NORTH CAROLINA	LANDSCAPE RENDERINGS		KH PROJECT 017407039 DATE 05/23/2022 SCALE AS SHOWN DESIGNED BY MAG DRAWN BY MAG CHECKED BY AJH	NOT FOR CONSTRUCTION	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202 WWW.KIMLEY-HORN.COM NC LICENSE #F-0102	REVISIONS		BY
		No.	DATE						
SHEET NUMBER CD-05									



NOTE: IMAGES ARE REPRESENTATIONAL ONLY AND ARE NOT FINAL DESIGNS. FINAL HOME ELEVATION DESIGNS ARE SUBJECT TO CHANGE FINAL HOME ELEVATIONS TO BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE.



Know what's below.
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[illegible]

Plotted By: Hanson, Andy Sheet Set: Monroe Chose-- 017407039 Layout: CD-07 CONDITIONAL REZONING -- EXISTING CONDITIONS May 23, 2022 12:42:49pm K:\CHL_PRJ\017407 NVR\039 -- Monroe Chose\02 -- DWG\Plansheets\Conditional Rezoning\CD-07 CONDITIONAL REZONING -- EXISTING CONDITIONS.dwg

NOTES

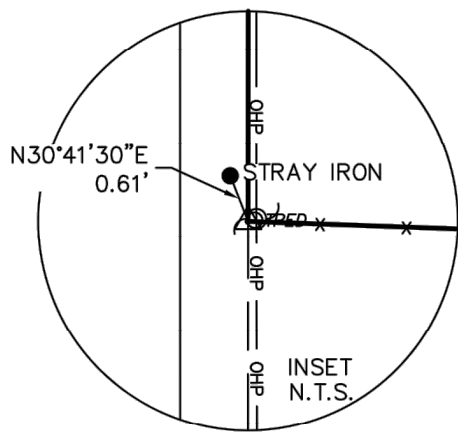
- THIS PARCEL APPEARS TO BE IN FEMA FLOOD ZONE DESIGNATION ZONE AE & X, FIRM MAP 3710544500J, COMMUNITY 370236, EFFECTIVE DATE 10-16-2008.
- ELEVATIONS ARE BASED ON NAVD 88 DATUM.
- COORDINATES ARE BASED ON NC GRID NAD 83(2011).
- THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON IS CONSIDERED A QUALITY LEVEL-B SUE UTILITY INVESTIGATION AS DEFINED IN THE AMERICAN SOCIETY OF CIVIL ENGINEERS DOCUMENT C/ASCE 38-02 AND ENTITLED THE "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". UNDERGROUND STORMWATER AND SANITARY SEWER LOCATED TO Q-L-C STANDARDS. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 SYSTEM.
- PROPERTY IS SUBJECT TO ALL RECORDED OR UNRECORDED EASEMENTS, RIGHTS OF WAY AND ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
- 30' SANITARY SEWER EASEMENT IS CENTERED ON FIELD LOCATED SEWER LINES.

REFERENCES

- PC: K PG: 216
- DB: 1636 PG: 20
- DB: 3139 PG: 330
- DB: 3251 PG: 450
- DB: 3526 PG: 477
- DB: 6557 PG: 391
- DB: 5557 PG: 402
- DB: 6429 PG: 521
- DB: 7258 PG: 449
- DB: 7273 PG: 904
- DB: 7377 PG: 369
- DB: 7377 PG: 371
- DB: 7924 PG: 876

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S41°16'30"E	363.28
L2	S41°26'18"E	122.29
L3	S41°26'08"E	171.51
L4	S00°51'45"E	139.87
L5	S00°47'05"E	194.99
L6	S12°25'50"E	184.70
L7	S55°04'49"E	149.99
L8	S19°28'34"E	224.04
L9	S17°20'34"W	155.94
L10	S64°58'32"W	51.03
L11	S34°46'13"W	25.26
L12	S16°02'49"W	105.70
L13	S00°13'11"E	331.67
L14	N51°56'22"E	99.97
L15	N52°00'18"E	99.95
L16	N43°12'23"W	219.75
L17	N52°06'45"E	149.56
L18	N35°55'06"W	219.48
L19	S35°54'08"E	219.35
L20	N52°06'45"E	200.32
L21	S36°17'12"E	220.08
L22	N52°08'20"E	100.46
L23	N52°04'43"E	114.78
L24	N36°51'45"W	199.66
L25	N52°08'51"E	83.01
L26	S36°58'42"E	187.97
L27	N52°10'16"E	109.93
L28	N37°00'25"W	207.04

CURVE TABLE				
LABEL	RADIUS	ARC	CHORD	CHORD BEARING
C1	180.00'	50.04'	149.58'	N38°48'05"E
C2	18.59'	30.91'	27.47'	N80°13'33"W
C3	20.01'	25.87'	24.11'	S00°03'16"W



TOTAL SITE AREA
85.755 Ac.

PRELIMINARY

KEITH BURNS
P.L.S. No. L-5265

- LEGEND
- RBF ● IRON REBAR FOUND
 - IRF ● IRON ROD FOUND
 - IRFD ● IRON ROD FOUND DISTURBED
 - △ CALCULATED POINT
 - WATER METER
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE MARKER
 - ⊕ POWER POLE
 - ⊕ SERVICE POLE
 - ⊕ TRANSFORMER-ELECTRIC
 - ⊕ ELECTRIC METER
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ AIR CONDITIONING UNIT
 - ⊕ JUNCTION BOX
 - ⊕ TELEPHONE PEDESTAL
 - SS — SANITARY SEWER LINE
 - OHP — OVERHEAD POWER LINE
 - X — FENCE LINE

A BOUNDARY SURVEY PREPARED FOR:
RYAN HOMES
PARCEL ID No. 09143017,
09143093, & 09108002A
THE CITY OF MONROE
UNION COUNTY, NORTH CAROLINA
CURRENT OWNER OF RECORD:
**LOVE RENTALS LLC &
CHRISTIAN & GLENDA STEPHENSON**

FIELD WORK: MRV
FIELD CHECK: RKS
DRAWN BY: DBS
DATE: 08/27/2021
SCALE: 1"=100'
PROJECT NO.: CLT-21095 B1 DWG5
FILE: CLT-21095 B1 DWG5

I, KEITH BURNS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN LISTED REFERENCES); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN LISTED REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS GREATER THAN 1:10000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 09TH DAY OF SEPTEMBER, 2021

PRELIMINARY

KEITH BURNS

P.L.S. No. L-5265



ATLAS
SURVEYING, INC.
13331 YORK CENTER DRIVE, SUITE E
CHARLOTTE, NC 28273
PHONE: (980) 949-8475
WEBSITE: WWW.ATLASSURVEYING.COM



DEVELOPMENT STANDARDS	
I.	GENERAL PROVISIONS
1.	THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL REZONING PLAN ASSOCIATED WITH THE CONDITIONAL REZONING PETITION. THE PETITION FILED BY NVR (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 85.76 ACRE SITE LOCATED WITH FRONTAGE ALONG OLIVE BRANCH ROAD , DEPICTED ON THE CONDITIONAL REZONING PLAN (THE "SITE"). THE SITE IS FURTHER DESCRIBED AS TAX PARCEL NUMBERS 09143017, 09108002A, AND 09143093 .
2.	DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE CONDITIONAL REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE - UDO. (THE "ORDINANCE").
3.	BASE INFORMATION PROVIDED BY MONROE GIS DATA AND BOUNDARY SURVEY TITLED BY ATLAS SURVEYING, INC ASSOCIATES DATED SEPTEMBER 09, 2021 .
II.	PERMITTED USES
1.	THE SITE SHALL BE DEVOTED TO A SINGLE-FAMILY RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 197 LOTS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN RESIDENTIAL ZONING DISTRICT(S).
2.	GRADING AND LOCATION OF RETAINING WALLS SHALL BE PROVIDED DURING THE CONSTRUCTION DOCUMENTATION PHASE.
III.	TRANSPORTATION
1.	VEHICULAR ACCESS TO THE PROPERTY SHALL BE AS GENERALLY DEPICTED ON THE CONDITIONAL REZONING PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE CONDITIONAL REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS ALONG WITH ANY ADJUSTMENTS REQUIRED BY THE CITY AND/OR NCDOT FOR APPROVAL.
2.	ACCESS POINT 1 ON OLIVE BRANCH ROAD WILL REQUIRE A RIGHT IN / RIGHT OUT ACCESS TO INCLUDE A SINGLE INGRESS LANE AND SINGLE EGRESS LANE WITH STOP CONTROL AND 100 FEET OF INTERNAL PROTECTED STEM. A NORTHBOUND RIGHT TURN LANE ALONG OLIVE BRANCH ROAD WITH 100 FEET OF STORAGE WILL ALSO BE REQUIRED.
3.	ACCESS POINT 2 ON OLIVE BRANCH ROAD WILL REQUIRE A FULL MOVEMENT ACCESS TO INCLUDE A SINGLE INGRESS LANE AND SINGLE EGRESS LANE WITH STOP CONTROL AND 150 FEET OF INTERNAL PROTECTED STEM. A NORTHBOUND RIGHT TURN LANE AND A SOUTHBOUND LEFT TURN LANE ALONG OLIVE BRANCH ROAD, EACH WITH 100 FEET OF STORAGE, WILL ALSO BE REQUIRED.
4.	SEE SECTION IX. PHASING FOR RESTRICTIONS TO SITE CONSTRUCTION BUILD-OUT RELATED TO COMPLETION OF OFFSITE IMPROVEMENTS.
5.	OFFSITE IMPROVEMENTS AT THE INTERSECTION OF OLIVE BRANCH ROAD AND CYRUS EDWARDS ROAD WILL REQUIRE A NORTHBOUND LEFT TURN LANE WITH 100 FEET OF STORAGE.
6.	OFFSITE IMPROVEMENTS BETWEEN ACCESS 2 AND CYRUS EDWARDS ROAD WILL REQUIRE A THREE-LANE ROADWAY SECTION.
7.	OFFSITE IMPROVEMENTS AT THE INTERSECTION OF MORGAN MILL ROAD AND OLIVE BRANCH ROAD WILL REQUIRE A NORTHBOUND RIGHT-TURN LANE AND A WESTBOUND RIGHT TURN LANE, EACH WITH 100 FEET OF STORAGE.
7.1.	ADDITIONAL COORDINATION WITH THE CITY WILL BE PROVIDED TO DETERMINE IF A CONTRIBUTION TO A SIGNAL FROM THE DEVELOPER WOULD BE PREFERRED IN LIEU OF THE IDENTIFIED TURN LANES
8.	OFFSITE IMPROVEMENTS AT THE INTERSECTION OF MORGAN MILL ROAD AND N SUTHERLAND AVENUE WILL REQUIRE A NORTHBOUND RIGHT-TURN LANE WITH 125 FEET OF STORAGE.
9.	AS DEPICTED ON THE CONDITIONAL REZONING PLAN, THE SITE SHALL BE SERVED BY INTERNAL PUBLIC STREETS. MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PUBLIC STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
10.	THE PETITIONER SHALL CONSTRUCT INTERNAL STREETS TO MEET CITY OF MONROE PUBLIC ROADWAY STANDARDS
11.	INTERNAL STREETS ARE TO BE DEDICATED AS PUBLIC RIGHT OF WAY AND MAINTAINED BY THE CITY OF MONROE
12.	COORDINATION WITH NCDOT AND THE CITY OF MONROE TO DETERMINE THE PROPOSED INTERSECTION CONFIGURATIONS AND POTENTIAL IMPROVEMENTS TO EXISTING INFRASTRUCTURE IS ONGOING AT THIS TIME.
IV.	STREETSCAPE / LANDSCAPING / UTILITIES
1.	STREET LIGHTING, STREET SIGNAGE AND MAIL KIOSKS WITHIN THE PROPOSED DEVELOPMENT SHALL ADHERE TO THE CITY OF MONROE UDO. RECOMMENDED SCALING OF STREET LIGHTS IS SUBJECT TO APPROVAL OF THE ENGINEERING DEPARTMENT. THE CITY OF MONROE WILL BECOME RESPONSIBLE FOR MONTHLY COSTS ONCE THE ROADWAYS ARE ACCEPTED FOR MAINTENANCE.
2.	LANDSCAPING TO MEET MINIMUM ORDINANCE REQUIREMENTS.
3.	5' SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF INTERNAL STREETS AND AN 8' SIDEWALK SHALL BE PROVIDED ALONG OLIVE BRANCH ROAD . SIDEWALKS SHALL MEET ADA REQUIREMENTS AND INCLUDE CURB RAMPS, LANDING, FLARES, AND TRUNCATED DOMES. DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE.
4.	STREET SIGNS SHALL BE CONSISTENT WITH CITY OF MONROE STANDARD DETAIL OR APPROVED EQUIVALENT. DECORATIVE STREET SIGNS MAY BE INSTALLED (IF DESIRED) AS LONG AS THEY MEET OR EXCEED THE MINIMUM SPECIFICATION ESTABLISHED BY CITY OF MONROE. DETAILS SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE. DECORATIVE STREET SIGNS SHALL REQUIRE APPROVAL BY CITY ENGINEERING FOR PLACEMENT IN THE STREET RIGHT-OF-WAY. a. TRAFFIC SIGNS AND TRAFFIC CONTROL DEVICES PLACED ON THE MUNICIPAL STREET SYSTEM MUST CONFORM TO THE APPEARANCE CRITERIA OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. (GEN. STATUE 136-30). b. THE DECORATIVE POSTS SHOULD BE OF A SUITABLE BREAKAWAY OR YIELDING DESIGN. c. A PLAN SHALL BE PREPARED AND SUBMITTED SHOWING LOCATIONS, SIGN DESIGN, LETTERING, INSTALLATION DETAILS, ETC. FOR APPROVAL BY THE ENGINEERING DEPARTMENT.

DEVELOPMENT STANDARDS

- d. INSTALLATION OF THE DECORATIVE SIGNS (IF DESIRED) SHALL BE THE RESPONSIBILITY OF THE PETITIONER AND COORDINATED WITH THE CITY'S CONSTRUCTION INSPECTOR.
- e. IF THE DECORATIVE POSTS SHOULD BECOME DAMAGED OR BECOME IN NEED OF REPAIR/MAINTENANCE, IT SHALL BE THE HOMEOWNER'S ASSOCIATION'S RESPONSIBILITY TO CORRECT AT THEIR COST. THE CITY RESERVES THE RIGHT TO RE-INSTALL ANY SIGN WITH A GALVANIZED POST UNTIL REPLACEMENT DECORATIVE POST(S) CAN BE INSTALLED BY THE HOMEOWNER'S ASSOCIATION.

5. PROJECT SHALL FOLLOW SIGN REGULATIONS FOR RESIDENTIAL ZONING DISTRICTS.
6. ENTRY MONUMENTATION SHALL BE PERMITTED SEPARATELY.
7. FIRE HYDRANTS SHALL BE SPACED AN AVERAGE OF 500 FEET, PER TABLE C105.1 IN APPENDIX C OF THE NORTH CAROLINA STATE BUILDING CODE: FIRE PREVENTION CODE. FIRE HYDRANTS SHALL MEET NORTH CAROLINA FIRE CODE AT TIME OF CONSTRUCTION.
8. WATER AND SEWER CONNECTIONS TO BE COORDINATED WITH CITY OF MONROE WATER RESOURCES DEPARTMENT.
9. SIDEWALK AND UTILITY PLACEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MONROE'S STANDARD SPECIFICATION AND DETAILS MANUAL.
10. STREET TREES SHALL BE PROVIDED WITHIN THE PLANTING STRIP OF THE PUBLIC RIGHT-OF-WAY AT A SPACING OF 50 - 75 FEET. EACH TREE SHALL HAVE A CALIPER OF 3.0 INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES AND LOCATED IN ACCORDANCE WITH THE CITY OF MONROE'S STANDARD SPECIFICATIONS.
11. EACH HOME SHALL HAVE AT LEAST 2 YARD TREES PROVIDED. TREES SHALL BE SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE A MINIMUM CALIPER OF 3.0 INCHES MEASURED 6 INCHES ABOVE GRADE AND SHALL BE LOCATED OUTSIDE OF ANY SIDEWALK/UTILITY EASEMENT(S) IN ACCORDANCE WITH THE CITY OF MONROE'S STANDARD SPECIFICATION AND DETAILS MANUAL.
12. PRESERVATION OF EXISTING TREES IN OPEN SPACE AREAS AND REQUIRED BUFFERS SHALL BE DELINEATED AND FINALIZED DURING CONSTRUCTION DOCUMENTATION.
13. A TREE SURVEY WILL BE REQUIRED WITH THE EROSION CONTROL SUBMITTAL.
14. TREES WITHIN THE DEVELOPMENT THAT ARE 75" OR GREATER IN CIRCUMFERENCES MUST BE PRESERVED AND SHALL NOT BE REMOVED.
15. 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, OR DRIVEWAY AREA.
16. DEVELOPMENT WILL COMPLY WITH PARAGRAPH 156.221 OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE. TREES THAT ARE 75" OR GREATER IN DIAMETER WILL BE EVALUATED FOR HEALTH BY A CERTIFIED ARBORIST AND THEIR EXACT LOCATION SHOWN ON CONSTRUCTION PLANS FOR PRESERVATION PURPOSES. TREES THAT FALL WITHIN REQUIRED UTILITY AND TRANSPORTATION RIGHT-OF-WAYS AND EASEMENTS MAY BE REMOVED.
17. FRONT YARDS SHALL BE ADEQUATELY SODDED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
18. ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
19. PETITIONER SHALL PROVIDE A PERIMETER BUFFER AREA AROUND THE ENTIRETY OF THE PROPOSED COMMUNITY. SHOULD EXISTING VEGETATION NOT BE PRESENT, SUPPLEMENTAL PLANTINGS SHALL BE PROVIDED. WHEREVER FEASIBLE BETWEEN PROPOSED LOTS AND THE PERIMETER PROPERTY LINE, A 5:1 BERM SHALL BE INSTALLED IN ADDITION TO SUPPLEMENTAL PLANTINGS. SHOULD EXISTING VEGETATION BE PRESENT, A BERM SHALL NOT BE REQUIRED AND THE EXISTING VEGETATION SHALL SATISFY PROPOSED BUFFER STANDARDS OUTLINED HEREIN. EXACT NUMBER AND LOCATION OF SUPPLEMENTAL PLANTINGS AND BERM(S) SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION. WHERE SUPPLEMENTAL PLANTINGS ARE NEEDED AS OUTLINED ABOVE, THE FOLLOWING SHALL BE PROVIDED:
 - a. THREE (3) DECIDUOUS/CANOPY TREES PER 100 LINEAR FEET, PLANTED AT LEAST 30-FEET ON CENTER; OR FIVE (5) UNDERSTORY TREES PER 100 LINEAR FEET, PLANTED 17-FEET ON CENTER.
 - b. TWENTY FIVE (25) SHRUBS PER 100 LINEAR FEET, DISTRIBUTED EVENLY WITHIN THE BUFFER.

V. **OPEN SPACE**

1. THE PETITIONER SHALL PROVIDE COMMON OPEN SPACE AREAS AS GENERALLY DEPICTED ON THE CONDITIONAL REZONING PLAN.
2. COMMON OPEN SPACE SHALL BE RECORDED AND DEEDED TO THE HOMEOWNERS ASSOCIATION FOR THE **MONROE CHASE** COMMUNITY.
3. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
4. AMENITY AREA PROGRAM SHALL INCLUDE A MINIMUM OF A **SPLASH PAD, EVENT LAWN, ATHLETIC FIELD, PASSIVE PARK AREA(S), PLAYGROUND, OUTDOOR GYM, PAVILION & GRILL, AND DOG PARK AREA(S).**
5. COMMENCEMENT OF THE AMENITY AREAS SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY'S ISSUED

VI. **ENVIRONMENTAL FEATURES**

1. THE PETITIONER SHALL COMPLY WITH THE CITY OF MONROE'S ADOPTED STORMWATER MANAGEMENT ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE CONDITIONAL 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 STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
2. FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM PANEL **3710544500J. EFFECTIVE DATE OF STUDY 10/16/2008.**
3. STREAM/WETLAND INFORMATION BASED FIELD DELINEATION BY KIMLEY HORN.

DEVELOPMENT STANDARDS	
VII.	<u>LIGHTING</u> 1. PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURES SHALL BE INSTALLED THROUGHOUT THE SITE ALONG ALL INTERNAL ROADS, LIGHTING FIXTURES SHALL BE UNIFORM IN DESIGN. SPACING OF STREET LIGHTS TO BE COORDINATED WITH CITY OF MONROE ENGINEERING DEPARTMENT. CITY OF MONROE SHALL BE RESPONSIBLE FOR MONTHLY COSTS WHEN ROADWAYS ARE ACCEPTED FOR MAINTENANCE. 2. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED TWENTY-FIVE (25) FEET.
VIII.	<u>HOUSING</u> 1. HOME BUILDING ELEVATION MATERIALS SHALL BE COMPRISED OF FIBER CEMENT BOARD (I.E. : HARDPLANK OR SIMILAR MATERIAL), AND/OR CONCRETE FIBER CEMENT BOARD WITH SHAKE ACCENTS. THE FRONT FAÇADE OF THE HOMES, ON A PER FRONT ELEVATION BASIS, MAY BE COMPRISED OF FIBER CEMENT BOARD (I.E. : HARDPLANK OR SIMILAR MATERIAL) OR ALTERNATIVELY, CONTAIN A COMBINATION OF EITHER BRICK OR STONE, OR STUCCO IN CONJUNCTION WITH FIBER CEMENT BOARD (I.E. : HARDPLANK OR SIMILAR MATERIAL) AS THE PREDOMINANT BUILDING ELEVATION MATERIAL. SIDE AND REAR ELEVATIONS SHALL CONSIST OF CONCRETE FIBER CEMENT BOARD (I.E. : HARDPLANK OR SIMILAR TYPE MATERIAL), VINYL OR METAL (ALUMINUM) BUILDING MATERIAL PRODUCTS MAY BE UTILIZED AS AN EXTERIOR BUILDING MATERIAL ON WINDOWS, CASINGS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND/OR RAILINGS. 2. IN ADDITION, EACH HOME SHALL HAVE: a. A MINIMUM OF 1,800 SF OF HEATED FLOOR AREA b. A TWO (2) CAR GARAGE, GARAGE DOORS SHALL INCLUDE CARRIAGE STYLE DOORS OR HARDWARE. c. A CONCRETE DRIVEWAY. 3. UNLESS A HOME IS CONSTRUCTED WITH A 3-CAR GARAGE, THE FRONT WALL OF ALL HOUSES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN TWENTY FOUR (24) LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH. 4. ALL FRONT ELEVATIONS SHOULD CONSIST OF A MINIMUM OF 25% BRICK OR STONE. 5. ALL BUILDINGS ON SLAB FOUNDATIONS SHALL HAVE A MINIMUM FOUR COURSE BRICK, OF STANDARD SIZE, EXTENDING UP THE FACE OF THE SLAB SLAB ON ALL SIDES. 6. ALL EXPOSED CHIMNEYS SHALL BE STUCCO OR BRICK VENEERED CONSISTENT WITH THE ARCHITECTURE OF THE HOME. 7. THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM OF 6/12 PITCH ROOF. 8. ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE FROM THE ROAD TO THE GARAGE AND SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES. 9. ALL ELEVATIONS, STAFFS, PLANNING BOARD, AND OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN; MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS DESIGNEE. 10. SETBACK MEASUREMENT 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 THE SETBACK. 11. ALL ACCESSORY BUILDINGS AND USES SHALL COMPLY WITH RIGHT-OF-WAY AND SIDE LOT BOUNDARY SETBACKS SET FORTH IN THIS CONDITIONAL REZONING. a. ACCESSORY STRUCTURES SHALL BE LOCATED NO CLOSER THAN 3 FEET FROM THE PROPERTY LINE, AND SHALL NOT BE PLACED BEYOND THE FRONT CORNER OF THE HOME. b. ACCESSORY BUILDINGS AND USES SHALL BE SET BACK FROM REAR LOT BOUNDARY LINES AN ADDITIONAL TWO (2) FEET FOR EVERY FOOT OF HEIGHT EXCEEDING TWELVE (12) FEET.
IX.	<u>PHASING</u> 1. THE SITE SHALL BE CONSTRUCTED IN A SERIES OF PHASES WHICH MAY INVOLVE UP TO 3 OR 4 PHASE COMPONENTS. THE PHASING AND CONSTRUCTION SCHEDULE MAY BE MODIFIED AND SHALL BE DETERMINED BY THE DEVELOPER AS NECESSARY DURING THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL COMMUNITY. 2. A MAXIMUM NUMBER OF 50 LOTS WILL BE ALLOWED TO BE PLATTED PRIOR TO COMPLETION OF IMPROVEMENTS TO OLIVE BRANCH ROAD, AS REQUIRED BY NCDOT AND CITY OF MONROE. 3. A MAXIMUM NUMBER OF 150 LOTS WILL BE ALLOWED TO BE PLATTED PRIOR TO COMPLETION OF IMPROVEMENTS TO MORGAN MILL ROAD (S.R. NC 200) AND CYRUS EDWARDS ROAD, AS OUTLINED IN SECTION III.
X.	<u>AMENDMENTS TO REZONING PLAN</u> 1. FUTURE AMENDMENTS TO THE CONDITIONAL REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A PARTICULAR TRACT WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS IN THE ORDINANCE.

[illegible]

Future Land Use Map

Proposed: Conditional District Monroe Chase

Legend

Centerlines

Parcels

City Limits

ETJ

FLUM

Community Corridor

Suburban

Traditional Development

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

**Owner: Vann Love, Love Rentals,
& Christian Stephenson**

Acres: 85.76



0 560 1,120 Feet



Future Land Use Plan

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

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

Monroe Chase Neighborhood Meeting

6:00 pm, March 29, 2022

Lee Park Church

2491 Morgan Mill Road, Monroe, NC 28110

Attendees:

Name	Address	Phone Number	Email
Andy Hanson	200 S. Tryon St, Suite 200	704-319-7698	Andy.hanson@kimley-horn.com
Joe Wilson	200 S. Tryon St, Suite 200	980-253-6175	Joe.wilson@kimley-horn.com
Madison Gouhin	200 S. Tryon St, Suite 200	704-626-7017	Madison.gouhin@kimley-horn.com
Joe Mosca	13924 Professional Center Dr., Suite 100	704-794-5841	jmosca@nvrinc.com
Loretta Melancon	223 Meadow Creek Lane		nurseloretta@juno.com
Sadie Shouse	2401 Olive Branch Rd	704-918-9514	Sbaddis0201@gmail.com
M Lacher	2410 Olive Branch Rd		
D Wall	2410 Olive Branch Rd		
Denyss Albana	2326 Olive Branch Rd	704-441-8856	

Joe Mosca presented the Monroe Chase site plan revised to address comments received during the first neighborhood meeting on December 9, 2021. Plan revisions include decreasing the lot total from 238 to 198, introducing twenty-one 80' lots with side-load garage homes, increasing the array of amenities, expanding common open space, and doubling the width of the perimeter buffer.

Home prices are projected to range from the high \$300s to the high \$500s and home exteriors will feature Hardie Plank fiber cement siding with stone or brick accents on at least 25% of the front elevation. To ensure a uniform streetscape, the Home Owners Association (HOA) will provide lawn maintenance.

The floor was then opened for questions and answers as listed below:

Q: Will NVR build spec homes?

A: NVR will build a model home but not speculative homes.

Q: How long will construction take?

A: Land development is planned to commence in mid-2023 to allow a model home to be built in mid-2024. From that point, all 198 homes are forecasted to sell in approximately 3.5 years.

Q: Has the site plan been approved by the City of Monroe?

A: In the next several months, the site plan will be presented to the Planning Board and to City Council. If approved, construction plans will be designed and reviewed by the governing authorities.

Q: Can we attend those meetings?

A: Yes, you can certainly attend, notification is given when this project is on the agenda.

Q: What is the red line shown on the site plan?

A: The red line depicts the natural surface walking trail.

Q: Are the amenities public?

A: The amenities are private and may only be used by Monroe Chase residents and their guests.

Q: Does the site plan include a sidewalk along Olive Branch Road?

A: Yes, a sidewalk is planned along the portions of Monroe Chase fronting Olive Branch Road.

Q: Is NVR interested in buying the houses adjacent to the property?

A: Yes, NVR is absolutely interested.

Q: What vegetation will comprise the perimeter buffer?

A: The perimeter buffer will consist of existing vegetation and sparse areas will be planted with trees and shrubs.

Q: How far will my house be from construction?

A: The neighborhood buffer to the rear of your lot is approximately 100' wide and the neighborhood side buffer to your lot along the neighborhood entrance road ranges from approximately 20' to approximately 50' wide.

Q: What about construction entrances?

A: The most likely initial construction entrance will be the existing dirt road.

Q: Will the site be cleared and graded?

A: The construction documents to be designed later will define the footprint or limits for tree clearing and the cleared area will be graded for roads and home sites. Street trees of at least 2" caliper will be planted.

Q: Is there any other entrance to the property in the back?

A: No, there is a stream with a buffer.

Q: Do you think it will be feasible for anyone to get access to the property in the back?

A: There is an entrance on the opposite side.

Q: They had to do the one-way entrance for Scotch Meadows, did the developer pay for it or did NCDOT?

A: As NCDOT has limited funding, the developer funded and constructed NCDOT's required improvements.

Q: Will Olive Branch Church Road be widened?

A: At both neighborhood entrances, the road will be widened to accommodate turn lanes.

Q: Will the turn lanes encroach on the lots of the existing homes on Olive Branch Church Road?

A: Turn lanes can typically be located within the existing road right-of-way.

Q: What is the right-of-way width along Olive Branch Road?

A: The right-of-way is 60' wide.

Q: Do both neighborhood entrances allow full traffic movement?

A: The northernmost entrance allows right-in and right-out traffic only and the southernmost entrance allows full traffic movement.

Q: How can the speed limit on Olive Branch Road be reduced from 55 miles per hour?

A: The City Engineer has authorization to propose a speed limit reduction to City Council.

Q: Have any items relating to traffic changed since the first neighborhood meeting?

A: Given that the site plan now consists of 40 fewer homes, less traffic will need to be mitigated.

Q: Will NVR rent or sell homes in Monroe Chase?

A: NVR will build and sell all the homes.

Q: What is the speed limit going to be? Will there be speed humps?

A: As the streets will be public in Monroe Chase, the City of Monroe will set the speed limit which is likely to be 25 miles per hour. No speed bumps are planned.

The meeting concluded at 7:41 PM.

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “MONROE CHASE”
R-2022-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “Monroe Chase” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the allowable residential density is 2-4 units per acre. This development is proposed at 2.30 units per acre; therefore, it is consistent. The proposed development is a reasonable use and in the public interest because the suburban character area recommends a mix of lot sizes which this development will supply for the area as the lots in this development range in size from 6,000 square feet to approximately 13,000 square feet.

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): 09-143-017, 09-108-002-A, and 09-143-093.

Adopted this 1st day of June, 2022.

Richard Yercheck, Chair

Attest:

Ashlyn Penegar, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “MONROE CHASE”
R-2022-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “Monroe Chase” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the allowable residential density is 2-4 units per acre. This development is proposed at 2.30 units per acre; therefore, it is consistent. However, adding homes on an already strained transportation network could have a negative impact on the surrounding area; therefore, the proposed project 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): 09-143-017, 09-108-002-A, and 09-143-093.

Adopted this 1st day of June, 2022.

Richard Yercheck, Chair

Attest:

Ashlyn Penegar, Secretary to Planning Board

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: ZONING CODE
O-2022-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 §157.1.2.1 **OFFICIAL ZONING MAP** as follows:

Rezone the properties located along Olive Branch Road further identified with parcel ID #'s 09-143-017, 09-108-002-A, and 09-143-093 from City of Monroe RMD (Residential Medium Density) to Conditional District (CD) "Monroe Chase".

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 12th day of July, 2022

Attest:

Marion L. Holloway, Jr., Mayor

Bridgette H. Robinson, City Clerk

**ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: ZONING CODE
O-2022-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 §157.1.3.1 ZONING DISTRICTS ESTABLISHED as follows:

Conditional District (CD) “Monroe Chase”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 12th day of July, 2022

Attest:

Marion L. Holloway, Jr., Mayor

Bridgette H. Robinson, City Clerk