PLANNING BOARD MEETING

Wednesday, April 7, 2021
6:00 PM
Conference Room
300 West Crowell Street
Monroe, NC

AGENDA

Item 1. **Call to Order – Roll Call**

Item 2. **Approval of Minutes –Meeting of March 3, 2021**

Item 3. **Zoning Map Amendment request for the property located at 402 Morgan Mill Road and further identified as Tax Parcel ID#09-192-005 from Conditional District "Crossroads Plaza" to OT (Office Transitional)**

Item 4. **Zoning Map and Text Amendment request for the properties located on Euclid Street and further identified as Tax Parcel ID #09-223-088 and 09-223-090 from R-20 (Residential Low Density) to Conditional District "Peppervine Glen Senior Apartments"**

Item 3. **Zoning Map and Text Amendment request for the property located along N. Rocky River Road from R-40 (Residential Low Density) to Conditional District (CD) "Daxton Village" and further identified as Tax Parcel ID 07-030-001**

Item 4. **Zoning Map Amendment request for the property located along Morgan Mill Road from R-20 (Residential Low Density) to Conditional District (CD) "Morgan Mill Townhomes" and further identified as Tax Parcel ID 09-185-012**

Item 5. **Other**

Item 6. **Adjournment**

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

cc: **Planning Staff**
Ashley Duncan
Mujeeb Shah-Khan

PLANNING BOARD MEETING

March 3, 2021 @ 6:00 PM
City Hall – Conference Room
300 W. Crowell Street, Monroe, NC

To Sheri Laney on March 4, 2021
Scheduled for adoption at the April 2021 meeting

Item 1. Call to Order/Roll Call

Vice Chair Mary Ann Rasberry called the March 3, 2021 meeting to order at 6:00 p.m. Maryann Brown called the roll. Vice Chair noted that a quorum was present.

Members Present: Mary Ann Rasberry, Richard Yercheck, Rich Ali, Renee Hartis, Jennifer Smith (alternate) and Patrick Furr (ETJ member)

Members Absent: Edith Covington

Staff Present: Doug Britt, Senior Planner; Keri Mendler, Planner; Maryann Brown, Administrative Assistant; and Ashley Britt, Assistant City Attorney via Zoom

Guests:

Union County Human Services and Emergency Services Complex
Wesley Sherrill
Frank Thomason
Vicki Callicutt
Ashley Love
Gordon Vincent

CD "Olive Branch"
Loretta Melancon
Mike Kemp, Eastwood Homes
Joe Lesch, Eastwood Homes
Matt Levesque, ESP Associates

CD "Braemar Village"
Dawn Hinkel
Michael Sandy, Carolina Development
Matthew Kirchner, Eagle Engineering
Bruce Dimitruk, Eagle Engineering

CD "The Ridge at 601"
Matthew Kirchner, Eagle Engineering
Bruce Dimitruk, Eagle Engineering
John Davis

Archie Morgan, Margaret Desio

DRAFT

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

Motion: Richard Ali made a motion to approve the minutes of the February 3, 2021 meeting.
Second: Renee Hartis
Action: The motion to approve the minutes passed unanimously.

Item 3. **Zoning Map and Text Amendment request for the property located at 2330 Concord Avenue and further identified as Tax Parcel ID #09-180-003-S from Conditional District (CD) "Union County Human Services Building" to Conditional District (CD) "Union County Human Services and Emergency Services Complex"**

Doug Britt, Senior Planner, introduced this item and said this is a Zoning Map and Text Amendment request filed by Union County for the property located at the intersection of Skyway Drive and Concord Avenue. He said the applicant is proposing to rezone the property from R-20 (Residential-Low Density) and Conditional District "Union County Human Services Building" to Conditional District "Union County Human Services & Emergency Services Complex". He said the existing Conditional District that is a portion of the current request was approved in 2015.

Doug went over the zoning map. He said to the West is Conditional District "Blue Sky Meadows" which is currently under review for construction drawings. He said to the East is GB (General Business) and R-20 (Residential-Low Density) and to the South is R-20 (Residential-Low Density). He said to the North is GB (General Business).

Doug said the applicant has requested a Conditional District rezoning in order to develop the Union County Emergency Services complex on the same property as the current Union County Human Services building. He said the Emergency Services building will be approximately 24,000 square feet with a future warehouse/radio shop and covered bays totaling an additional 14,000 square feet. He said, additionally, the applicant is requesting to construct a 160-foot radio tower on the property. He said towers are typically approved by the Board of Adjustment through the Special Use Permit process; however, since a Conditional District was required for the developer of the complex, staff went ahead and combined that process with the Special Use Permit process at the same time. He said legal staff did advise us that this is something that can be done.

Doug said the communication tower will be solely for emergency services communication and will not offer any colocation opportunities as normally required for telecommunication towers. He said typically, when we get a tower request, it might be done by Alltel or Verizon, and it is required that they have spots on the tower that can locate other antennas. He said this tower will be solely for Union County's use.

Doug said the project does meet all the setback requirements. He said the minimum required setback is 50 feet from Concord Avenue and Skyway Drive, as well as ten (10) feet from the side and rear property lines. He said the minimum tower setback is 150 feet. He said the applicant has indicated that the tower is 160 feet from the adjacent residential property line.

Doug said the existing site will be required to extend the streetscape buffer along Concord Avenue to the undeveloped portion of the site, as well as extend the sidewalk. He said they will also be required to do parking lot landscaping.

Doug said they will initially provide 50-paved parking spaces in Phase I with a future expansion of 24 spaces. He said the existing Human Services building has a total of 718 parking spaces.

Doug said stormwater will be required as in all projects and it will be reviewed and analyzed at the building permit stage.

Doug provided the elevations of the development. He said the primary building material will be brick, which matches what is there now at the Human Services Building.

Doug said when they do a Special Use Permit for a tower, staff is required to have a certified appraisal or impact study to make sure that the proposed tower does not have an adverse impact on adjacent property values. He said even though this is not a Special Use Permit, staff still requires this to be done. He said a summary of that report is that the proposed tower does not have an adverse impact on the adjacent property values in the area.

Doug said there would be no transportation improvements at this site. He said it is located directly across from Blue Sky Meadows. He said at that location there will be no transportation improvements. He said there will be no turn lanes or anything required for the site.

Doug said the Land Development Plan identifies this area as Suburban. He said Suburban does allow commercial use and staff believes the request is consistent with the Land Development Plan.

Doug said staff does recommend approval. He said he would be glad to answer any questions and representatives from Union County are here and they have a presentation they would like to show.

Presentation (video) on development shown to members.

Vice Chair asked if there were any questions for Doug.

Richard Yercheck asked Doug what would happen to the tower if a big wind came along. Doug said if it falls, it would contain itself at the site. He said it collapses on itself.

Doug said this project was routed to our Airport Manager and he had no problems. He said they like to make sure they have FAA and FCC approval. He said one of the conditions he did recommend is that they obtain any local, state and federal permits prior to the construction of the tower.

Patrick Furr asked Doug where are emergency services now. Doug said Union Country would have to speak about that.

Vicki Callicutt, Emergency Communications Director for Union County, came forward and said that Union County does have emergency services staff. She said we are split up. She said portions work out at the Farmers Market. She said the 911 Center is in the basement of the Government Center. She said they are running out of room.

Vice Chair asked Ms. Callicutt what are the emergency services provided. Ms. Callicutt said they take 911 calls and process that to the first responders, police, fire and EMS. She said they handle all emergency services in this county through that one facility and dispatch them. She said this includes the County Fire Marshall's Office and Emergency Management. She said currently, if anybody has had to work a storm, their EOC is in the Government Center on the third floor. She said it holds about seven (7) people.

Vice Chair asked if there was anybody else that would like to speak for or against this project. There was no one.

Motion: Renee Hartis made a motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance, with the condition that the applicant shall obtain all federal, state and local permits prior to construction.
Second: Richard Ali
Action: The motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance passed unanimously.

Archie Morgan said if a tower is under 200 feet you do not have to light it. He said if the tower is over 200 feet, you notify the FAA and it will have to have lights blinking.

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

Motion: Renee Hartis made a motion to recommend the adoption of the Ordinance amending Section 156.98 - Conditional Districts Established and Section 156.106 - Official Zoning Map.
Second: Richard Ali
Action: The motion to recommend adoption of the Ordinance amending Section 156.98 – Conditional Districts Established and Section 156.106 – Official Zoning Map passed unanimously.

Item 4. Zoning Map and Text Amendment request for the property located along Olive Branch Road and further identified as Tax Parcel ID #s 09-143-014 and 09-143-015 from R-20 (Residential Low Density) to Conditional District (CD) "Olive Branch"

Keri Mendler, Planner, introduced this item and said she is here tonight to present a Zoning Map and Text Amendment request. She said the applicant is requesting a Conditional District rezoning in order to develop 87 single-family lots. She said the total area of the project is 38.79 acres with 19.54 acres or 50% left as common open space. She said the density of this project is 2.24 units per acre.

Keri said the subject property is currently zoned R-20 (Residential Low Density). She said as mentioned, it is located along Olive Branch Road and directly south of the Monroe Expressway. She said R-20 zoning allows 20,000 square foot lots with an allowable density of 2 units per acre. She said adjoining properties are also zoned R-20 to the East, West and South, and R-40 to the North.

Keri said the applicant is requesting the rezoning in order to develop 87 single-family lots. She said as mentioned, the total area of the project is 38.79 acres with 19.54 acres or 50% left as common open space. She said the density is 2.24 units per acre. She said the proposed setbacks are 20 feet for the front, rear and corner sides and 5 feet for the interior sides. She said the project is required to provide at least 12.5% open space which would equal 4.85 acres. She said as mentioned, they have provided 19.54 acres or 50% of the project as open space.

Keri said there is a small portion of flood plain, only .77 acres, less than one (1) acre, or 2% of the provided open space located in the flood plain. She said the open space will include soft surface trails, in addition to a combination of any of the following components: a covered pavilion/shelter with benches, picnic tables

and/or playground equipment. She said all blue line streams on the site have been provided with a 50-foot buffer on both sides.

Keri said as far as landscaping, street trees will be provided at a rate of one (1) per 50-linear feet. She said all houses will have at least two (2) yard trees, and a 50-foot landscaping buffer is also being proposed along Olive Branch Road.

Keri said a 5-foot wide sidewalk will be provided along both sides of the interior roads throughout the development and an 8-foot wide sidewalk will be provided along Olive Branch Road.

Keri said the development is proposed to be accessed with one (1) entrance off of Olive Branch Road, an eastbound right turn lane and a westbound left lane will be added to Olive Branch Road in order to access this development.

Keri said the developers are proposing the homes will be a minimum of 1,700 heated square feet. She said the proposed exterior building materials will include fiber cement, stone, stucco and/or brick. She said vinyl or metal will only be used for trim work and at least 25% of the front elevation will consist of brick or stone. She said houses built on slab foundations will also have a minimum of four (4) course brick or a minimum of 11 inches of stone extending up the face of the slab. Additionally, she said each home will have a minimum of a two (2) car attached garage and all front-load garages will have carriage-style trim and/or hardware that mimics the carriage-style doors. She said driveways will be able to accommodate at least two (2) vehicles.

Keri said this development falls within the following school districts:

Unionville Elementary School
Piedmont Middle School
Piedmont High School

Keri said per the Board of Education policy, Piedmont Middle School is no longer accepting further transfers due to high enrollment. She said additional residential construction contributes to high enrollments, which in turn can exacerbate issues.

Keri said the applicant did hold a neighborhood meeting on January 28, 2021. She said both video conference and dial-in phone conference options were available to participants. She said approximately five (5) individuals attended this meeting. She said a summary of the meeting is attached in your packet.

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

Keri said the Land Development Plan indicates this area is Suburban. She said 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. She said multimodal connectivity between neighborhoods and to nearby centers should also be emphasized. She said the density for Suburban residential is 2-4 units per acre. She said the proposed project is consistent with the future Land Use Plan and staff recommends approval of the rezoning.

Keri said she would be happy to answer any questions and there is an applicant here as well to answer any questions.

Richard Ali asked Keri how many homes have been approved in this area that have not been built yet. Keri said there have not been a lot of homes in this particular area. She said there is one (1) residential project south of here at the intersection of Olive Branch Road and Morgan Mill Road. She said this is Scotch Meadows and it was approved late last year. She said it was approximately 160 homes.

Jennifer Smith asked Keri for the price point. Keri said the applicant would answer this. She said it is not something that planning staff gets into for presentation purposes.

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

Keri said anyone that will be speaking should state your name for the record and come to the podium.

Mike Kemp, 473 Lakeview Drive, Fort Mill, SC came forward and said he represents Eastwood Homes. He said the prices will be in the mid-$300,000s to the high $300,000s price range. He said as Keri mentioned there will be fiber cement and 25% along the front of brick and stone.

Patrick Furr said he was concerned about the schools. He said the Scotch Meadows subdivision has 160 homes and this is another additional. He said he does not know how much more Piedmont can stomach.

Richard Yercheck said to Mr. Kemp if you are approved by Council next month, what is your timeline for breaking ground to being completely built out. Mr. Kemp said probably two (2) years from now.

Renee Hartis said they are only asking for 87 homes and they do not have a low price point starting point. She said the minimum is 1,700 square feet, but the majority of the homes will range from 1,800 to 3,000, which is basically what we have been asking people to bring. She said they are not asking for extreme high density like some of these other situations. She said she feels like it is a good project.

Vice Chair said there are 2.24 houses per acre. She said if you take out the area of what it looks like it is 4.51 houses. She said that is what it looks like on the street.

Matthew Levesque, 3475 Lakemont Boulevard, Fort Mill, SC came forward and said he works for ESP Associates. He said to answer the question about timing, if we do get approved next month, we are still going to have possibly 10-12 months for the design process and permitting. He said at that point then you look at starting grading and construction and then there is 4 -5 months before you start getting into model homes. He said so there will be at least 2 years for models.

Richard Yercheck asked if they were about five (5) years before being completely built out. Mr. Levesque said about 2 – 3 years before it is built out so probably about five (5) years.

Richard Yercheck said to Patrick Furr regarding the school attendance numbers he is looking at relating to all the schools, all the kids that are in middle school will be out of high school in five (5) years so that bubble will have gone all the way through.

Mr. Yercheck said another issue we have spoken about before is that this is the Monroe Planning Board not Union County Public Schools or Union County Commissioners. He said it is important for us to pay attention to it, but the way the process works for schools is that they are not going to build a new school or

rehab an old school and get it ready for kids that they think are going to come. He said if they get over-capacity, there will be meetings, and then they are going to issue a request for a bond. He said they will put the bond out for a vote, and if that passes, then they will either rehab and expand or build new schools. He said we can't make decisions here as it relates to what they are going to do or how that will affect everything at the time, otherwise we will never move forward. He said we will always be worried about water, sewer, schools, do we have enough police and fire fighters, etc. He said all of this happens when we become denser. He said as we become more dense, we also get more tax dollars. He said as more tax dollars come into place, you have more voters that may vote up or down for a bond that will take care of all of this.

Jennifer Smith said people can decide to take their kids to private school. Richard Yercheck said yes and there will be more charter schools coming to Union County with the roughly 4,000 homes permitted right now. He said that is okay, he said if we get more people, more people will come, and then we will have more amenities. He said the $300,000 starting point on 1,800 square feet will switch to another project where it will be a $700,000 house at 3,800 or 4,200 square feet. He said we have to go through this process to get to that point. He said he wants Publix or Harris Teeter back in the City of Monroe but until we have more density, they are not coming along with all the other things that come with them. He said he appreciates your question and it is always a valid one. He said we never want to forget what we are doing to schools, water, sewer, police, fire, etc. He said our process in here should be "Is this a good project and does it fit with where we are moving forward with the City of Monroe". He said from here we will do that and other committees, City Council and the County Commissioners will work on the money.

Patrick Furr asked Mr. Kemp if the entrance landscaping was bare minimum or is there an attractive entrance to give curb appeal aesthetics. Mr. Kemp said this is very important to us. He said we have been in business since 1977, we are locally owned, family-owned, and based in Charlotte. He said they have built several thousand homes over the years. He said he would encourage everyone to go on their website and look at some of their locations, check out some of their communities and talk to some of their sales people. He said he thinks you will be very impressed with the quality of the homes that they build. He said they have won many design awards over the years and many customer service awards. He said as far as the landscaping, we are continually looking for ways to upgrade that because we are a very competitive business and we need to attract potential buyers to our homes. He said they are constantly looking for new ideas in how to upgrade our communities and build the best product possible. He said this is not sales-speak; we have practically every national builder in the country in the Charlotte market that we have to compete against. He said it is making everybody raise his or her game. He said he thinks you will be very pleased with this community.

Mr. Levesque said also, with the price points they are talking about, that buyer wants more landscaping, more amenities. He said the unique aspect about this is if you are looking at base code, you have over 4 acres of open space. He said we have over 19 acres. He said it is rare to have over 50% open space in a community setting. He said the HOA will maintain the open spaces. He said it is a lot of space for the children to play in the woods, the creek, etc.

Vice Chair said her problem is that the homes look like every single subdivision that has been before us in the last three (3) years. She said all the houses look exactly alike. Mr. Kemp said that is a small representation of the elevations that we have. He said they listen to their customers and try to make all their communities as unique as they possibly can. Vice Chair said this is what you are showing us, so this is what she is expecting to see when it is out of the ground. Mr. Kemp said that is just a small representation of their overall elevations.

Richard Ali asked Mr. Kemp where he is building right now. Mr. Kemp said they have the Heritage community, which is an age-targeted community in Indian Trail. He said there is Robinson Oaks, which is in Gastonia. He said in Harrisburg they are building right next to the Town Center. He said there are no other communities in Union County right now. He said you can take a tour of a model and see the quality of their houses. He said they put a lot more in their houses than their competitors---raised ceilings, extra architectural features.

Jennifer Smith asked if there was any way to offset the driveway so that the access into the garage and the doors are not right out in front. Vice Chair said side-loaded garages. Richard Ali said that every elevation that has come here in the last 3-4 years has the large front-loaded garage. He said then there is a little, tiny space for the main door into the house. He said they are all the same. He asked is that the only thing being built today.

Mr. Kemp said no, but typically you are talking about a much more expensive house to do side-loaded garages. He said it would require much bigger lots. He said we are doing this in the Robinson Oaks community over in Gaston County. Mr. Levesque said if you look at it, it is not your standard garage door. He said our garage doors are architecturally treated, they have a different Craftsman look, windows, and above the garage door is an architectural element as well.

Vice Chair and Jennifer Smith said there is still a big, white door that is all you see. Richard Ali said it is the main design element of that house.

Richard Yercheck asked if the garage doors had to be white. He asked if they can have different colors to match the house. Mr. Kemp said yes.

Jennifer Smith asked if there were any color schemes other than the tan that is going to be offered. Mr. Kemp said yes, they have a variety of colors. Richard Yercheck said if you go to the website you can see all the different elevations, colors and styles. Vice Chair said it is not a guarantee that is what is going to be built.

Mr. Kemp said there are 10-12 different styles that people can choose from, depending on the lot configuration. He said whether they want a ranch style home, traditional two-story or a master bedroom downstairs. He said they will have a choice.

Jennifer Smith asked if the home styles will be every other house like a two-story, then a ranch, then a two-story. Mr. Kemp said yes, they vary the houses. He said they do not build the same house within four (4) houses. He said they do not want any uniformity in their communities as well. He said your point makes a community a lot nicer and a lot more aesthetically pleasing if you don't have a lot of same houses or colors altogether.

Richard Ali asked if the square footage range is 1,700 up to over 3,000 square feet. He asked if there would be 87 homes. Mr. Kemp said yes. Mr. Ali asked Mr. Kemp of that 87 homes, what do you think would be the proportion of the smaller vs. the larger size homes. Mr. Kemp said he just could not say at this time. He said it would be dictated on what the buyer wants. He said typically, because of Covid, a lot of people are working at home now. He said right now they are selling a lot more of the larger style homes, and the buyers will be using the extra space for home offices or home schooling.

Vice Chair asked Mr. Kemp if he would build a certain amount of homes and sell them as you go or do you wait for someone to come in and choose the lot and design. Mr. Kemp said right now he believes they are

doing the lot and they choose the design. She said if all the buyers select a 1,700 square foot home, then all the 87 houses will be 1,700 square feet. Mr. Kemp said it does not work out that way, they do not allow that. Mr. Levesque said that a buyer will be told their choices and that this house is next door to you, so you cannot choose these options for the lot. He said it eliminates that happening.

Patrick Furr said we have fantastic schools, great access with the new road, so why are we not having more folks like yourself coming here saying here is a home for $600,000 or $500,000 on a bigger lot. He said that is what we would like to see. Mr. Kemp said Monroe is an unproven market for that price point, and to agree with what Mr. Yercheck was saying, we are kind of a first and second move-up builder. He said when we come in and build this community and other builders see that we are successful here, then you will attract that next step up.

Vice Chair said she believes in the theory "build it and they will come". She said if you don't build it, we have no choices. Mr. Kemp said that banks and lenders do not feel the same way. He said they want to minimize their risk.

Vice Chair said we want to make sure we don't build out because Charlotte is going to keep coming. She said at some point people are going to want those $500,000 homes and then we will be built out. She said Monroe won't have room for them so they'll have to jump over us.

Mr. Kemp said Monroe has that new bypass and to Mr. Yercheck's point, you are going to have a lot more people like himself coming here. He said you have opened up a whole, new area on that side of town. He said it has created a lot of developer activity.

Richard Ali said by the same token, that should be a draw for a higher priced home. He said things aren't going to come to Monroe until you get properties built and occupied. He said they are going to come a lot quicker if you build higher priced homes that are occupied.

Mr. Kemp said you are making the right steps by asking us to use higher grade, architectural materials.

Richard Ali asked if this project impacts traffic in that area. Keri said NCDOT did not require an impact study because of the lot count. She said they did require a left turn lane and a right turn lane into this development, which will probably alleviate some of concerns as far as potential backups.

Vice Chair asked if there was anybody else that would like to speak for this project. There was no one.

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

Loretta Melancon of 2923 Meadow Creek Lane, Monroe came forward and said she is in the Lakeside subdivision. She said there are three communities, Lake Shore, Lakeside and Mallard Landing that all have at least one (1) lot, if not more. She said they are not opposed to more people coming into the area. She said Olive Branch Road leads to the landfill so there is an excessive amount of litter on the road.

Ms. Melancon said her concern that there is very little exit and entrance onto Olive Branch Road. She said the main intersection is Morgan Mill and Olive Branch. She said that intersection is terrible for the traffic that it has right now. She said she has asked DOT to consider several things: slowing down the speed limit on Olive Branch and getting that intersection on a list. She said even if you get on a list it is about ten (10) years from now that it would be fixed.

Ms. Melancon said another problem is Cyrus Edwards Road, which is a Monroe City Street. She said Cyrus Edwards is a short street with a couple of older houses on it and older people. She said even the trash trucks are using this road to get onto Olive Branch to go to the landfill rather than using the intersection.

Ms. Melancon said it is a piece of property that went with the sale of the property that is used for Scotch Meadows and across the street the same person bought a tract next to the Caterpillar plan, which will be used for industrial. She asked the applicants if their company ever made concessions because of particular problem areas that you want to help work out ahead of time. Mr. Kemp said they do it all the time.

Mr. Melancon said the builder of Scotch Meadows will donate land to the City or the County or whoever will use it to improve that intersection. She commended the applicants on all the open space and the general idea or concepts that you have for this subdivision. But, she said it is premature to put that many homes on Olive Branch especially where there will be traffic coming from Cyrus Edwards and traffic both ways on Olive Branch.

Ms. Melancon said another thing, when she comes off of the expressway and goes down Cyrus Edwards and she looks to the left, there is a little hump in the road that makes it difficult to see the traffic coming. She said she is worried about the line of sight and if there is only one (1) entrance to this subdivision, how are you going to see anything in time.

Ms. Melancon said there is only one (1) entrance for 87 homes. She asked about emergencies. Keri Mendler said the City Engineering Standard Detail Manual only requires two (2) entrances once you meet 100 lots. She said for this particular subdivision at 87, they are only required to have one (1) access. Vice Chair asked Keri if the Police and Fire Department also look at this from the aspect of fire trucks and ambulances, etc. Keri said when we get a subdivision or rezoning like this we route it to Engineering, Fire, Energy Services, Water Resources and Building Standards so we get all of their comments and concerns. She said when the applicant receives any comments, if there were any issues with the subdivision layout, these concerns are worked out before it gets to the Planning Board.

Mr. Kemp asked Ms. Melancon if she said earlier that there were very few people that lived on Cyrus Edwards. Ms. Melancon said yes it is true, but it is a narrow road and the people who live on this road went through this with Scotch Meadows. She said they see this big garbage truck coming toward them on this narrow road. She said it is really not that dangerous, but as you get older things look more dangerous. She said she has spoken to the City about the possibility of widening that road. She said she feels that this could still happen in order to help the traffic that is going to come about with additional homes.

Vice Chair asked Ms. Melancon, other than the traffic, are there any other concerns you would like to talk about. Ms. Melancon said it is the traffic and the fact that she does not see any way we can get the intersection improved by DOT or even that little piece of Cyrus Edwards.

Vice Chair thanked Ms. Melancon for her input.

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

Vice Chair asked if anyone would like to make a motion.

Motion: Renee Hartis made a motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance.
Second: Richard Yercheck
Action: The motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance passed with opposition from Mary Ann Rasberry and Richard Ali.

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

Motion: Renee Hartis made a motion to recommend the adoption of the Ordinance amending Section 156.98 - Conditional Districts Established and Section 156.106 - Official Zoning Map.
Second: Richard Yercheck
Action: The motion to recommend adoption of the Ordinance amending Section 156.98 – Conditional Districts Established and Section 156.106 – Official Zoning Map passed with opposition from Mary Ann Rasberry and Richard Ali.

Item 5. Zoning Map and Text Amendment request for the properties located along N. Charlotte Avenue and further identified as Tax Parcel ID #09-264-023B from Conditional District (CD) "Dickerson Blvd. Residential" to Conditional District (CD) "Braemar Village"

Keri Mendler, Planner, introduced this item and said tonight she is presenting a Zoning Map and Text Amendment request by Carolina Development for the property located along N. Charlotte Avenue near the corner of Dickinson Boulevard. She said the applicant is requesting a Conditional District rezoning in order to develop 90 attached single-family homes, also known as townhomes. She said the total area of the project is 12.9 acres with 5.12 acres or 40% of open space.

Keri said Dickinson Boulevard is to the left of the property and N. Charlotte Avenue to the South. She said the site is currently zoned Conditional District "Dickinson Blvd. Residential". She said the previous Conditional District was approved in June 2005, which authorized the development of 42 attached single-family homes with a density of 4.25 units per acre with 2.9 acres of open space.

Keri said the property to the East is currently zoned Multi-Family and General Industrial. She said to the South is Residential-Low Density and General Business. She said to the West is General Business, which is the Bi Lo property. She said to the North is General Business as well.

Keri said the applicant is requesting a Conditional District in order to develop 90 attached single-family homes. Again, she said the total area of the project is 12.9 acres of which 5.12 acres of that is left as open space. She said the Ordinance requires a 50-foot landscape buffer for this property because it is considered multi-family. She said due to some constraints, they are proposing a 20-foot buffer along the southwestern property line and a 20-foot buffer along the northwestern property line. She said there is an existing road on the site which is why there are some constraints.

Keri said street trees will also be provided at a rate of one (1) tree for every two (2) units. Additionally, she said each building or set of townhomes will have at least two (2) trees located outside of the right-of-way. She said this project is required to provide at least 50% open space, which would equal 6.45 acres. She said the applicant has provided 5.12 acres, which is 40% of the total site. She said staff believes this

is a reasonable deviation request. She said the open space will also include a small amenity that includes a gazebo and a few park benches.

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

Keri said five (5) foot sidewalks will be provided along both sides of all interior streets. Additionally, she said a ten (10) foot sidewalk will be installed along N. Charlotte Avenue. She said the intent is for the developer to construct this sidewalk at the time of site development. However, she said there is also a future NCDOT funded road project for this area, which is titled U-6031 that also includes the sidewalk. She said if the road project is constructed prior to site development, then the sidewalk will be installed as part of the NCDOT project.

Keri said the project is located between N. Charlotte Avenue and Dickerson Blvd. She said there is an existing private drive that runs through this property. She said the applicant is proposing to build the street up to City standards. She said it will be taken over for City maintenance and it will be a public street.

Keri said the City of Monroe did not require a Traffic Impact Analysis (TIA) for this project. Additionally, the NCDOT did not require a TIA for this project either. However, she said NCDOT is requiring a right turn lane on N. Charlotte Avenue to access into the site as well as a right turn lane to get into the site from Dickerson Boulevard.

Keri said the NCDOT project U-6031is a funded project. She said the project was proposed for construction but due to budget constraints, the project has been pushed back. She said the current timeline for this project is 2029 for right-of-way acquisition and 2032 for construction. She said this did include the ten (10) foot wide sidewalk, as well as widening, along N. Charlotte Avenue and doing some U-turns and bulb outs.

Keri said the developer is proposing the exterior materials to include fiber cement, stone, stucco or brick. She said vinyl will only be utilized for trim work. She said the minimum heated floor area of the townhomes is 1,300 square feet. She said the developer is also proposing that all units will have at least a one (1) car attached garage with an option for end units to have an attached two (2) car garage. She said all front-load garages will have carriage-style trim and/or hardware to mimic carriage-style doors. She said each driveway will be able to accommodate at least one (1) vehicle.

Keri said the Ordinance requires multi-family projects to provide parking at a rate of one (1) space per bedroom, plus an additional ½ space per unit. She said assuming that each unit has two (2) bedrooms, this project will require 225 parking spaces. She said currently they are proposing a minimum of 180 parking spaces. Again, she said this is one (1) car garage minimum in all units and one (1) parking space in the driveway.

Keri said this development falls within the Rocky River Elementary, Monroe Middle and Monroe High School district. She said according to Don Ogram of the school system, "they do not currently anticipate that this development will present an adverse impact on school enrollments".

Keri said the applicant held a neighborhood meeting on December 16, 2020. She said there were no attendees at this meeting so the applicant held a second neighborhood meeting on January 7, 2021. She said both meetings were held via Zoom and at Eagle Engineering's offices. She said three (3) individual attended the second meeting.

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

Keri said the Land Development Plan indicates this property is located in the Community Corridor. She said the Community Corridor generally covers most of US Highway 74 and areas adjacent to intersecting major streets. She said this area serves as a primary conduit to downtown and the spine of the community with critical connections to major employers, Charlotte-Monroe Executive Airport, the hospital, and the Concord Avenue Area. She said priority uses in the Community Corridor do include multi-family residential projects and the allowable density is 4 - 10 units per acre.

Keri said this proposal is consistent with the Land Use Plan and staff recommends approval of the Conditional District "Braemar Village" with the following conditions:

1. All units will have a two (2) car garage minimum. At this time this is just an option; they have not committed to that.
2. All driveways be able to accommodate at least two (2) vehicles. At this time they have committed to driveways accommodating one (1) vehicle.

Keri said this concludes her presentation. She said she would be happy to answer any questions. She said the applicant is here as well to answer any questions.

Vice Chair asked Keri what the minimum square footage was. Keri said 1,300 square feet for the townhomes.

Vice Chair said to Keri that the staff report states the density is 6.98 units per acre. Keri said yes. Vice Chair said but the zoning district section says multi-family is six (6) units per acre. Keri said this is a Conditional District and it falls within the Community Corridor which allows up to ten (10) units per acre. She said the chart lists what is allowed per the UDO.

Richard Ali said staff is recommending, as far as the parking, increasing from two (2) per unit to four (4). Keri said staff is recommending that all end units have a two (2) car garage minimum. She said right now they are only committed to a one (1) car minimum with the option of all end units having a two (2) car garage. She said with the driveways, they have only committed to one (1) vehicle being accommodated in the driveway. She said staff recommends at least two (2) vehicles being accommodated in the driveway. Mr. Ali asked if that was for just end units. Keri said for all driveways. She said staff is recommending that all end units have a two (2) car garage minimum. She said staff is recommending also that all driveways accommodate two (2) vehicles. Mr. Ali said it would then be end units four (4) spaces and interior units would have three (3) spaces. Keri said yes.

Vice Chair said there are not many end units. Keri said there are 32 end units.

Vice Chair asked if there were any more questions for Keri. There were none.

Matthew Kirchner of Eagle Engineering came forward and thanked everyone for allowing him to speak. He said there are 16 buildings so there will be 32 end units. He provided a brief summary of the project and said he would answer any questions.

Jennifer Smith asked about the price point. Mr. Kirchner said it would be $250,000 to $300,000.

Mr. Kirchner said if this Board really wants the double driveways on the end units, we can do that but it just does not make a lot of room for landscaping. He said they would prefer to have trees in that area instead of having a whole sea of concrete. Renee Hartis said they are asking for that because so many people park in the street. She said that intersection is a nightmare. She said she is totally against increasing the units because DOT promised to do it about two (2) years ago and the people who wanted to build behind the Bi Lo had said that the work by DOT was coming that fall. She said it did not happen. She said that is how DOT works.

Renee Hartis said the area is terrible and DOT has not done anything. She said Hayne Street has potholes that your car can sink down into. She said N. Charlotte Avenue does too and so does Concord Avenue. She said she just can't see putting multi-family in there, especially since the 2050 Plan for Union County right now, our citizens are just opposed with multi-family. She said the road conditions are terrible. She said, however, this is much better than an apartment complex. She said they are not going to fix the streets soon and people have to wait and wait at that light.

Mr. Kirchner said they will be fixing the roadways at the intersection with their right turn lanes, as well as the private drive that people use as a cut-through. He said they will be improving that entire interior drive to City standards so that the cut-through is safe.

Renee Hartis said when staff makes a recommendation, it really should be a given. Mr. Kirchner said they are okay in making that commitment.

Patrick Furr said these townhomes are $180 to $200 a square foot. He said there is another project offering the same thing away from town. He asked why would somebody want to buy a townhome looking at the back of a Bi Lo or whatever the case may be, when they could be somewhere else. He asked if the prices would drop so they could get anybody to buy a townhouse. Mr. Kirchner said the developer is planning to break ground and has a contractor or builder to go. He said we will probably have pre-sales all the way through this subdivision by the time we have it developed out. He said these will be sold by the end of next year.

Jennifer Smith said $300,000 is a lot of money to pay to look at the backside of Bi Lo. Richard Yercheck said have you been to Downtown Charlotte where people buy those expensive condos and look down onto the expressway.

Mr. Kirchner said everybody likes something different. He said there are residents that have lived in that area their entire lives and they have Bi Lo now, but it used to be an airport. He said the same thing that attracted those individuals to stay there would attract individuals to come into the City. He said what Monroe is doing with the art building, the movie theater, and trying to get local shops here, that is what is attracting people to this area.

Jennifer Smith asked how many existing houses are already there in that area. Mr. Kirchner said maybe ten (10).

Renee Hartis said that is where the tent city was. Mr. Kirchner said we have already cleaned a good chunk of that out. He said there could be nice townhomes or a tent city.

Vice Chair said there are too many apartments in a small area. She said if you do the math it looks like 11.57 units. Mr. Kirchner said with the future planning, the City is planning to have 4-10 units in this area. He said they are well below that ten (10) units that the City is saying they want in this area.

Vice Chair said in 10-15 years this will be a distressed area.

Jennifer Smith said she is concerned that they will not sell and the prices will be reduced. Mr. Kirchner said houses are selling in the City of Monroe fast. He said there is zero concern. He said one or two days on the market every house in this area will sell.

Vice Chair said we are looking at 2-3 bedroom units with a one (1) car garage. She said there will be cars everywhere.

Vice Chair asked if there was anybody else that would like to speak for or against this project. There was no one.

Vice Chair asked if anyone would like to make a motion.

Motion: Patrick Furr made a motion to recommend adoption of the Resolution Denying the Land Development Plan Compliance.
Second: Richard Ali
Action: The motion to recommend adoption of the Resolution Denying the Land Development Plan Compliance passed with opposition from 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 opposition from Richard Yercheck.

Item 6. **Zoning Map and Text Amendment request for the properties located at the intersection of the Monroe Expressway, Concord Highway and Ridge Road and further identified as Tax Parcel ID #s 09-213-008, 09-213-008-A, 09-213-008-C and 09-213-008-K from Conditional District (CD) "Union Commons" and R-40 to Conditional District (CD) "The Ridge at 601"**

Doug Britt, Senior Planner, introduced this item and said this is a Zoning Map and Text Amendment request by Ridge Road Partners, LLC for the properties located at the intersection of Monroe Expressway, Concord Highway and Ridge Road. He said the applicant is requesting a Conditional District in order to develop a mixed-use project that will consist of apartments, single-family attached townhomes and commercial uses on 58.13 acres. He said the Conditional District rezoning is a volunteer process mutually agreed upon by the applicants and the City.

Doug said the property is currently in the City limits. He said the subject property was approved as a Conditional District "Union Commons" and R-40. He said the existing Conditional District that was a portion of the current request was approved by City Council in 2004 and authorized the development of over 300,000 square feet of retail and office on 48.92 acres.
Doug said to the North and East is Unionville, zoned RA-40 and B-2 (single-family residential and vacant). He said the South is zoned R-40 (the Monroe Expressway, Residential low density). He said the West is zoned R-40 (Agriculture and Single-family residential)

Doug said the applicant is proposing a Conditional District in order to develop a mixed-use project that will consist of 307 apartments, 215 single-family attached townhomes, a 48,000 square foot grocery, additional 7,800 square foot retail space, a 150-room hotel, convenience store/gas station and a drive-thru restaurant. He said the developer has excluded the following uses from this project: motor vehicle repair, building material sales, funeral services, exterminating services, trade schools and recording studios.

Doug said the minimum lot size for the single-family attached townhomes will be 1,400 square feet with an average of 1,600 square feet per lot. He said minimum heated square footage of the townhomes will be 1,100 square feet, excluding the garage, and the minimum heated square footage for the apartments will be as follows: one (1) bedroom units 425 square feet; two (2) bedroom units 670 square feet, and three (3) bedroom units will be 1,100 square feet. He said the density for the proposed project is 8.98 units per acre.

Doug said the setbacks for the townhomes will be:

<u>Single-Family Attached Townhome Units</u>

Front/Corner:	20 feet
Exterior Side:	5 feet
Interior Side:	0 feet
Rear:	10 Feet

<u>Apartments and Commercial</u>

Front/Corner:	10 feet
Side:	10 feet
Rear:	10 Feet

Doug went over the elevations of the townhomes, the apartments and commercial portion of the project. He showed the gas station, the restaurant, the grocery store and retail section next to the grocery store. He said the project totals 58.13 acres. The area for residential is 41.23 acres and the area devoted to commercial is 16.90 acres. He said the applicant has provided a little over 13 acres or 32% of open space in the residential portion of the project and the overall open space provided is 16.28 acres which is 28% of the entire project.

Doug said the proposed amenities for the site will include benches, children's playground equipment, clubhouse and pool, gazebo, picnic area, bike racks and hard surface courts. He went over the site plan and showed where the amenities would be located.

Doug said all single-family attached townhomes and apartments will have sodded front yards prior to the issuance of the certificate of occupancy. He said building (set of townhomes) and apartments will have two (2) trees planted suitable for healthy growth in our climate. He said street trees will be provided throughout the townhome portion of the project. He said the apartment units and commercial uses are required to provide trees and shrubs throughout the parking lot as indicated on the site plan. Additionally, he said the ordinance requires multi-family projects to provide a 50-foot landscape buffer around the perimeter of the residential portion of the project. He said the developer is proposing to install a mixture of trees and shrubs within the buffer to satisfy the screening requirement of the ordinance. He said all trees located on the property have been provided with a 50-foot understory buffer as required on both sides.

Doug said the applicant will be required to provide stormwater management to treat stormwater runoff. He said if this project is approved, that will be evaluated at the building permit stage.

Doug said at this time the developer has not committed to the number of bedrooms being provided for this project. He said the townhomes and apartments would be one, two, or three bedroom units. He said the single-family attached townhomes will have one (1) car garages while the end units will have two (2) car garages. He said all driveways for the single-family attached townhome units will be able to accommodate two (2) vehicles. Therefore, he said each end unit will have two (2) car garages, all interior units will have one (1) car garages, and all the driveways of all the townhomes will accommodate two (2) vehicles.

Doug said the total parking spaces including garages and driveways for single-family attached townhomes is 719 parking spaces. He said the developer is proposing a total of 567 parking spaces for the apartment complex and again, they do not have a definite number of bedrooms at this time. He said the total parking spaces for the commercial uses would be 436 spaces which gives them a total of 1200 spaces for residential and another 400 for commercial, give or take a little bit.

Doug said the developer is proposing all streets in the project to be private streets. He said even though they are private streets, the City of Monroe has a Detail Manual which dictates how streets are constructed so it does not have any problem with the streets down the road. He went over the streets in the project. He said the Homeowners Association of the townhomes will maintain the streets in the townhome portion. He said the commercial property will be maintained by the owners just like any other commercial property in town now.

Doug said a Traffic Impact Study (TIA) was completed for this project. He said it was reviewed by NCDOT and the City of Monroe. He went over the required transportation improvements for the project:

Access A

-This intersection shall be full movement intersection with no signal and no additional lanes to be added. Existing lanes shall be restriped to be a combined right and straight lane and a combined left and straight lane. This is further away from the intersection of Concord Highway, Ridge Road and Baucom Deese Road.

Access B

-This intersection shall be full movement intersection with no signal and the addition of a left turn lane on Ridge Road into the site. The existing lanes shall be restriped to be a combined right and straight lane and a combined left and straight lane.

Access C

-This intersection shall be a left over and right out only intersection with no signal and the addition of a left turn lane into the site. The existing lanes shall be restriped to be a combined right and straight lane.

Access D

-This intersection shall be a right in and right out only intersection with no signal and no additional lanes to be added. Existing lanes shall be restriped to be a combined right and straight lane and straight lane only.

Concord Highway & Ridge Road Intersection

The intersection of Ridge Road and Concord Highway shall be improved with a right turn lane from Ridge Road onto Concord Highway and the existing left turn lane storage on Ridge Road extended. Additionally, there shall also be an additional left turn lane installed on Concord Highway.

Doug said the project falls within Unionville Elementary, Piedmont Middle and Piedmont High School. He said per Board of Education policy, Piedmont Middle School is no longer accepting transfers due to high enrollment.

Doug said the exterior building materials for the single-family attached townhomes and apartments will consist of brick, fiber cement, stone and stucco. He said the developer is proposing the front façade of both the single-family attached townhomes and apartments to consist of at least 25% brick or stone. He said vinyl is only proposed for trim work on both of the proposed housing options. He said the townhomes constructed on slab foundations will be provided with a minimum of four (4) courses of brick of standard size along the slab. He said all the apartments will be provided with brick foundations.

Doug said the minimum heated square footage for the townhomes is 1,100 square feet. He said all the garages of the townhomes will have either carriage-style hardware or windows on the top. He said the developer is proposing both two (2) story and three (3) story apartment buildings for the project. He said the two (2) story buildings will offer one (1) bedroom, two (2) bedrooms and three (3) bedroom units. He said the three (3) bedroom buildings will offer studios, one (1) bedroom, two (2) bedroom, two (2) bedroom split, and three (3) bedroom units. He said the minimum square footage for the one (1) bedroom is 475 square feet, the two (2) bedrooms is 670 square feet and the three (3) bedrooms is 1,100 square feet.

Doug said the commercial exterior building materials for the grocery store, gas station and restaurant will be brick, stone, synthetic stucco and fiber cement. He said prohibited exterior materials for the commercial portion will be wood, vinyl, metal and mirrored glass.

Doug presented drawings of the townhomes. Richard Yercheck asked Doug if these were just mock-ups and not the actual renderings. Doug said these are mark-ups.

Doug said the Land Development Plan for this area indicates that it is located in a Regional Mixed-Use Center. He said these centers are usually large-scale, measuring one mile in diameter that represents approximately a 20-minute walking distance. He said these centers are master-planned areas that are built in phases with a mix of non-residential, residential and civic uses. He said it is likely that Regional Mixed-Use Centers will support the most intense concentration of retail, employment, high-density residential and other mixed uses. He said these areas are typically located near major highways to ensure ease of access for longer trips. He said planning staff is of the opinion that the proposed use is consistent with the Land Use Plan.

Doug said the applicant did have a neighborhood meeting back in July. He said it has taken some time to get to this level. He said it takes time to work on a project, such as doing the Traffic Impact Analysis (TIA) and some other things, as well as working with staff. He said there were approximately about ten (10) people at the neighborhood meeting. He said obviously one of the concerns that came up at the meeting was traffic. He said this is also a concern with the Planning Board and City Council. He said the TIA is not to take care of existing problems on the road. He said the purpose of the TIA is to mitigate the impact that their project will have on the streets and not to solve all current problems.

Doug said staff does recommend approval and the applicant is here to answer any questions. He said he will be glad to answer any questions as well.

Richard Yercheck asked Doug if this project was in one of the nodes. Doug said yes, this is a Regional Node. Mr. Yercheck said this is why we fought to have a big chunk of the expressway so we could do this. Doug said within this node, when we talk about Suburban, Rural or the Community Corridor, there are

density caps on those areas. He said the Regional Node does not have a density cap on it. He said we tell people they need to be reasonable in what you are going to request, but there is no density set in black or white. He said this is the area the City would want this project.

Renee Hartis asked if the developers had a commitment or an indicator of which grocery store. Richard Ali also asked what hotel. Doug said the applicant would have to answer this.

Richard Ali also asked if the project is on the Monroe side of the expressway entrance or passed it. Doug said opposite, north, closer to Ridge Road. He said it borders Ridge Road. Doug said he felt that it would be nice to have access off of Concord Highway, not a left turn but a right in, right out. He said Concord Highway is a limited access road so there is no possibility to have access off of Concord Highway. He said that is why everything is off of Ridge Road.

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

Matthew Kirchner of Eagle Engineering came forward and said thank you for allowing him to speak tonight. He provided a presentation of this project.

Renee Hartis asked Mr. Kirchner about the grocery store. Mr. Kirchner said there have been feelers sent out, but he is not permitted to say anything at this time.

Patrick Furr asked for the pricing on the townhomes. Mr. Kirchner said they will be in the $300,000 range.

Patrick Furr said this is an ambitious project. He asked if the Ridge Road Partners LLC had any other projects. Mr. Kirchner said there are a couple of different partners. He said since we are going to have a residential, apartment and commercial piece, there will be a different builder for each section. He said there is going to be a hotel specialist coming up. He said there is not one person in the whole group that will be doing this project, there are many people involved that will come together to do this project.

Jennifer Smith asked what would be the draw for the hotel. Mr. Kirchner said this is a Regional Node and gateway into Monroe. He said we have worked on 20+ concept plans for this area to satisfy what the City had envisioned and would allow, as well as the traffic in that area. He said we were trying to meet all recommendations that staff and DOT asked for in this area.

Mr. Kirchner said anyone that is traveling from Charlotte past Wingate on the expressway will stop by here. He said this is one of multiple hotel locations that will be on the expressway. He said there will be a grocery store there, restaurants, gas and everything will happen in this location.

Vice Chair asked if the City was really asking for that kind of density. She said that is a lot of density. Mr. Kirchner said he had comments from staff asking him to increase density at this location. Richard Yercheck said that is what these nodes were designed for; to put the high density that you do not want in the direct part of the City in these enterprise zones or nodes.

Renee Hartis said we will not be getting the half million dollar homes on the expressway.

Richard Yercheck said you are going to have younger folks that want to live there but work and drive into Charlotte. Mr. Kirchner said this will serve the City of Monroe as well.

Jennifer Smith asked for the price point of the apartments. Mr. Kirchner said the price point will depend on whether it is a one (1) bedroom unit, two (2) bedroom unit or three (3) bedroom unit.

Vice Chair asked if there was anybody else that would like to speak for or against this project. There was no one.

Vice Chair asked if anyone would like to make a motion.

Motion: Renee Hartis made a motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance.
Second: Richard Ali
Action: The motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance passed with opposition from Mary Ann Rasberry and Jennifer Smith.

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

Motion: Renee Hartis made a motion to recommend the adoption of the Ordinance amending Section 156.98 - Conditional Districts Established and Section 156.106 - Official Zoning Map.
Second: Richard Yercheck
Action: The motion to recommend adoption of the Ordinance amending Section 156.98 – Conditional Districts Established and Section 156.106 – Official Zoning Map passed with opposition from Mary Ann Rasberry and Jennifer Smith.

Item 7. Discussion and Recommendation of Chairman and Possibly Vice Chair Positions

Doug said the Citizen's Appointment Committee makes recommendations to City Council for appointments as well as appointment of Chair and Vice Chair. He said since Russ Asti has resigned, Mary Ann has been chairing. He said what we have now is a Vice Chair running the meeting and no Chair. He said what we need tonight is a recommendation that will be passed along to the Citizen's Appointment Committee for a Chair and Vice Chair. He said then the Citizen's Appointment Committee will pass their recommendation to City Council.

Richard Ali asked if this recommendation is to fulfill Russ's term. Ashley Britt said that if Mary Ann were to become Chair, then it would be until the end of the year because her term would expire at that time. She said if it is someone else, then this is a question for Citizen's Appointment to work out.

Richard Ali recommended Mary Ann Rasberry as Chairman. He said he cannot see any other person to put in as Chair right now. He said she brings the history and continuity to this Board. Mary Ann was asked if she was comfortable with this recommendation. Mary Ann said yes.

Mary Ann Rasberry recommended Jennifer Smith as Vice Chair.

Patrick Furr recommended Richard Yercheck as Vice Chair.

Doug asked Ashley if this would have to be voted on. Ashley said it can be a consensus.

Short discussion was held. Consensus was to recommend Mary Ann Rasberry as Chairman and Richard Yercheck as Vice Chair. Doug said this will be passed on to the Citizen's Appointment Committee.

Item 8. Joint Planning Board and City Council Meeting on March 31, 2021 @ 4:00 p.m.

Keri said planning staff has been working diligently on the Unified Development Ordinance update or the Zoning Code update with our consultants, Kimley Horn. She said we have requested to hold a joint strategic planning meeting with City Council and Planning Board. She said the agenda says March 31st but there may be a change to March 30th. She said we should know tomorrow so we will send out an e-mail once we know. She said it would be at 4:00 p.m.

Keri said City Council adopted their City Council Electronic Meeting Rules of Procedures in March 2020 due to Covid. She said they have been meeting virtually since the May 2020 City Council meeting. She said Planning Board meets in person.

Keri said planning staff has requested a one-time exception for the Planning Board to also meet virtually for this joint workshop. She said at the request of the City Attorney's office, we have asked Planning Board members to attend this joint meeting virtually if possible. She said we are aware that some of you may not be able to do that, whether you don't have a device or internet availability. She said we will have the conference room set up for that meeting if you are unable to meet virtually. She said we ask for a heads-up if you plan on attending in person or virtually. She said for those attending virtually, the rules of procedures for electronic meetings should be adhered to.

Keri said she would be happy to answer any questions.

Ashley said that we encourage everyone to attend virtually if the Council approves this. She said if you cannot attend virtually, instead of having a group of people in the conference room, we would have smaller rooms available for individual use in City Hall. She said we are trying to discourage a group of people in the conference room.

Renee Hartis asked if it would be a Go To Meeting. Keri said it would be a Zoom meeting and we will send out that information a day or so before the meeting. She said you can use the Zoom app which can be downloaded on your phone or computer. She said you cannot join by just browser where you do not have to download anything.

Richard Yercheck said once you click on Zoom and you have not downloaded anything, it will automatically download everything you need.

Keri said we will have something set up if you are not able to use Zoom. She said if you are going to attend in person, just let Maryann, Doug or myself know so we can plan accordingly.

Item 9. **Other**

There was no other business.

Item 10. **Next Meeting – April 7, 2021**

Item 11. **Adjournment**

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

Motion: Renee Hartis made a motion to adjourn the meeting.
Second: Jennifer Smith
Action: The motion to adjourn passed unanimously.

The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Mary Ann Rasberry, Vice Chair
Planning Board

Maryann Brown
Secretary to the Board

DRAFT

STAFF REPORT

TO: Planning Board

DATE: April 7, 2021

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map Amendment for the property located at 402 Morgan Mill Road further identified as tax parcel 09-192-005

SUMMARY STATEMENT

Planning Board is requested to consider a zoning map amendment for the property located at 402 Morgan Mill Road further identified as tax parcel 09-192-005 from Conditional District "Crossroads Plaza" to OT (Office Transitional).

REVIEW

The City of Monroe has received a request from Jerry Fitzgerald to rezone the subject property from Conditional District "Crossroads Plaza" to OT (Office Transitional). The property is currently vacant. The existing conditional district approved for the property was for the development of a two-story commercial building totaling 6,400 square feet.

The OT (Office/Transitional) district is designed to accommodate a mixture of residential uses and office uses. Such areas generally constitute transition or buffer zones between major arterials or more intensively developed commercial areas and residential districts.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Warehouse	OT (Office Transitional)
East	Single Family Residential	R-10 (Residential High Density)
South	Vacant/Residential	OT (Office Transitional) & R-10 (Residential High Density)

West	Warehouse	OT (Office Transitional) & R-10 (Residential High Density)

LAND DEVELOMENT PLAN CONSISTENCY

The Land Development Plan indicates this area is within the Community Corridor and Traditional Development. The Community Corridor serves as a primary conduit to downtown, epicenter of the city's commercial activity, and the spine of the community with critical connections to major employers and activity centers. This designation encourages a more unified approach to improving the area's physical environment and economic viability. Commercial is a priority use in the Community Corridor character area.

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

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

PUBLIC NOTIFICATION

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

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

RECOMMENDATION

Planning Staff recommends approval of the rezoning.

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

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

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

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

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

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

Attachments:

1. Ortho Map
2. Zoning Map
3. Future Land Use Map
4. Future Land Use Description
5. R-2021-XX Approval
6. R-2021-XX Denial
7. O-2021-XX 156.106

City of Monroe
Where Heartland Meets High Tech

Ortho Map

Legend

Centerlines

Parcels

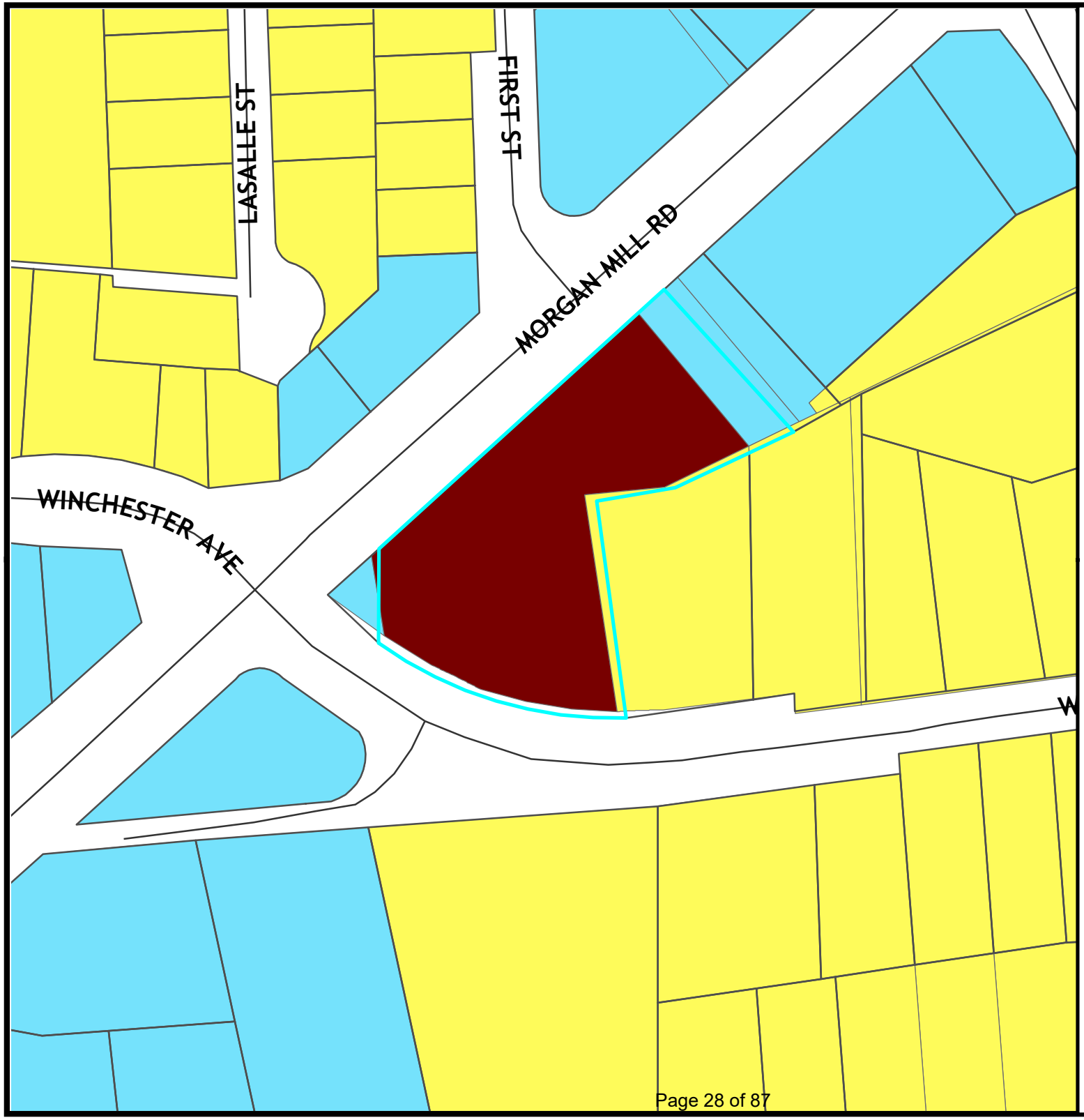
Existing: Conditional District Cross Roads Plaza

Owner: Jerry Fitzgerald

Acres: 1.13

N
W E
S

0 80 160 Feet



City of Monroe
Where Heartland Meets High Tech

Zoning Map

Legend

Centerlines

Parcels

Zoning Districts

Code

R-10

OT

CD

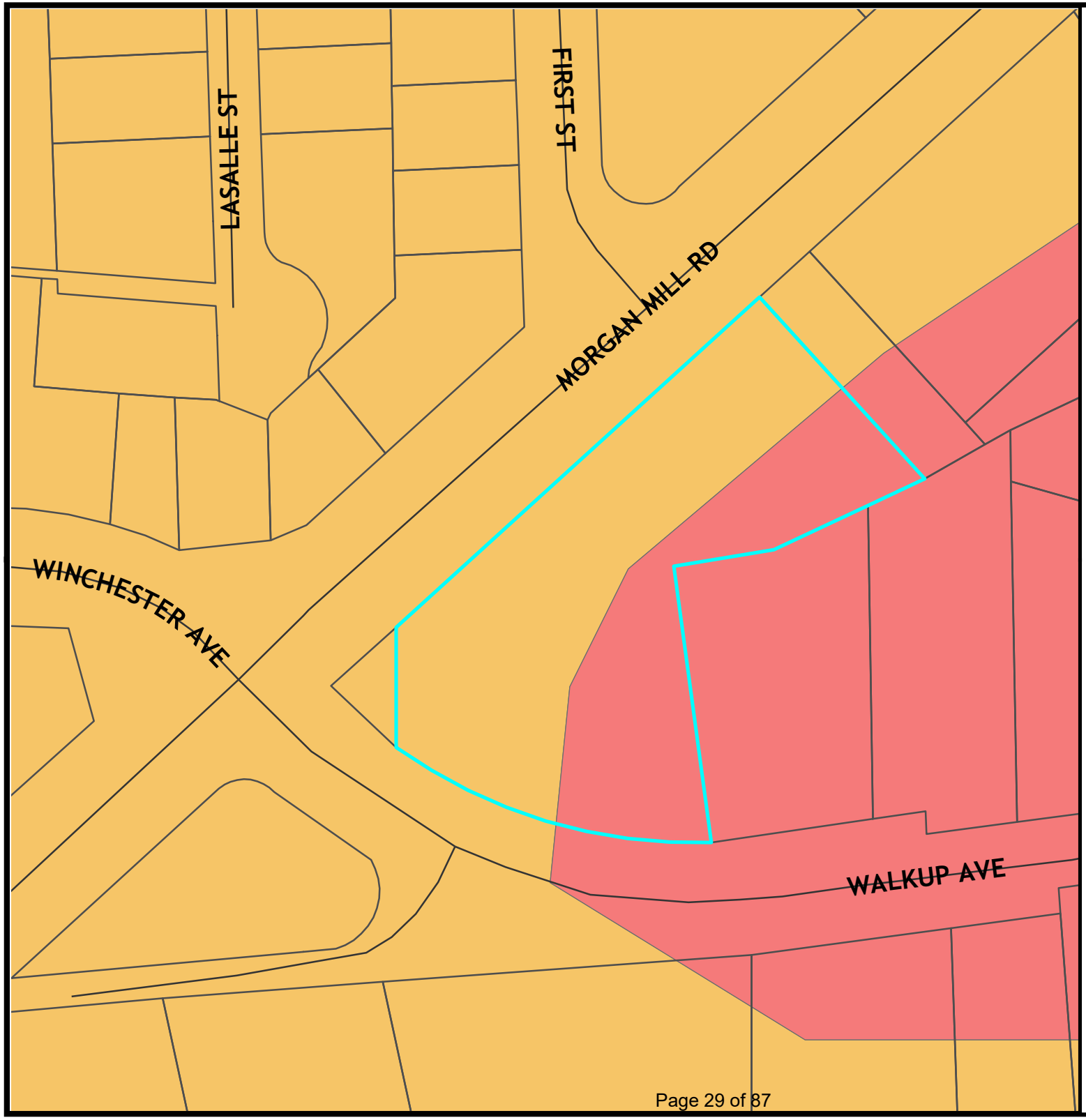
Existing: Conditional District Cross Roads Plaza

Owner: Jerry Fitzgerald

Acres: 1.13

N
W E
S

0 80 160 Feet



City of Monroe
Where Heartland Meets High Tech

Future Land Use Map

Legend

- Centerlines
- Parcels
- Community Corridor
- Traditional Development

Existing: Conditional District Cross Roads Plaza

Owner: Jerry Fitzgerald

Acres: 1.13

N
W E
S

0 60 120 Feet

LAND USE DESCRIPTION

The Community Corridor area generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, epicenter of the city's commercial activity, and the spine of the community with critical connections to major employers and activity centers. For this reason, the area's design and performance is important to the entire community. Currently, the corridor is characterized by uncoordinated visual design, uncontrolled curb cuts, and disinvestment. In response, this designation encourages a more unified approach to improving the area's physical environment and economic viability. While linear due to its orientation on US 74, the vision for the Community Corridor is for redevelopment to occur as nodes of activity (preferred with a mixture of uses).

Traditional Development, which surrounds the downtown core, is anchored by the city's most historic neighborhoods. This designation allows some small-scale commercial and service uses that support surrounding residences. The dense transportation network offers easy access to downtown. The design and scale of neighborhoods encourages active living and affords residents the ability to live, work, shop, and play within a walkable community. Buildings are generally oriented toward a comprehensive network of walkable streets. Cul-de-sacs should be limited to the extent possible, such as locations where topography, natural features, or existing development makes other street connections prohibitive. Requiring pedestrian connections and designating stub outs for future street connections is encouraged.

RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
R-2021-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for the property located at 402 Morgan Mill Road further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Community Corridor, where commercial is a priority use and Traditional Development, where commercial and residential are priority uses. The proposed rezoning to OT (Office Transitional) is a zoning classification that accommodates either commercial or residential development. The rezone is a reasonable use and in the public interest because the proposed rezoning will be consistent with surrounding parcels currently zoned OT (Office Transitional).

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance of the zoning map amendment for property with Union County Tax Parcel Number: 09-192-005.

Adopted this 7th day of April, 2021.

_____
Mary Ann Rasberry, Planning Board Chair

Attest:

_____
Maryann Brown, Secretary to Planning Board

RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
R-2021-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for the property located at 402 Morgan Mill Road further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Community Corridor, where commercial is a priority use and Traditional Development, where commercial and residential are priority uses. The proposed rezoning to OT (Office Transitional) is a zoning classification that accommodates either commercial or residential development. However, the potential that a new home could be constructed along Morgan Mill Road could have an adverse impact on the commercial properties within the area, therefore the proposed rezoning 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 City Council of the City of Monroe adopts the Resolution Denying Land Development Plan Compliance of the zoning map amendment for property with Union County Tax Parcel Number: 09-192-005.

Adopted this 7th day of April, 2021.

_____
Mary Ann Rasberry, Planning Board Chair

Attest:

_____
Maryann Brown, Secretary to Planning Board

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

Preamble

Pursuant to authority conferred by Chapter 160A-381 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation.

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

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

Rezone the property with tax parcel: 09-192-005 from Conditional District "Crossroads Plaza" to OT (Office Transitional).

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 11th day of May, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

STAFF REPORT

TO: Planning Board Members

DATE: April 7, 2021

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map Amendment request for Conditional District "Peppervine Glen Senior Apartments"

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map amendment for the properties located along Euclid Street and further identified as a portion of tax parcel #'s 09-223-088 and # 09-223-090. The request is to rezone a portion of the properties from R-20 (Residential Low Density) to Conditional District "Peppervine Glen Senior Apartments".

REVIEW

The applicant, Greenway Residential Development LLC, is requesting a Conditional District rezoning for the properties located along Euclid Street near the intersection of Concord Avenue. The total area of the project is 15.0 acres with approximately 7.71 acres (51%) of open space. The properties are currently zoned R-20 (Residential Low Density).

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

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

REQUIREMENTS

Proposal
The applicant is requesting a conditional district in order to develop a 72-unit age restricted residential apartment complex that will be comprised of 12 one-story buildings. The applicant is also providing a clubhouse and separate leasing office. The total area of the project is 15.0 acres with 7.71 acres (51%) of open space.

Density & Dimensional Standards
The density of this project is 4.80 units per acre. The data below is simply to provide the board with information to compare the proposed density to what is allowed by the zoning ordinance in other residential districts in Monroe.

Zoning District	Maximum Allowable Density
R-40	1 unit per acre
R-20	2 units per acre
R-10	4 units per acre
R-MF	6 units per acre

The proposed minimum setbacks are as follows:
Front: 10 feet
Side: 50 feet
Rear: 50 feet

Elevations
The developer is proposing the exterior building materials to include fiber cement, stone and/or brick. Vinyl siding may be utilized for eaves, soffits, and windows. The minimum square footages for the one-bedroom units will be 787 heated square feet and the minimum square footage for the two-bedroom units will be 964 heated square feet.

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

Open Space and Amenities
The project is required to provide at least 50% of open space per the ordinance for multi-family projects, which equals 7.5 acres. As part of the conditional district, the applicant has provided 7.71 acres or 51%. The applicant is providing a clubhouse with laundry room, exercise room, computer center and multipurpose room.

Parking
The ordinance requires multi-family projects provide parking at a rate of one (1) space per bedroom plus an additional ½ space per unit. There are 61 two-bedroom units and 11 one-

bedroom units proposed for a total of 133 bedrooms. Based on ordinance requirements 169 parking spaces are required for the project and the applicant is proposing 199 parking spaces.

Schools
The proposed 72-unit development is currently within the following school attendance area for the 2021-2022 school year:

Porter Ridge Elementary	Currently at 80% rated capacity
Piedmont Middle	Currently at 97% rated capacity
Piedmont High	Currently at 77% rated capacity

Per Board of Education policy, Piedmont Middle School 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 a five (5) foot sidewalk along Euclid Street as required by city ordinances. Additionally, the applicant is providing internal sidewalks throughout the site to provide a neighborhood environment.

Stormwater
The applicant will be required to provide stormwater detention/retention to manage and 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.

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

Transportation
The project is located off Euclid Street, which is maintained by the City of Monroe. Since this is a multifamily project under one common ownership there will not be any publicly maintained streets within the project. The owner will maintain all private drive aisles and parking areas within the project. The City of Monroe will not have any street maintenance responsibilities within the development.

A traffic impact analysis was not required for this project based on the number of units and the projected trip generation. However, the applicant had a third party perform a traffic assessment of the project as it relates to the traffic in the area. Based on the trip generation and roadway capacities the proposed development is not expected to have a significant impact on the surrounding roadway network.

LAND DEVELOPMENT PLAN CONSISTENCY

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

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

Planning staff is of the opinion the development pattern of multi-family residential at this location at 4.8 units per acre is consistent with the Land Development Plan and is a reasonable use for the property.

PUBLIC NOTIFICATION

1. The applicant held a neighborhood meeting on site on Wednesday, March 31st to discuss the project with the neighbors.
2. A rezoning notification sign will be posted 10 days prior to the public hearing.
3. An official rezoning notification letter will be sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Staff recommends approval of Conditional District "Peppervine Glen Senior Apartments" with the following conditions:

1. The applicant shall follow all applicable laws in order to age restrict the project as proposed, including placing any required language in the covenants or the deed.

2. The property subdivided prior to a building permit being issued to construct.

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

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

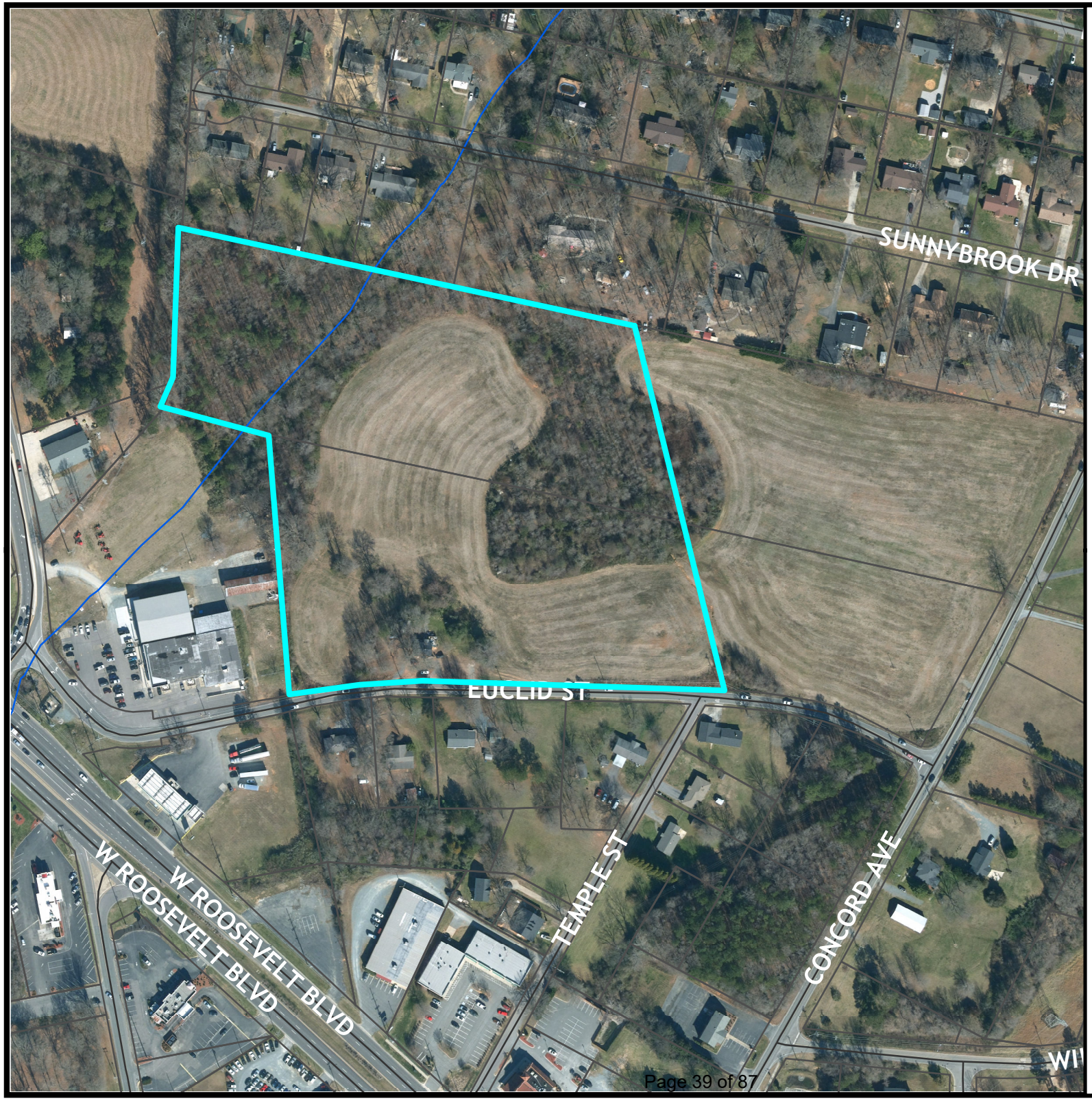
If the Resolution of Land Development Plan Compliance is recommended for approval, the Planning Board will also need to make the following motion:

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

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

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

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



City of Monroe
Where Heartland Meets High Tech

Ortho Map

Legend

- Centerlines
- Parcels
- streams

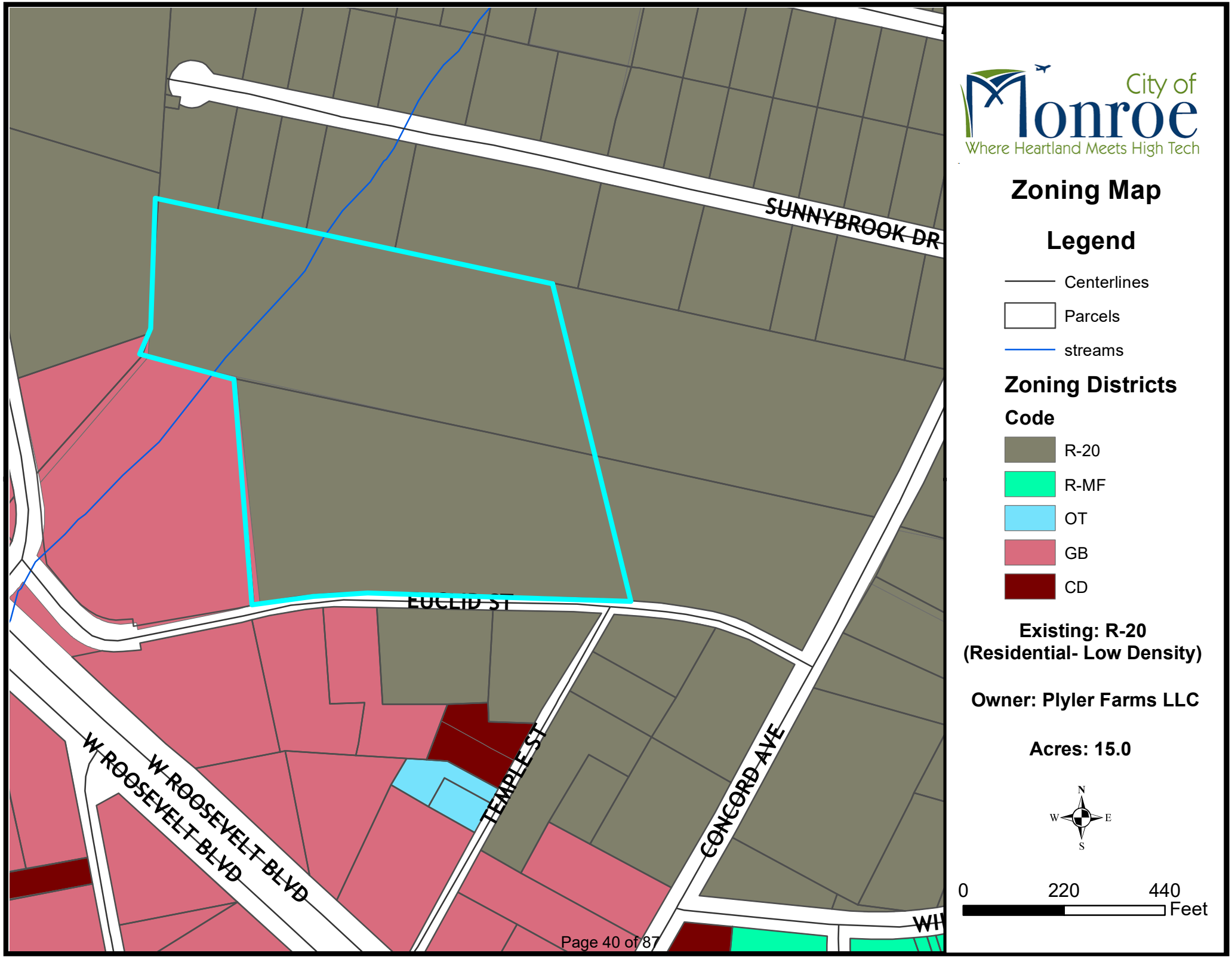
Existing: R-20
(Residential- Low Density)

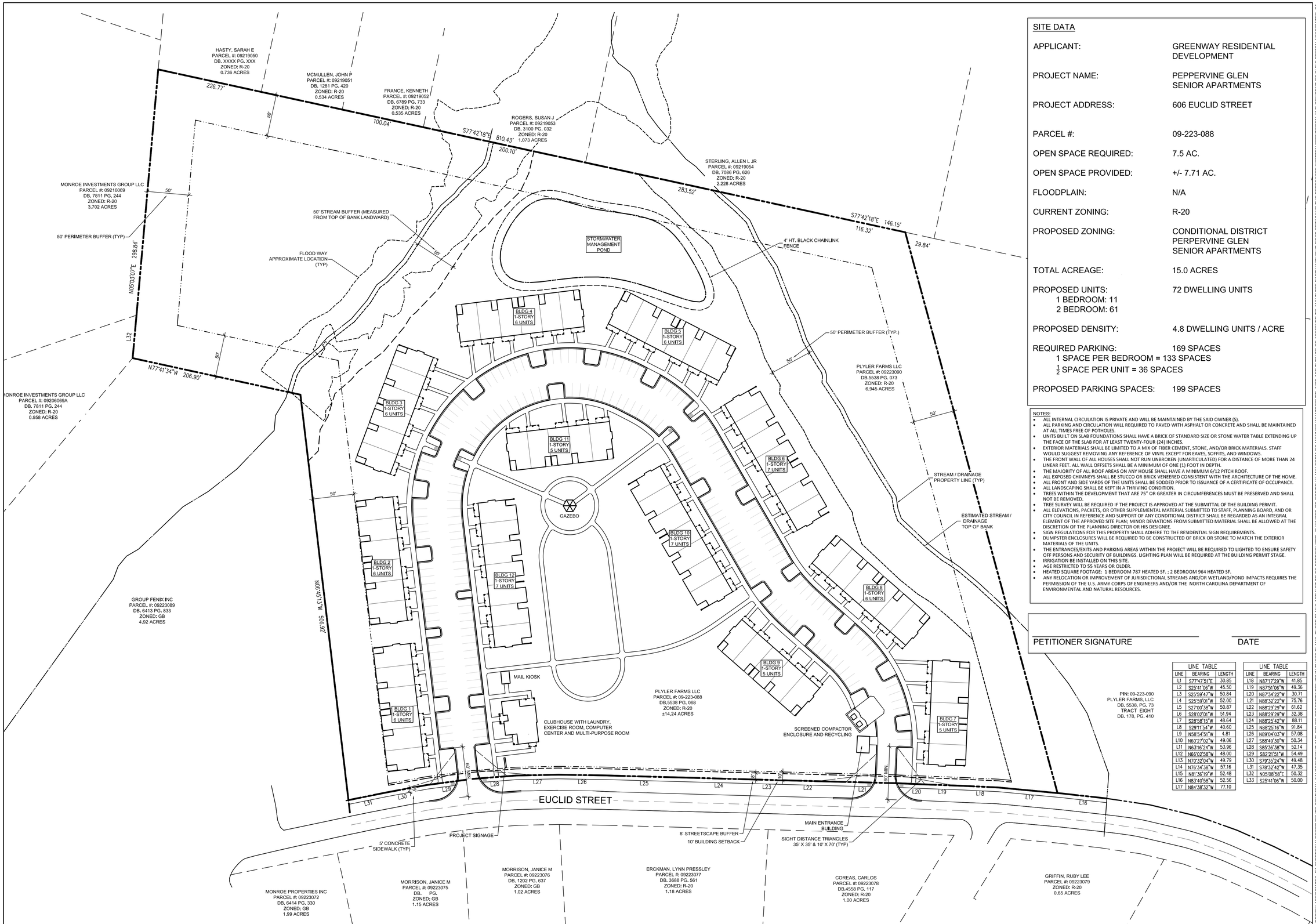
Owner: Plyler Farms LLC

Acres: 15.0

N
W E
S

0 220 440 Feet


City of Monroe
Where Heartland Meets High Tech
Zoning Map
Legend
Centerlines
Parcels
streams
Zoning Districts
Code
R-20
R-MF
OT
GB
CD
Existing: R-20
(Residential- Low Density)
Owner: Plyler Farms LLC
Acres: 15.0
N
W
E
S
0
220
440
Feet
SUNNYBROOK DR
EUCLID ST
TEMPLE ST
CONCORD AVE
W ROOSEVELT BLVD
W ROOSEVELT BLVD



SITE DATA

APPLICANT:	GREENWAY RESIDENTIAL DEVELOPMENT
PROJECT NAME:	PEPPERVINE GLEN SENIOR APARTMENTS
PROJECT ADDRESS:	606 EUCLID STREET
PARCEL #:	09-223-088
OPEN SPACE REQUIRED:	7.5 AC.
OPEN SPACE PROVIDED:	+/- 7.71 AC.
FLOODPLAIN:	N/A
CURRENT ZONING:	R-20
PROPOSED ZONING:	CONDITIONAL DISTRICT PEPPERVINE GLEN SENIOR APARTMENTS
TOTAL ACREAGE:	15.0 ACRES
PROPOSED UNITS: 1 BEDROOM: 11 2 BEDROOM: 61	72 DWELLING UNITS
PROPOSED DENSITY:	4.8 DWELLING UNITS / ACRE
REQUIRED PARKING: 1 SPACE PER BEDROOM = 133 SPACES ½ SPACE PER UNIT = 36 SPACES	169 SPACES
PROPOSED PARKING SPACES:	199 SPACES

NOTES:

- ALL INTERNAL CIRCULATION IS PRIVATE AND WILL BE MAINTAINED BY THE SAID OWNER (S).
- ALL PARKING AND CIRCULATION WILL REQUIRED TO PAVED WITH ASPHALT OR CONCRETE AND SHALL BE MAINTAINED AT ALL TIMES FREE OF POTHOLES.
- UNITS BUILT ON SLAB FOUNDATIONS SHALL HAVE A BRICK OF STANDARD SIZE OR STONE WATER TABLE EXTENDING UP THE FACE OF THE SLAB FOR AT LEAST TWENTY-FOUR (24) INCHES.
- EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, AND/OR BRICK MATERIALS. STAFF WOULD SUGGEST REMOVING ANY REFERENCE OF VINYL EXCEPT FOR EAVES, SOFFITS, AND WINDOWS.
- THE FRONT WALL OF ALL HOUSES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24 LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
- THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
- ALL EXPOSED CHIMNEYS SHALL BE STUCCO OR BRICK VENEERED CONSISTENT WITH THE ARCHITECTURE OF THE HOME.
- ALL FRONT AND SIDE YARDS OF THE UNITS SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
- TREES WITHIN THE DEVELOPMENT THAT ARE 75" OR GREATER IN CIRCUMFERENCES MUST BE PRESERVED AND SHALL NOT BE REMOVED.
- TREE SURVEY WILL BE REQUIRED IF THE PROJECT IS APPROVED AT THE SUBMITTAL OF THE BUILDING PERMIT.
- ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN; MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS DESIGNEE.
- SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
- DUMPSTER ENCLOSURES WILL BE REQUIRED TO BE CONSTRUCTED OF BRICK OR STONE TO MATCH THE EXTERIOR MATERIALS OF THE UNITS.
- THE ENTRANCES/EXITS AND PARKING AREAS WITHIN THE PROJECT WILL BE REQUIRED TO LIGHTED TO ENSURE SAFETY OFF PERSONS AND SECURITY OF BUILDINGS. LIGHTING PLAN WILL BE REQUIRED AT THE BUILDING PERMIT STAGE.
- IRRIGATION BE INSTALLED ON THIS SITE.
- AGE RESTRICTED TO 55 YEARS OR OLDER.
- HEATED SQUARE FOOTAGE: 1 BEDROOM 787 HEATED SF. ; 2 BEDROOM 964 HEATED SF.
- ANY RELOCATION OR IMPROVEMENT OF JURISDICTIONAL STREAMS AND/OR WETLAND/POND IMPACTS REQUIRES THE PERMISSION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES.

PETITIONER SIGNATURE _____ DATE _____

LINE TABLE

LINE	BEARING	LENGTH
L1	S77°47'51"E	30.85
L2	S25°41'06"W	45.50
L3	S25°59'47"W	50.84
L4	S25°59'01"W	52.00
L5	S27°00'38"W	50.87
L6	S28°02'01"W	51.94
L7	S28°58'15"W	48.64
L8	S29°11'54"W	40.60
L9	N58°54'51"W	4.81
L10	N60°27'02"W	49.06
L11	N63°16'24"W	53.96
L12	N66°02'58"W	48.00
L13	N70°32'04"W	49.79
L14	N76°34'38"W	57.16
L15	N81°36'19"W	52.48
L16	N83°40'58"W	52.56
L17	N84°38'32"W	77.10

LINE TABLE

LINE	BEARING	LENGTH
L18	N87°17'29"W	41.85
L19	N87°51'06"W	49.36
L20	N87°34'22"W	30.71
L21	N88°32'22"W	75.76
L22	N88°29'29"W	61.62
L23	N88°29'29"W	32.38
L24	N88°25'42"W	88.11
L25	N88°25'16"W	91.84
L26	N89°04'03"W	57.08
L27	S88°49'30"W	50.34
L28	S85°36'38"W	52.14
L29	S82°21'51"W	54.49
L30	S79°35'24"W	49.48
L31	S78°32'42"W	47.35
L32	N05°08'58"E	50.32
L33	S25°41'06"W	50.00

Preliminary Site Plan 01
Scale: 1" = 50'

CLINE DESIGN
125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
919/836-1280 FAX
ClineDesignAssoc.com

Greenway Residential Development, LLC
Conditional District
Peppervine Glen Senior Apartments
606 Euclid Street, Monroe, Northern Carolina

Preliminary Review

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

PROJECT: 021007
DATE: 01.29.2021

REVISIONS:	DATE
Town Cmnts	03.12.2021
Town Cmnts	03.23.2021

DRAWN BY: BA
CHECKED BY: CT, MWL

Preliminary Site Plan

SD1.00

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Preliminary Landscape Plan 01

Scale: 1" = 50'

- EUCLID STREET YARD

REQUIRED CANOPY TREES: 27 TREES REQ.
855 LF X [3 TREES/100 LF]
PROVIDED CANOPY TREES: 27 TREES PRO.

REQUIRED SHRUBS: 171 TREES REQ.
855 LF X [20 TREES/100 LF]
PROVIDED SHRUBS: 171 TREES PRO.

- EASTERN PERIMETER BUFFER

REQUIRED CANOPY TREES: 36 TREES REQ.
682 LF X [5 TREES/100 LF]
PROVIDED CANOPY TREES: 36 TREES PRO.

REQUIRED EVERGREEN TREES: 141 TREES REQ.
682 LF X [20 TREES/100 LF]
PROVIDED EVERGREEN TREES: 141 TREES PRO.

REQUIRED SHRUBS: 281 SHRUBS REQ.
682 LF X [40 SHRUBS / 100 LF]
PROVIDED SHRUBS: 281 SHRUBS PRO.

- NORHTERN PERIMETER BUFFER

REQUIRED CANOPY TREES: 45 TREES REQ.
820 LF X [5 TREES/100 LF]
PROVIDED UPPERSTORY TREES: 45 TREES PRO.

REQUIRED EVERGREEN TREES: 180 TREES REQ.
820 LF X [20 TREES/100 LF]
PROVIDED EVERGREEN TREES: 180 TREES PRO.

REQUIRED SHRUBS: 360 SHRUBS REQ.
820 LF X [40 SHRUBS / 100 LF]
PROVIDED SHRUBS: 360 SHRUBS PRO.

- WESTERN PERIMETER BUFFER A

REQUIRED CANOPY TREES: 24 TREES REQ.
480 LF X [5 TREES/100 LF]
PROVIDED CANOPY TREES: 24 TREES PRO.

REQUIRED EVERGREEN TREES: 96 TREES REQ.
480 LF X [20 TREES/100 LF]
PROVIDED EVERGREEN TREES: 96 TREES PRO.

REQUIRED SHRUBS: 192 SHRUBS REQ.
480 LF X [40 SHRUBS / 100 LF]
PROVIDED SHRUBS: 192 SHRUBS PRO.

- WESTERN PERIMETER BUFFER B

REQUIRED CANOPY TREES: 11 TREES REQ.
207 LF X [5 TREES/100 LF]
PROVIDED CANOPY TREES: 11 TREES PRO.

REQUIRED EVERGREEN TREES: 42 TREES REQ.
207 LF X [20 TREES/100 LF]
PROVIDED EVERGREEN TREES: 42 TREES PRO.

REQUIRED SHRUBS: 83 SHRUBS REQ.
207 LF X [40 SHRUBS / 100 LF]
PROVIDED SHRUBS: 83 SHRUBS PRO.

- WESTERN PERIMETER BUFFER C

REQUIRED CANOPY TREES: 17 TREES REQ.
342 LF X [5 TREES/100 LF]
PROVIDED CANOPY TREES: 17 TREES PRO.

REQUIRED EVERGREEN TREES: 69 TREES REQ.
342 LF X [20 TREES/100 LF]
PROVIDED EVERGREEN TREES: 69 TREES PRO.

REQUIRED SHRUBS: 137 SHRUBS REQ.
342 LF X [40 SHRUBS / 100 LF]
PROVIDED SHRUBS: 137 SHRUBS PRO.

PARKING LOT LANDSCAPING
PARKING SPACES 199 SPACES
REQUIRED TREES: 17 TREES REQ.
1 TREE PER 12 SPACES (199/12 =17.08)
PROVIDED TREES: 17 TREES

REQUIRED SHRUBS: 100 SHRUBS REQ.
6 SHRUBS PER 12 SPACES (199 X 6 SHRUBS/12=100)
PROVIDED SHRUBS: 100 SHRUBS

Preliminary Landscape Data 00

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Greenway Residential Development, LLC
Conditional District
Pepperwine Glen Senior Apartments
606 Euclid Street, Monroe, North Carolina

Preliminary Review

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

PROJECT: 021007
DATE: 01.29.2021

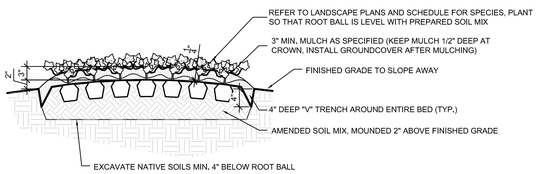
REVISIONS:	DATE
Town Cmnts	03.12.2021
Town Cmnts	03.23.2021

DRAWN BY: BA
CHECKED BY: CT, MWL

Preliminary Landscape Plan

LP1.00

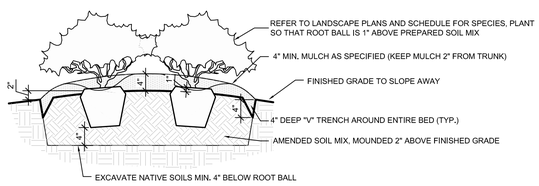
GENERAL NOTES:
1. THOROUGHLY TILL IN PLANTING MIXTURE AMENDMENTS TO A MIN. DEPTH OF 12" IN ENTIRE BED AREA.
2. WORK SOIL TO A LOOSE, UNIFORM TEXTURE.
3. HAND-TAMP BACKFILL TO REMOVE VOIDS/AIR POCKETS.
4. WATER IMMEDIATLY AFTER INSTALLATION UNTIL NO MORE WATER IS ABSORBED.
5. SEE SOIL PREPARATION AND AMENDMENT NOTES



Typical Groundcover Planting 06

Scale: 3/4" = 1'-0"

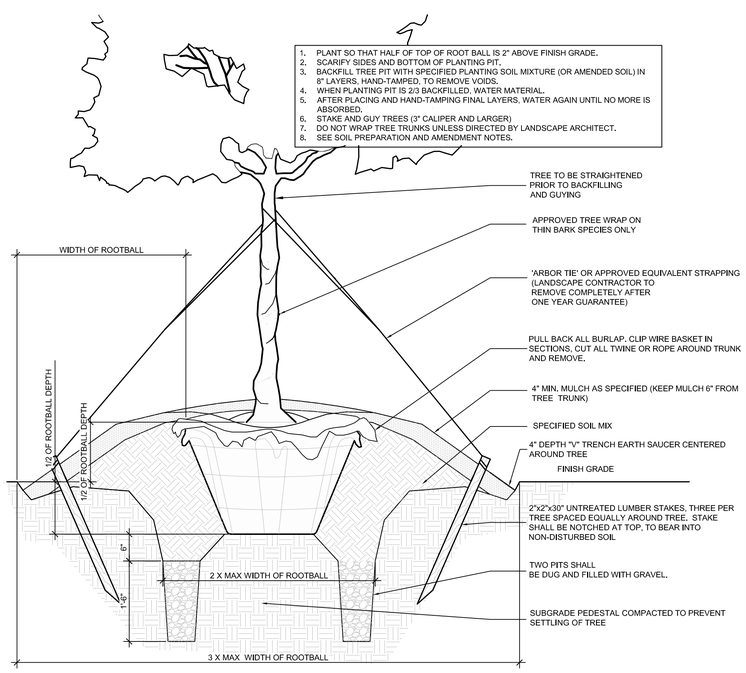
GENERAL NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISH GRADE.
2. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
3. BACKFILL PLANTING PIT WITH SPECIFIED PLANTING SOIL MIXTURE (OR AMENDED SOIL) IN 6" LAYERS, HAND-TAMPED, TO REMOVE VOIDS.
4. WHEN PLANTING PIT IS 2/3 BACKFILLED, WATER MATERIAL.
5. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.
6. ROOTBALL IS TO BE DISTURBED SO THAT ROOTS WILL GROW OUT INTO SOIL MIX
7. SEE SOIL PREPARATION AND AMENDMENT NOTES



Typical Shrub Planting 05

Scale: 3/4" = 1'-0"

1. PLANT SO THAT HALF OF TOP OF ROOT BALL IS 2" ABOVE FINISH GRADE.
2. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
3. BACKFILL TREE PIT WITH SPECIFIED PLANTING SOIL MIXTURE (OR AMENDED SOIL) IN 8" LAYERS, HAND-TAMPED, TO REMOVE VOIDS.
4. WHEN PLANTING PIT IS 2/3 BACKFILLED, WATER MATERIAL.
5. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.
6. STAKE AND GUY TREES (3" CALIPER AND LARGER)
7. DO NOT WRAP TREE TRUNKS UNLESS DIRECTED BY LANDSCAPE ARCHITECT.
8. SEE SOIL PREPARATION AND AMENDMENT NOTES.



Typical Tree Planting 04

Scale: 3/4" = 1'-0"

PLANT SCHEDULE OVERALL

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD		REMARKS
ILE NRS	173	ILEX X ATTENUATA `NELLIE R, STEVENS`	NELLIE STEVENS HOLLY	-	4`	2-3`		FULL. MATCHED,
MYR CER	354	MYRICA CERIFERA	WAX MYRTLE	---	4`	2-3`		
CANOPY TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CALIPER**	**HEIGHT**	**SPREAD**		**REMARKS**
ACE RUB	29	ACER RUBRUM	RED MAPLE	2"	8`	3-5`		FULL, MATCHED
QUE ALB	26	QUERCUS ALBA	WHITE OAK	2"	8`	3-5`		
QUE PHE	66	QUERCUS PHELLOS	WILLOW OAK	2"	8`	3-5`		FULL
QUE RUB	63	QUERCUS RUBRA	RED OAK	2"	8`	3-5`		FULL HEAD. MATCHED
EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**			**REMARKS**
SHB MIX	1,216	SHRUB MIX	SHRUB MIX	18-24"	12-18"			FULL
SHRUB AREAS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**		**SPACING**	**REMARKS**
SHRBMIX	7,021 SF	TYPICAL PLANT BEDS	MIXED SHRUBS/GROUNCDOVERS	CONT	8-36"			

PLANT SCHEDULE EUCLID STREET YARD

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD		REMARKS
ILE NRS	3	ILEX X ATTENUATA `NELLIE R, STEVENS`	NELLIE STEVENS HOLLY	-	4`	2-3`		FULL. MATCHED,
MYR CER	1	MYRICA CERIFERA	WAX MYRTLE	---	4`	2-3`		
CANOPY TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CALIPER**	**HEIGHT**	**SPREAD**		**REMARKS**
QUE ALB	2	QUERCUS ALBA	WHITE OAK	2"	8`	3-5`		
QUE RUB	25	QUERCUS RUBRA	RED OAK	2"	8`	3-5`		FULL HEAD. MATCHED
EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**			**REMARKS**
SHB MIX	166	SHRUB MIX	SHRUB MIX	18-24"	12-18"			FULL
SHRUB AREAS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**		**SPACING**	**REMARKS**
SHRBMIX	284 SF	TYPICAL PLANT BEDS	MIXED SHRUBS/GROUNCDOVERS	CONT	8-36"			

PLANT SCHEDULE EASTERN PERIMETER BUFFER

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS
ILE NRS	59	ILEX X ATTENUATA `NELLIE R, STEVENS`	NELLIE STEVENS HOLLY	-	4`	2-3`	FULL. MATCHED,
MYR CER	82	MYRICA CERIFERA	WAX MYRTLE	---	4`	2-3`	
CANOPY TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CALIPER**	**HEIGHT**	**SPREAD**	**REMARKS**
QUE PHE	36	QUERCUS PHELLOS	WILLOW OAK	2"	8`	3-5`	FULL
EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**		**REMARKS**
SHB MIX	281	SHRUB MIX	SHRUB MIX	18-24"	12-18"		FULL

PLANT SCHEDULE NORTHERN PERIMETER BUFFER

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS
ILE NRS	61	ILEX X ATTENUATA `NELLIE R, STEVENS`	NELLIE STEVENS HOLLY	-	4`	2-3`	FULL. MATCHED,
MYR CER	119	MYRICA CERIFERA	WAX MYRTLE	---	4`	2-3`	
CANOPY TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CALIPER**	**HEIGHT**	**SPREAD**	**REMARKS**
ACE RUB	14	ACER RUBRUM	RED MAPLE	2"	8`	3-5`	FULL, MATCHED
QUE PHE	15	QUERCUS PHELLOS	WILLOW OAK	2"	8`	3-5`	FULL
QUE RUB	16	QUERCUS RUBRA	RED OAK	2"	8`	3-5`	FULL HEAD. MATCHED
EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**		**REMARKS**
SHB MIX	359	SHRUB MIX	SHRUB MIX	18-24"	12-18"		FULL

PLANT SCHEDULE WESTERN PERIMETER BUFFER A

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS
ILE NRS	25	ILEX X ATTENUATA `NELLIE R, STEVENS`	NELLIE STEVENS HOLLY	-	4`	2-3`	FULL. MATCHED,
MYR CER	71	MYRICA CERIFERA	WAX MYRTLE	---	4`	2-3`	
CANOPY TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CALIPER**	**HEIGHT**	**SPREAD**	**REMARKS**
ACE RUB	7	ACER RUBRUM	RED MAPLE	2"	8`	3-5`	FULL, MATCHED
QUE PHE	7	QUERCUS PHELLOS	WILLOW OAK	2"	8`	3-5`	FULL
QUE RUB	10	QUERCUS RUBRA	RED OAK	2"	8`	3-5`	FULL HEAD. MATCHED
EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**		**REMARKS**
SHB MIX	192	SHRUB MIX	SHRUB MIX	18-24"	12-18"		FULL

PLANT SCHEDULE WESTERN PERIMETER BUFFER B

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS
ILE NRS	7	ILEX X ATTENUATA `NELLIE R, STEVENS`	NELLIE STEVENS HOLLY	-	4`	2-3`	FULL. MATCHED,
MYR CER	34	MYRICA CERIFERA	WAX MYRTLE	---	4`	2-3`	
CANOPY TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CALIPER**	**HEIGHT**	**SPREAD**	**REMARKS**
ACE RUB	3	ACER RUBRUM	RED MAPLE	2"	8`	3-5`	FULL, MATCHED
QUE PHE	5	QUERCUS PHELLOS	WILLOW OAK	2"	8`	3-5`	FULL
QUE RUB	3	QUERCUS RUBRA	RED OAK	2"	8`	3-5`	FULL HEAD. MATCHED
EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**		**REMARKS**
SHB MIX	83	SHRUB MIX	SHRUB MIX	18-24"	12-18"		FULL

PLANT SCHEDULE WESTERN PERIMETER BUFFER C

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS
ILE NRS	21	ILEX X ATTENUATA `NELLIE R, STEVENS`	NELLIE STEVENS HOLLY	-	4`	2-3`	FULL. MATCHED,
MYR CER	48	MYRICA CERIFERA	WAX MYRTLE	---	4`	2-3`	
CANOPY TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CALIPER**	**HEIGHT**	**SPREAD**	**REMARKS**
ACE RUB	5	ACER RUBRUM	RED MAPLE	2"	8`	3-5`	FULL, MATCHED
QUE PHE	3	QUERCUS PHELLOS	WILLOW OAK	2"	8`	3-5`	FULL
QUE RUB	9	QUERCUS RUBRA	RED OAK	2"	8`	3-5`	FULL HEAD. MATCHED
EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**		**REMARKS**
SHB MIX	137	SHRUB MIX	SHRUB MIX	18-24"	12-18"		FULL

SOD REBEL III FESCUE
MULCH DOUBLE SHREDDED HARDWOOD

Code Compliant Plant Schedule 01

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Greenway Residential Development, LLC
Conditional District
Pepperwine Glen Senior Apartments
606 Euclid Street, Monroe, North Carolina

Preliminary Review

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

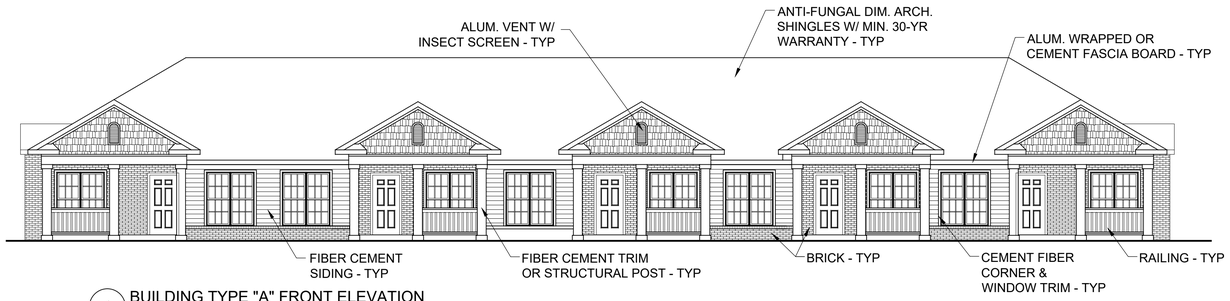
PROJECT: 021007
DATE: 01.29.2021

REVISIONS:	DATE
Town Cmnts	03.12.2021
Town Cmnts	03.23.2021

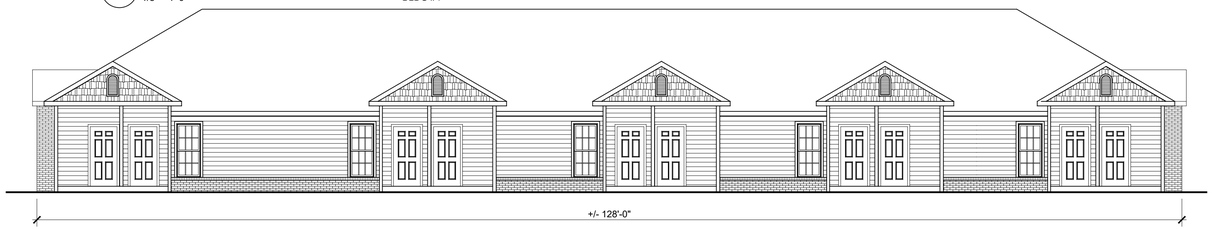
DRAWN BY: CT
CHECKED BY: MWL

Plant Schedule And Details

LP2.00



1 BUILDING TYPE "A" FRONT ELEVATION
1/8" = 1'-0" BLDG #4

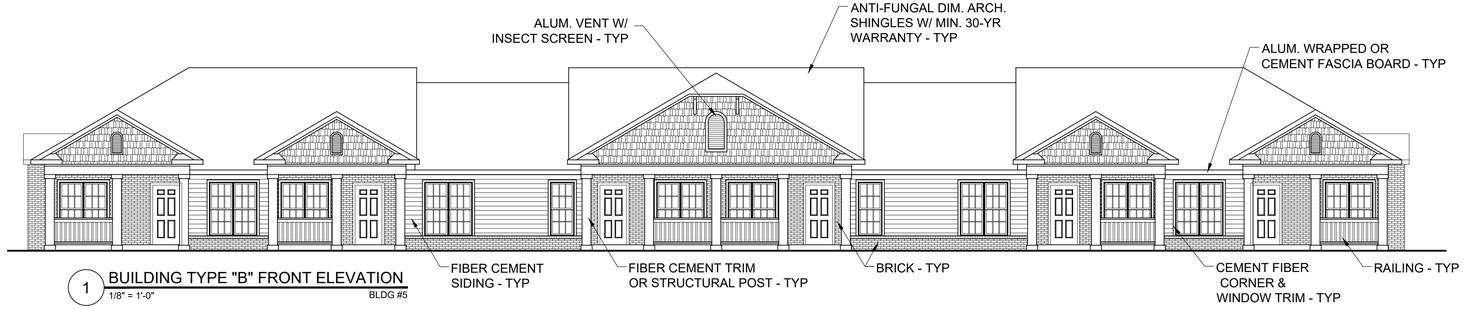


2 BUILDING TYPE "A" REAR ELEVATION
1/8" = 1'-0" BLDG #4

3 BUILDING TYPE "A" RIGHT SIDE ELEVATION
1/8" = 1'-0" BLDG #4
LEFT SIDE OPPOSITE

NOTE: EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE AND / OR BRICK MATERIALS. - TYP ALL BUILDINGS

NOTE: WINDOWS AND RAILINGS TO BE VINYL



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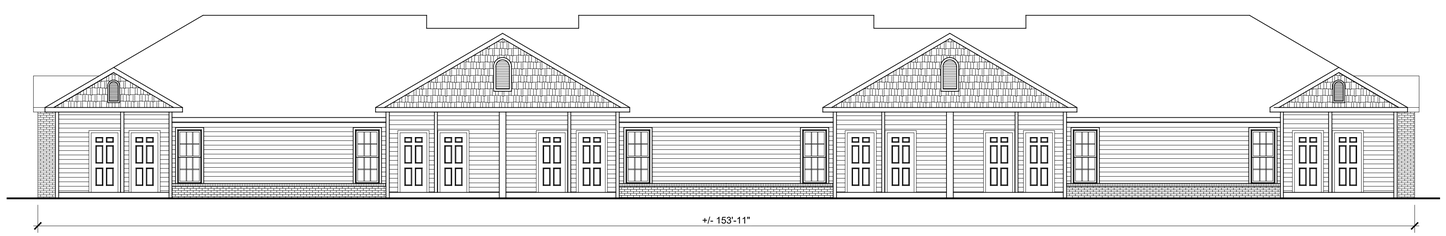

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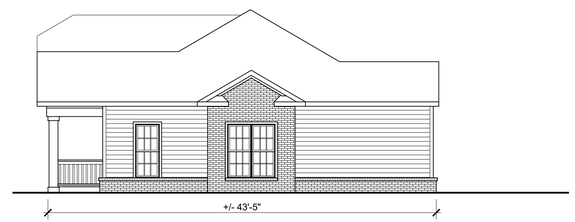

3 BUILDING TYPE "B" RIGHT SIDE ELEVATION
1/8" = 1'-0" BLDG #5
LEFT SIDE OPPOSITE

No.	Date	Description
	3.24.21	

Job Number: 19-13
File Reference:
Scale: 1/4" = 1'
CORP. SEAL
SEAL

PEEPERVINE GLEN
APARTMENTS
MONROE, NORTH CAROLINA

PARKS-PLAYER ARCHITECTURE & PLANNING, LLC
315 EAST BROAD STREET
GREENVILLE, SC. 29601
(864) 382-5000

BUILDING A & BUILDING B ELEVATIONS

Sheet Number:
A-1.00

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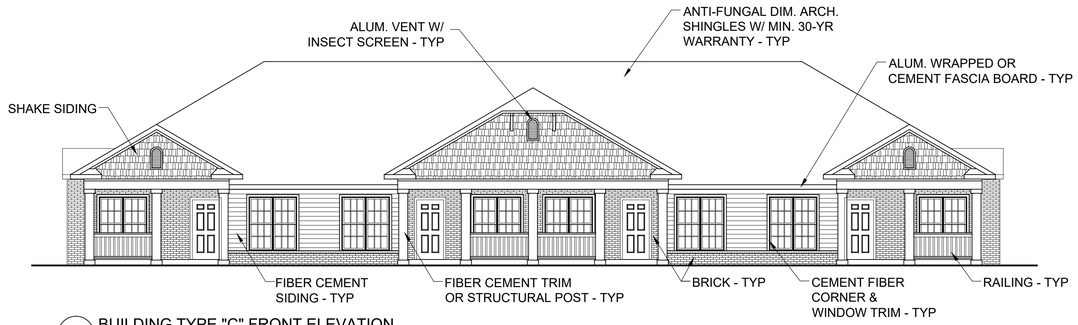

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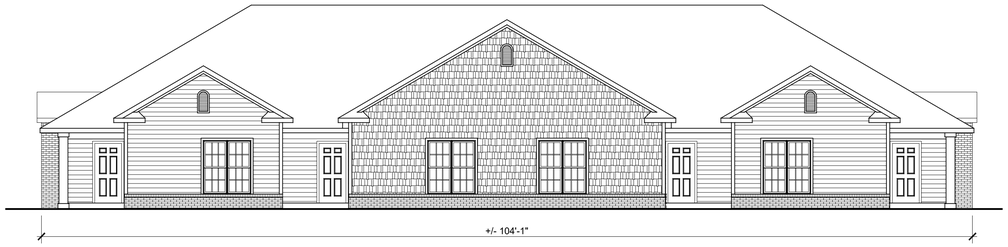

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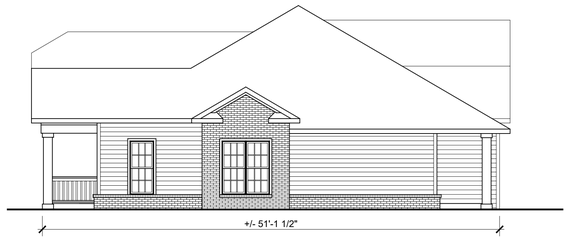
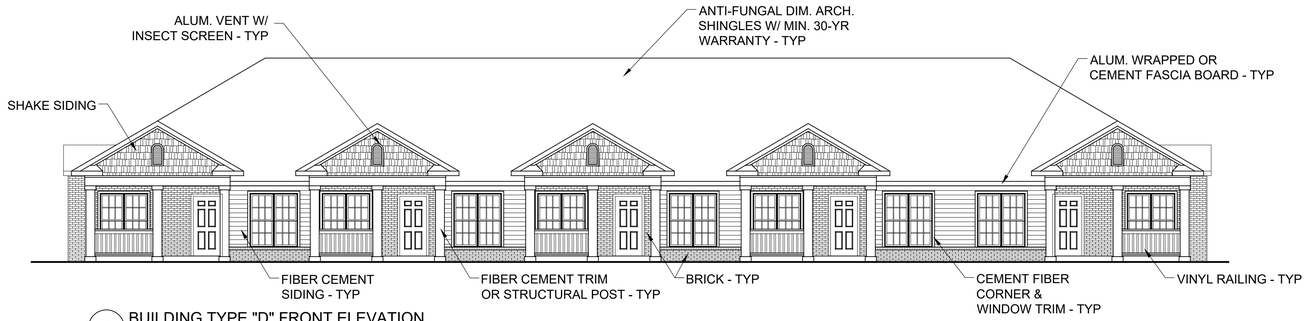


3 BUILDING TYPE "C" RIGHT SIDE ELEVATION
1/8" = 1'-0" BLDG #9
LEFT SIDE OPPOSITE

NOTE: EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE AND / OR BRICK MATERIALS. - TYP ALL BUILDINGS

NOTE: WINDOWS AND RAILINGS TO BE VINYL



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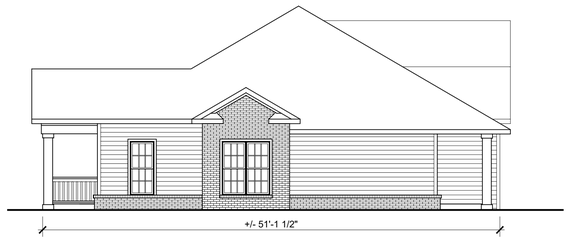
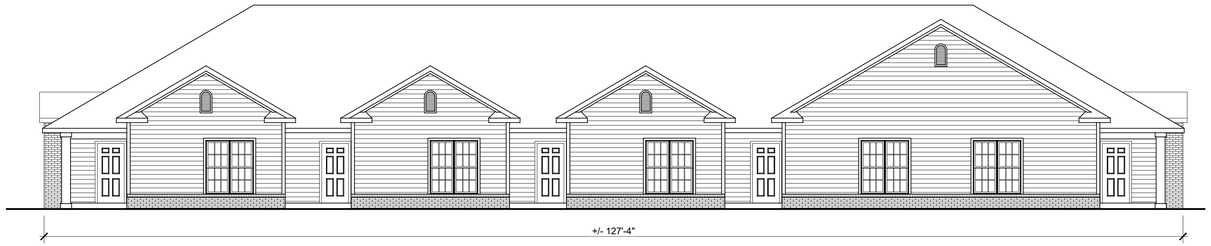
1/8" = 1'-0" BLDGS #2, #3 & #7



3 BUILDING TYPE "D" RIGHT SIDE ELEVATION
1/8" = 1'-0" BLDGS #2, #3 & #7
LEFT SIDE OPPOSITE



2 BUILDING TYPE "D" REAR ELEVATION
1/8" = 1'-0" BLDGS #2, #3 & #7

No.	Date	Description
	3.24.21	

Job Number: 19-13
File Reference:
Scale: 1/4" = 1'
CORP. SEAL
SEAL

PEEPERVINE GLEN
APARTMENTS
MONROE, NORTH CAROLINA

PARKS-PLAYER ARCHITECTURE & PLANNING, LLC
315 EAST BROAD STREET
GREENVILLE, SC 29601
(864) 382-5000

BUILDING C & BUILDING D ELEVATIONS

Sheet Number:
A-2.00

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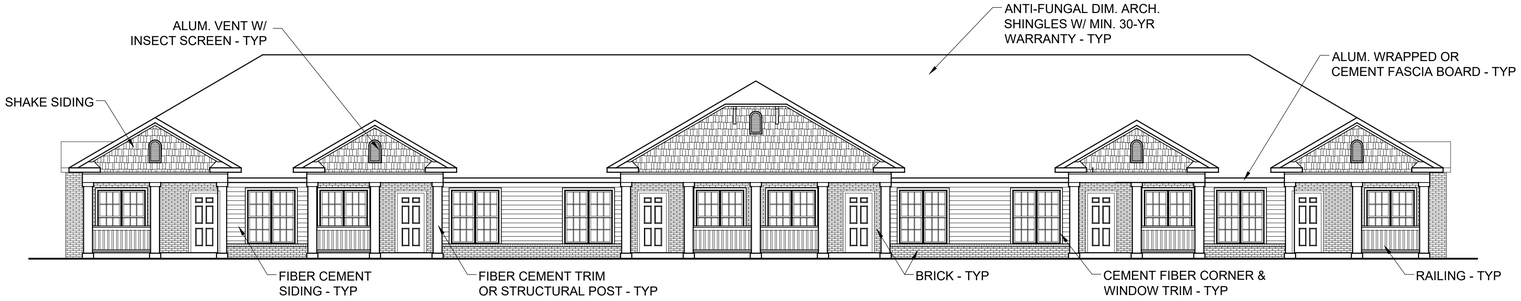

1 BUILDING TYPE "E" FRONT ELEVATION
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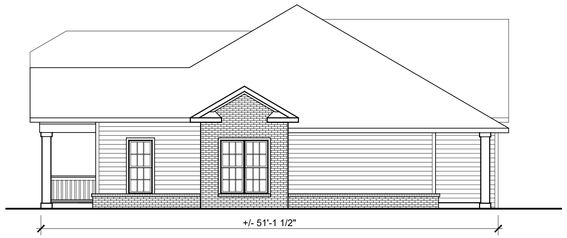
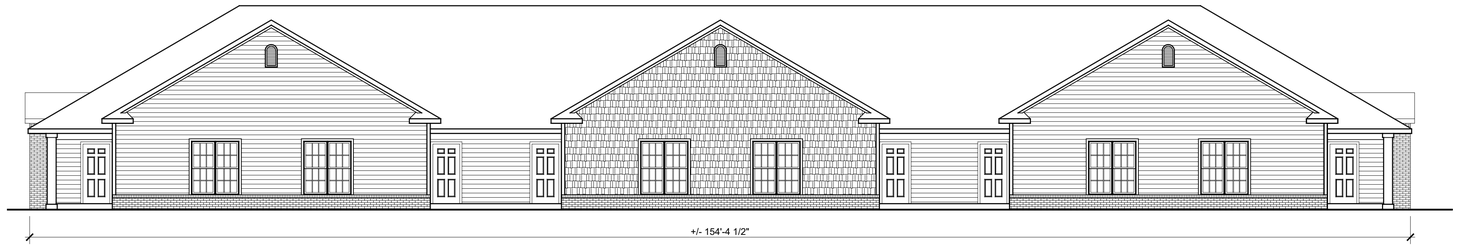


3 BUILDING TYPE "E" RIGHT SIDE ELEVATION
1/8" = 1'-0" BLDGS #1, #6, # 8, #10, #11, #12 & #13
LEFT SIDE OPPOSITE

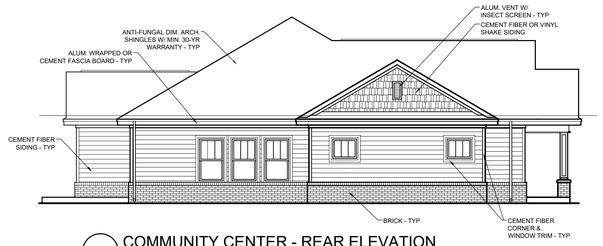


2 BUILDING TYPE "E" REAR ELEVATION
1/8" = 1'-0" BLDGS #1, #6, # 8, #10, #11, #12 & #13

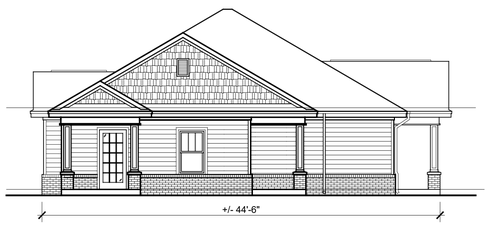
NOTE: EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE AND / OR BRICK MATERIALS. - TYP ALL BUILDINGS

NOTE: WINDOWS AND RAILINGS TO BE VINYL

1 COMMUNITY CENTER - FRONT ELEVATION
1/8" = 1'-0"



3 COMMUNITY CENTER - REAR ELEVATION
1/8" = 1'-0"



2 COMMUNITY CENTER - LEFT SIDE ELEVATION
1/8" = 1'-0"

4 COMMUNITY CENTER - RIGHT SIDE ELEVATION
1/8" = 1'-0"

No.	Date	Description
	3.24.21	

Job Number: 19-13
File Reference:
Scale: 1/4" = 1'
CORP. SEAL
SEAL

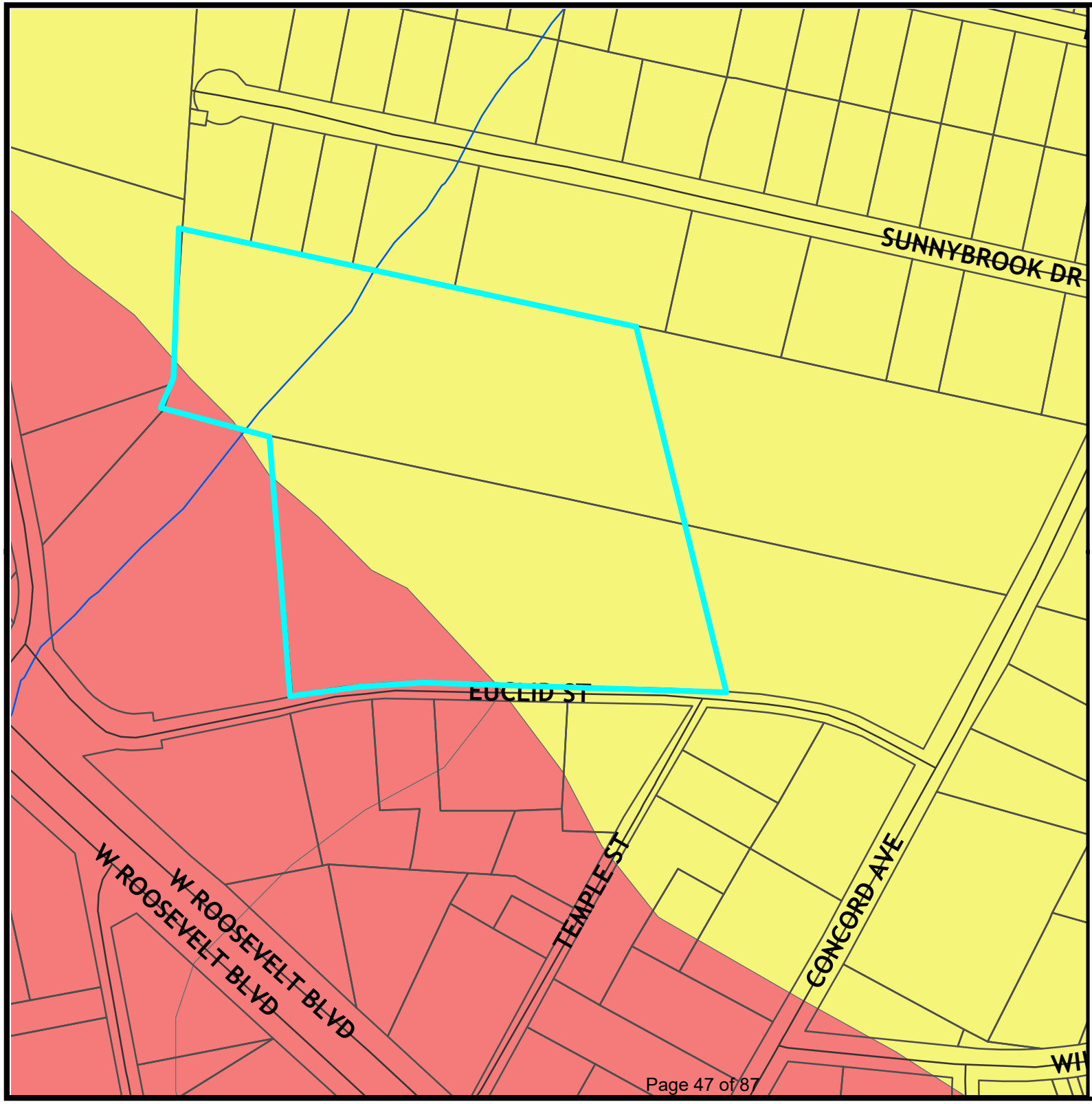
PEEPERVINE GLEN
APARTMENTS
MONROE, NORTH CAROLINA

PARKS-PLAYER
ARCHITECTURE
& PLANNING, LLC
315 EAST BROAD STREET
GREENVILLE, SC 29601
(864) 382-5000

BUILDING E &
COMMUNITY BLDG
ELEVATIONS

Sheet Number:
A-3.00

THIS DRAWING IS THE PROPERTY OF PARKS-PLAYER ARCHITECTURE & PLANNING, LLC AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST



City of Monroe
Where Heartland Meets High Tech

Future Land Use Map

Legend

Centerlines
Parcels
streams

FLUM

Community Corridor
Suburban

Existing: R-20 (Residential- Low Density)

Owner: Plyler Farms LLC

Acres: 15.0

N
W E
S

0 220 440 Feet

FUTURE LAND USE PLAN

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

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

RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE CONDITIONAL DISTRICT "PEPPERVINE GLEN SENIOR APARTMENTS"

R-2021-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for *Conditional District "Peppervine Glen Senior Apartments"* further described below property is consistent with the adopted Land Development Plan. The Land Development Plan indicates this property is located in the Community Corridor and the Suburban land use area. The Community Corridor generally covers most of US 74 and areas adjacent to intersecting major streets. Priority uses in the Community Corridor include: multi-family residential, commercial, office, medical, civic, industrial, and mixed-use. Allowable density in this area is 4 to 10 dwelling units per acre.

The Suburban land use area typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. Priority uses in the Suburban land use area include: multi-family residential, commercial, office, medical, and civic. Allowable density in this area is 2 to 4 dwelling units per acre. The proposed development pattern of multifamily residential at this location at 4.8 units per acre is consistent with the Land Development Plan. The proposed project is a reasonable use and in the public interest because it is located near shopping and is additionally located in close proximity to Roosevelt Boulevard where higher density residential would locate.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance of the zoning map amendment for the portion of the properties with Union County Tax Parcel Numbers: 09-223-088 and 09-223-090.

Adopted this 7th day of April, 2021.

_____
Mary Ann Rasberry, Chair

Attest:

_____

Maryann Brown, Secretary to Planning Board

RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE CONDITIONAL DISTRICT "PEPPERVINE GLEN SENIOR APARTMENTS"

R-2021-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for *Conditional District "Peppervine Glen Senior Apartments"* further described below property is consistent with the adopted Land Development Plan. The Land Development Plan indicates this property is located in the Community Corridor and the Suburban land use area. The Community Corridor generally covers most of US 74 and areas adjacent to intersecting major streets. Priority uses in the Community Corridor include: multi-family residential, commercial, office, medical, civic, industrial, and mixed-use. Allowable density in this area is 4 to 10 dwelling units per acre.

The Suburban land use area typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. Priority uses in the Suburban land use area include: multi-family residential, commercial, office, medical, and civic. Allowable density in this area is 2 to 4 dwelling units per acre. However, the proposed project is not a reasonable use or in the public interest because of the adjoining single family detached homes in the area whose property values could be negatively impacted by the rezone. 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 of the zoning map amendment for the portion of the properties with Union County Tax Parcel Numbers: 09-223-088 and 09-223-090.

Adopted this 7th day of April, 2021.

_____
Mary Ann Rasberry, Chair

Attest:

_____
Maryann Brown, Secretary to Planning Board

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

Preamble

Pursuant to authority conferred by Chapter 160A-381 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

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

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

Conditional District (CD) "Peppervine Glen Senior Apartments"

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 11th day of May, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

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

Preamble

Pursuant to authority conferred by Chapter 160A-381 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

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

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

Rezone the properties located along Euclid Street and further identified as a portion of tax parcel #'s 09-223-088 and 09-223-090. The request is to rezone the property from R-20 (Residential Low Density) to Conditional District "Peppervine Glen Senior Apartments".

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 11th day of May, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

STAFF REPORT

TO: Planning Board Members

DATE: April 7, 2021

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Text and Map Amendment request for Conditional District "Daxton Village" (Parcel ID 07-030-001)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning text and map amendment for property located along N. Rocky River Road further identified with parcel ID number 07-030-001 from R-40 (Residential Low Density) to Conditional District (CD) "Daxton Village"

REVIEW

The applicant, Kirby and Perry Crooke, LLC, is requesting a conditional district rezoning in order to develop 54 single-family lots. The total area of the project is 13.93 acres, with 2.11 acres or 15.2% of that left as common open space. The density of this project is 3.87 units per acre.

AREA CHARACTERISTICS

The subject property is currently zoned R-40 (Residential Low Density) and is located along N. Rocky River Road northeast of the Hamilton Place subdivision. The R-40 zoning district consists of 40,000 square foot lots with an allowable density of one (1) unit per acre.

Adjoining Land Uses and Zoning District

	Existing Uses	**Zoning District**
North	Residential	R-40 (Single Family-Low Density) & R-20 (Single Family- Low Density)
East	Residential	R-40 (Single Family-Low Density)
South	Residential	R-20 (Single Family-Low Density)

West	Hamilton Place Subdivision	R-20SU (Single Family- Special Use)

Proposal
The applicant is requesting a conditional district rezoning in order to develop 54 single-family lots with 2.11 acres or 15.2% of open space.

REQUIREMENTS

Density & Dimensional Standards
The density of the proposed project is 3.87 units per acre. The minimum lot size is 6,500 square feet with 7,300 square feet as the average lot size. The data below is simply to provide the board with information to compare the proposed density to what is allowed by the zoning ordinance in other residential districts in Monroe.

Zoning District	Maximum Allowable Density
R-10	4 units per acre
R-20	2 units per acre
R-40	1 unit per acre
R-20SU (Hamilton Place specifically)	2.9 units per acre (15,000 sqft min. lot size)

The minimum setbacks proposed are as follows:
Front: 20 feet
Side: 5 feet
Corner Lot Side: 10 feet
Rear: 10 feet

Landscaping
Street trees will be provided at a rate of one (1) per fifty (50) linear feet. All houses will have at least two (2) front yard trees. A landscaped buffer is also being provided along N. Rocky River Road.

Open Space
The project is required to provide at least 12.5% open space which would equal 1.74 acres. The total area of open space provided is 2.11 acres or 15.2%. There is a centralized area of open space that will include benches, play equipment, and a gazebo area.

Elevations
The developer is proposing the homes will be a minimum of 1,650 heated square feet. The proposed exterior building materials will include fiber cement, stone, stucco, and/or brick. Vinyl would only be utilized for trim work. Houses built on slab foundations will also have a minimum of four (4) course brick or a minimum of 11 inches of stone extending 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 able to accommodate at least four (4) vehicles.

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

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

Transportation
The development is proposed to be accessed by one entrance on N. Rocky River Road. A traffic impact analysis was not required for this project; however a right deceleration lane will be constructed to access this development and a left turn lane will also be constructed to access this development.

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

Daxton Village is a proposed 54 sfu development on North Rocky River Rd. It will be within the following school attendance areas for the 2021-2022 school year:

Porter Ridge Elementary	Currently at 80% rated capacity
Piedmont Middle	Currently at 97% rated capacity
Piedmont High	Currently at 77% rated capacity

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

Per Board of Education policy, Piedmont MS 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
- In adequate planning/meeting space for additional staff.

LAND DEVELOPMENT PLAN CONSISTENCY

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

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

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

PUBLIC NOTIFICATION

1. The applicant has not held a neighborhood meeting at this point but is planning to have one in mid-April. The exact date had not been finalized at packet publishing.

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

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

RECOMMENDATION

Staff recommends approval of Conditional District "Daxton Village" with the following conditions:

1. A minimum of 25% of the front façade be brick or stone.

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

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

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

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

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

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

Attachments:

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

City of Monroe
Where Heartland Meets High Tech

Ortho Map

CD "Daxton Village"

Legend

Centerlines

Parcels

Existing: R-40
(Residential- Low Density)

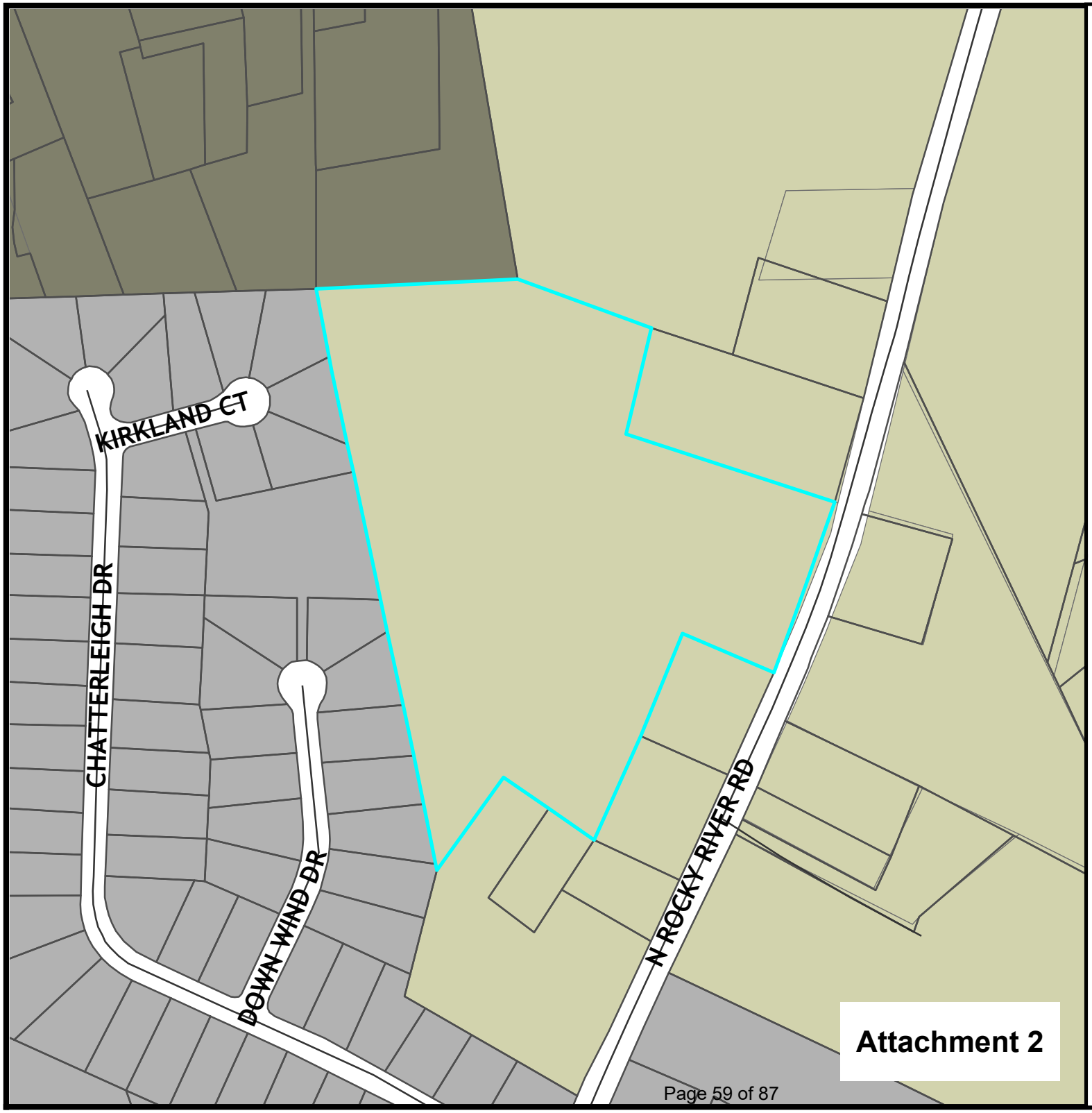
Owner: Perry Crooke

Acres: 13.9

N
W E
S

0 220 440 Feet

Attachment 1



City of Monroe
Where Heartland Meets High Tech

Zoning Map

CD "Daxton Village"

Legend

Centerlines

Parcels

Zoning Districts

Code

R-40

R-20

R-20SU

Existing: R-40
(Residential- Low Density)

Owner: Perry Crooke

Acres: 13.9

N
W E
S

0 220 440 Feet

DEVELOPMENT DATA

TAX MAP ID:	07-030-001
PROJECT AREA:	13.933 AC
ZONING	
EXISTING:	R-40
PROPOSED:	CD - RESIDENTIAL
CURRENT USE:	UNDEVELOPED WOODED
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
ADJACENT USES:	RURAL, SINGLE FAMILY RESIDENTIAL
MINIMUM LOT WIDTH:	50 FEET
PROPOSED No. OF LOTS:	54 LOTS
LOCATION:	CITY OF MONROE
UTILITIES	
SEWER SERVICE:	YES (ON SITE)
WATER SERVICE:	YES (ROCKY RIVER RD)
GAS SERVICE:	YES
ELECTRIC SERVICE:	YES
ENVIRONMENTAL	
FLOODPLAIN:	AREA OF MIN. FLOOD HAZ. (ZONE X) EFF. 10/16/2008
WATERSHED:	STEWARTS CREEK

Attachment 3

PLOTT HOUND ENGINEERING

Firm # P-1884

Bryan Linton, PE
(704) 439-6521
WWW.PLOTTHOUNDENGINEERING.COM
Waxhaw, NC

PROJECT NUMBER
20.27.01

DATE
03/10/2021

Daxton Village

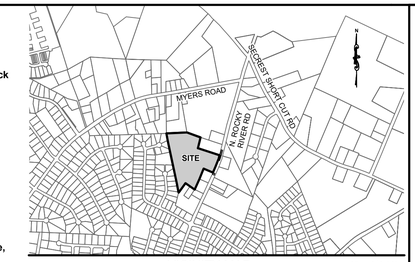
N. Rocky River Road
Monroe, NC

Subdivision Layout

PRELIMINARY SITE PLAN

ZONING CONDITIONS:

1. Home exterior materials shall be limited to a mix of fiber cement, stone, stucco, and/or brick materials.
2. Street trees shall be provided at a rate of 1 per fifty (50) linear feet with a caliper of 1½ inches measured 6 inches above grade. Street trees should be a variety of species.
3. Each home shall have at least 2 front yard trees, suitable for healthy growth in our climate. Each tree shall have minimum caliper of 1½ inches measured 6 inches above grade.
4. All driveways shall be paved with concrete or asphalt from the road to the garage and shall be able to accommodate at least four (4) vehicles.
5. All houses shall have a standard two car attached garage.
6. Houses built on slab foundations shall have a minimum four course brick, of standard size, extending up the face of the slab.
7. The front wall of all houses shall not run unbroken (unarticulated) for a distance of more than 24 linear feet. All wall offsets shall be a minimum of one (1) foot in depth
8. The majority of all roof areas on any house shall have a minimum 6/12 pitch roof.
9. All exposed chimneys shall be stucco or brick veneered consistent with the architecture of the home.
10. Front lawns of all single-family homes shall be sodded prior to issuance of a Certificate of Occupancy.
11. All front load garages shall have carriage style doors or hardware that mimics carriage style doors
12. Accessory structures shall be at least 5 feet from all property lines. In no case shall accessory structures be located beyond the front corner of the home.
13. Five (5) foot wide sidewalks will be required on both sides of the street throughout the development.
14. Eight (8) foot wide sidewalks will be required on the exterior road along the property frontage.
15. Sign regulations for this property shall adhere to the Residential sign requirements.
16. Homeowner's Association will be responsible for the ownership and maintenance of open space, common areas, BMP areas, etc.
17. Commencement of the amenity area shall begin no later than 50% of the Certificate of Occupancy's issued.
18. All landscaping shall be kept in a thriving condition.
19. All elevations, packets, or other supplemental material submitted to staff, planning board, and or city council in reference and support of any conditional district shall be regarded as an integral element of the approved site plan; minor deviations from submitted material shall be allowed at the discretion of the planning director or his designee.
20. Trees within the development that are 75" or greater in circumferences must be preserved and shall not be removed.
21. 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.
22. Petitioner voluntarily agrees to all conditions approved by City Council, which are listed on this site plan.



VICINITY MAP 1" = 1/4 MI

PROPERTY INFORMATION:

TAX MAP ID:	07-030-001
OWNER:	PERRY CROOKE
CURRENT ZONING:	R-40
PROP. ZONING:	CONDITIONAL DISTRICT DAXTON VILLAGE
LOT AREA:	13.933 AC (DEEDED)
SETBACKS:	
FRONT	20' (FROM R/W)
SIDE	5' 10' (CORNER LOT)
REAR	10'
JURISDICTION:	CITY OF MONROE
FEMA MAP:	PANEL 3710542700J *ZONE X (AREA OF MINIMAL FLOOD HAZARD)* EFF: 10/16/2008
WATERSHED:	STEWARTS CREEK LAKE TWITTY
EXIST. STREET:	N. ROCKY RIVER ROAD
NO. OF PROPOSED LOTS:	54 LOTS
PROP. DENSITY:	3.87 UNITS PER ACRE
MAX 150' TO STREET DEAD-END (FUTURE CONNECTION)	
LOT SIZES:	MIN. 6,500 SQ. FEET AVG: 7,300 SQ. FEET
MIN. LOT WIDTH @ FRONT SETBACK:	50 FEET @ 20' SETBACK
OPEN SPACE:	12.5% REQ'D 15.2% PROVIDED
MIN. HEATED HOME SQ. FEET:	1,650 SQ. FEET
BUFFERS:	50' FROM R/W ALONG ROCKY RIVER RD
SEWER SERVICE:	YES (12" MAIN ON SITE)
WATER SERVICE:	YES
GAS SERVICE:	YES
ELECTRIC SERVICE:	YES

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

PETITIONER SIGNATURE — DATE 2/2/2021

INFRASTRUCTURE NOTES:

ROADS WILL BE BUILT TO MONROE STANDARD #02.01.01 AND WILL BE MADE PUBLIC

ROADS TO SUPPORT 82,000 LB FIRE APPARATUS. CHAPT. 5, NC FIRE CODE

HYDRANT SPACING PER CITY OF MONROE STANDARDS AND NC FIRE CODE

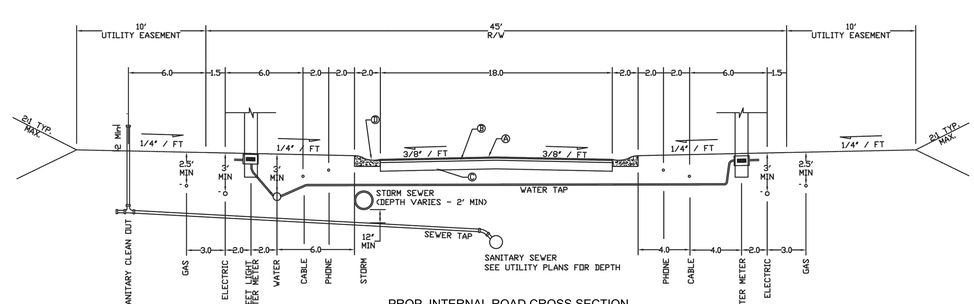
ALL WATER AND SEWER DESIGN AND INSTALLATION SHALL BE SUBJECT TO CITY OF MONROE ORDINANCES, POLICIES, AND STANDARDS.

AN 8' WIDE SIDEWALK IS REQUIRED ALONG THE PROPERTY FRONTAGE ON ROCKY RIVER ROAD

A RIGHT TURN IN AND A LEFT TURN LANE IN WILL BE REQUIRED ON ROCKY RIVER ROAD PER CITY OF MONROE AND NCDOT.

DEAD END ROADS (IF APPLICABLE) ARE TO BE NO MORE THAN 150' WITHOUT A FIRE APPARATUS TURNAROUND PER APPENDIX 'D' OF THE FIRE CODE

ALL DEAD END STREETS, IF ANY, WILL BE PROVIDED WITH A VEHICLE TURNAROUND AND DETAIL DRAWING.



PROP. INTERNAL ROAD CROSS SECTION
CITY OF MONROE DETAIL #02.01.01
(5' WIDE SIDEWALKS WILL BE PROVIDED BOTH SIDES)

N
NAD 83

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

PLOTT HOUND ENGINEERING
(704) 439-6521
FIRM #P-1884
WWW.PLOTTHOUNDENGINEERING.COM

PRELIMINARY NOT FOR CONSTRUCTION

CONDITIONAL DISTRICT DAXTON VILLAGE

N. ROCKY RIVER ROAD
MONROE, NC

PRELIMINARY SUBDIVISION LAYOUT SKETCH PLAN

BCL	ENG.
BCL	DRAWN BY
1/15/2021	DATE

REVISIONS
3.12.2021 - REVISED PER CITY COMMENTS

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PROJECT NUMBER
20.27.001

SP
Sheet 1 of 1

Home elevations and styles:

The MI Home elevations we would like to have options for incorporation into this neighborhood are on this list:

Ashwood
Bexley
Deacon
Dearborn
Draper
Erie
Findlay
Graham

Blair
Brayden
Juniper
Oxford
Trafford
Tyler

Attachment 4

PHE

Deacon

Dearborn

Draper

Attachment 4

PHE

Erie

Findlay

Graham

Attachment 4

PHE

Blair

Braden

Juniper

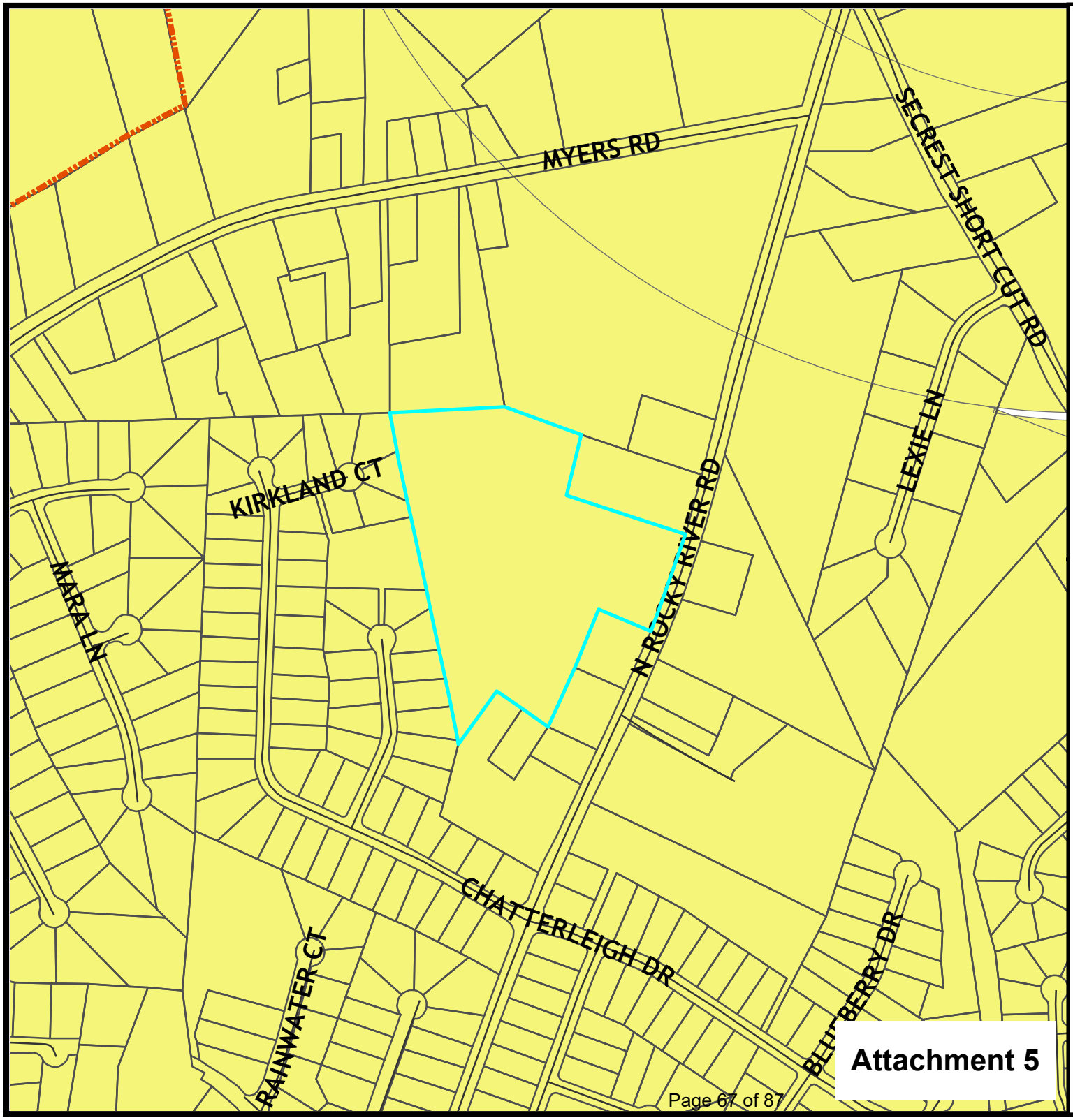
Attachment 4

PHE

Trafford

Tyler

Attachment 4



City of Monroe
Where Heartland Meets High Tech

Future Land Use Map

CD "Daxton Village"

Legend

Centerlines

Parcels

Future Land Use Character Area

Suburban

Existing: R-20
(Residential- Low Density)

Owner: Perry Crooke

Acres: 13.9

N
W E
S

0 380 760
Feet

Attachment 5

Future Land Use Plan

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

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

RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT "DAXTON VILLAGE"
R-2021-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District "Daxton Village" further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the allowable residential density is 2-4 units per acre; this development is 3.87 units per acre. The proposed development is a reasonable use and in the public interest because this parcel is just south of a Regional Node and these lots will act as a transition between higher density residential and commercial uses and lower density residential to the south.

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): 07-030-001

Adopted this 7th day of April, 2021.

_____
Mary Ann Rasberry, Vice Chair

Attest:

_____
Maryann Brown, Secretary to Planning Board

RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT "DAXTON VILLAGE"
R-2021-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District "Daxton Village" further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the allowable residential density is 2-4 units per acre; this development is 3.87 units per acre. However, adding additional lots on an already congested corridor 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): 07-030-001

Adopted this 7th day of April, 2021.

_____
Mary Ann Rasberry, Vice Chair

Attest:

_____
Maryann Brown, Secretary to Planning Board

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

Preamble

Pursuant to authority conferred by Chapter 160A-381 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

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

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

Rezone the property located along N. Rocky River Road further identified with parcel ID number 07-030-001 from R-40 (Residential-Low Density) to Conditional District (CD) "Daxton Village"

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 11th day of May, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

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

Preamble

Pursuant to authority conferred by Chapter 160A-381 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

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

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

Conditional District (CD) "Daxton Village"

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 11th day of May, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

STAFF REPORT

TO: Planning Board Members

DATE: April 7, 2021

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Map Amendment request for Conditional District "Morgan Mill Townhomes" (Parcel 09-185-012)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment for the property located along Morgan Mill Road further identified as tax parcel # 09-185-012. The request is to rezone the property from R-20 (Residential-Low Density) to Conditional District "Morgan Mill Townhomes".

REVIEW

The applicant, Lanny Stack, is requesting a Conditional District rezoning in order to develop 62 attached single-family homes (townhomes). The total area of the project is 14.71 acres with 8.85 acres or 60.2 % left as open space. The site is currently zoned R-20, the R-20 zoning district consists of 20,000 square foot lots with an allowable density of two (2) unit per acre.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	**Zoning District**
North	City Owned Utility Parcel	GI (General Industrial)
East	Contractor Office	GI (General Industrial) & GI-SU (General Industrial- Special Use)
South	Various industrial/warehouse uses	GI (General Industrial) & CD "S&S Maintenance" & & CD "Broadway Dreams"
West	Future Industrial Park (City Owned)	GI (General Industrial)

REQUIREMENTS

Proposal
The applicant is requesting a Conditional District rezoning in order to develop 62 attached single-family homes (townhomes). The total area of the project is 14.71 acres with 8.85 acres or 60.2 % left as open space.

Density & Dimensional Standards
The density of this project is 4.21 units per acre. The minimum lot size for the townhomes is 1,200 square feet. The lot width for the townhomes will be 20-feet wide. The data below is simply to provide the board with information to compare the proposed density to what is allowed by the zoning ordinance in other residential districts in Monroe.

Zoning District	Maximum Allowable Density
R-40	1 unit per acre
R-20	2 units per acre
R-10	4 units per acre
R-MF	6 units per acre

The proposed minimum setbacks are as follows:
Front: 20 feet
Exterior Side: 5 feet
Interior Side: 0 feet
Rear: 20 feet

Landscaping
The ordinance requires a 50-foot landscaped buffer for this project which has been provided. Street tress will also be provided at a rate of one (1) tree every fifty (50) feet. Additionally, each building (set of townhomes) will have at least two trees.

Open Space
This project is required to provide at least 50% open space, which would equal 7.35 acres. The applicant has provided 8.85 acres, which is 60.2% of the total site, 7.45 acres of the provided open space is located with the flood plain. The open space will also include a small amenity area that includes benches and a dog station.

Elevations
The developer is proposing the exterior building materials to include fiber cement, stone, stucco, or brick. Vinyl will only be utilized for trim work. The minimum heated floor area of the townhomes is 1,430 square feet.

Parking
The applicant is proposing that all units will have a one car attached garage. All front load garages will have carriage style trim and/or hardware to mimic carriage style doors. Each driveway will be able to accommodate at least one (1) vehicle.

The ordinance requires multi-family projects provide parking at a rate of one (1) space per bedroom plus an additional ½ space per unit. Based on the submitted elevations, each unit will have three (3) bedrooms; a total of 271 parking spaces would be required for this project.

Currently they are proposing a minimum of 124 parking spaces (one car garage minimum in all units and one parking space in the driveway).

Sidewalk
Five-foot wide sidewalks will be provided along both sides of all interior streets. Additionally, an eight-foot wide sidewalk will be installed along Morgan Mill Road.

Stormwater
The applicant will be required to provide stormwater detention/retention to manage and 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.

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

Transportation
This project is proposed to be accessed by one entrance on Morgan Mill Road. A traffic impact analysis was not required for this project; however, a left turn lane will be constructed to access this project.

Schools
This is a project of 62 townhomes and will be located within the following school attendance areas:

Rock Rest Elementary	Currently at 88% rated capacity
Monroe Middle	Currently at 88% rated capacity
Monroe High	Currently at 68% rated capacity

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

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

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this property is located in the Community Corridor. The Community Corridor generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, and the spine of the community with critical connections to major employers, Charlotte-Monroe Executive Airport, the hospital, and the Concord Avenue Area. For this reason, the area's design and performance is important to the

entire community. The Community Corridor designation encourages a more unified approach to improving the area's physical environment and economic viability. While linear due to its orientation on US 74, the vision for the Community Corridor is for redevelopment to occur as nodes of activity (preferred with a mixture of uses). This may be achieved by focusing more intense commercial/mixed-use nodes at key intersections with transitional uses between nodes and as a buffer to adjacent residential areas. Priority uses in the Community Corridor include multi-family residential. Allowable density in this area is 4 to 10 dwelling units per acre.

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

PUBLIC NOTIFICATION

1. The applicant sent a notification letter to adjacent property owners on March 8, 2021.
2. A rezoning notification sign will be posted 10 days prior to the public hearing.
3. An official rezoning notification letter will be sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

If Planning Board wishes to recommend approval of the rezoning, staff recommends the following conditions:

1. End units shall have a two (2) car garage minimum;
2. All driveways be able to accommodate at least two (2) vehicles;

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

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

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

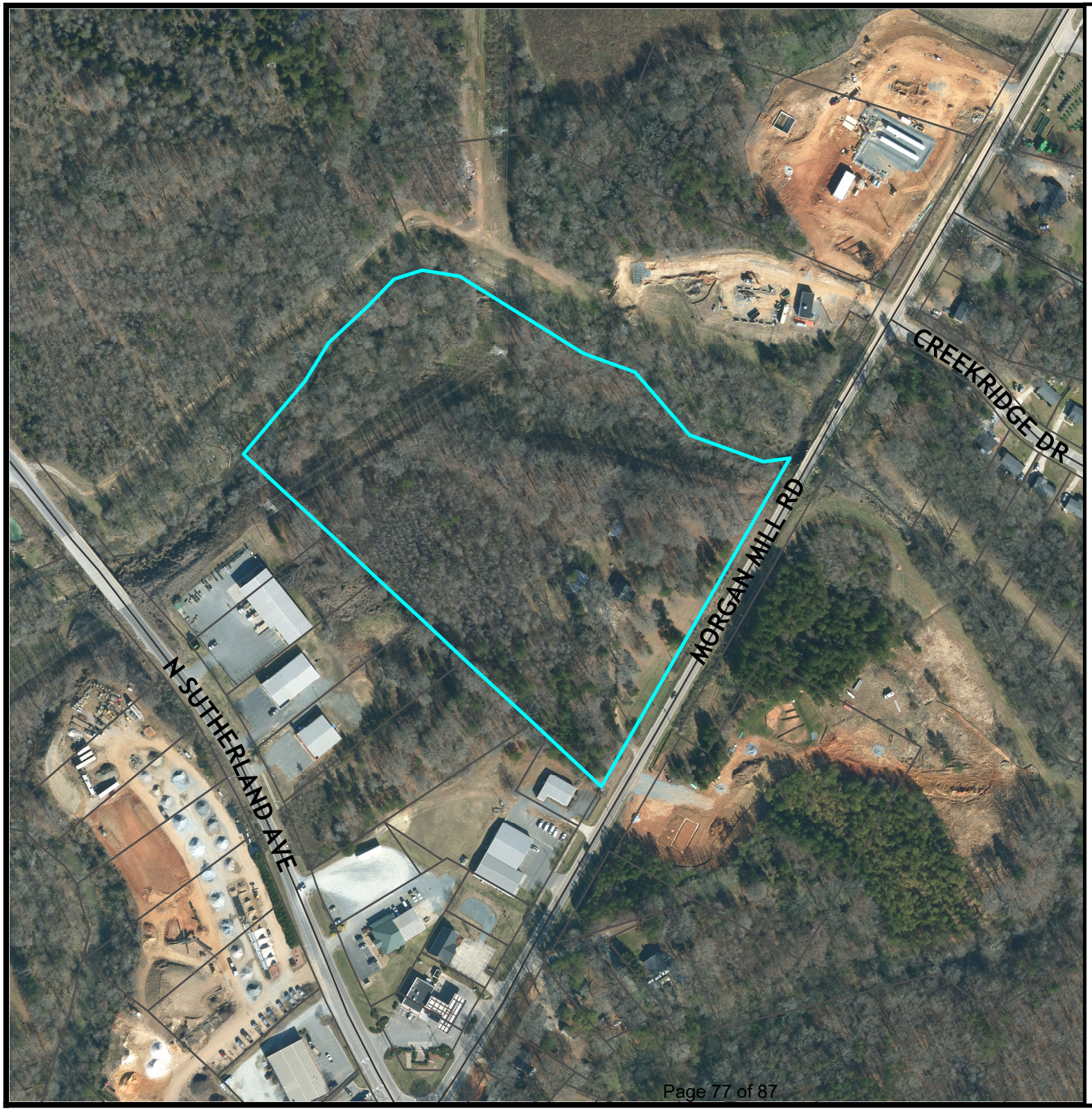
1. *Motion to recommend adoption of the Ordinance amending section 156.98- Conditional Districts Established and section 156.106- Official Zoning Map.*

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

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

Attachments:

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



City of Monroe
Where Heartland Meets High Tech

Ortho Map

CD "Morgan Mill Townhomes"

Legend

Centerlines

Parcels

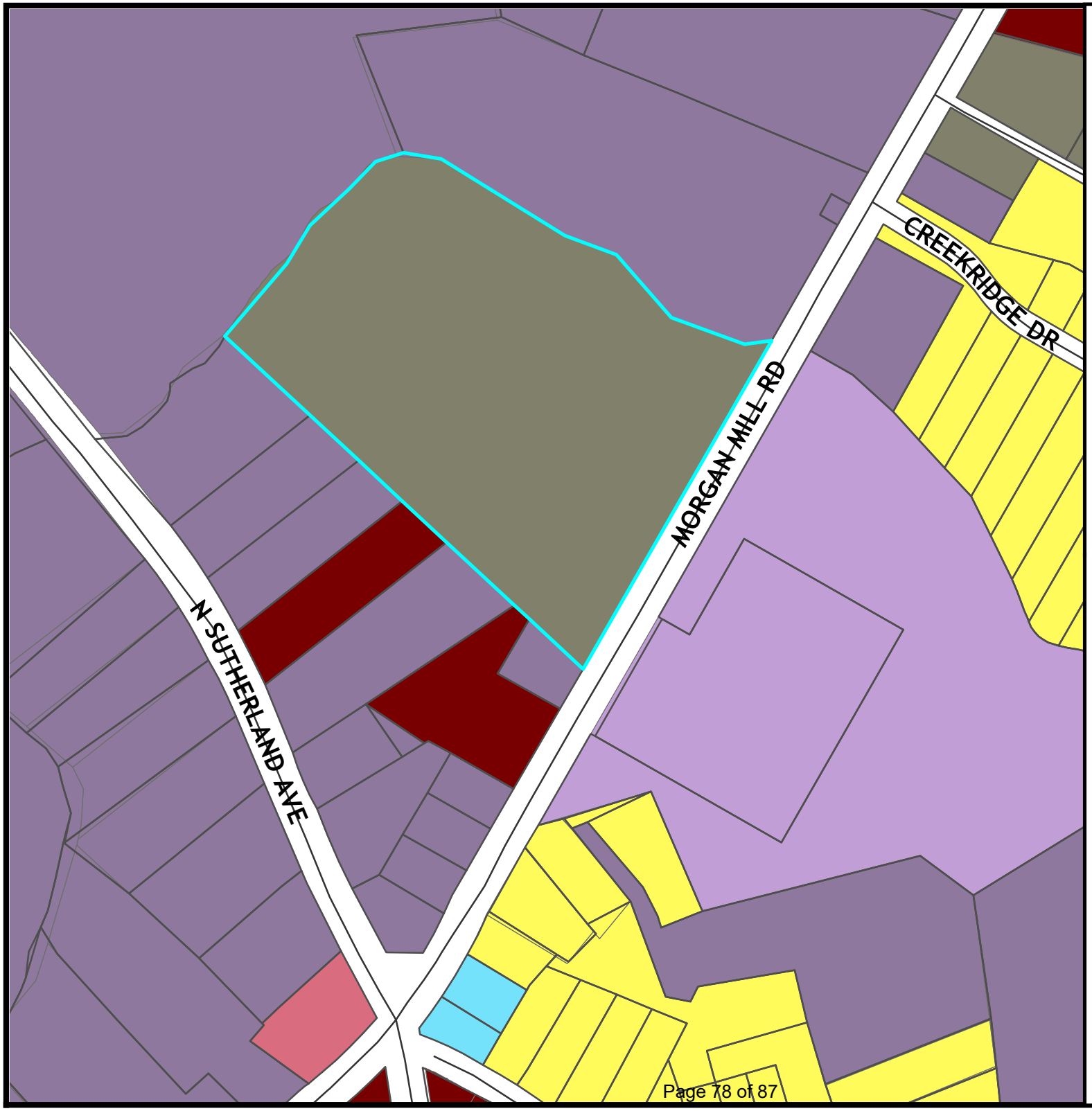
Existing: R-20 (Residential- Low Density)

Owner: Joyce and Tony Helms

Acres: 14.7

N
W E
S

0 230 460 Feet



City of Monroe
Where Heartland Meets High Tech

Zoning Map

CD "Morgan Mill Townhomes"

Legend

Centerlines

Parcels

Zoning Districts

Code

- R-10
- R-20
- OT
- GB
- CD
- G-I-SU
- G-I

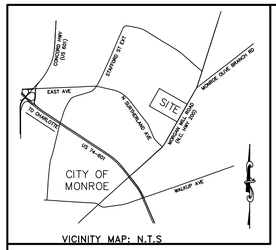
Existing: R-20 (Residential- Low Density)

Owner: Perry Crooke

Acres: 14.7

N W E S

0 230 460 Feet



VICINITY MAP: N.T.S

DEVELOPMENT DATA:

TOTAL ACREAGE: 14.710 ACRES
ZONING: R-20
PROPOSED ZONING: CD MORGAN MILL TOWNHOMES
TAX PARCEL: 09185012 DEED BOOK 4887 PAGE 560
COUNTY: UNION COUNTY
TOWNSHIP: MONROE, NORTH CAROLINA
EXIST LAND USE: RESIDENTIAL
MIN. LOT AREA: 1,200 SF.
UNITS PROVIDED: 62 UNITS (4.21 UNITS PER ACRE)
MIN. HEATED FLOOR AREA: 1430 S.F.
LOT SETBACK:
FRONT: 20'
SIDE: 5'
INTERIOR SIDE: 0'
REAR: 20'

LINEAR FEET OF PROPOSED ROAD: 1,432 L.F.

AREA WITHIN PROPOSED R/W: 75,494/1.73 S.F.

OPEN SPACE INFORMATION:

TOTAL ACREAGE: 14.70 ACRES
TOTAL PROVIDED OPEN SPACE = 8.85 ACRES (60.20%)
TOTAL OPEN SPACE IN FLOOD PLAIN = 7.45 ACRES

GENERAL NOTES:

- STREET TREES SHALL BE PROVIDED AT A RATE OF 1 TREE PER 50 LINEAR FEET WITH A CALIPER OF 1-1/2 INCHES MEASURED 6" ABOVE STREET GRADE . STREET TREES SHOULD BE A VARIETY OF SPECIES.
- EACH TOWNHOME BUILDING SHALL HAVE AT LEAST 2 TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE MINIMUM CALIPER OF 1½ INCHES MEASURED 6 INCHES ABOVE GRADE. THE TREES SHALL BE LOCATED OUTSIDE OF THE RIGHT OF WAY.
- EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO, AND/OR BRICK MATERIALS. AT LEAST 25% OF THE FRONT OF EACH UNIT WILL BE BRICK OR STONE. VINYL WILL BE USED FOR TRIM WORK ONLY.
- ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE TO ALLOW FOR A MINIMUM OF ONE CAR.
- ALL TOWN HOMES SHALL HAVE A STANDARD ONE (1) CAR GARAGE.
- HOUSES BUILT ON SLAB FOUNDATIONS SHALL HAVE A MINIMUM FOUR COURSE BRICK, OF STANDARD SIZE, EXTENDING UP THE FACE OF THE SLAB.
- THE FRONT WALL OF ALL HOUSES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24 LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
- THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
- ALL EXPOSED CHIMNEYS SHALL BE STUCCO OR BRICK VENEERED CONSISTENT WITH THE ARCHITECTURE OF THE HOME.
- FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL FRONT LOAD GARAGES SHALL HAVE CARRIAGE STYLE DOORS OR HARDWARE THAT MIMICS CARRIAGE STYLE DOORS.
- SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
- HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.

ADDITIONAL NOTES:

1. PROPOSED REZONING FROM R-20 TO CONDITIONAL DISTRICT "MORGAN MILL TOWNHOMES"
2. INTERIOR ROADS TO BE PUBLIC.
3. MINIMUM LOT SIZE TO BE 1,200 S.F.
4. FIVE FOOT WIDE SIDEWALKS WILL BE REQUIRED ON BOTH SIDES OF THE STREET THROUGHOUT THE DEVELOPMENT.
5. EIGHT FOOT WIDE SIDEWALKS WILL BE REQUIRED ON THE EXTERIOR ROAD ALONG THE PROPERTY FRONTAGE.
6. TOWNHOMES WILL UTILITIZE ROLLOUT CARTS FOR TRASH SERVICE.
7. COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCPANCY'S BEING ISSUED.
8. ALL LANDSCAPING SHALL BE KEPT IN THRIVING CONDITION.
9. ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN; MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS DESIGNEE.
10. TREES WITHIN THE DEVELOPMENT THAT ARE 75" OR GREATER IN CIRCUMFERENCES MUST BE PRESERVED AND SHALL NOT BE REMOVED.
11. 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.
12. PETITIONER VOLUNTARILY AGREES TO ALL CONDITIONS APPROVED BY CITY COUNCIL, WHICH ARE LISTED ON THIS SITE PLAN.

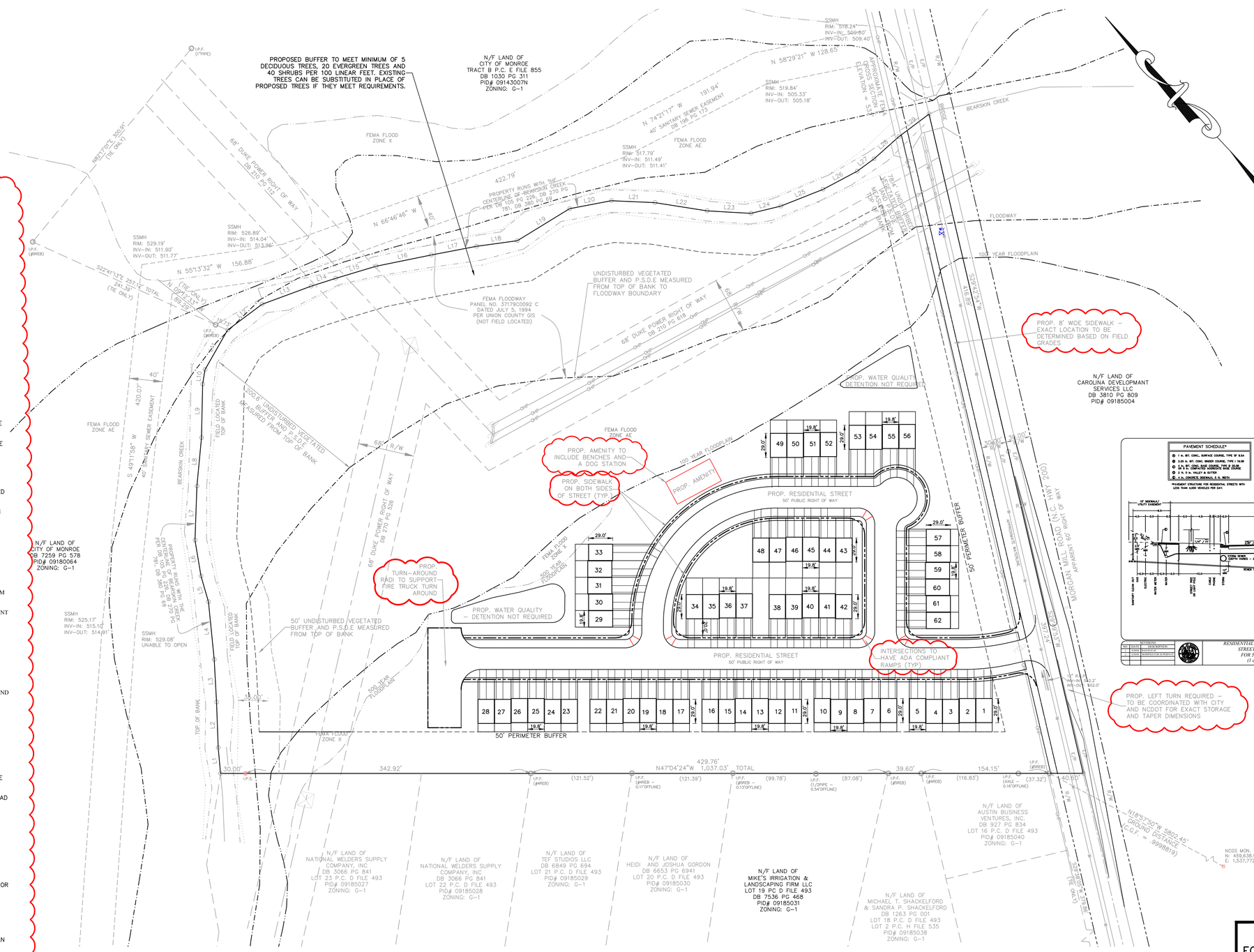
UTILITY NOTES:

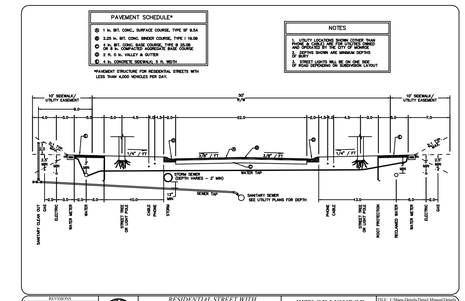
ALL UTILITY COMMENTS ARE ACKNOWLEDGED AND WILL BE ADDRESSED DURING THE DESIGN PHASE.

ENGINEERING NOTES:

ALL ENGINEERING COMMENTS ARE ACKNOWLEDGED AND WILL BE ADDRESSED DURING THE DESIGN PHASE.

ALL FIRE COMMENTS ARE ACKNOWLEDGED AND WILL BE ADDRESSED DURING THE DESIGN PHASE.





CENTERLINE BEARSKIN CREEK LINE TABLE		
LINE	LENGTH	BEARING
L1	31.03	N37°42'00"E
L2	54.77	N40°53'28"E
L3	51.42	N39°44'46"E
L4	69.69	N37°15'00"E
L5	32.32	N26°43'10"E
L6	43.61	N33°32'52"E
L7	65.11	N44°55'30"E
L8	58.42	N48°21'15"E
L9	64.47	N44°08'18"E
L10	17.68	N52°04'53"E
L11	54.70	N72°38'24"E
L12	51.79	S83°57'06"E
L13	62.84	S67°19'17"E
L14	30.93	S64°52'13"E
L15	50.79	S63°44'14"E
L16	67.60	S58°33'48"E
L17	55.63	S57°56'19"E
L18	49.45	S54°52'22"E
L19	73.69	S78°34'30"E
L20	51.12	S57°51'49"E
L21	52.37	S44°31'39"E
L22	63.57	S38°10'45"E
L23	52.85	S43°47'52"E
L24	36.85	S60°41'41"E
L25	54.57	S68°43'12"E
L26	46.49	S75°01'29"E
L27	25.02	S83°21'56"E
L28	39.96	S88°47'58"E
L29	45.54	S83°56'50"E

PRELIMINARY
FOR REVIEW PURPOSES ONLY

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

PETITIONER SIGNATURE _____ DATE _____

GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FEET

NO.	BY	DATE	REVISION
1	FBL	2/17/21	PER CITY COMMENTS
2	CBH	3/18/21	PER CITY COMMENTS

CONDITIONAL DISTRICT MORGAN MILL TOWNHOMES

Project: MORGAN MILL TOWHHOMES
MONROE, NORTH CAROLINA

Title: SITE PLAN

File #: 20215-SK.DWG | Date: 1/5/20 | Project Egr: CNI | Design By: CNI | Drawn By: CBH | Scale: 1"=60'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

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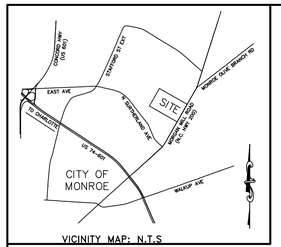
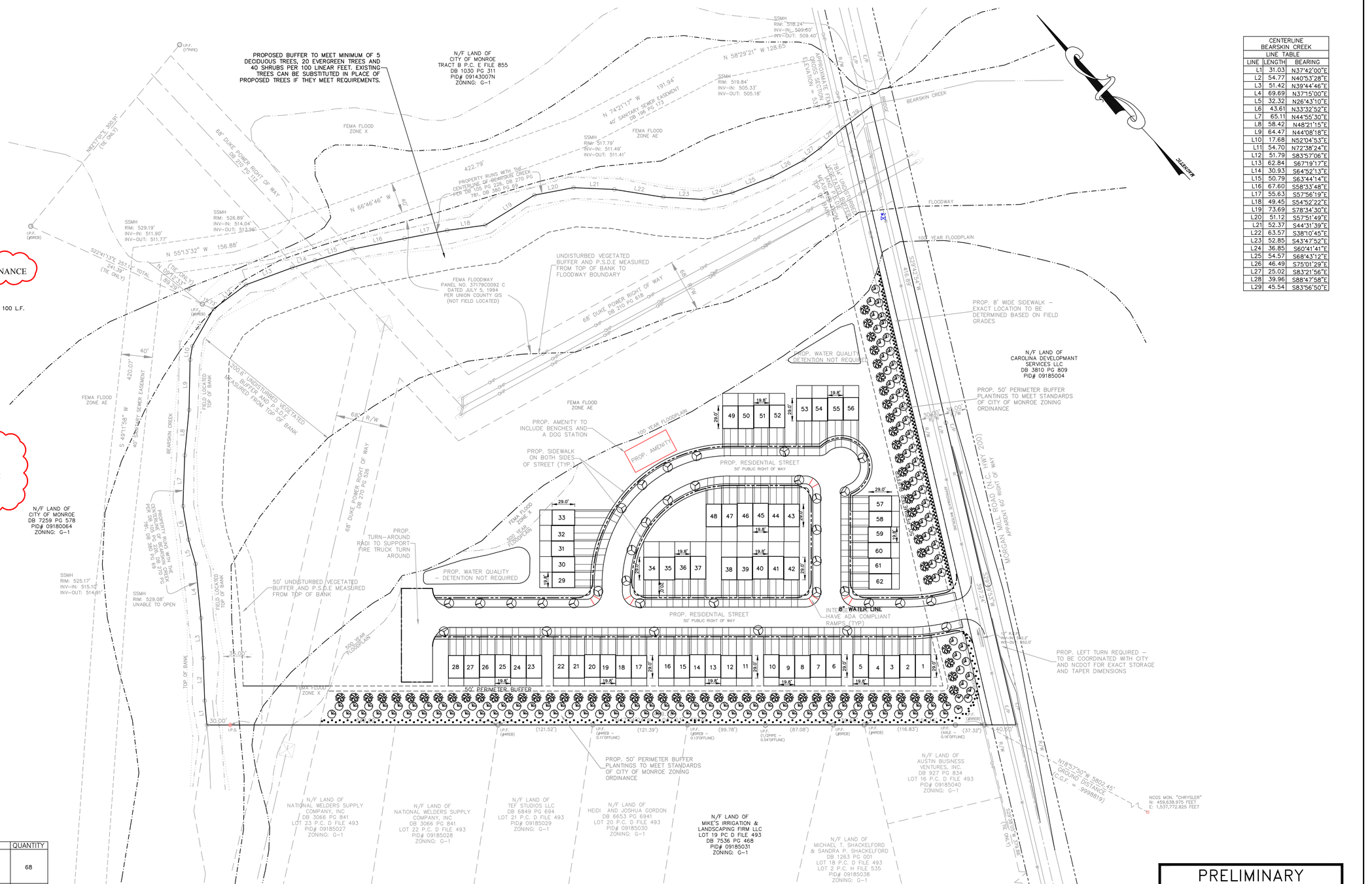


VICINITY MAP: N.T.S



TREE PLANTED PER SECTION 156.217(A) OF THE ORDINANCE

LANDSCAPE REQUIREMENT:

50' PERIMETER BUFFER
5 DECIDUOUS/CANOPY TREES. 20 EVERGREEN TREES, AND 40 SHURBS PER 100 L.F.

MORGAN MILL ROAD=569 L.F. TO BE PLANTED
REQUIRED:
DECIDUOUS/CANOPY TREE=502/100=5.02(5)= 25 TREES
EVERGREEN TREES=502/100=5.02(20)= 100 TREES
SHURB=502/100=5.02(40)= 201 SHURBS
PROVIDED::
DECIDUOUS/CANOPY TREE= 25 TREES
EVERGREEN TREES= 100 TREES
SHURB= 210 SHURBS

SOUTH PROPERTY LINE=861 L.F. TO BE PLANTED
REQUIRED:
DECIDUOUS/CANOPY TREE=861/100=8.61(5)= 43 TREES
EVERGREEN TREES=861/100=8.61(20)= 172 TREES
SHURB=861/100=8.61(40)= 344 SHURBS
PROVIDED::
DECIDUOUS/CANOPY TREE= 43 TREES
EVERGREEN TREES= 172 TREES
SHURB= 344 SHURBS

- STREET TREES SHALL BE PROVIDED AT A RATE OF 1 TREE PER 50 LINEAR FEET WITH A CALIPER OF 1-1/2 INCHES MEASURED 6" ABOVE STREET GRADE . STREET TREES SHOULD BE A VARIETY OF SPECIES.
- EACH TOWNHOME BUILDING SHALL HAVE AT LEAST 2 TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE MINIMUM CALIPER OF 1½ INCHES MEASURED 6 INCHES ABOVE GRADE. THE TREES SHALL BE LOCATED OUTSIDE OF THE RIGHT OF WAY.

LANDSCAPE LEGEND

SYMBOL	SPECIES	QUANTITY
	RED MAPLE 'ACER RUBRUM'	68
	LAUREL OAK 'QUERCUS LAURIFOLIA'	68
	DEODAR CEDAR 'CEDRUS DEODARA'	272
	NELLIE STEVENS HOLLY ILEX X 'NELLIE R. STEVENS'	554

CENTERLINE BEARSKIN CREEK

LINE TABLE

LINE	LENGTH	BEARING
L1	31.03	N37°42'00"E
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L26	46.49	S75°01'29"E
L27	25.02	S83°21'56"E
L28	39.96	S88°47'58"E
L29	45.54	S83°56'50"E

PRELIMINARY
FOR REVIEW PURPOSES ONLY

CONDITIONAL DISTRICT R-MF

Project: MORGAN MILL TOWHHOMES
MONROE, NORTH CAROLINA

Title: LANDSCAPE PLAN

NO.	BY	DATE	REVISION
1	FBL	2/17/21	PER CITY COMMENTS

File #: 20215-SK.DWG | Date: 12/17/2020 | Project Egr: CNI | Design By: CNI | Drawn By: CBH | Scale: 1"=60'

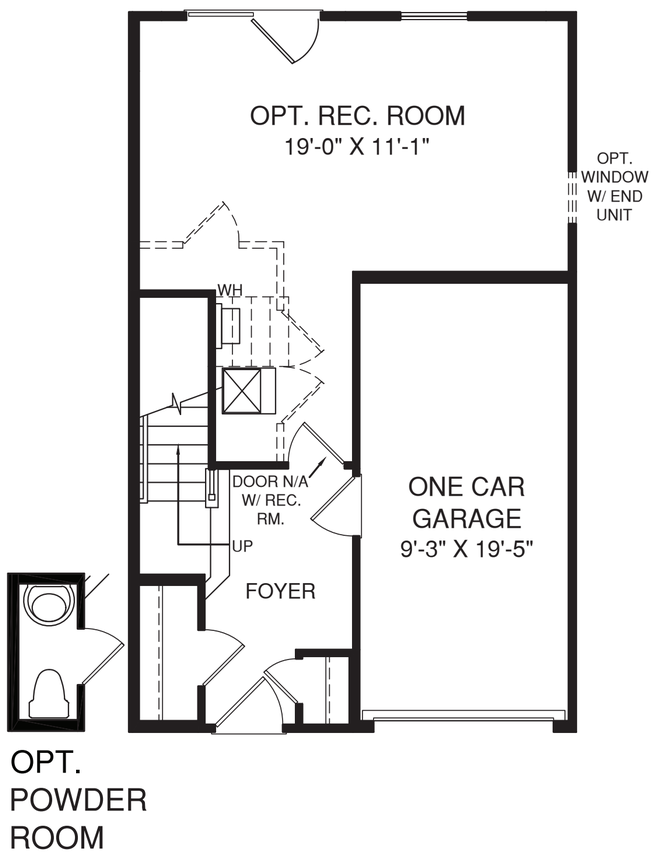
THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

C2.0

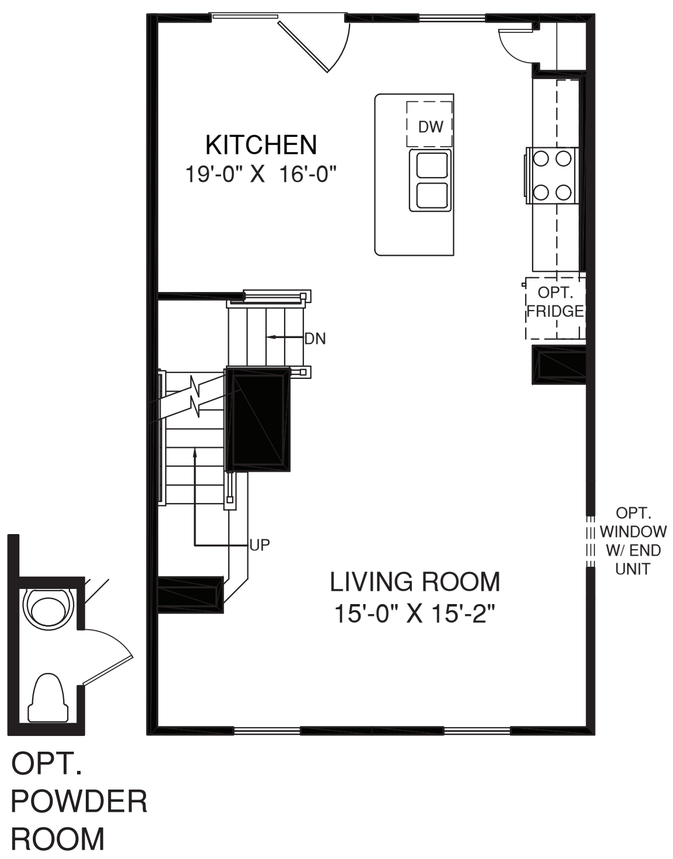
Beethoven

BASEMENT LEVEL ENTRY WITH FRONT GARAGE

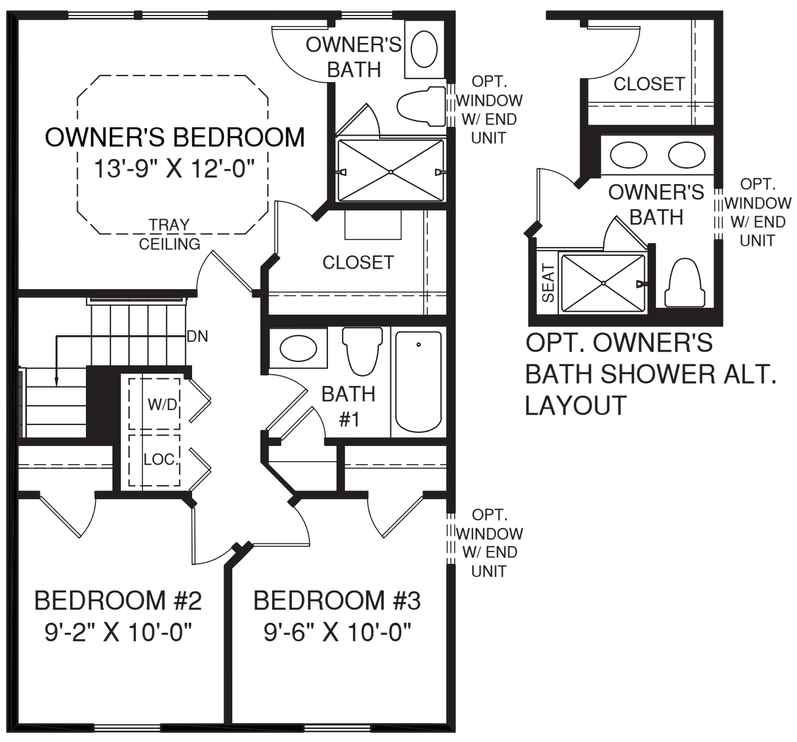
LOWER LEVEL



MAIN LEVEL

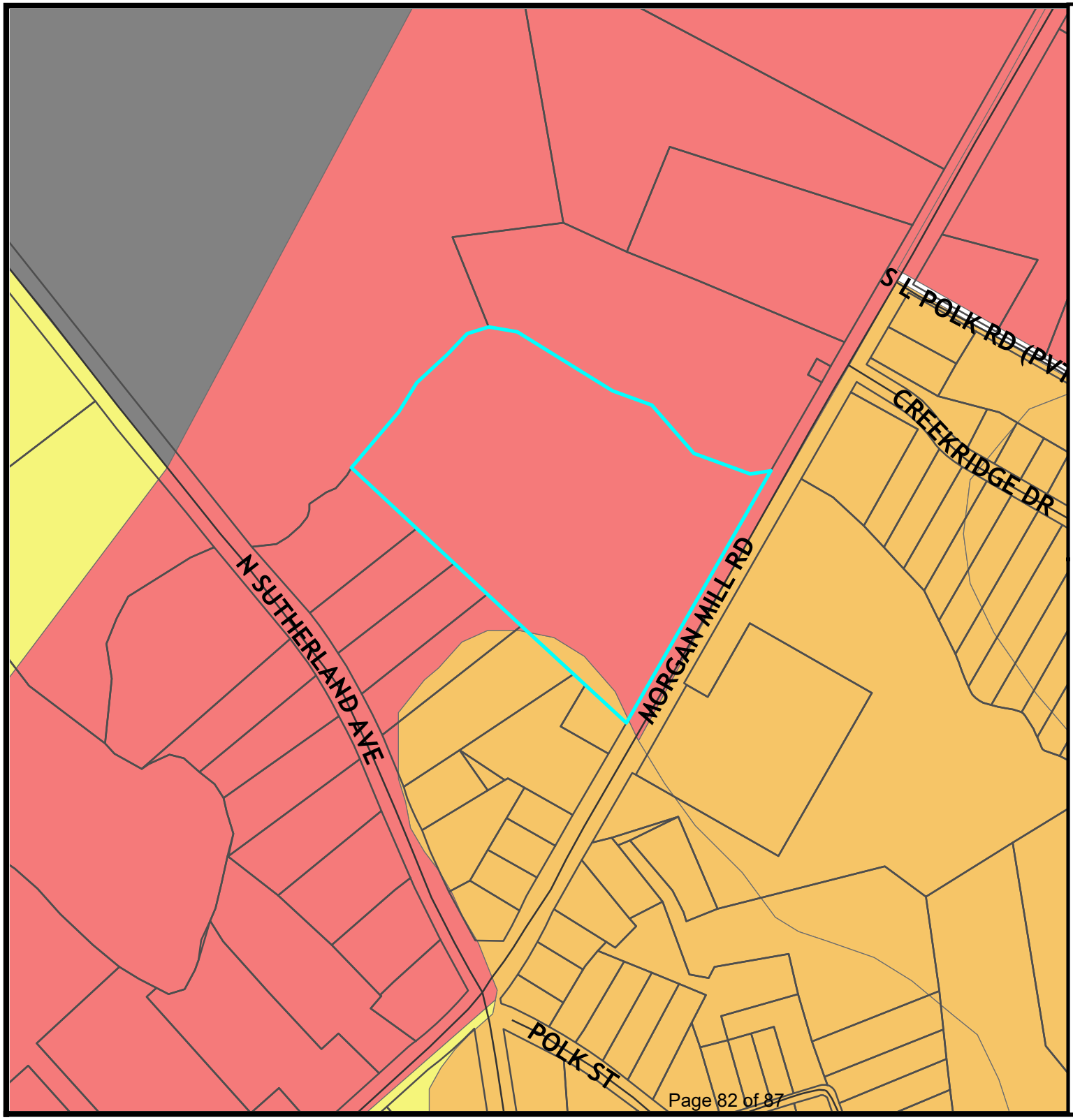


UPPER LEVEL



Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY0218BEED02 BLN SW display



City of Monroe
Where Heartland Meets High Tech

Furture Land Use Map

CD "Morgan Mill Townhomes"

Legend

Centerlines

Parcels

Future Land Use Character Area

Industrial

Community Corridor

Traditional Development

Suburban

Existing: R-20 (Residential- Low Density)

Owner: Joyce and Tony Helms

N W E S

Acres: 14.7

0 310 620 Feet

Future Land Use Description

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

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

RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE CONDITIONAL DISTRICT "MORGAN MILL TOWNHOMES"

R-2021-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District "Morgan Mill Townhomes" further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as the Community Corridor, which allows 4-10 units per acre; this project is 4.21 units per acre. The proposed project is a reasonable use and in the public interest because it is located near retail and other services and is located along a main corridor where a higher density residential project would typically locate.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance of the zoning map amendment for the portion of the property with Union County Tax Parcel Number: 09-185-012

Adopted this 7th day of April, 2021

_____
Mary Ann Rasberry, Chairman

Attest:

_____
Maryann Brown, Secretary to Planning Board

RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE CONDITIONAL DISTRICT "MORGAN MILL TOWNHOMES"

R-2021-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District "Morgan Mill Townhomes" further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as the Community Corridor, which allows 4-10 units per acre; this project is 4.21 units per acre. However, the proposed project is not a reasonable use or in the public interest because adjoining properties are currently all industrial in nature with a future industrial park to the north west of this parcel. Though it is currently zoned low density residential, this designation preceded the increased industrial uses on the surrounding properties. Additional residential lots, particularly higher density ones, in this area could create a negative impact to adjacent existing and future commercial development. Additionally, the quality of life of additional residential units in this area could be negatively impacted by adjoining industrial uses. 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 of the zoning map amendment for the portion of the property with Union County Tax Parcel Number: 09-185-012.

Adopted this 7th day of April, 2021

_____

Mary Ann Rasberry, Vice-Chairman

Attest:

_____

Maryann Brown, Secretary to Planning Board

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

Preamble

Pursuant to authority conferred by Chapter 160A-381 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

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

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

Rezone the property located along Morgan Mill Road and further identified with tax parcel # 09-185-012 from R-20 to Conditional District "Morgan Mill Townhomes"

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 11th day of May, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

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

Preamble

Pursuant to authority conferred by Chapter 160A-381 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

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

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

Conditional District (CD) "Morgan Mill Townhomes."

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 11th day of May, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk