PLANNING BOARD MEETING

Wednesday, May 5, 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 April 7, 2021**

Item 3. **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 [tabled from April 7, 2021 meeting]**

Item 4. **Annexation of 157.741 acres located along Poplin Road and Rocky River Road and further identified with parcel ID numbers 07-012-007-A (portion), 08-300-033-90, 08-300-035-E, 08-300-040-B, 08-300-054, 08-300-054-A, 08-300-054-D, & 08-300-054-E**

Item 5. **Zoning Map Amendment and text amendment request for Conditional District "Riverstone" (Parcel ID #'s: 07-012-007, 07-012-007-A (portion), 07-012-010, 07-027-034-C, 08-300-033-90, 08-300-035-E, 08-300-040-B, 08-300-054, 08-300-054-A, 08-300-054-D, & 08-300-054-E**

Item 6. **Other**

Item 7. **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

April 7, 2021 @ 6:00 PM
City Hall – Conference Room
300 W. Crowell Street, Monroe, NC

To Sheri Laney on April 8, 2021
Scheduled for adoption at the May 2021 meeting

Item 1. Call to Order/Roll Call

Chair Mary Ann Rasberry called the April 7, 2021 meeting to order at 6:00 p.m. Keri Mendler called the roll. Chair noted that a quorum was present.

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

Members Absent: Edith Covington

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

Guests:

CD "Crossroads Plaza" to OT (402 Morgan Mill Road)
F. Pete Alexander
Jerry Fitzgerald

CD " Peppervine Glen Senior Apartments"
Andrew Friend, Council for the Aging
Stephen Bennett, Attorney
Mark Richardson, Assistant VP at Greenway Residential Properties
Christopher Tingler, Architect, Cline Designs
Andrew Eagle, Ramey Kemp and Associates
James Kerr

CD "Daxton Village"
Bryan Lipton, Perry Crooke

CD "Morgan Mill Townhomes"
Benji Layman, The Isaacs Group
Vincent Arey, Arey Properties
Lanny Stack, Stack Builders
Wes Shull, Arey Properties

Kenneth Deal (required attendance)

DRAFT

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

Motion: Renee Hartis made a motion to approve the minutes of the March 3, 2021 meeting.
Second: Richard Yercheck
Action: The motion to approve the minutes passed unanimously with the following votes:

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

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)**

Doug Britt, Senior Planner, introduced this item and said it is a rezoning request. He said the applicant, Jerry Fitzgerald, is requesting to rezone his property located at the corner of Morgan Mill Road and Walkup Avenue from Conditional District "Crossroads Plaza" to Office Transitional (OT). He said the Conditional District "Crossroads Plaza" is an old Conditional District that was done in 2005 or 2006. He said this Conditional District was to allow for a shopping center. He said it has never been developed. He said the applicant would like to rezone this property to Office Transitional (OT).

Doug presented a zoning map of the area. He said the adjacent properties are zoned OT to the north and south as well as across the street. He said the property to the rear is zoned R-10. He said the Land Use Plan projects this area as Traditional Development and the Community Corridor. He said the OT zoning is consistent. He said OT allows office uses or residential uses.

Doug said staff does recommend approval and he would be glad to answer any questions. He said Mr. Fitzerald is here as well to answer any questions.

Doug said this is similar to a general rezoning. He said with a general rezoning you cannot add any conditions or ask what they are going to do because basically the owner is allowed to do what is allowed in that district. He said whether the applicant develops the land as residential or commercial, he will have to apply for a building permit like anyone else would do in the City.

Chair asked if anyone needed a refresher on what OT does allow or does not allow. Doug said it allows residential uses or office uses. He said it does not allow retail sales or industrial uses.

Chair asked if there were any questions for Doug.

Patrick Furr asked Doug if the applicant would have to submit plans for residential. Doug said we do not do residential plan review. He said the applicant would have to apply for a permit like anyone else. Mr. Furr asked if they could build any size house or anything they want to build. Doug said that is correct. He said there is really no size limitations once you get out of Conditional Districts according to what the State has required the last few years. He said the only way you can limit size is when you do a Conditional District.

Richard Ali asked Doug if this would come back to the Planning Board if they were going to build residential. Doug said no it would not because residential is a by-right use just like an office use would be.

Chair said they would have to come back if they wanted to change the number of houses per acre. Doug said that is correct. He said the minimum square footage required, if you choose to do residential in the OT district, is a minimum lot size of 10,000 square feet. He said if they want to do anything more than that, then it would require a Conditional District.

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

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

Patrick Furr was about to speak on this project. Vice Chair said the way this is supposed to work is that the applicants speak and then we will make a motion. He said once we have a second, then we can discuss this again.

Motion: Richard Yercheck made a motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance,
Second: Renee Hartis

Patrick Furr said as he understands it, it is kind of carte blanche. He said you have a building permit and can build whatever type of house you want to build there. He said they come to planning and they build what they want to build. He asked Doug if he was wrong on this. Doug said maybe not wrong but what you need to understand is that this is based on what the State allows us to do. He said you cannot regulate exterior materials, nor can you regulate square footage any more. He said if it is on Medlin Road or Griffith Road, for example, and it is a vacant lot, they could apply to do any size and exterior materials. He said the City used to regulate this but the State took this ability away from us. He said the only way you can regulate it is through a Conditional District process. He said when it is a by-right, the City cannot regulate any more.

Chair said she drove by the property and it really does not look very conducive for building a house. She said it looks more like an office-building site just because of the shape of it and where it is located. Vice Chair said it is somewhat light industrial looking.

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

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

Chair asked for a motion on the Ordinance amending Section 156.106 – Official Zoning Map.

Motion: Richard Yercheck made a motion to recommend the adoption of the Ordinance amending Section 156.106 - Official Zoning Map.
Second: Renee Hartis
Action: The motion to recommend adoption of the Ordinance amending Section 156.106 – Official Zoning Map passed with the following votes:

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

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"**

Doug Britt, Senior Planner, introduced this item and said this is a Conditional District request by Greenway Residential Development LLC. He said a portion of the property is located on Euclid Street and Concord Avenue. He said 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.

Doug said the Conditional District process is a voluntary process with agreed upon conditions between the applicant and the City. He said the Conditional District rezoning is a site specific rezoning.

Doug said the total area of this project is 15.0 acres. He presented a zoning map and site plan of the area. He said adjoining land is zoned R-20 to the north and east and GB to the south and west. He said the applicant would be providing two (2) access points off Euclid Street.

Doug said there will be 12 one-story buildings with approximately 51% or 7.71 acres of open space. He said the density for the project is 4.80 units per acre. He said the minimum setbacks will be as follows:

Front	10 feet
Side	50 feet
Rear	50 feet

Doug said to remember that this is an apartment complex, not townhomes, single-family detached units or multi-family. He said there will not be subdivided lots; it will all remain as one (1) big parcel.

Doug said the developer is proposing to install a 5-foot sidewalk on Euclid Street as part of the City Ordinance, and also will provide internal sidewalks throughout the site to provide a neighborhood environment. He said the sidewalks will be connected to the units and the parking spaces.

Doug said City Ordinance requires the applicant to provide parking at a rate of one (1) space per bedroom plus an additional half space per unit. He said there are 61 two (2)-bedroom units and 11 one (1)-bedroom units for a total of 133 bedrooms. He said based on ordinance requirements there will be 169 spaces required and the applicant is providing 199 spaces.

Doug provided the landscape plan. He said the ordinance requires multi-family projects to provide a 50-foot buffer around the entire site. He said the plan does show the 50-foot buffer as well as landscaping that is required. He said the applicant is also providing a streetscape buffer along Euclid Street as required by the ordinance.

Doug said the applicant is also required to provide stormwater detention/retention management for stormwater runoff. He said this will be reviewed at the building permit stage if this project is approved.

Doug said based on 72 units and being age-restricted, the City Engineering Department did not require a traffic study. He said the applicant did have a third-party do a traffic study and based on this study, there were no transportation improvements required for this project.

Doug said this project is age-restricted and will have little impact on schools. He said it does fall within the Piedmont and Porter Ridge school area.

Doug provided black and white elevations of the project in the board packets. He said the applicant will be providing color elevations tonight.

Doug said the exterior building materials for the proposed project will consist of brick, fiber cement, stone and stucco. He said the developer is proposing the front façade of the units to consist of at least 25% brick or stone. He said vinyl will only be used in eaves, soffits and window trim. He said the minimum square footage of the one (1)-bedroom units will be 787 square feet and the minimum square footage of the two (2) bedroom units will be 964 square feet.

Doug provided the Land Development Plan Map. He said there are 13 acres of Suburban land use area and there are two (2) acres in the Community Corridor. He said the Community Corridor allows density up to ten (10) units per acre. He said the Suburban allows up to four (4) units per acre. He said they have 15 acres, which works out to exactly what they are allowed to have in this project.

Doug said there was a neighborhood meeting on March 31, 2021 and there were about five (5) people on a Zoom call. He said there were concerns about traffic, rentals, being age-restricted and the number of units.

Doug said staff recommends this project because it is consistent with the Land Development Plan and is a reasonable use. He said staff, however, does offer 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 is subdivided prior to a building permit being issued to construct.

Doug said this concludes his presentation and he would be glad to answer any questions.

Richard Ali asked Doug to repeat the first condition. Doug said, "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". Mr. Ali said these are senior apartments but there is no defined age. Doug said it would be 55 and older. He said the way it works is a little tricky because obviously it is listed on the site plan that it is age-restricted but the best way to do this is by putting this in the deed or covenants. He said he thinks the way the applicant is going to do this is by putting this in the covenants. He said this is how it is going to be marketed. He said even though it is going to be 72 units, there are no amenities that would be for a family. He said the amenities they have would be a clubhouse, a computer room, laundry room and a multi-purpose room. He said there is nothing that is conducive to what he would call a "family environment" for young people to live there.

Doug said the City had projects several years ago and there are a lot of ifs and buts because nowadays it is not uncommon for grandparents to have custody of grandkids. He said it is something they will have to work out. He said if a grandchild is visiting, it is not as if they are going to knock on the door of an apartment to tell them to get out the next day.

Patrick Furr asked Doug for the other restriction. Doug said that the property has to be subdivided. He said there are two (2) tracts at this time.

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

Chair asked if there was anybody else that would like to speak for or against this project.

Mr. Steven Bennett, an attorney here in Monroe, came forward and said he represents Greenway Residential Development LLC. He said this is our application for a Conditional District. He said it is a 72 unit senior apartment community on Euclid Street. He introduced Mark Richardson, Assistant Vice President for Greenway, Chris Tingler, the architect who helped design this, Andrew Eagle, with the company that performed the traffic study, and there is also a representative from the Council for Aging.

Mr. Bennett gave a brief presentation on the project. He said the plan as of today is for 72 units. He said they are all going to be one-story. He said there are going to be 11 one (1)-bedroom units and 61 two (2)-bedroom units and all of them are age-restricted. He said the age-restriction clause will be in the restrictive covenants. He said this would be put on record at the Register of Deeds at the time of the conveyance.

Mr. Bennett said over half of the property will be open space. He said as Doug mentioned the density will be 4.8 units per acre and this meets the requirements of the Land Use Plan. He said there will be a 50-foot buffer around the sides and back. He pointed out that the buffer will be actually larger on some of the sides and back.

Mr. Bennett said there is not going to be a playground since this will not be designed for families. He said when you market yourself as an age-restricted community, you are making promises to people that are coming to live there.

Mr. Bennett went over the landscaping plan for the buffer, the front along the road, and the parking lot.

Mr. Bennett went over the color elevations and said there will not be any vinyl siding on the exterior except the window, soffits and eaves. He said Greenway has done several of these projects and he included pictures of the project that was done in Rockingham. He showed signage, the mail facility and community building. He reiterated that all of this will be one-story.

Patrick Furr asked if this project would have that type of lighting in the pictures. Mark Richardson, Greenway Residential, said yes.

Mr. Bennett said during this process they also did a traffic study and there is a representative that can answer any questions. He said they will not have to add any turn lanes to get in and out of the project simply because the traffic coming in and out is going to be minimal, especially compared to other multi-family projects. He said the project will have minimal impact with regards to traffic.

Mr. Bennett said a big reason for his clients wanting to build is that they did a market study and there are 832 units needed for seniors right now. He said by 2023 that number will increase. He said a lot of those folks are in rent overburden situations, meaning way more than 50% is allocated toward your housing budget. He said they need affordable housing.

Mr. Bennett said they did hold a neighborhood meeting via zoom. He said only four (4) people attended. He said there were the traditional comments, etc. He said, however, this area is zoned R-20 and the property

can be developed tomorrow as residential houses. He said this is one of the least intrusive ways that this property can be developed. He said it is a senior community and there will not be a lot of noise and there is going to be huge buffers all the way around it. He said there are going to be folks that are invested in their community and care about the appearance.

Mr. Bennett said his clients are experienced in building projects just like this. He said Monroe needs a project just like this.

Richard Ali asked Mr. Bennett if these will be true apartments, not condominiums. Mr. Bennett said yes. Mr. Ali asked Mr. Bennett if they had any rental prices now. Mr. Richardson said we are probably 12-15 months away for the project being finalized but an average one (1)-bedroom rent will be probably around $700.00. He said a two (2)-bedroom rent will be around $850.00.

Patrick Furr asked about the design of the project and the landscaping. He said when it is landscaped, will it be irrigated and given the same aesthetics as the other projects. He said is that what is planned here. Mr. Chris Tingler, of Cline Designs said it will definitely be irrigated. He said we are choosing plants for that area or region that will become naturalized and thrive in this community once they become established. He said this takes usually about a year.

Chair asked Mr. Bennett to go back to the first elevation that was shown. She asked if the building was four (4) units. Mr. Richardson said yes. Chair asked if this is what our units (Peppervine) will look like. Mr. Richardson said it is just an example. Chair asked how are we to know what we are voting for today. Mr. Richardson said if you go to the color pictures of what we have built in the past, that would give you a better representation.

Margaret Desio asked Mr. Richardson if he has been before the City before to do this project. Mr. Richardson said not this project. He said he came and helped somebody about 8-10 years ago on Secrest Shortcut. Ms. Desio said City Council went in a bus to Rockingham to view the project there. She said City Council was very impressed and was sorry it turned down the project.

Chair said she lives behind Chik Fil A on Hwy 74 and they did some work in there and took out all the buffers. She said they planted some plants then in the back and they are dead. She asked if the landscaping dies in the buffer will you put the plants back in. Mr. Tingler said we do not want to take out a buffer to plant a buffer. Mr. Bennett said a lot of this area is a big forest. Mr. Tingler said the City has a requirement for that buffer and there has to be so many plants per linear feet and that is what their design demonstrates. He said when you get back to the creek (left of the pond), we are not going to destroy any of that in there.

Patrick Furr said being a senior, do you have in a facility like this a full-time resident manager on-site or is it an off-site position. Mr. Richardson said we always try to see if we can provide a unit for a manager but sometimes they live somewhere else and like where they are living so they are off-site. He said they still do not know the answer to that question.

Richard Yercheck asked who is going to manage the facility once it is set up. Mr. Richardson said a third-party management company.

Jennifer Smith asked to see the color pictures again. She asked what is the building at the middle and bottom. Mr. Richardson said it is a gazebo in the middle and a mail kiosk below that.

Jennifer Smith asked if this was a gated community. Mr. Bennett said no.

Discussion was held with several people speaking.

Chair asked if there was anybody else that would like to speak for or against this project.

Mr. Andrew Friend, Executive Director of the Council on Aging, came forward and said he is here to represent and advocate for the older adults in our community. He said over the past decade our agency has seen a huge demand for practical housing for seniors. He said practical means housing that is the right size and right price. He said many older adults are widowed and are living in 3-4 bedroom homes that they own.

Mr. Friend told a story about a woman that came to their office this past year. He said she was an elderly woman in her early 70s. She was widowed, lived alone in the Chase Monroe Apartments. He said she lived there for 19 years. He said you hear news that people are being priced-out of their apartments in Charlotte. He said it is happening right here in Monroe. He said this woman's only source of income was Social Security which was only $966 per month. He said her rent, after being a loyal tenant at Chase Monroe for 19 years, went up to $950.00 per month. He said she came to his office. He said she didn't know how to use a phone to find an apartment and thought that she would need to look in the newspapers to find an apartment. He said she really felt lost because she had nowhere to go.

Mr. Friend said his team worked very diligently with calling many property owners and begging them to take this tenant. He said, unfortunately, every landlord that they talked to said she had to have at least 2.5 times rent as income. He said she was almost homeless in her early 70s.

Mr. Friend said they were able to secure her an apartment in Wingate. He said it was the exact same classification or zoning as this property that is being proposed. He said without that property and being able to get her into that community, she would have probably been homeless. He said you are talking about someone who could not just go and get a job because of physical ailments.

Mr. Friend said he can tell you that projects like this in communities like this are needed. He said in Union County there are 44,000 people over the age of 60. He said for the first time in our State we now have more older adults than children under age of 17. He said in this county, the population of those age 60 and over is projected to double in the next 20 years.

Mr. Friend said there are going to be more and more people like this coming to his office looking for housing options that are practical. He said he really hopes that this Board considers projects like this in order to give those folks an opportunity or a community where everybody has a chance. He said he really fears that we will have to have another homeless shelter that is going to be age-restricted.

Chair asked if there were any questions.

Jennifer Smith asked if this was any ceiling on pricing for people with a fixed income. Mr. Richardson said there will be income restriction for some of the units. He said it will stay affordable for 15-30 years. Vice Chair asked would you go for government grants that would require this. Mr. Richardson said they would get a tax credit.

Mr. Bennett spoke about age-restricted covenants. Margaret Desio said to Mr. Bennett that what he was saying if there was an emergency situation and grandchildren come to stay, when the lease is up on that particular unit…Mr. Bennett said internally we haven't made that call because you can do one or two things. He said you can draft a lease to include a provision in there that a minor child can stay until the lease is

breached or terminated or you can do it differently, the lease will expire at the end of the term if the child is still there.

Vice Chair said we have all heard Doug's recommendations that the applicant shall follow all applicable laws and the property should be subdivided prior to getting a permit. He asked everyone if they were okay with that. [no answer was heard]

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

Motion: Richard Ali made a motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance to include the two (2) recommendations made by staff.
Second: Richard Yercheck
Action: The motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance passed unanimously with the following votes:

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

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

Motion: Richard Ali 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 unanimously with the following votes:

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

Item 5. **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**

Keri Mendler, Planner, introduced this item and said tonight she will be presenting a zoning text and map amendment request. She said the applicant is requesting a Conditional District in order to develop 54 single-family lots. She said the total area of the project is 13.93 acres with 2.11 acres or 15.2% of that left as common open space. She said the density of the project is 3.87 units per acre.

Keri said the property is located west of N. Rocky River Road. She said the subject property is currently zoned R-40 (Residential Low-Density) and is located along N. Rocky River Road. She said it is northeast of the Hamilton Place subdivision. She said the adjoining zoning is R-40 as well as R-20 to the north. She said Hamilton Place subdivision is a Special Use zoning (R-20 SU). She said that was a special use rezoning

similar to a Conditional District. She said the City does not do this anymore. She said it was done in the late 1990s. She said the minimum lot size for that subdivision was 15,000 square feet.

Keri said the applicant is requesting a Conditional District rezoning in order to develop 54 single-family lots. She said the total area of the project is 13.93 acres with 2.11 acres or 15.2% of that left as common open space. She said the density is 3.87 units per acre. She said the proposed setbacks are:

Front	20 feet
Rear and Corners	10 feet
Other	5 feet

Keri said the project is required to provide at least 12.5% open space, which would equal 1.74 acres. She said the total area of open space provided is 2.11 acres or again, 15.2%. She said most of that open space is provided surrounding the property as a buffer. She said they do have a small area that is in the center of the site. She said that will include play equipment, a gazebo area and / or benches. She said there is some open space at the entrance which will mostly be taken up by the stormwater control.

Keri said street trees will be provided at a rate of one (1) tree per 50 feet, and all houses will have two (2) front yard trees. She said a landscape buffer is also being provided along the frontage of N. Rocky River Road. She said the five (5)-foot wide sidewalk will be provided along both sides of the interior roads throughout the development, and an eight (8)-foot wide sidewalk will be provided along N. Rocky River Road on the road frontage of this site.

Keri said the development is proposed to be accessed by one (1) entrance off of N. Rocky River Road and a Traffic Impact Analysis (TIA) was not required for this project. She said, however, a right decel lane will be constructed to access this development and a left turn lane will also be constructed to access the development as well.

Keri said the developers are proposing the homes to be a minimum of 1,650 heated square feet. She said the proposed exterior building materials will include fiber cement, stone, stucco and/or brick. She said the houses built on a slab foundation will also have a minimum of four (4) courses of brick. She said each home will also have a minimum of a two (2)-car attached garage. She said all front-load garages will have carriage-style trim and/or hardware that mimics carriage-style doors. She said the driveways will also be able to accommodate at least four (4) vehicles.

Keri went through the elevations which were also in member packets.

Keri said the development falls within the following school district: Porter Ridge Elementary, Piedmont Middle and Piedmont High School. She said per the Board of Education policy, Piedmont Middle is no longer accepting further transfers due to high enrollment.

Keri said the applicant has not held a neighborhood meeting at this point but is planning to have one in mid-April. She said she doesn't believe this date has been finalized at this point. Bryan Lipton of Kirby and Crooke said they are looking at April 26, 2021. Keri said this date will fall before the next City Council meeting.

Keri said a rezoning notification letter will be sent ten (10) days prior to the public hearing as well. She said a rezoning notification sign will also be posted on the property.

Keri said the Land Development Plan indicates that this area is Suburban. She said residential uses typically take the form of neighborhoods with uniform housing types and densities. She said a mix of housing types and lot sizes is preferred in a Suburban location. She said multimodal connectivity between neighborhoods and nearby centers should also be emphasized. She said the density for Suburban residential is 2 – 4 units per acre.

Keri said the proposed project is consistent with the Future Land Use Plan and staff recommends approval of the rezoning.

Keri said for further clarification, as she mentioned, this project falls within the Suburban character area. She said just north of this project is the Secret Shortcut Bypass and N. Rocky River area, which is one of our Regional Nodes. She said this area would have higher density and commercial, and then as you work yourself away from the Node, single-family such as this project. She said staff does believe that this project is consistent and reasonable and in the public interest due to its proximity to the Regional Node.

Keri said she would be happy to answer any questions you might have. She said Brian Lipton is also here representing the applicant and he can answer any questions as well.

Margaret Desio asked what the minimum square footage would be. Keri said 1,650 square feet.

Richard Ali asked about the density. Keri said the density of this project is 3.87 units and the Future Land Use Plan allows 2 – 4 units. Chair said when you do the visual density is 4.5.

Richard Ali said one of his concerns over the past several years is the house that has a big front-loading garage and a very small front door entry area. He said in looking at the elevations, he sees an improvement to what we have received in the past. He said he is guessing that the trend of new home development is the big front-loading garage. Brian Lipton said the lots are a minimum 50-lots [could not hear]. Keri asked Brian to speak louder and come the front. Brian Lipton came forward and said he is a Civil Engineer representing the property owner. He said as far as the proposed buildings go, they are 40-feet wide homes. He said with the 5-foot setbacks we would probably go with a 52-foot wide lot just to go with extra room. He said a standard two (2)-car garage is approximately 18 feet. He said you are looking at a [could not hear].

Jennifer Smith asked what the price point of the houses would be. Mr. Lipton said in the low-to-mid $300,00s. He said some of the houses are $450,000 [could not hear]. Richard Ali asked what percentage would be more than that price range. Mr. Lipton said they still have some time before these get built, so it depends on the market, but probably half of these homes. Mr. Lipton said The Heritage Homes in Indian Trail [could not hear]. Richard Ali asked Mr. Lipton how much were those houses. Mr. Lipton said in the $400,000 but we are looking at probably the mid-$300,000s. Chair asked if this was the starting point or average. Mr. Lipton said average. He said we have not determined all the numbers yet.

Patrick Furr asked if there was a clubhouse. Mr. Lipton said no, but there is an open space area with a gazebo. Chair asked if just that one (1) triangle would be the open space. Mr. Lipton said said yes, it would be a sitting area with some benches. He said we are building a sidewalk along the frontage to connect to other areas.

Mr. Lipton said the property sits in a great location. He said it is halfway between the Bypass and Hwy 74. He said Keri had mentioned that Node on the Bypass. He said we expect a lot of development in that area. He said there is also the ability to get to Matthews or to Monroe quickly.

Chair said it is a very dense area. She said she went out there today and looked at the site. She said the homes across the way at Hamilton Place had cars parked in the street, yards are a mess, and it was too dense. She said there are too many houses and too little space. She said she fears that this is what we are going to end up with here. She said it is an awful lot of homes in a small area. She said the lots are only 50-feet wide with 5 feet on each side. Richard Yercheck asked if it had a four (4)-car driveway or a two (2)-car driveway. Mr. Lipton said it would be a two (2)-garage and two (2)-car driveway.

Margaret Desio asked if there were going to be any trees on the lots. Mr. Lipton said yes, at least two (2) trees in the front yard. He said the lot right now is wooded and we will preserve the trees around the perimeter…[could not hear].

Margaret Desio said there are some bigger lots. She asked what is the possibility of putting in side-load garages. Mr. Lipton said some of those lots sit further back and [could not hear].

Richard Ali said speaking for himself, he said he would like to see Monroe grow and develop, but he said he would also like to see it grow and develop responsibly. He said this is a better project than he has seen before but the density is too high. He said he knows it fits into the range but it could potentially turn into cars everywhere.

Mr. Lipton said as far as this Conditional District rezoning, they will be really nice houses. Richard Ali said he is not saying that they are not nice houses. He said the project may be a little more acceptable if there were fewer houses. He said this is his opinion. He said the elevations of the homes are better than what has come through here over the past several years but the garages are still a good visual part of the front of the house.

Patrick Furr said from his point of view, he would have liked to see half the houses at a $500,000 price range but we cannot mandate because he knows you want to get every nickel out of every square feet. Mr. Lipton said he does not know if increasing the price by that amount would price you out of the project. He said…several people spoke at the same time.

Chair said that to Mr. Lipton that he needs to understand that we have over 7,000 houses on the books now to be built. She said we keep adding and adding and at some point we are going to end up overbooked with the same kind of subdivisions.

Richard Ali said every project is the same. He said to Mr. Lipton that he is talking about building near the expressway and the expressway from Monroe could be a huge plus. He said everybody talks about how we are getting grocery stores, etc. He said we need to get some higher price homes for these big stores to see a higher demographic. He said a store we don't necessarily have in Monroe. He said we have 7,000 homes on the books and they are all within that low $200,00s and high $100,000s to the middle $300,000s and $400,000s.

Renee Hartis said to Mr. Lipton if this Board does approve this project, are you good with the staff recommendation of 25% of the front façade be brick or stone. Mr. Lipton said they talked to the homebuilder about this, and they said they could make that work.

Keri said there is not a note on the plans regarding this so that is why staff made the recommendation.

Richard Ali asked Mr. Lipton, of the 14 elevations shown here, how many do you think would actually be built on this property. Mr. Lipton said he did not know. He said a recommendation can be made to the homebuilder that 25%...Mr. Ali said he has heard that some of the members like certain elevations. He said there is no guarantee that those elevations will necessarily make it to this project.

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

Jennifer Smith said she agreed with Chair that she would like to see wider lots.

Motion: Renee Hartis made a motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance
Second: Richard Yercheck
Action: The motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance failed with the following votes:

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

Before moving on to the zoning map amendment, Ashley Britt advised that a failed motion to approve is not the same thing as a motion to deny, so if they wanted to recommend adoption of the resolution denying the plan compliance, they should go ahead and do that first.

Motion: Richard Yercheck 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 unanimously with the following votes:

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

Item 6. **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**

Keri Mendler, Planner, introduced this item and said tonight she is here to present a zoning map and text amendment request. She said the applicant is requesting a Conditional District rezoning in order to develop 62 attached single-family homes or townhomes. She said the total area of the project is 14.71 acres with 8.85 acres or 60.2% left of open space.

Keri said the site is currently zoned R-20 and the R-20 zoning district consists of 20,000 square foot lots, with an allowable density of two (2) units per acre.

Keri said the site is west of Morgan Mill Road and north of N. Sutherland Avenue. She said the site is currently zoned R-20 as she mentioned, and the adjoining zoning is all industrial for the most part. She

said across the road to the east is a Special Use industrial district but it is industrial in nature. She said to the south are Conditional Districts.

Keri said the applicant is requesting a Conditional District in order to develop 62 townhomes. She said the total area of the project is 14.71 acres with 8.85 acres or 60.2% left of open space. She said the applicant is proposing the setback to be 20 feet for the front and rear, 5 feet for the sides and 0 feet for the interior sides.

Keri presented a layout of the townhomes. She said the ordinance requires a 50-foot landscape buffer for this project which has been provided along the front as well as to the south. She said there is a substantial amount of flood plain on this property so they also met the 50-foot buffer along the other property line. She said street trees will also be provided at a rate of one (1) tree per every 50 feet of road frontage. Additionally, she said each building or set of town homes will have at least two (2) trees.

Keri said the project is required to provide at least 50% open space, which is 7.35 acres. She said the applicant has provided 8.85 acres, which is 60.2% of the total site. She said 7.45 acres of that provided open space is located within the flood plain. She reiterated that this site does have a substantial amount of flood plain. She said the applicant is proposing a small amenity area that will include benches and a dog station.

Keri said five (5)-foot wide sidewalks will be provided along both sides of all interior streets. Additionally, she said an eight (8)-foot wide sidewalk will be provided along the road frontage of Morgan Mill Road.

Keri said the proposed project is to be accessed by one entrance on Morgan Mill Road. She said NCDOT did not require a Traffic Impact Analysis (TIA) for this; however, they did require a left turn lane be constructed on Morgan Mill Road to access this project.

Keri said the second part of the site plan is the landscape plan and that just goes over the 50-foot buffer along the frontage and to the south. She said the area of the remaining property has a lot of flood plain and existing vegetation.

Keri said the applicants are proposing exterior building materials to include fiber cement, stone, stucco or brick. She said at least 25% of the front will contain brick or stone. She said vinyl will only be utilized for trim work. She said the minimum heated floor area of the townhomes is 1,430 square feet.

Keri said the applicants are proposing that all units have a one (1)-car attached 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. She said the ordinance requires multi-family projects to provide parking at a rate of one (1) space per bedroom, plus an additional half a space per unit. She said based on the submitted elevations, each unit will have three (3) bedrooms so a total of 217 parking spaces would be required for this project. She said there are currently a minimum of 124 parking spaces, which is a one (1)-car garage minimum in all the units and one (1) parking space in the driveway.

Keri said this development falls within Rock Rest Elementary, Monroe Middle and Monroe High School. She said according to Don Ogram of the school system, they do not currently anticipate that this development will present adverse impact on school enrollment.

Keri said the applicants sent a notification letter to adjacent property owners on March 8, 2021. She said staff did receive one (1) phone call from these letters being mailed out. She said additionally, a rezoning

notification sign will be posted on the property ten (10) days prior to the public hearing. She said staff will also send a rezoning notification letter ten (10) days prior to the public hearing.

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

Keri said this proposal is consistent with the Future Land Use Plan.

Keri said if the Planning Board wishes to recommend approval of the rezoning, staff would recommend the following conditions:

1. Each unit would have a two (2)-car garage minimum.
2. All driveways be able to accommodate at least two (2) vehicles.

Keri said she would be happy to answer any questions and the applicants are here tonight to answer any questions as well.

Jennifer Smith said 62 townhomes? Keri said that is correct. Ms. Smith said that would add a lot of traffic on Morgan Mill. She said Morgan Mill is already packed.

Vice Chair asked Keri what is around the site. He said it is a light industrial area. He asked if this was the first resident going in there. Keri said the property is currently zoned R-20 (single-family residential). She said there is an existing single-family residential house on this property. She said the property remained R-20 because of that. She said across Morgan Mill Road there is some kind of contracting office and some kind of office warehouse-type uses. She said down Morgan Mill is property currently developed for a landscaping company and there are more office, warehouse-type uses. She said to the north, there is property that was purchased by the City for a future industrial park.

Margaret Desio asked Keri about the condition by staff for two (2)-car garages. Keri said this is a recommendation that staff and the planning board has made on previous submittals for townhomes. She said this helps alleviate the parking and breaks up the facades so that they are not all just one (1)-car blocks.

Chair said that parking is bothering her as well as the density.

Vice Chair asked what the price point would be. Keri referred to the applicant to answer this question.

Mr. Lanny Stack said it would be $240,000 - $250,000.

Chair asked Keri about parking. She asked where would guests park. Keri said there would be one (1) car in the garage and one (1) car in the driveway. She said these are 50-foot wide public right-of-ways so you could potentially park on the road, unless the road is posted. Chair asked if there was an extra parking lot on this submittal. Keri said no. She said this was something that we expressed, whether it was two (2)-car driveways for additional parking and we did not receive a revised submittal by the deadline. Chair said they are going to have to do something about parking.

Margaret Desio asked about the open space. Keri said 60.2% of the overall site is open space.

Keri said the applicant has a revised site plan to share with this Board tonight. She said staff has not had a chance to fully review the site plan as staff received it this afternoon.

Jennifer Smith asked about the left turn lane. Keri said it would be a left turn lane on Morgan Mill to turn into the development.

Mr. Stack was asked to go up front to speak. He said Mr. Benji Layman is with the Isaacs Group and is his engineer. He said he is sorry that he did not get the revised plan to you on time. He said they did not understand the genesis of the recommendation for the two (2)-cars per units. He said this would not serve everyone. He said they would like to serve everyone [could not hear].

Richard Ali asked Mr. Stack for the price points of the units again. Mr. Stack said $240,000 to $250,000. Mr. Ali asked what the square footage would be. Mr. Stack said 1,430 square feet.

Mr. Benji Layman of the Isaacs Group came forward to talk about the parking recommendation. Mr. Stack provided a copy of the revised plan to each member.

Vice Chair suggested making a motion to table this project until next month to give the applicant time to go back to staff. He said his concern was the we were going to put a townhome complex in an industrial area.

Further discussion was held.

Mr. Stack said [could not hear]. Mr. Layman said it is a great location to the expressway.

Chair said she went out to the location and was not terribly thrilled about the townhomes in that area. She said she was concerned with the three (3)-story unit. She also said another concern is there is a lot of density in a small space.

Motion: Richard Yercheck made a motion that we send this project back to staff and have it come back next month or whenever they are ready to resubmit.
Second: Richard Ali

Ashley Britt said the motion should include a specific date for the applicant to come back. Vice Chair amended his motion.

Motion: Richard Yercheck made a motion that we send this project back to staff and have it come back to the Planning Board at the meeting on May 5, 2021.
Second: Richard Ali
Action: The motion to table this project until May 5, 2021 passed unanimously with the following votes.

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

Doug Britt said on the previous project, Daxton Village, there was no motion for denial of the map amendment.

Motion: Richard Yercheck made a motion that we recommend denial of the map amendment for Daxton Village.
Second: Richard Ali
Action: The motion to recommend denial of the map amendment passed unanimously with the following votes:

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

Item 7. Other

There was no other business.

Item 8. Next Meeting – May 5, 2021

Item 9. Adjournment

The meeting adjourned by acclamation at 7:37 p.m.

Respectfully Submitted,

Mary Ann Rasberry, Chair
Planning Board

Maryann Brown
Secretary to the Board

DRAFT

STAFF REPORT

TO: Planning Board Members

DATE: May 5, 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) *Tabled at the April 7th meeting*

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". Planning Board tabled this request at the April 7, 2021 meeting.

REVIEW

The applicant, Lanny Stack, is requesting a Conditional District rezoning in order to develop 53 attached single-family homes (townhomes). The total area of the project is 14.71 acres with 9.25 acres or 63% 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 53 attached single-family homes (townhomes). The total area of the project is 14.71 acres with 9.25 acres or 63% left as open space.

Density & Dimensional Standards
The density of this project is 3.6 units per acre. The minimum lot size for the townhomes is 1,200 square feet. The lot width for the townhomes will be 24-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: 10 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-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 9.25 acres, which is 63% 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 two-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 two (2) 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; 186 parking spaces would be required for this project.

Currently they are proposing a minimum of 212 parking spaces (two-car garage minimum for all units and two parking spaces 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 management to treat the stormwater runoff for the project. The stormwater will be evaluated and reviewed, if the project is approved by City Council, at the building permit stage of the process. The location, size and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and actual site discharge points. At the time of site plan submittal, site will meet stormwater management requirements in accordance with Chapter 159 Stormwater Management Ordinance of the Monroe Code of Ordinances.

Stream Buffer/Flood Plain
Approximately 7.45 acres of the provided open space is located within the floodplain. 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 53 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

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 attached single family/multi-family residential.

The proposed project is not consistent with the Future Land Use Plan as the density for the Community Corridor is 4-10 units per acre and this project is now 3.6 units per acre.

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.

MODIFICATIONS SINCE THE APRIL 7, 2021 PLANNING BOARD MEETING

At the April 7, 2021 Regular Planning Board Meeting Planning Board tabled this item to the May 7, 2021 Regular Planning Board Meeting to allow City staff time to review the proposed changes presented at the April 7th meeting. The following changes have been made since the April 7th meeting:

1. The applicant has reduced the number of units from 62 to 53, which has reduced the density from 4.21 units per acre to 3.6 units per acre.
2. The applicant has increased the lot width from 20-feet to 24-feet
3. The applicant has revised the townhome elevations so that each townhome has a 2-car garage. Due to this change, each driveway will also be able to accommodate at least two vehicles.
4. Increased the open space from 8.85 acres or 60.2% to 9.25 acres or 63%

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 <u>approval</u>, the Planning Board will also need to make the following motion:

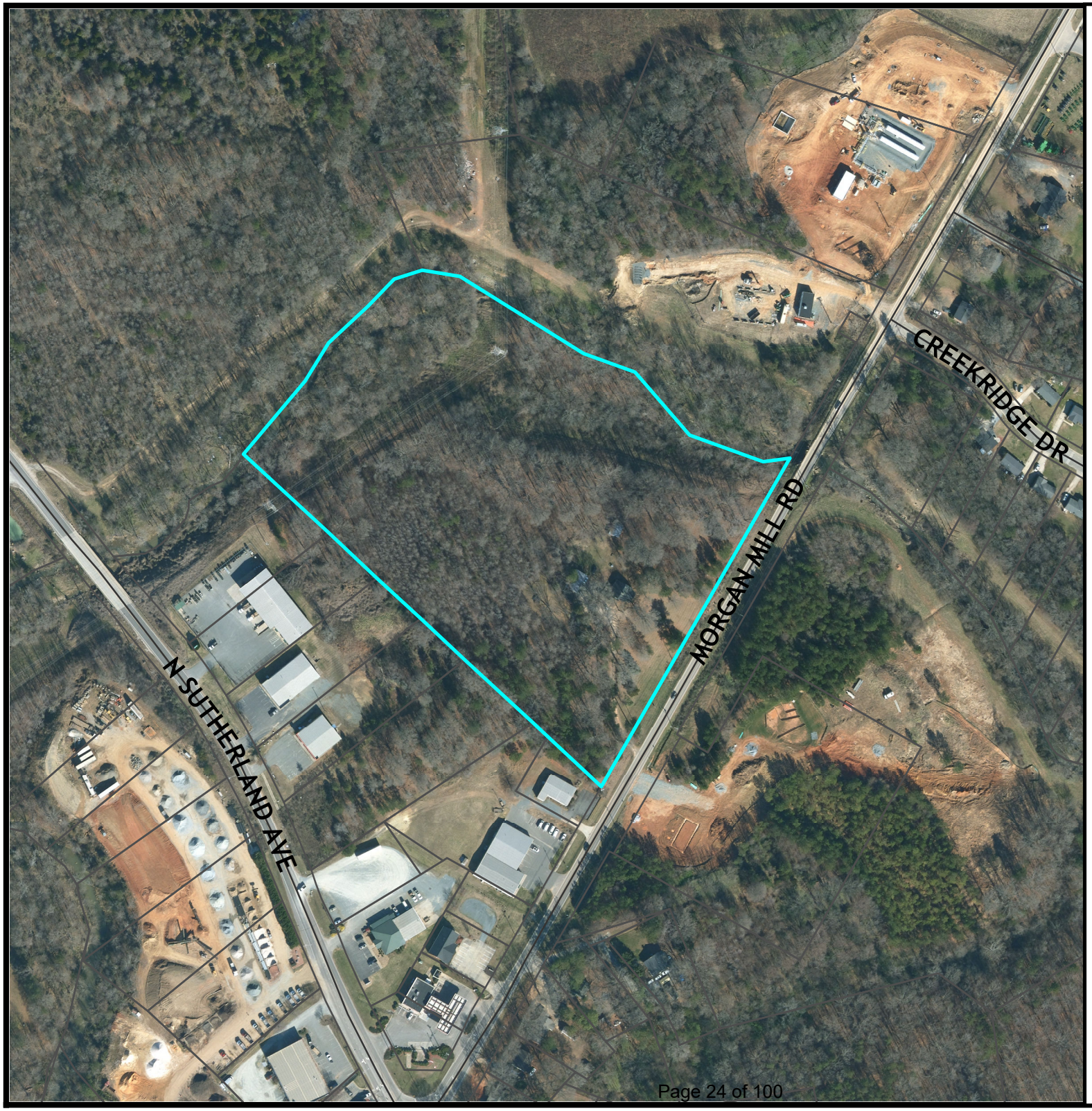
1. *Motion to recommend adoption of the Ordinance amending section 156.98- Conditional Districts Established and section 156.106- Official Zoning Map.*

If the Resolution of Land Development Plan Compliance is recommended for <u>denial</u>, 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. Revised Site Plan
4. Revised 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

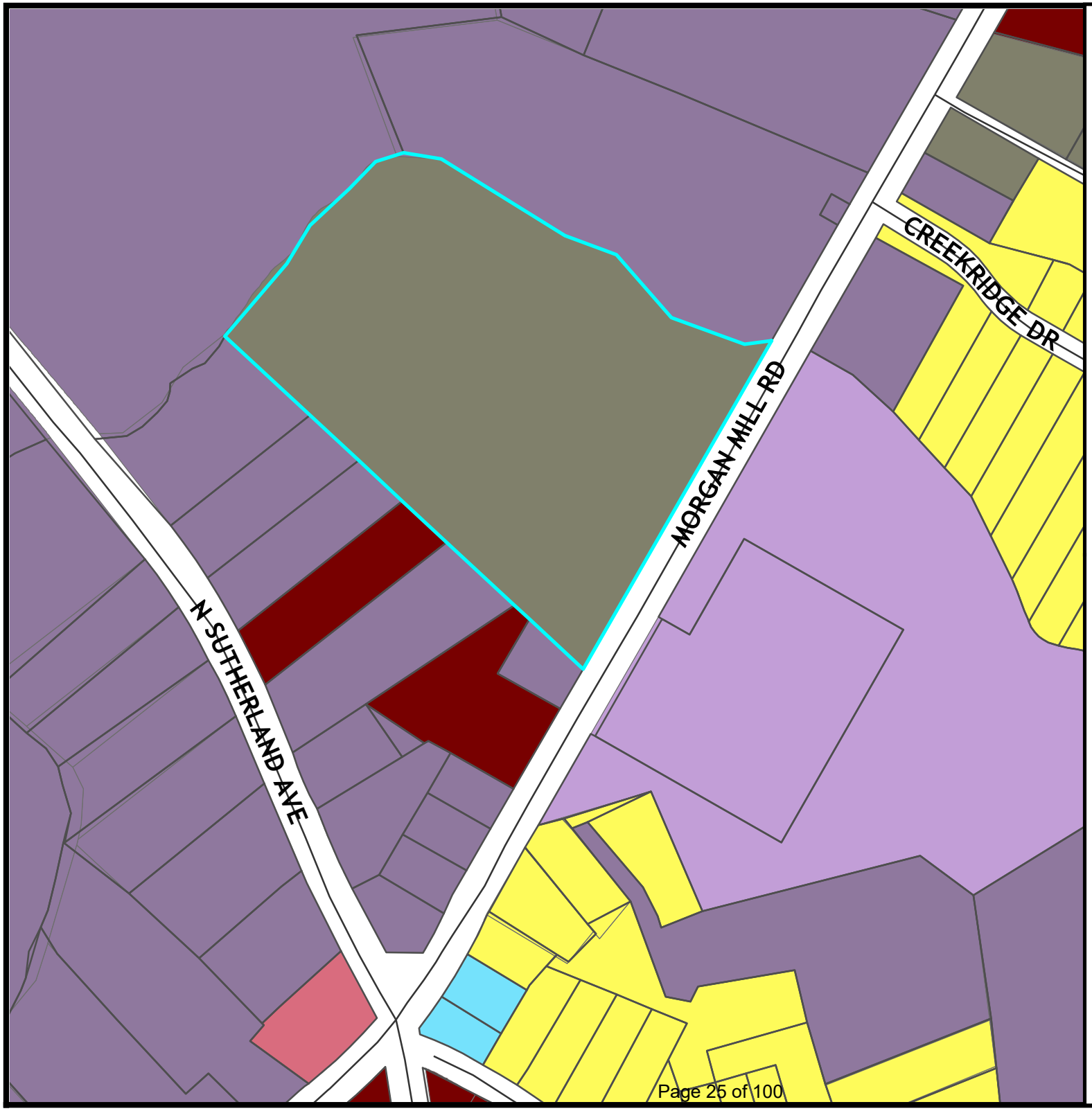
Existing: R-20 (Residential- Low Density)

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

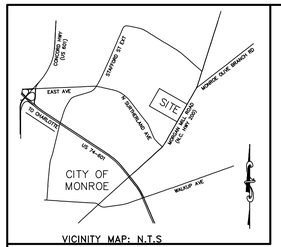
Existing: R-20 (Residential- Low Density)

Owner: Joyce and Tony Helms

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: 53 UNITS (3.60 UNITS PER ACRE)
MIN. HEATED FLOOR AREA: 1430 S.F.
LOT SETBACK:
FRONT: 20'
SIDE: 5'
INTERIOR SIDE: 0'
REAR: 10'

LINEAR FEET OF PROPOSED ROAD: 1,250 L.F.

AREA WITHIN PROPOSED R/W: 56,963 S.F./1.31 AC.

OPEN SPACE INFORMATION:

TOTAL ACREAGE: 14.70 ACRES
TOTAL PROVIDED OPEN SPACE = 9.25 ACRES (63.0%)
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 TWO CARS.
- ALL TOWN HOMES SHALL HAVE A STANDARD TWO (2) 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.

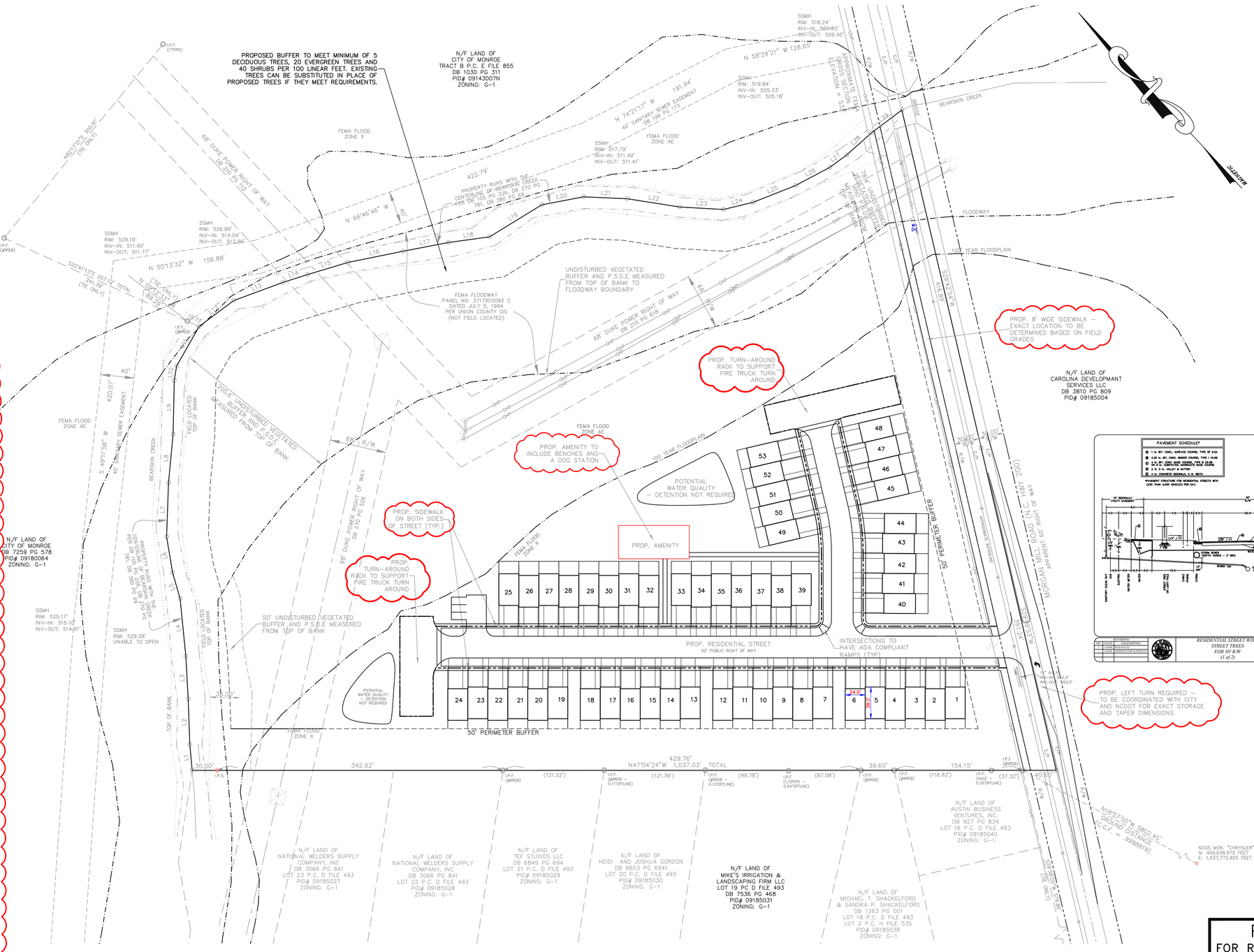
UTILITY NOTES:

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

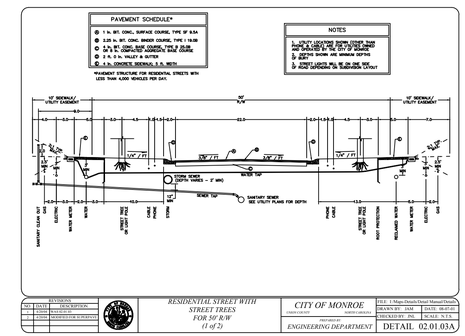
ENGINEERING NOTES:

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 _____

NO.	BY	DATE	REVISION
1	FBL	2/17/21	PER CITY COMMENTS
2	FBL	4/13/21	PER CITY COMMENTS

CONDITIONAL DISTRICT MORGAN MILL TOWNHOMES

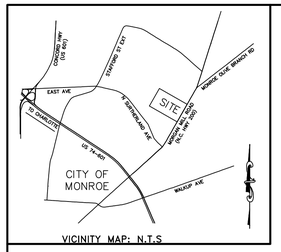
Project: MORGAN MILL TOWHHOMES
MONROE, NORTH CAROLINA

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

C1.0



VICINITY MAP: N.T.S

TREE PLANTED PER SECTION 156.217(A) OF THE ORDINANCE

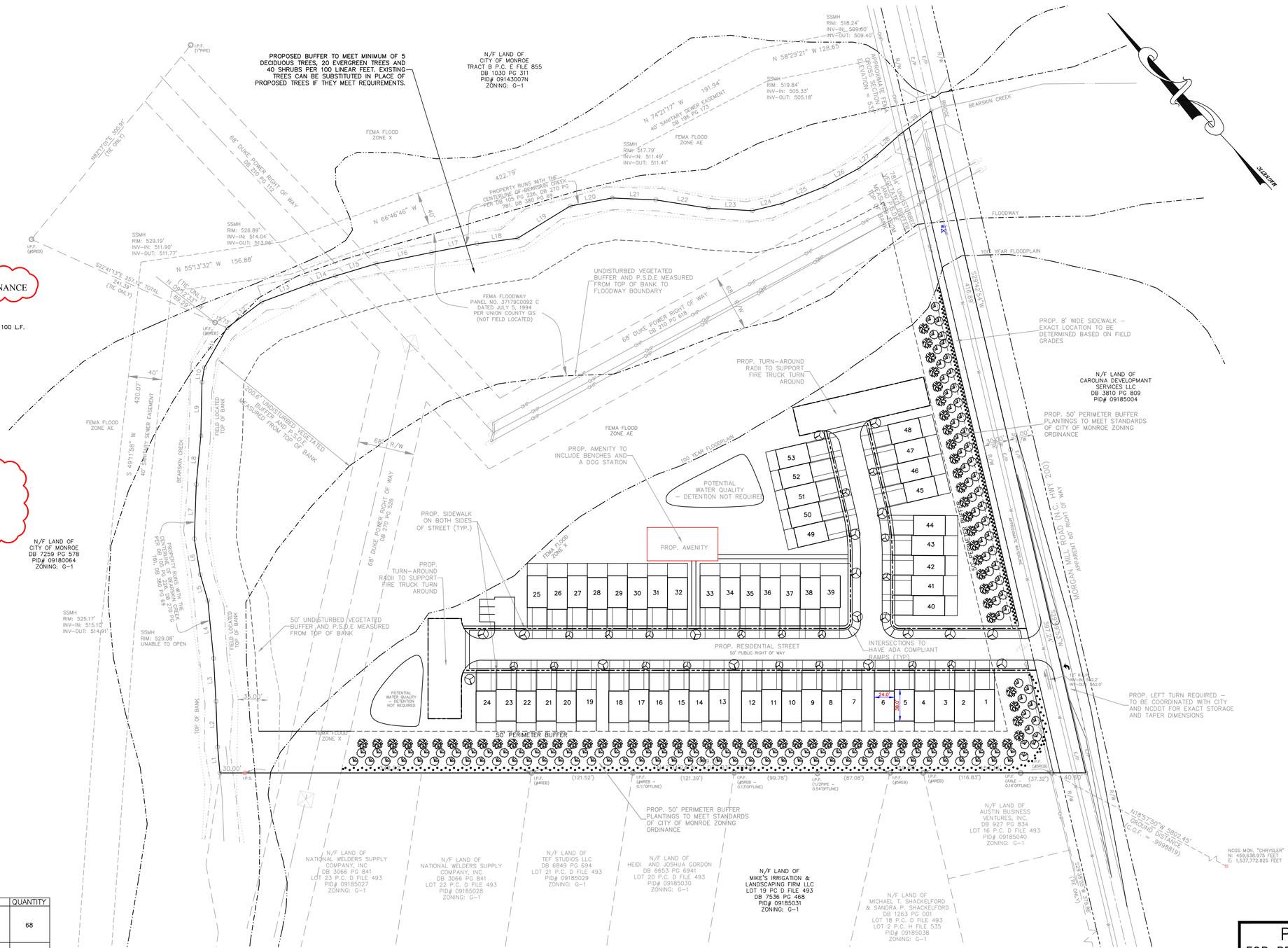
LANDSCAPE REQUIREMENT:

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.



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

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

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

PRELIMINARY
FOR REVIEW PURPOSES ONLY

CONDITIONAL DISTRICT R-MF

Project: MORGAN MILL TOWHHOMES
MONROE, NORTH CAROLINA

Title: LANDSCAPE PLAN

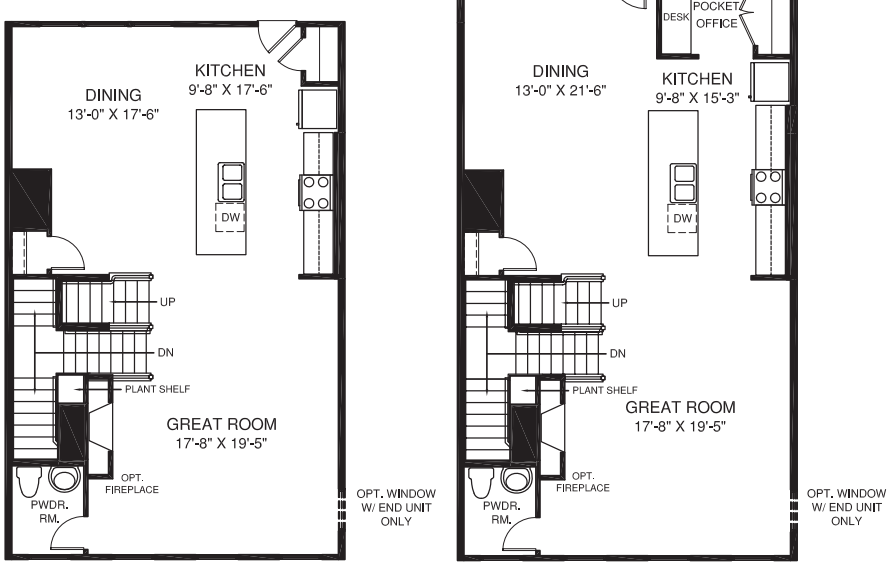
NO.	BY	DATE	REVISION
1	FBL	2/17/21	PER CITY COMMENTS
2	FBL	4/13/21	PER CITY COMMENTS

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

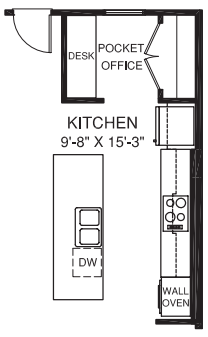
THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

C2.0

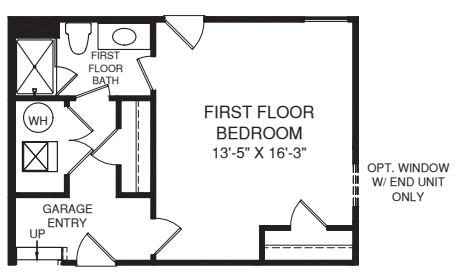
MCPHERSON



MAIN LEVEL

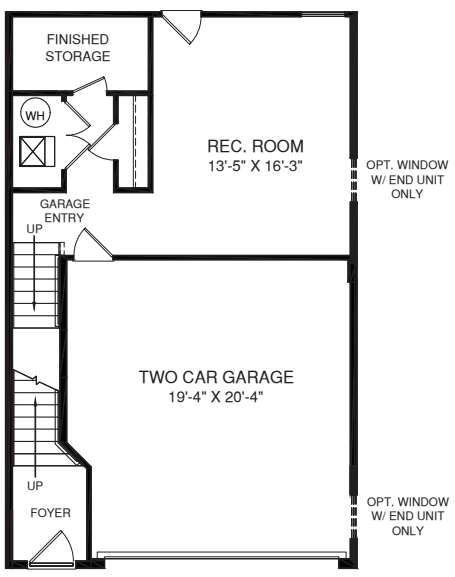


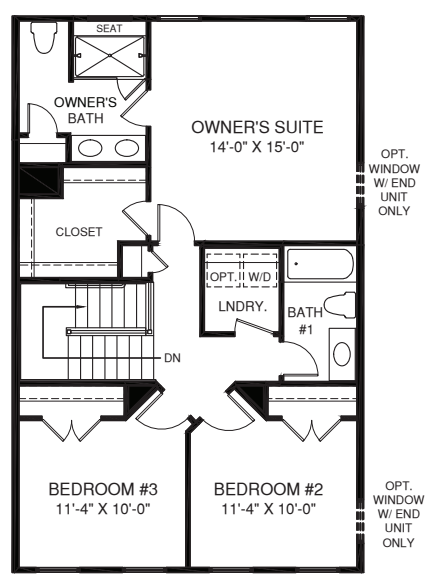
OPT. UPGRADED KITCHEN W/ OPT. 4'-0" EXT. TO HOUSE

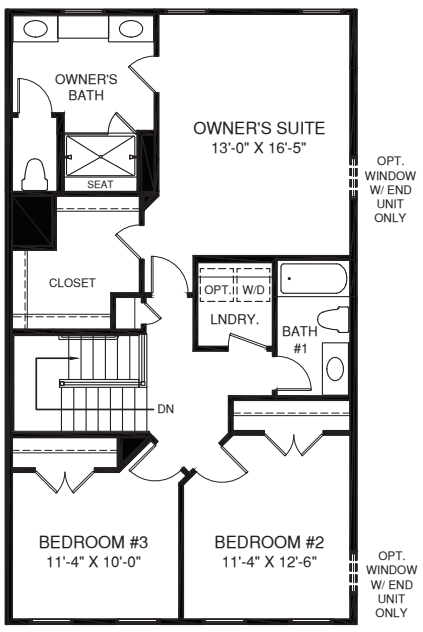


OPT. FIRST FLOOR BEDROOM

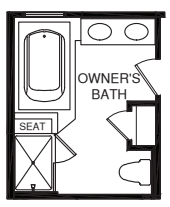
OPT. FIRST FLOOR BATH





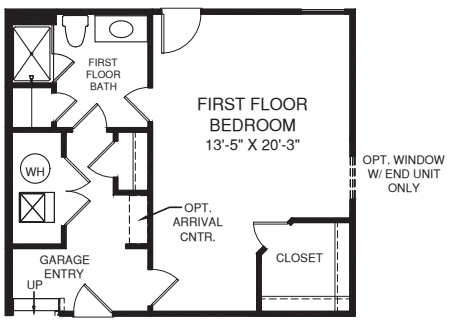


OPT. 4'-0" EXTENSION TO HOUSE



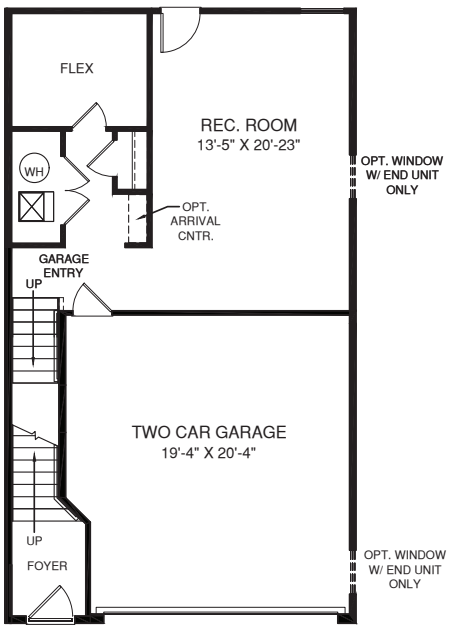
ALT. OWNER'S BATH W/ SOAKING TUB AND SHOWER W/ OPT. 4'-0" EXT. TO HOUSE

UPPER LEVEL



OPT. FIRST FLOOR BEDROOM W/ OPT. 4'-0" EXTENSION TO HOUSE

OPT. FIRST FLOOR BATH



OPT. 4'-0" EXTENSION TO HOUSE

LOWER LEVEL

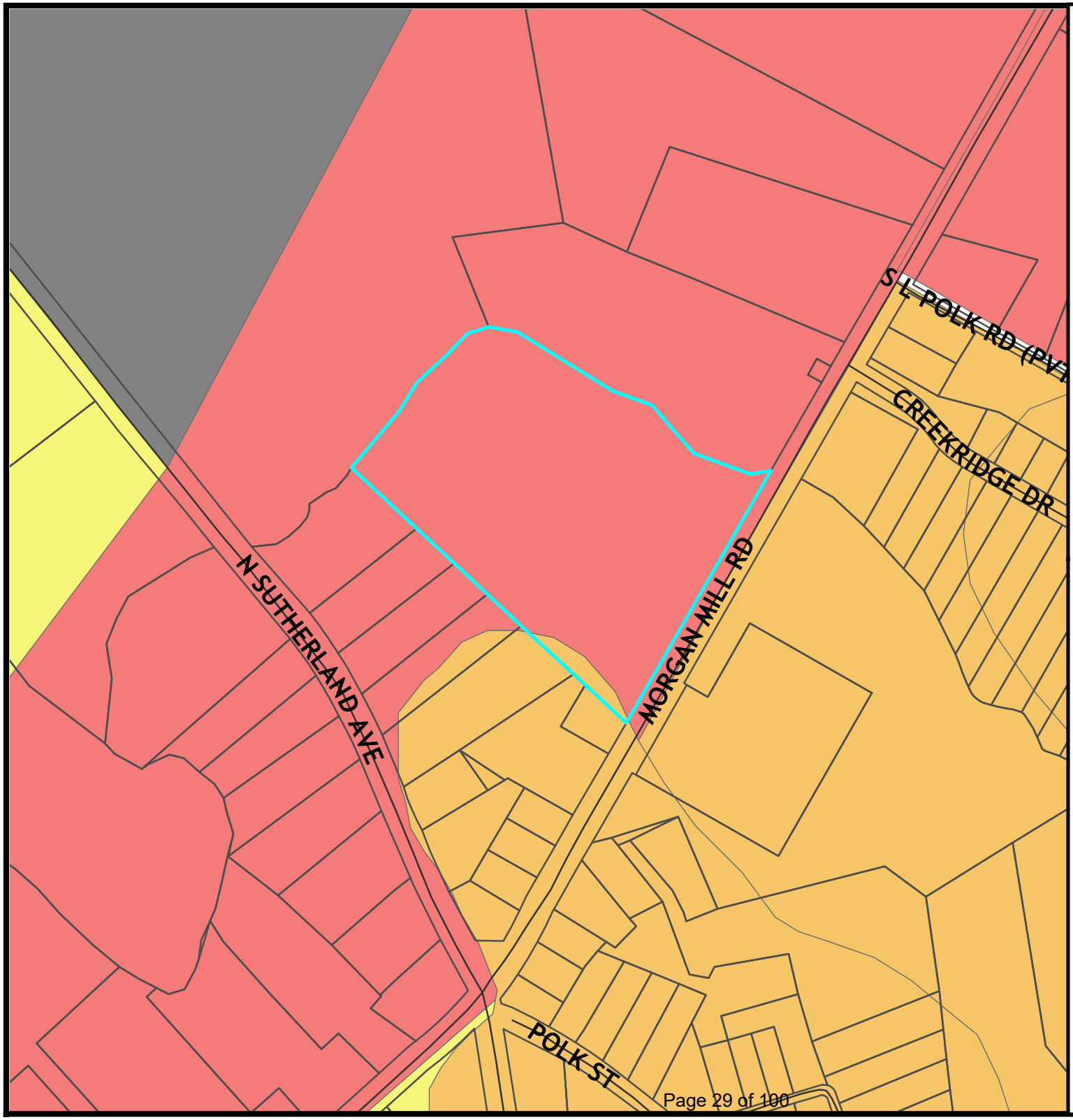
EQUAL HOUSING OPPORTUNITY

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.

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.

RY0820MCPH01BLVFG RLHPC

Ryan Homes



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 not consistent with the Future Land Use Plan as the density for the Community Corridor is 4-10 units per acre and this project is now 3.6 units per acre.

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 not 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 3.6 units per acre. However, 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. Based on this information, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for approval, the Land Development Plan would be amended to reflect the land use modification.

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

Adopted this 5th day of May, 2021

_____
MaryAnn Rasberry, Chair

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 not 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 3.6 units per acre. 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 the residential units in this area could be negatively impacted by adjoining industrial uses.

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 5th day of May, 2021

_____
MaryAnn Rasberry, Chair

Attest:

_____
Maryann Brown, Secretary to Planning Board

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

Preamble

Pursuant to authority conferred by Chapter 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 8th day of June, 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 8th day of June, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

STAFF REPORT

TO: Planning Board Members

DATE: May 5, 2021

FROM: Doug Britt, Senior Planner

PREPARED BY: Lisa Stiwinter, Planning and Development Director

SUBJECT: Annexation of 157.741 acres located along Poplin Road and Rocky River Road and further identified with parcel ID numbers 07-012-007-A (portion), 08-300-033-90, 08-300-035-E, 08-300-040-B, 08-300-054, 08-300-054-A, 08-300-054-D, & 08-300-054-E

SUMMARY STATEMENT

Planning Board is requested to consider the annexation of 157.741 acres located along Poplin Road and Rocky River Road and further identified with parcel ID numbers 07-012-007-A (portion), 08-300-033-90, 08-300-035-E, 08-300-040-B, 08-300-054, 08-300-054-A, 08-300-054-D, & 08-300-054-E.

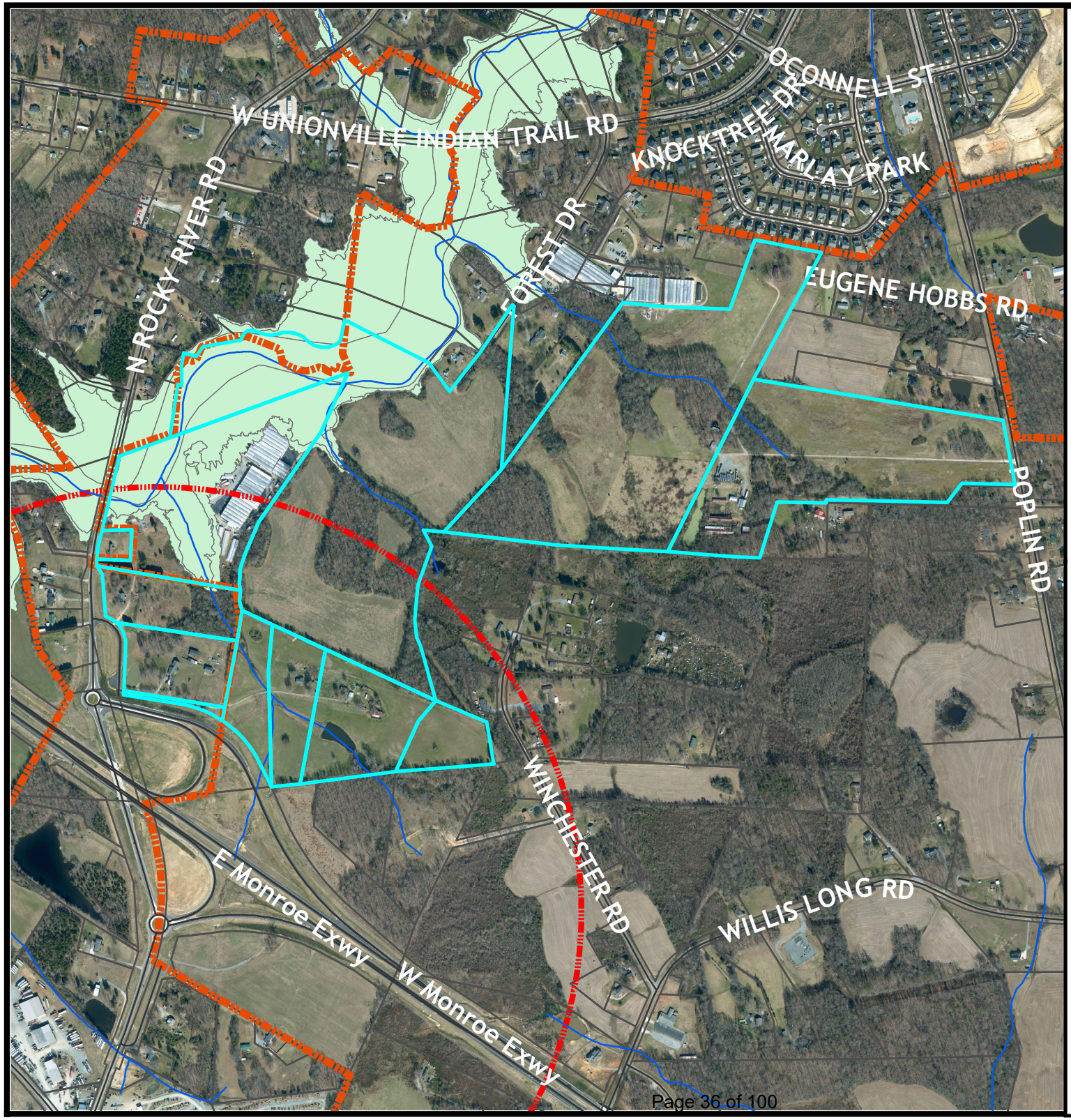
REVIEW

Provident Bayard, LLC is requesting annexation of 157.741 acres located along Poplin Road and Rocky River Road and further identified with parcel ID numbers 07-012-007-A (portion), 08-300-033-90, 08-300-035-E, 08-300-040-B, 08-300-054, 08-300-054-A, 08-300-054-D, & 08-300-054-E. The annexation is being requested in order to develop a 564 lot single family residential subdivision.

RECOMMENDATION

Staff recommends approval of the annexation.

Attachments:
Attachment 1- Ortho Map
Attachment 2- Annexation Plat



City of Monroe
Where Heartland Meets High Tech

Ortho Map

CD Riverstone

Legend

- City Limits
- Centerlines
- MONROE.Regional_Centers
- Parcels
- streams
- MONROE.FEMA_Year2014

Existing: R-40 City of Monroe & RA-40 Union County (Residential- Low Density)

Owner: Leonard Rental LLC, Robert Morrision, Teresa McLester, Costel Scherban, Thomas Lemmond & Joseph Lemmond

Acres: 173.13

N W E S

0 730 1,460 Feet

VICINITY MAP NOT TO SCALE

REFERENCES

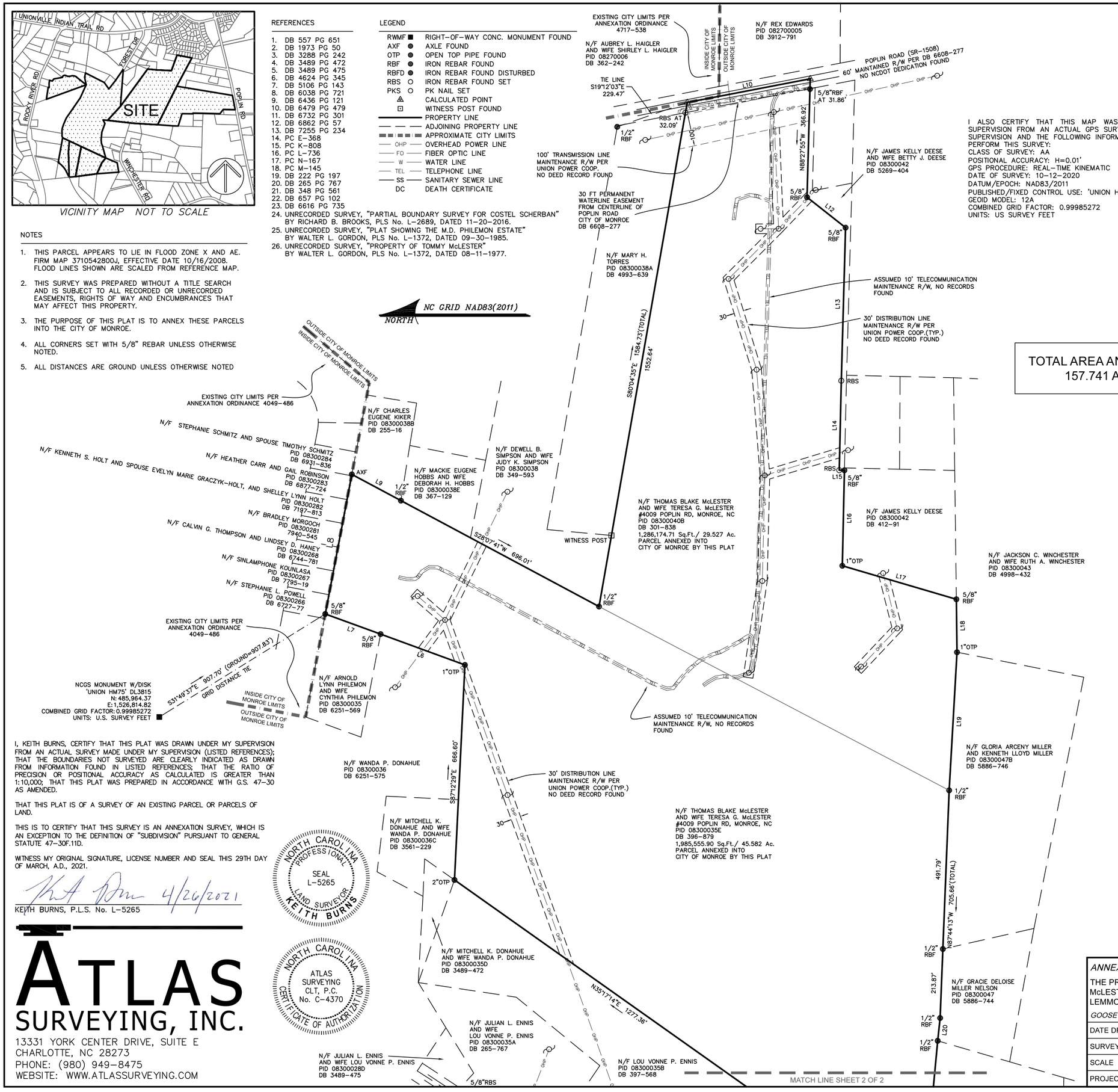
1. DB 557 PG 651
2. DB 1973 PG 50
3. DB 3288 PG 242
4. DB 3489 PG 472
5. DB 3489 PG 475
6. DB 4624 PG 345
7. DB 5106 PG 143
8. DB 6038 PG 721
9. DB 6436 PG 121
10. DB 6479 PG 479
11. DB 6732 PG 301
12. DB 6862 PG 57
13. DB 7255 PG 234
14. PC E-368
15. PC K-808
16. PC L-736
17. PC N-167
18. PC M-145
19. DB 222 PG 197
20. DB 265 PG 767
21. DB 348 PG 561
22. DB 657 PG 102
23. DB 6616 PG 735
24. UNRECORDED SURVEY, "PARTIAL BOUNDARY SURVEY FOR COSTEL SCHERBAN" BY RICHARD B. BROOKS, PLS No. L-2689, DATED 11-20-2016.
25. UNRECORDED SURVEY, "PLAT SHOWING THE M.D. PHILEMON ESTATE" BY WALTER L. GORDON, PLS No. L-1372, DATED 09-30-1985.
26. UNRECORDED SURVEY, "PROPERTY OF TOMMY McLESTER" BY WALTER L. GORDON, PLS No. L-1372, DATED 08-11-1977.

LEGEND

RWMF ■	RIGHT-OF-WAY CONC. MONUMENT FOUND
AXF ●	AXLE FOUND
OTP ●	OPEN TOP PIPE FOUND
RBF ●	IRON REBAR FOUND
RBFD ●	IRON REBAR FOUND DISTURBED
RBS ○	IRON REBAR FOUND SET
PKS ○	PK NAIL SET
△	CALCULATED POINT
⊡	WITNESS POST FOUND
———	PROPERTY LINE
— — —	ADJOINING PROPERTY LINE
▬ ▬ ▬	APPROXIMATE CITY LIMITS
— OHP —	OVERHEAD POWER LINE
— FO —	FIBER OPTIC LINE
— W —	WATER LINE
— TEL —	TELEPHONE LINE
— SS —	SANITARY SEWER LINE
DC	DEATH CERTIFICATE

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X AND AE. FIRM MAP 3710542800J, EFFECTIVE DATE 10/16/2008. FLOOD LINES SHOWN ARE SCALED FROM REFERENCE MAP.
2. THIS SURVEY WAS PREPARED WITHOUT A TITLE SEARCH AND IS SUBJECT TO ALL RECORDED OR UNRECORDED EASEMENTS, RIGHTS OF WAY AND ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
3. THE PURPOSE OF THIS PLAT IS TO ANNEX THESE PARCELS INTO THE CITY OF MONROE.
4. ALL CORNERS SET WITH 5/8" REBAR UNLESS OTHERWISE NOTED.
5. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED



CURVE TABLE

LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	700.00'	302.01'	299.67'	N43°56'18"W	24°43'11.35"
C2	180.00'	233.35'	217.35'	N34°47'50"W	74°16'40.71"

LINE TABLE

LABEL	BEARING	DISTANCE	LABEL	BEARING	DISTANCE
L6	N20°04'53"E	276.31'	L47	N29°28'38"E	21.09'
L7	N19°59'58"E	182.33'	L48	N18°50'55"E	33.75'
L8	S79°12'41"E	440.01'	L49	N01°31'04"E	50.65'
L9	S28°07'12"W	172.28'	L50	N02°15'33"W	75.10'
L10	S10°53'09"E	388.26'	L51	N11°07'28"E	79.49'
L12	S38°17'20"W	151.98'	L52	N09°09'45"E	67.58'
L13	N88°24'03"W	474.13'	L53	N12°53'41"W	61.71'
L14	N88°41'00"W	277.13'	L54	N31°05'54"E	68.71'
L15	S01°19'00"W	16.00'	L55	N55°55'20"E	32.08'
L16	N88°44'41"W	295.72'	L56	S83°41'27"E	35.05'
L17	S16°22'10"W	368.23'	L57	N47°36'10"E	34.86'
L18	S89°16'20"W	164.01'	L58	N16°21'34"E	31.51'
L19	N86°43'49"W	428.38'	L59	N43°50'41"E	54.28'
L20	N83°49'43"W	71.01'	L60	N70°25'00"E	60.37'
L21	S19°56'28"E	109.18'	L61	N79°17'49"E	78.40'
L22	S15°19'20"W	222.46'	L62	N76°06'51"E	82.80'
L23	S05°00'06"W	35.79'	L63	N85°33'55"E	35.82'
L24	S03°13'55"W	148.01'	L64	S83°59'36"E	30.21'
L25	S07°15'02"W	42.90'	L65	S66°00'24"E	117.86'
L26	S09°36'08"E	84.87'	L66	S67°52'47"E	103.60'
L27	S13°56'57"E	62.50'	L67	S08°53'57"E	75.68'
L28	S15°36'58"E	368.72'	L68	S42°19'39"E	22.16'
L29	S66°41'29"E	329.73'	L69	S79°31'34"E	105.03'
L30	S07°25'58"E	266.09'	L70	N87°00'48"E	97.38'
L31	S84°36'10"W	457.91'	L71	S74°57'23"E	86.26'
L32	S84°22'13"W	128.23'	L72	N73°08'31"E	10.82'
L33	S84°27'17"W	182.16'	L73	N31°59'26"E	26.73'
L34	N23°27'39"W	35.86'	L74	N78°26'36"E	17.67'
L35	N26°16'12"W	184.00'	L75	S59°24'15"E	16.62'
L36	N09°39'11"E	81.95'	L76	S70°03'41"E	29.90'
L37	N02°21'45"E	286.03'	L77	S60°50'13"E	41.78'
L38	N04°08'17"W	263.70'	L78	N25°28'40"W	129.40'
L39	N36°00'25"W	62.74'	L79	N06°17'28"E	227.77'
L40	N05°19'02"E	141.57'	L81	S39°17'07"E	233.88'
L41	N17°37'51"E	142.79'	L82	N34°55'01"E	304.01'
L42	N25°12'04"E	160.27'	L83	N34°55'01"E	55.25'
L43	N36°50'57"E	379.31'	L96	N11°39'41"E	130.56'
L44	N34°30'11"E	304.19'	L97	N07°08'06"W	84.33'
L45	N29°12'35"E	277.68'	L98	N07°08'06"W	102.17'
L46	N23°36'06"E	137.48'	L99	N05°19'02"E	20.06'

I ALSO CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:
CLASS OF SURVEY: AA
POSITIONAL ACCURACY: H=0.01'
GPS PROCEDURE: REAL-TIME KINEMATIC
DATE OF SURVEY: 10-12-2020
DATUM/EPOCH: NAD83/2011
PUBLISHED/FIXED CONTROL USE: 'UNION HM75' DL3815
GEOID MODEL: 12A
COMBINED GRID FACTOR: 0.99985272
UNITS: US SURVEY FEET

TOTAL AREA ANNEXED
157.741 Ac.

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

REVIEW OFFICER DATE

I, _____, CITY CLERK OF THE CITY OF MONROE, NORTH CAROLINA, HEREBY CERTIFY THAT ON THE____ DAY OF _____, 2021, THE CITY COUNCIL APPROVED THIS PLAT FOR ANNEXATION AND RECORDING.

CITY CLERK DATE

UNION COUNTY, NORTH CAROLINA

I,_____, A NOTARY PUBLIC OF UNION COUNTY, NORTH CAROLINA, CERTIFY THAT KEITH BURNS, A PROFESSIONAL LAND SURVEYOR PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.

MY COMISSION EXPIRES _____

NOTARY PUBLIC

STAMP OR SEAL

200 100 0 200 400
GRAPHIC SCALE US SURVEY FEET

I, KEITH BURNS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (LISTED REFERENCES); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN LISTED REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.

THIS IS TO CERTIFY THAT THIS SURVEY IS AN ANNEXATION SURVEY, WHICH IS AN EXCEPTION TO THE DEFINITION OF "SUBDIVISION" PURSUANT TO GENERAL STATUTE 47-30F.11D.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 29TH DAY OF MARCH, A.D., 2021.

4/26/2021

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

NORTH CAROLINA PROFESSIONAL SEAL L-5265 LAND SURVEYOR KEITH BURNS

NORTH CAROLINA ATLAS SURVEYING CLT, P.C. No. C-4370 CERTIFICATE OF AUTHORIZATION

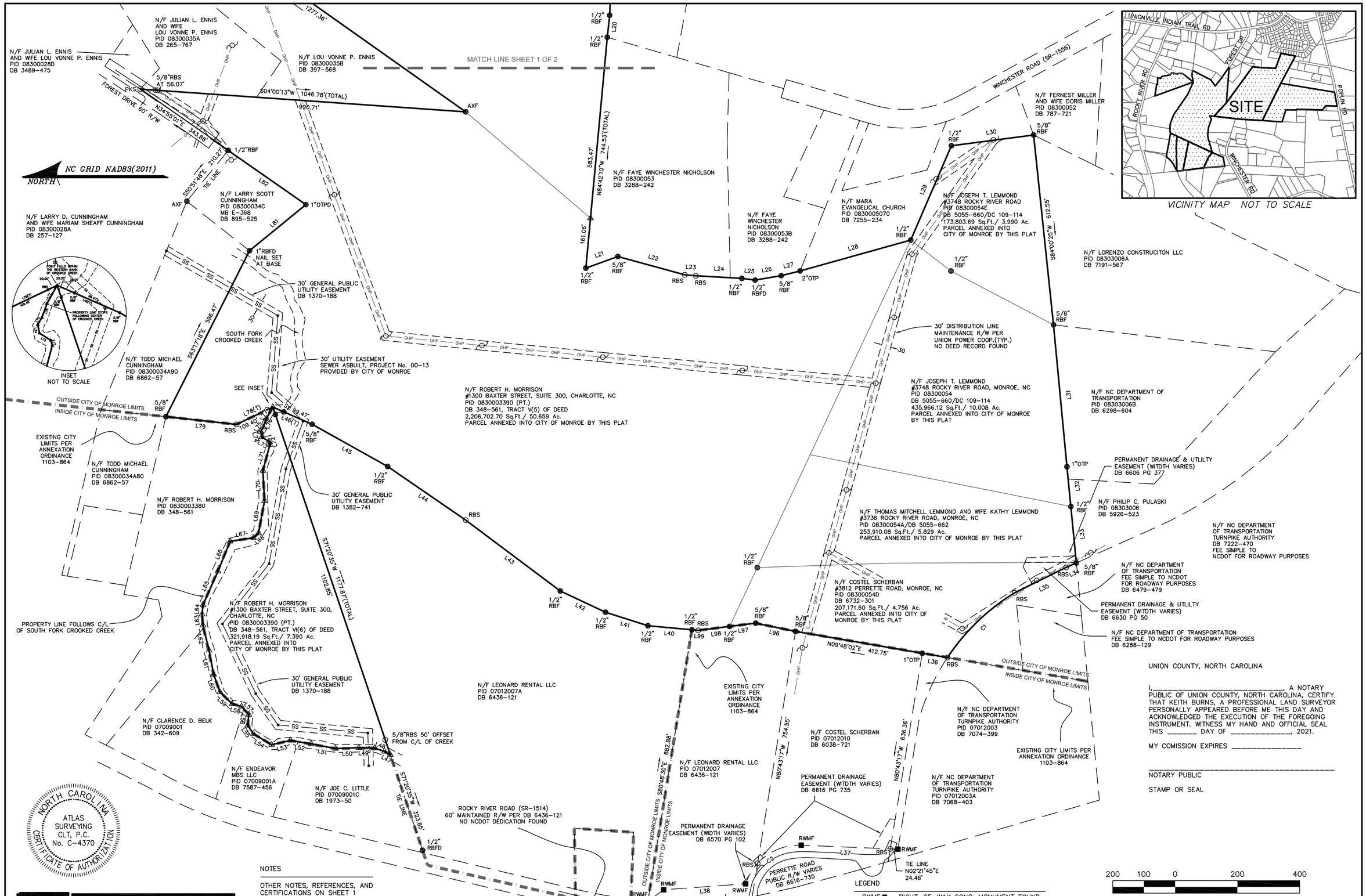
ATLAS SURVEYING, INC.
13331 YORK CENTER DRIVE, SUITE E
CHARLOTTE, NC 28273
PHONE: (980) 949-8475
WEBSITE: WWW.ATLASSURVEYING.COM

ANNEXATION BOUNDARY PREPARED FOR THE CITY OF MONROE

THE PROPERTIES OF THOMAS BLAKE McLESTER AND WIFE THERESA G. McLESTER, ROBERT H. MORRISON, JOSEPH T. LEMMOND, THOMAS MITCHEL LEMMOND AND WIFE KATHY LEMMOND, AND COSTEL SCHERBAN

GOOSE CREEK TOWNSHIP, UNION COUNTY, NORTH CAROLINA

DATE DRAWN	04-26-2021	BY	JMB
SURVEYED BY	JPM	CITY OF MONROE MAP No.	-
SCALE	1"=200'	DATE OF SURVEY	01-15-2021
PROJECT No.	CLT-20098	SHEET No.	1 OF 2



NORTH CAROLINA ATLAS SURVEYING CLT, P.C. No. C-4370 CERTIFICATE OF AUTHORIZATION

UNION COUNTY, NORTH CAROLINA

I, _____, A NOTARY PUBLIC OF UNION COUNTY, NORTH CAROLINA, CERTIFY THAT KEITH BURNS, A PROFESSIONAL LAND SURVEYOR PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.

MY COMISSION EXPIRES _____

_____
NOTARY PUBLIC

STAMP OR SEAL

NOTES

OTHER NOTES, REFERENCES, AND CERTIFICATIONS ON SHEET 1

LEGEND

RWMF	RIGHT-OF-WAY CONC. MONUMENT FOUND
AXF	AXLE FOUND
OTP	OPEN TOP PIPE FOUND
RBF	IRON REBAR FOUND
RBFD	IRON REBAR FOUND DISTURBED
RBS	IRON REBAR FOUND SET
PKS	PK NAIL SET
	CALCULATED POINT
	WITNESS POST FOUND
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	APPROXIMATE CITY LIMITS
OHP	OVERHEAD POWER LINE
FO	FIBER OPTIC LINE
W	WATER LINE
TEL	TELEPHONE LINE
SS	SANITARY SEWER LINE
DC	DEATH CERTIFICATE

ATLAS SURVEYING, INC.

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

I, KEITH BURNS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (LISTED REFERENCES); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN LISTED REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.

THIS IS TO CERTIFY THAT THIS SURVEY IS AN ANNEXATION SURVEY, WHICH IS AN EXCEPTION TO THE DEFINITION OF "SUBDIVISION" PURSUANT TO GENERAL STATUTE 47-30F.11D.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 26TH DAY OF APRIL, A.D., 2021.

4/26/2021

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

NORTH CAROLINA PROFESSIONAL SEAL L-5265 LAND SURVEYOR KEITH BURNS

ANNEXATION BOUNDARY PREPARED FOR THE CITY OF MONROE

THE PROPERTIES OF THOMAS BLAKE McLESTER AND WIFE THERESA G. McLESTER, ROBERT H. MORRISON, JOSEPH T. LEMMOND, THOMAS MITCHEL LEMMOND AND WIFE KATHY LEMMOND, AND COSTEL SCHERBAN

GOOSE CREEK TOWNSHIP, UNION COUNTY, NORTH CAROLINA

DATE DRAWN	04-26-2021	BY	JMB
SURVEYED BY	JPM	CITY OF MONROE MAP No.	-
SCALE	1"=200'	DATE OF SURVEY	01-15-2021
PROJECT No.	CLT-20098	SHEET No.	2 OF 2

STAFF REPORT

TO: Planning Board Members

DATE: May 5, 2021

FROM: Lisa Stiwinter, Director of Planning & Development

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map Amendment and text amendment request for Conditional District "Riverstone" (Parcel ID #'s: 07-012-007, 07-012-007-A (portion), 07-012-010, 07-027-034-C, 08-300-033-90, 08-300-035-E, 08-300-040-B, 08-300-054, 08-300-054-A, 08-300-054-D, & 08-300-054-E)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment for the properties located along Poplin Road and Rocky River Road and further identified as tax parcel #'s 07-012-003, 07-012-007, 07-012-007-A (portion), 07-012-010, 07-027-034-C, 08-300-033-90, 08-300-035-E, 08-300-040-B, 08-300-054, 08-300-054-A, 08-300-054-D, & 08-300-054-E. The request is to annex and rezone the properties from R-40 City of Monroe and RA-40 (Union County Residential Low Density) to Conditional District (CD) "Riverstone".

REVIEW

The applicant, Provident Bayard, LLC is requesting a conditional district rezoning in order to develop a 564 lot residential subdivision that will consist of both single-family attached and detached homes as well as a commercial area that is identified for future development. The total area of the project is 173.13 acres, 157.41 acres of that is requested for annexation. The residential portion of the project that is proposed for development totals 161.85 acres and the future commercial portion totals 11.28 acres. The common open space provided for this project is 30.5% or 49.36 acres. The area identified as commercial would be required to be processed as an amendment to the conditional district if the project is approved.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Commercial, Single-Family Residential, Vacant	R-40 (Single Family Residential), Conditional District "Glendalough" City of Monroe & RA-40 Union County (Single Family Residential)
East	Single-Family Residential and Agricultural	RA-40 Union County & Unionville (Single Family Residential)
South	Single-Family Residential and Vacant	RA-40 Union County (Single Family Residential)
West	Commercial, Single-Family Residential, Vacant	R-40 City of Monroe & RA-40 Union County (Single Family Residential)

Proposal

The applicant is requesting a conditional district rezoning in order to develop a 564 lot residential subdivision that will consist of both single-family attached and detached homes with approximately 30.5% or 49.36 acres of open space. The minimum lot size for the single family attached townhome lots will be 1,980 square feet and the minimum lot size for the single family detached lots will be approximately 3,100 square feet. The developer is providing a mixture of housing products that will include 22-foot single family attached townhomes, 28-foot single family attached townhomes, 35-foot single family detached lots, 51-foot single family detached lots and 60-foot single family detached lots. The minimum heated square footage of the single family attached townhomes will be 1,400 square feet excluding the garage and the single family detached homes will be 1,600 square feet excluding the garage. The follow lot types are being offered within the project:

Lot Type	Number of Lots
22-foot wide single family attached townhome one (1)-car rear loading garage	99
28-foot wide single family attached townhome two (2)-car front loading garage	73
35-foot single family detached home (1)-car rear loading garage	130
51-foot wide single family detached home two (2)-car front loading garage	149
61-foot wide single family attached townhome two (2)-car front loading garage	113
Total	**564**

REQUIREMENTS

Density & Dimensional Standards
The density of the project is 3.48 units per acre excluding the 11.28 acres identified as future commercial.

Setbacks

Single Family Attached Townhome Unit (Front-Load Garages)
Front: 20 ft.
Side (end units): 10 ft.
Rear: 10 ft.
Building Separation: 20 ft.

Single Family Attached Townhome Unit (Rear-Load Garages)
Front: 10 ft.
Side (end units): 10 ft.
Rear: 20 ft.
Building Separation: 20 ft.

Single Family Detached Unit (Front-Load Garages)
Front: 20 ft.
Side: 5 ft.
Corner: 10 ft.
Rear: 20 ft.

Single Family Detached Unit (Rear -Load Garages)
Front: 10 ft.
Side: 5 ft.
Corner: 10 ft.
Rear: 20 ft.

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

Elevations
The exterior building materials for the proposed project will consist of brick, fiber cement, stone and stucco. The developer is proposing the front façade to consist of at least twenty-five (25%) brick or stone. Vinyl will only be used for eaves, soffits, trim, garage doors and windows. The minimum heated square footage as proposed for the single family attached townhomes will be 1,400 square feet excluding the garage and the minimum square footage for the single family detached homes will be 1,600 square feet excluding the garage. Houses built on slab foundations shall have a minimum four course brick, of standard size, extending up the face of the slab on all sides. All garages shall include but not be limited to carriage style hardware.

Landscaping/Buffering
All homes will have sodded front yards prior to the issuance of the certificate of occupancy. The single family attached townhome lots will be provided with one (1) front yard tree at the time of the certificate of occupancy. Each single family detached home will be provided with two (2) front yard trees at the time of the certificate of occupancy.

Street trees will be provided at a rate of one (1) tree per fifty (50) feet throughout the development. The street tree layout and planting schedule will be finalized during the construction plan review.

Additionally, the ordinance requires multi-family projects provide a fifty-foot (50) landscape buffer around the perimeter of the townhome portion of the project. The developer is proposing

to utilize the existing tree canopy as well as supplemental landscaping to provide a buffer for the townhomes. In lieu of the a fifty-foot (50) landscape buffer the developer is requesting to provide a twenty-five (25) foot buffer that will include a solid vinyl fence with a mixture of deciduous/evergreen trees and shrubs.

Open Space and Amenities
The project is required to provide at least 12.5% open space for the land area of the residential portion of the project, which equals 20.23 acres. The applicant is providing 30.5% or 49.36 acres of open space. The developer is proposing seven (7) amenity areas for the project. Five (5) areas are proposed as passive areas and two (2) areas are proposed as active. The passive amenity areas will include features such as benches/sitting areas and greenspace/landscaping. One of the active areas will include the following features: benches, bike rack, cabana, greenspace/landscaping and a swimming pool. The other active area will include green space/gathering area with benches and children's playground equipment.

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. As previously stated there are a total 172 single family attached townhome units proposed for the project. All of the townhomes are proposed as three-bedroom units that would require 602 parking spaces for this portion of the project. The applicant is proposing for the 22-foot wide single family attached townhomes to provide a one (1)-car rear loading garage and the 28-foot wide single family attached townhomes will be provided with a two (2)-car front loading garage. All townhome driveways will be able to accommodate two (2) vehicles for a total of 589 parking spaces within this portion of the project. All of the single family detached homes will be provided with a two (2)-car garage and a driveway that will accommodate at least two (2) vehicles. Additionally, the developer is proposing approximately 165 designated on-street parking spaces throughout the development.

Schools
The proposed 564 unit (172 single family attached townhomes and 392 single family detached homes) development is currently within the following school attendance areas:

Porter Ridge Elementary	Currently at 80% rated capacity
Porter Ridge Middle	Currently at 88% rated capacity
Porter Ridge High	Currently at 91% rated capacity

Although the currently assigned schools are within rated capacity, the volume of planned residential construction in this area threatens the ability of existing schools to handle increased enrollments. 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

This additional pressure could force the need for a large scale student reassignment or a large capital expenditure for new schools.

Sidewalk
The developer is proposing to install five (5) ft. wide sidewalks on both sides of the interior streets as well as an eight (8) ft. wide sidewalk along the property frontage of Poplin Road and Rocky River Road.

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

Stream Buffer/Flood Plain
There is approximately 12.27 acres of flood plain within the project, which is entirely within the common open space. All streams located on the site have been provided with a 50 ft. undisturbed stream buffer on both sides as required by the ordinance. Additionally, there will not be any development within the flood plain.

Transportation
The project is proposed to be accessed by one entrance off N. Rocky River Road, one entrance off Poplin Road, and a connection/extension to Forest Drive. The developer is proposing for the project to include both private and public maintained streets. The homeowners association will maintain the private streets and the public streets will be maintained by the City of Monroe. Both the private and public streets will be constructed and inspected to the City of Monroe street standards. A traffic impact study was completed for this project and was reviewed by both the City of Monroe Engineering Department and the North Carolina Department of Transportation (NCDOT). The required transportation improvements for the project are as follows:

Forest Drive at Unionville-Indian Trail Road
-Westbound left-turn lane on Unionville-Indian Trail Road at Forest Drive with 100' of storage.
-Proposed connection to Forest Drive will include one (1) ingress and one (1) egress lane.

Poplin Road
- Northbound left-turn lane on Poplin Road with 100' of storage.
-Proposed access road will include one (1) ingress and one (1) egress lane.

Rocky River Road
-Northbound right-turn lane on Rocky River Road with 100' of storage.
-Southbound left-turn lane on Rocky River Road with 100' of storage.
-Proposed access road will include one (1) ingress and two (2) egress lanes [one (1) left out and one (1) right out].

LAND DEVELOMENT PLAN CONSISTENCY

The Land Development Plan indicates this project is located within the Suburban Land Use area but also partially within a Regional Mixed-Use Center.

The Suburban land use area typically takes 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. Allowable density in this area is 2 to 4 dwelling units per acre.

Regional Mixed-Use Centers attract people beyond Monroe for shopping, entertainment, employment, or recreation. These centers are usually large-scale, measuring one mile in diameter that represents approximately a 20-minute walking distance. These centers are master-planned areas that are built in phases with a mix of non-residential, residential, and civic uses. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high-density residential and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. Single-family residential should typically be discouraged within the center, but can be located to the periphery of the center as a transitional use. The Future Land Use Map designates two future interchanges of the Monroe Expressway as Regional Mixed Use Centers; however, the Future Land Use Map does not specify a dominant land use (or uses) for the center to respect market conditions and allow flexibility.

The proposed project is consistent with the Future Land Use Plan. Staff is of the opinion that the project is a reasonable use because of the mix of housing types within the node and that the higher density residential is towards the center of the node while the single family detached homes are on the peripheral of the node.

PUBLIC NOTIFICATION

The applicant sent a notification letter to the property owners within 150 feet of the subject properties and held a neighborhood meeting on Thursday, March 11th to discuss the project. There were approximately 15 people in attendance for the meeting and the meeting was held virtually via Zoom as well.

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

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

RECOMMENDATION

Planning staff recommends approval of Conditional District "Riverstone" with the following conditions:

1. The amenity areas are provided with additional active features.

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

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

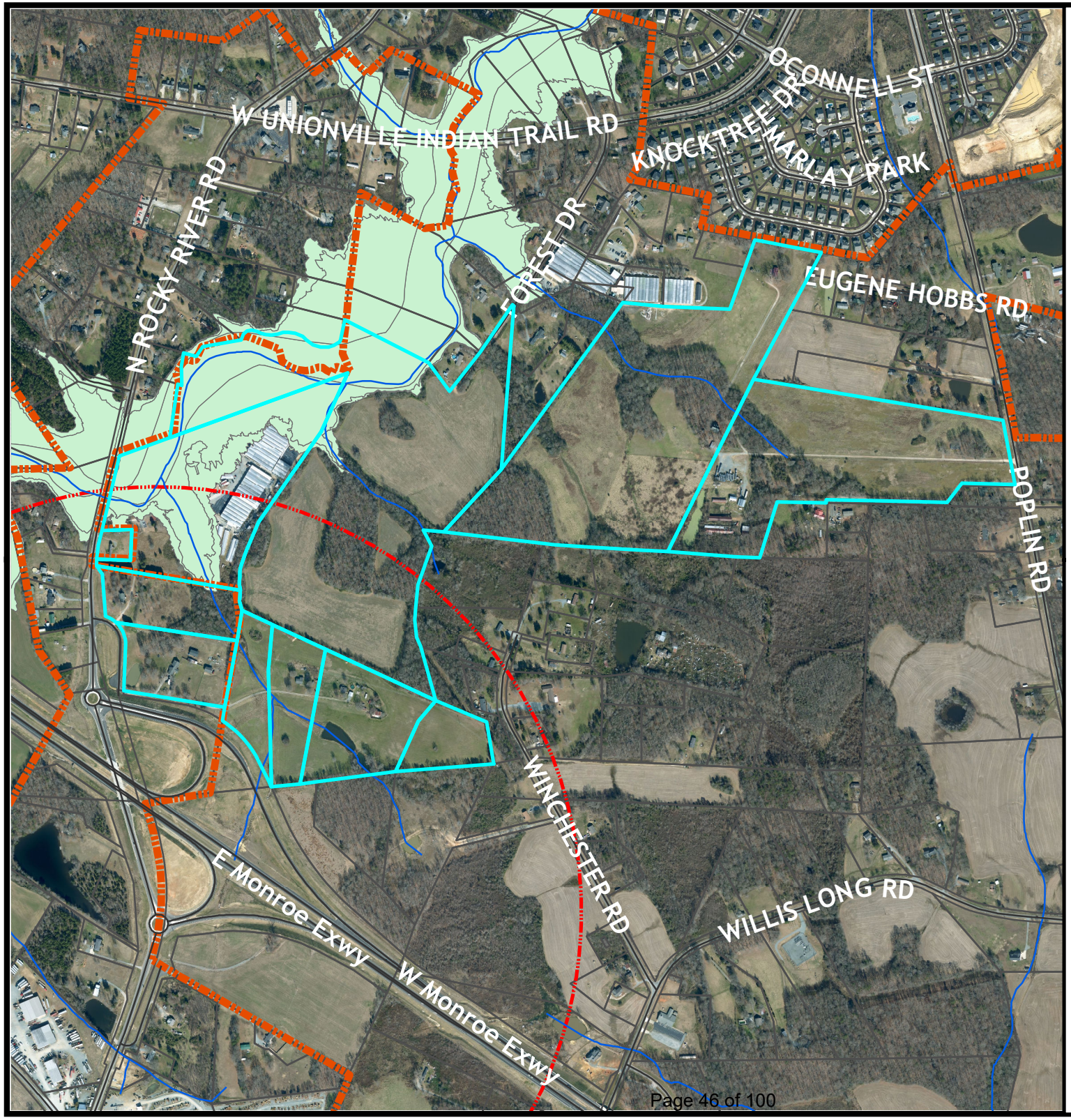
If the Resolution of Land Development Plan Compliance is recommended for approval, the Planning Board will also need to make the following motions:

1. *Motion to recommend adoption of the Ordinance amending section 156.98- 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 motions:

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

Attachments:
Attachment 1-Ortho Map
Attachment 2-Zoning Map
Attachment 3-Site Plan
Attachment 4A-4D-Elevations
Attachment 5-Future Land Use Map
Attachment 6-FLUM Description
Attachment 7-R-2021-xx Approval
Attachment 8-R-2021-xx Denial
Attachment 9 & 10-Ordinances



City of Monroe
Where Heartland Meets High Tech

Ortho Map

CD Riverstone

Legend

- City Limits
- Centerlines
- MONROE.Regional_Centers
- Parcels
- streams
- MONROE.FEMA_Year2014

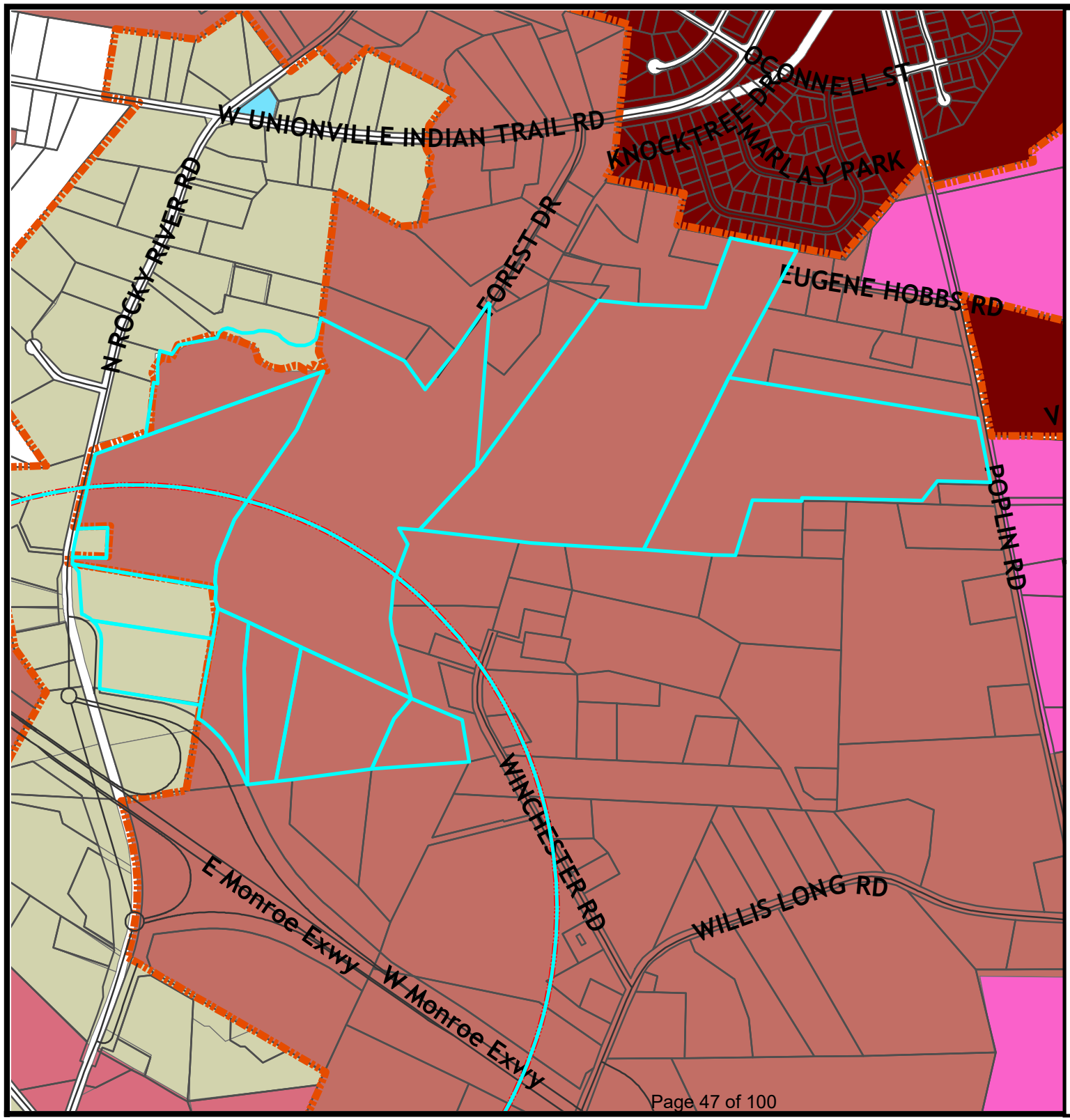
Existing: R-40 City of Monroe & RA-40 Union County (Residential- Low Density)

Owner: Leonard Rental LLC, Robert Morrision, Teresa McLester, Costel Scherban, Thomas Lemmond & Joseph Lemmond

N
W E
S

Acres: 173.13

0 730 1,460 Feet



City of Monroe
Where Heartland Meets High Tech

Zoning Map
CD Riverstone

Legend

- City Limits
- Centerlines
- MONROE.Regional_Centers
- Parcels

Zoning Districts

- R-40
- OT
- GB
- CD

municipal

- Union County
- Unionville

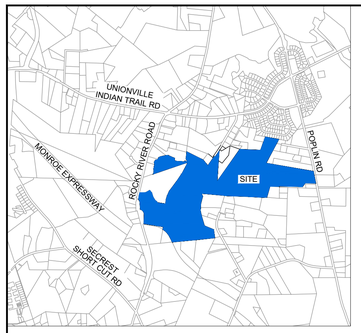
Existing: R-40 City of Monroe & RA-40 Union County (Residential- Low Density)

Owner: Leonard Rental LLC, Robert Morrision, Teresa McLester, Costel Scherban, Thomas Lemmond & Joseph Lemmond

Acres: 173.13

N W E S

0 730 1,460 Feet

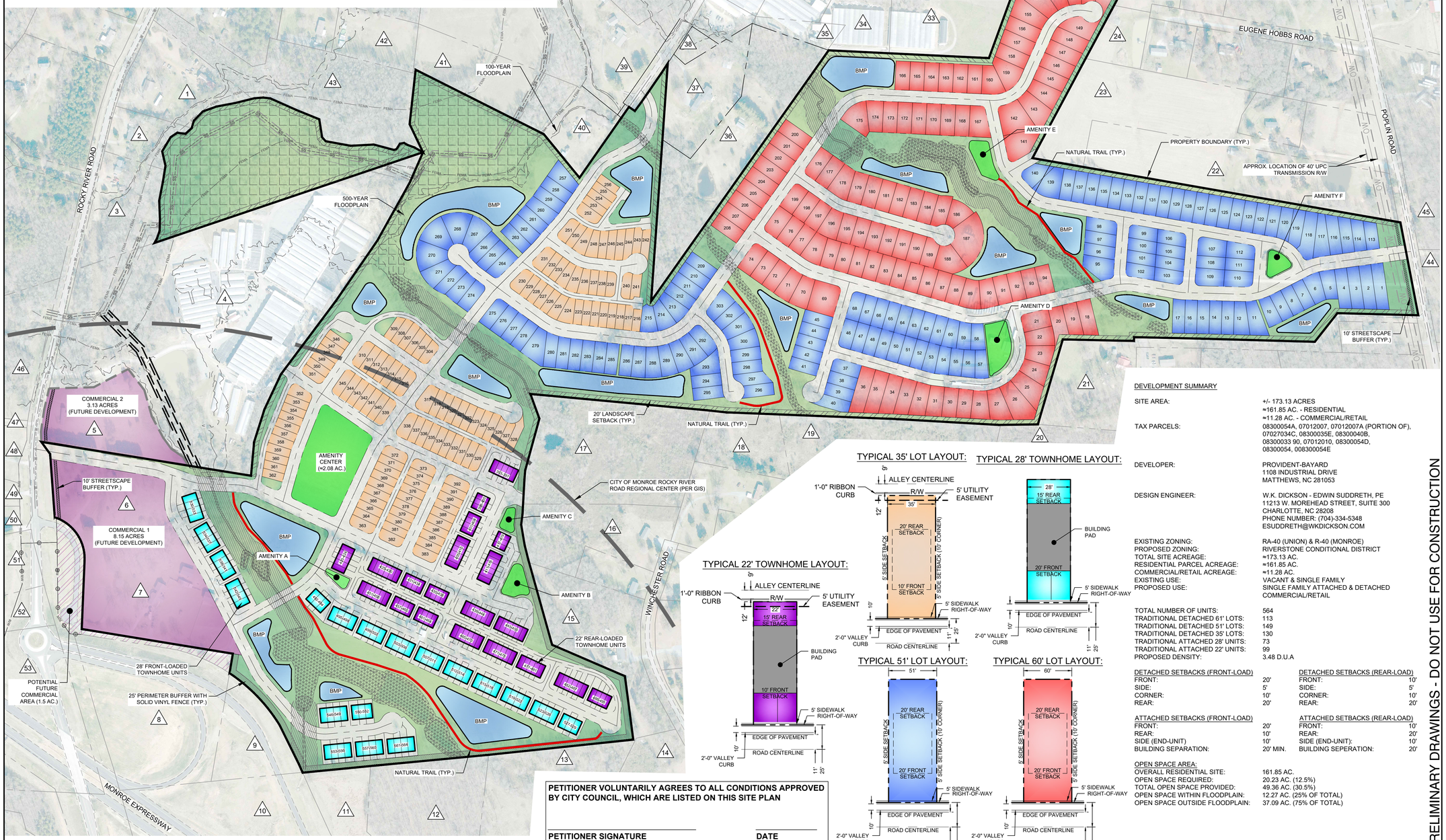


LEGEND:

- 50' STREAM BUFFER
- WETLAND BUFFER
- 25' LANDSCAPED BUFFER W/ FENCE/WALL
- 20' LANDSCAPED BUFFER
- 10' STREETSCAPE BUFFER
- FEMA FLOODWAY/FLOODPLAIN
- COMMON OPEN SPACE
- 60' TRADITIONAL SINGLE FAMILY DETACHED (113 LOTS)
- 51' TRADITIONAL SINGLE FAMILY DETACHED (149 LOTS)
- 35' TRADITIONAL SINGLE FAMILY DETACHED (130 LOTS)
- 28' FRONT-LOADED TOWNHOMES (73 LOTS)
- 22' REAR-LOADED TOWNHOMES (99 LOTS)
- COMMERCIAL

LOT CRITERIA

LOT TYPE	# OF LOTS	MIN. WIDTH	MIN. AREA	AVG. AREA
61' TRADITIONAL DETACHED	113	60'	6700 SF	8695 SF
51' TRADITIONAL DETACHED	149	51'	6000 SF	7078 SF
35' TRADITIONAL DETACHED	130	35'	3100 SF	4015 SF
28' FRONT-LOAD TOWNHOMES	73	28'	2500 SF	3455 SF
22' REAR-LOAD TOWNHOMES	99	22'	1900 SF	2670 SF



TYPICAL 35' LOT LAYOUT:

TYPICAL 28' TOWNHOME LAYOUT:

TYPICAL 22' TOWNHOME LAYOUT:

TYPICAL 51' LOT LAYOUT:

TYPICAL 60' LOT LAYOUT:

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

PETITIONER SIGNATURE _____ **DATE** _____

DEVELOPMENT SUMMARY

SITE AREA:	+/- 173.13 ACRES ≈161.85 AC. - RESIDENTIAL ≈11.28 AC. - COMMERCIAL/RETAIL
TAX PARCELS:	08300054A, 07012007, 07012007A (PORTION OF), 07027034C, 08300035E, 08300040B, 08300033 90, 07012010, 08300054D, 08300054, 008300054E
DEVELOPER:	PROVIDENT-BAYARD 1108 INDUSTRIAL DRIVE MATTHEWS, NC 281053
DESIGN ENGINEER:	W.K. DICKSON - EDWIN SUDDRETH, PE 11213 W. MOREHEAD STREET, SUITE 300 CHARLOTTE, NC 28208 PHONE NUMBER: (704)-334-5348 ESUDDRETH@WKDICKSON.COM
EXISTING ZONING:	RA-40 (UNION) & R-40 (MONROE)
PROPOSED ZONING:	RIVERSTONE CONDITIONAL DISTRICT
TOTAL SITE ACREAGE:	≈173.13 AC.
RESIDENTIAL PARCEL ACREAGE:	≈161.85 AC.
COMMERCIAL/RETAIL ACREAGE:	≈11.28 AC.
EXISTING USE:	VACANT & SINGLE FAMILY
PROPOSED USE:	SINGLE FAMILY ATTACHED & DETACHED COMMERCIAL/RETAIL
TOTAL NUMBER OF UNITS:	564
TRADITIONAL DETACHED 61' LOTS:	113
TRADITIONAL DETACHED 51' LOTS:	149
TRADITIONAL DETACHED 35' LOTS:	130
TRADITIONAL ATTACHED 28' UNITS:	73
TRADITIONAL ATTACHED 22' UNITS:	99
PROPOSED DENSITY:	3.48 D.U.A

DETACHED SETBACKS (FRONT-LOAD)		DETACHED SETBACKS (REAR-LOAD)	
FRONT:	20'	FRONT:	10'
SIDE:	5'	SIDE:	5'
CORNER:	10'	CORNER:	10'
REAR:	20'	REAR:	20'

ATTACHED SETBACKS (FRONT-LOAD)		ATTACHED SETBACKS (REAR-LOAD)	
FRONT:	20'	FRONT:	10'
REAR:	10'	REAR:	20'
SIDE (END-UNIT)	10'	SIDE (END-UNIT):	10'
BUILDING SEPARATION:	20' MIN.	BUILDING SEPERATION:	20'

OPEN SPACE AREA:	
OVERALL RESIDENTIAL SITE:	161.85 AC.
OPEN SPACE REQUIRED:	20.23 AC. (12.5%)
TOTAL OPEN SPACE PROVIDED:	49.36 AC. (30.5%)
OPEN SPACE WITHIN FLOODPLAIN:	12.27 AC. (25% OF TOTAL)
OPEN SPACE OUTSIDE FLOODPLAIN:	37.09 AC. (75% OF TOTAL)

WK DICKSON
community infrastructure consultants
1213 W. MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28208
(t)(704) 334-5348
(f)(704) 334-0078
WWW.WKDICKSON.COM
NC LICENSE NO.F-0374

CLIENT:

PROVIDENT BAYARD, LLC

PROJECT:

Riverstone Conditional District

SHEET TITLE:

Site Plan

SEAL:

N

200 0 200 400

SCALE: 1" = 200'

PROJ. MGR.:	WGB
DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	FEB. 2021

DRAWING NUMBER: 1.0

WKD PROJ. NO.: 20200053.00.CL

REVISED: DATE:	COMMENT:

COPYRIGHT ©, W.K. DICKSON & CO., INC. ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT; ADDITIONS OR DELETIONS TO THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF W.K. DICKSON & CO., INC., IS PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, MARKED WITH AN ORIGINAL SIGNATURE AND SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

PARKING SUMMARY

DETACHED PRODUCT

60' TRADITIONAL DETACHED:	2 SPACES IN THE GARAGE & 2 SPACES IN THE DRIVEWAY
51' TRADITIONAL DETACHED:	2 SPACES IN THE GARAGE & 2 SPACES IN THE DRIVEWAY
35' REAR-LOAD DETACHED:	2 SPACES IN THE GARAGE & 2 SPACES IN THE DRIVEWAY

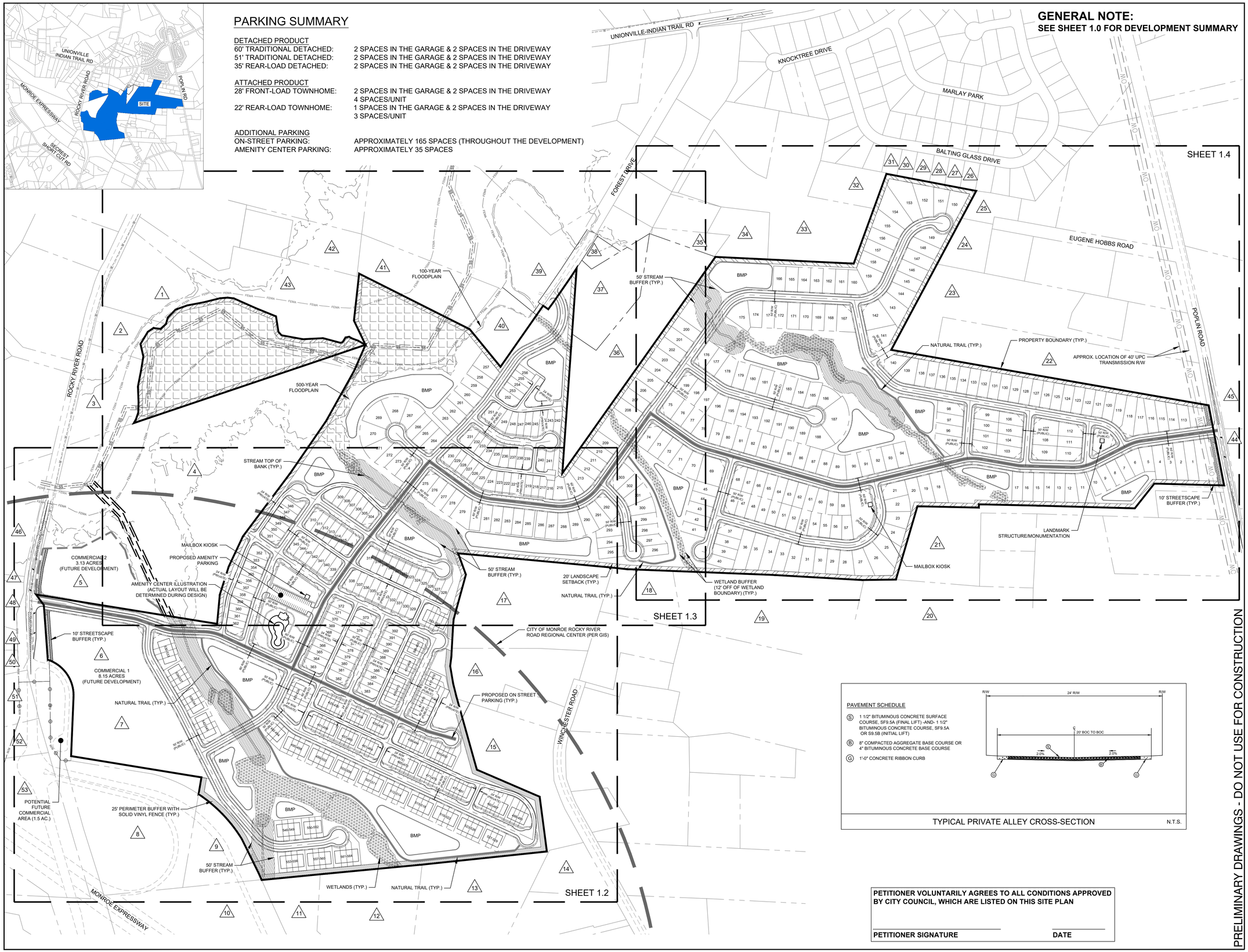
ATTACHED PRODUCT

28' FRONT-LOAD TOWNHOME:	2 SPACES IN THE GARAGE & 2 SPACES IN THE DRIVEWAY 4 SPACES/UNIT
22' REAR-LOAD TOWNHOME:	1 SPACES IN THE GARAGE & 2 SPACES IN THE DRIVEWAY 3 SPACES/UNIT

ADDITIONAL PARKING

ON-STREET PARKING:	APPROXIMATELY 165 SPACES (THROUGHOUT THE DEVELOPMENT)
AMENITY CENTER PARKING:	APPROXIMATELY 35 SPACES

GENERAL NOTE:
SEE SHEET 1.0 FOR DEVELOPMENT SUMMARY



PAVEMENT SCHEDULE

Ⓢ 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, SF9.5A (FINAL LIFT) -AND- 1 1/2" BITUMINOUS CONCRETE COURSE, SF9.5A OR S9.5B (INITIAL LIFT)

Ⓑ 8" COMPACTED AGGREGATE BASE COURSE OR 4" BITUMINOUS CONCRETE BASE COURSE

Ⓖ 1'-0" CONCRETE RIBBON CURB

TYPICAL PRIVATE ALLEY CROSS-SECTION N.T.S.

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

PETITIONER SIGNATURE **DATE**

WK DICKSON
community infrastructure consultants
1213 W. MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28208
(t)(704) 334-5348
(f)(704) 334-0078
WWW.WKDICKSON.COM
NC LICENSE NO.F-0374

CLIENT:

PROVIDENT BAYARD, LLC

PROJECT:

Riverstone Conditional District

SHEET TITLE:

Engineering Plan

SEAL:

N

200 0 200 400

SCALE: 1" = 200'

PROJ. MGR.:	WGB
DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	FEB. 2021

DRAWING NUMBER:

1.1

WKD PROJ. NO.:

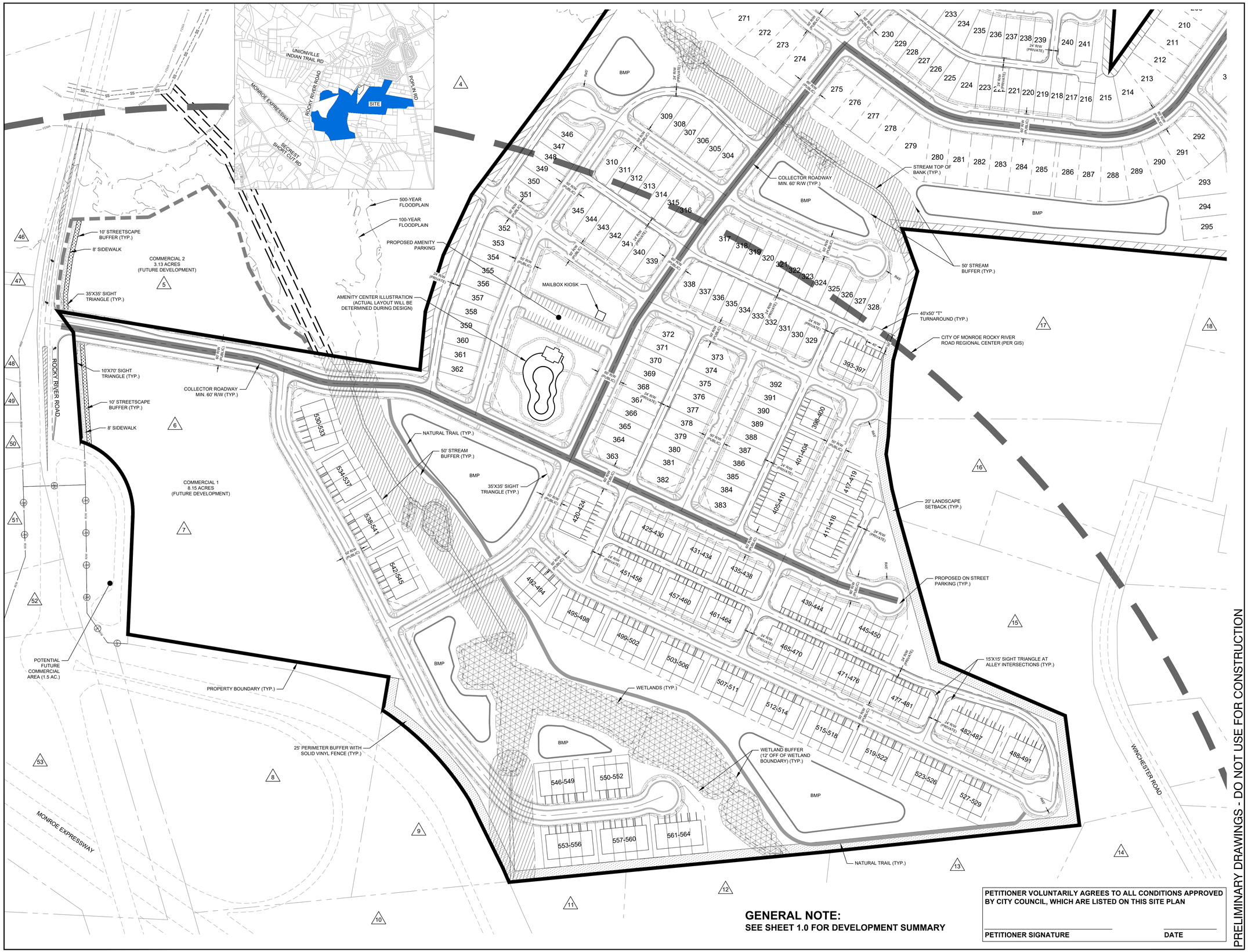
20200053.00.CL

REVISED:

DATE:	COMMENT:

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

COPYRIGHT ©, W.K. DICKSON & CO., INC. ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT; ADDITIONS OR DELETIONS TO THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF W.K. DICKSON & CO., INC., IS PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, MARKED WITH AN ORIGINAL SIGNATURE AND SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.



GENERAL NOTE:
SEE SHEET 1.0 FOR DEVELOPMENT SUMMARY

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

PETITIONER SIGNATURE **DATE**

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

WK DICKSON
community infrastructure consultants
1213 W. MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28208
(t)(704) 334-5348
(f)(704) 334-0078
WWW.WKDICKSON.COM
NC LICENSE NO.F-0374

CLIENT:

PROVIDENT BAYARD, LLC

PROJECT:

Riverstone Conditional District

SHEET TITLE:

Engineering Plan

SEAL:

N

100 0 100 200

SCALE: 1" = 100'

PROJ. MGR.:	WGB
DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	FEB. 2021

DRAWING NUMBER:

1.2

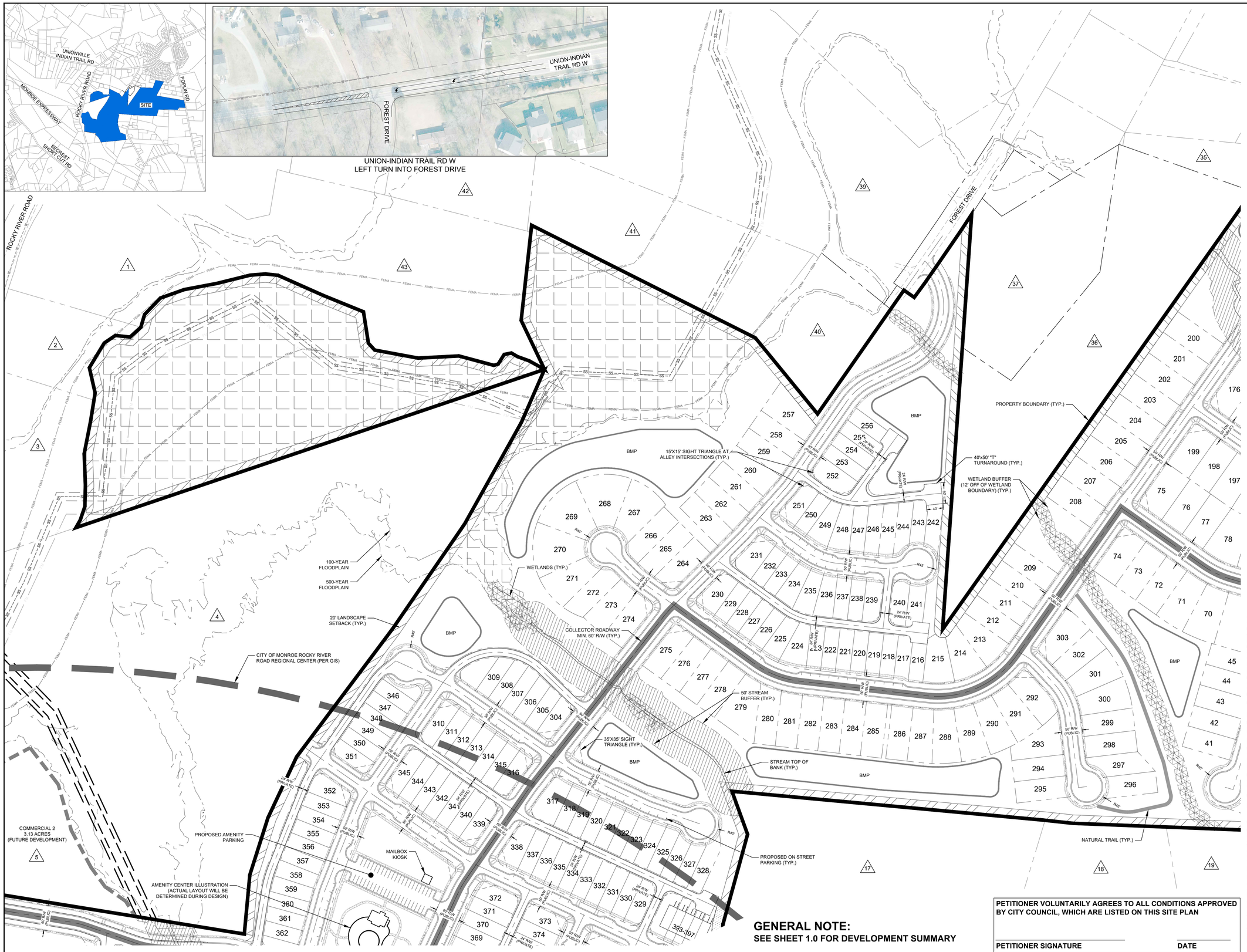
WKD PROJ. NO.:

20200053.00.CL

REVISED:

DATE:	COMMENT:

COPYRIGHT ©, W.K. DICKSON & CO., INC. ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT; ADDITIONS OR DELETIONS TO THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF W.K. DICKSON & CO., INC., IS PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, MARKED WITH AN ORIGINAL SIGNATURE AND SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.



GENERAL NOTE:
SEE SHEET 1.0 FOR DEVELOPMENT SUMMARY

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

PETITIONER SIGNATURE **DATE**

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

WK DICKSON
community infrastructure consultants
1213 W. MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28208
(t)(704) 334-5348
(f)(704) 334-0078
WWW.WKDICKSON.COM
NC LICENSE NO.F-0374

CLIENT:

PROVIDENT BAYARD, LLC

PROJECT:

Riverstone Conditional District

SHEET TITLE:

Engineering Plan

SEAL:

N

100 0 100 200

SCALE: 1" = 100'

PROJ. MGR.:	WGB
DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	FEB. 2021

DRAWING NUMBER:

1.3

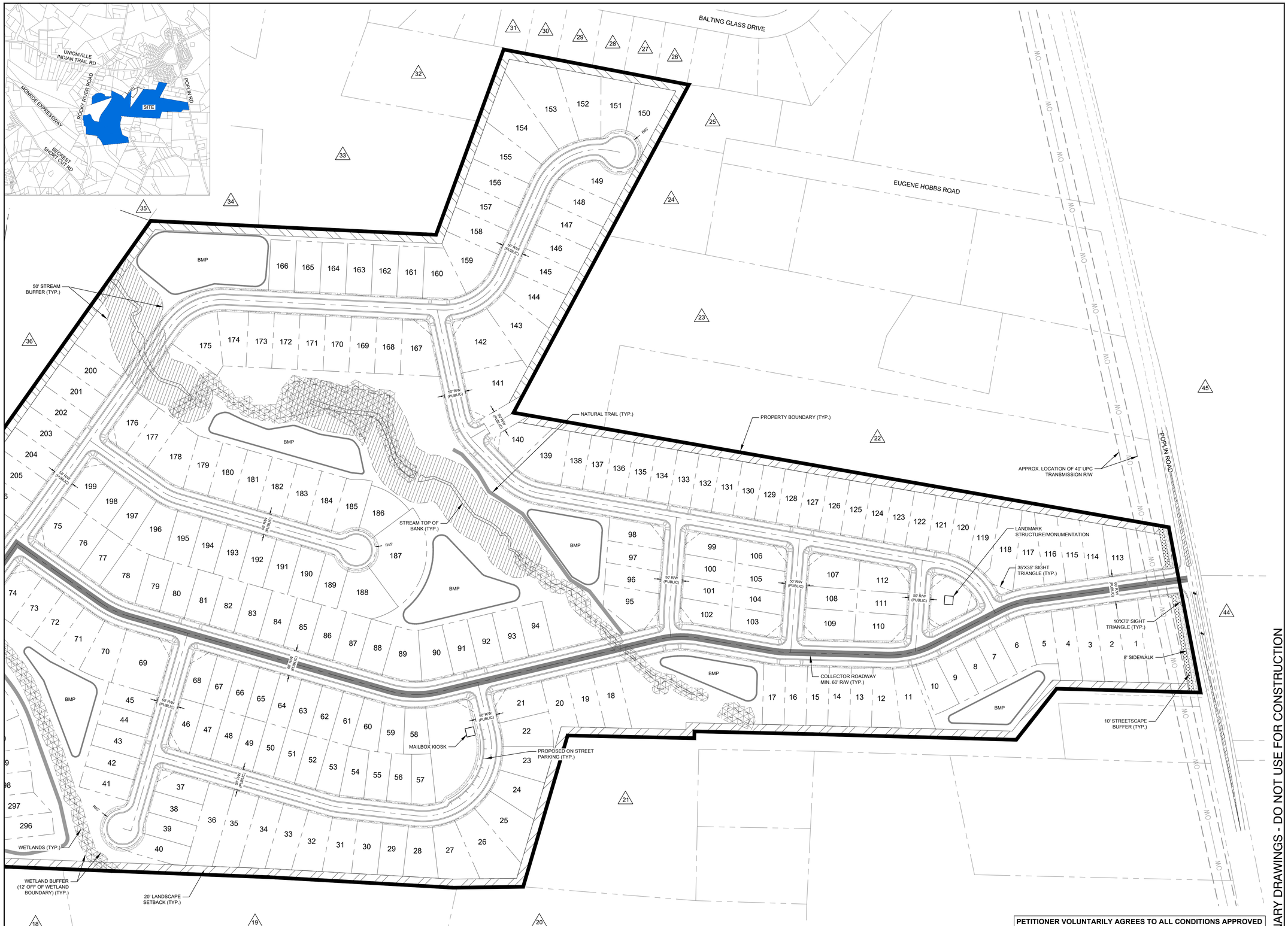
WKD PROJ. NO.:

20200053.00.CL

REVISED:

DATE:	COMMENT:

COPYRIGHT ©, W.K. DICKSON & CO., INC. ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT; ADDITIONS OR DELETIONS TO THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF W.K. DICKSON & CO., INC., IS PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, MARKED WITH AN ORIGINAL SIGNATURE AND SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.



GENERAL NOTE:
SEE SHEET 1.0 FOR DEVELOPMENT SUMMARY

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

PETITIONER SIGNATURE **DATE**

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

WK DICKSON
community infrastructure consultants
1213 W. MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28208
(t)(704) 334-5348
(f)(704) 334-0078
WWW.WKDICKSON.COM
NC LICENSE NO.F-0374

CLIENT:

PROVIDENT BAYARD, LLC

PROJECT:

Riverstone Conditional District

SHEET TITLE:

Engineering Plan

SEAL:

N

100 0 100 200

SCALE: 1" = 100'

PROJ. MGR.:	WGB
DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	FEB. 2021

DRAWING NUMBER:

1.4

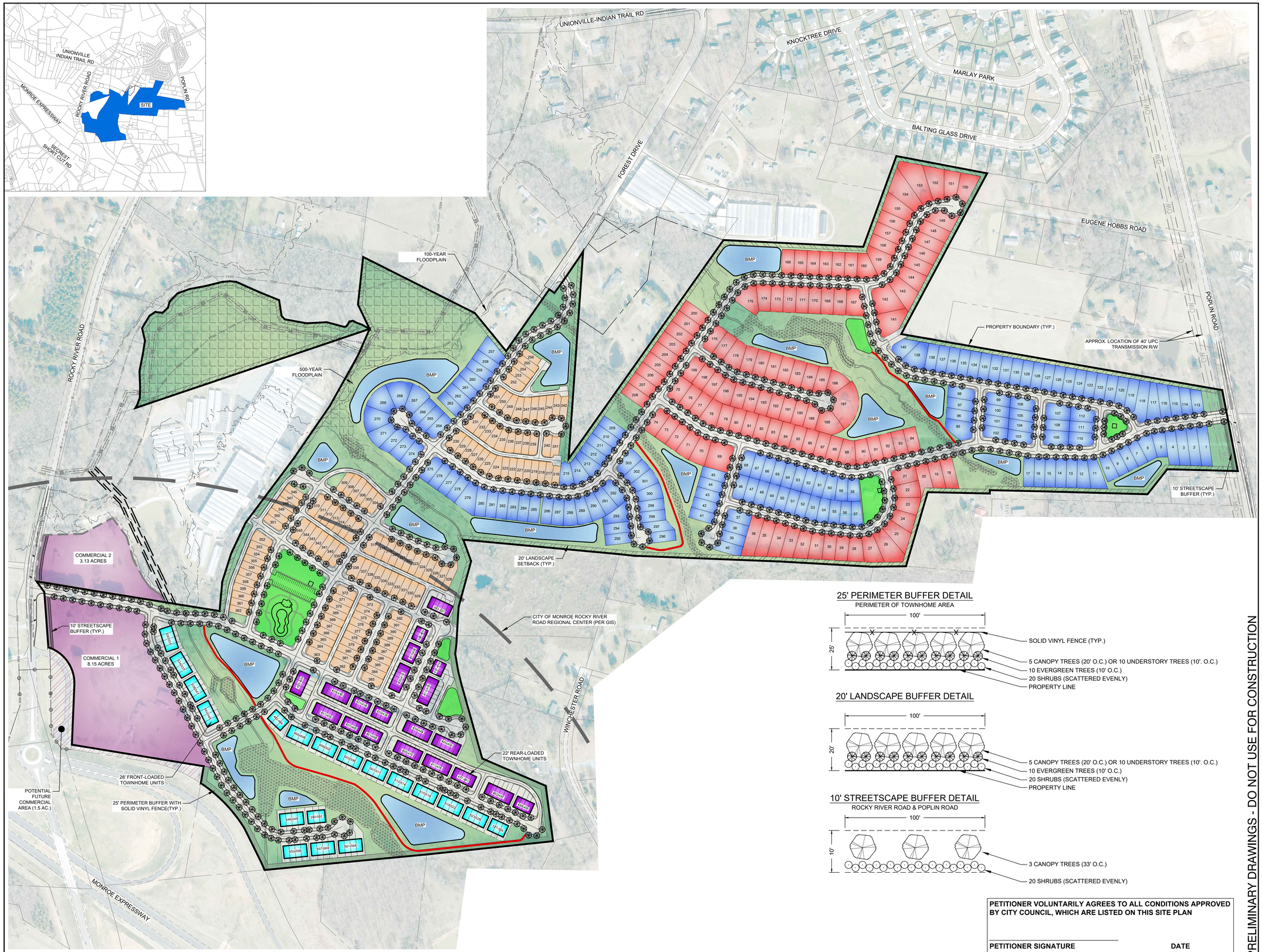
WKD PROJ. NO.:

20200053.00.CL

REVISED:

DATE:	COMMENT:

COPYRIGHT ©, W.K. DICKSON & CO., INC. ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT; ADDITIONS OR DELETIONS TO THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF W.K. DICKSON & CO., INC., IS PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, MARKED WITH AN ORIGINAL SIGNATURE AND SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.



25' PERIMETER BUFFER DETAIL

PERIMETER OF TOWNHOME AREA

20' LANDSCAPE BUFFER DETAIL

10' STREETSCAPE BUFFER DETAIL

ROCKY RIVER ROAD & POPLIN ROAD

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

PETITIONER SIGNATURE **DATE**

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

WK DICKSON
community infrastructure consultants
1213 W. MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28208
(t)(704) 334-5348
(f)(704) 334-0078
WWW.WKDICKSON.COM
NC LICENSE NO.F-0374

CLIENT:

PROVIDENT BAYARD, LLC

PROJECT:

Riverstone Conditional District

SHEET TITLE:

Landscape Plan

SEAL:

N

200 0 200 400

SCALE: 1" = 200'

PROJ. MGR.:	WGB
DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	FEB. 2021

DRAWING NUMBER:

1.6

WKD PROJ. NO.:

20200053.00.CL

REVISED:

DATE:	COMMENT:

COPYRIGHT ©, W.K. DICKSON & CO., INC. ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT; ADDITIONS OR DELETIONS TO THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF W.K. DICKSON & CO., INC., IS PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, MARKED WITH AN ORIGINAL SIGNATURE AND SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.

DEVELOPMENT DATA TABLE:

SITE AREA:	+/- 173.13 ACRES (161.85 AC. - RESIDENTIAL & 11.28 AC. COMMERCIAL/RETAIL)
TAX PARCELS:	08300054A, 07012007, 07012007A (PORTION OF), 07027034C, 08300035E, 08300040B, 08300033 90, 07012010, 08300054D, 08300054, 008300054E
EXISTING ZONING:	RA-40 (UNION) & R-40(MONROE)
PROPOSED ZONING:	RIVERSTONE CONDITIONAL DISTRICT
EXISTING USE:	SINGLE FAMILY/VACANT
PROPOSED USES:	COMMERCIAL/RETAIL OUTPARCELS UP TO 564 SINGLE-FAMILY (ATTACHED AND/OR DETACHED) DWELLING UNITS

I. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL REZONING PLAN ASSOCIATED WITH THE CONDITIONAL REZONING PETITION. THE PETITION FILED BY PROVIDENT BAYARD, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A MIXED USE DEVELOPMENT ON AN APPROXIMATELY 173.13 ACRE SITE LOCATED WITH FRONTAGE ALONG N. ROCKY RIVER ROAD & POPLIN ROAD, DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS FURTHER DESCRIBED AS A COMBINATION OF TAX PARCEL NUMBERS 08300054A, 07012007, 07012007A (A PORTION OF), 07027034C, 08300035E, 08300040B, 08300033 90, 07012010, 0830054D, 08300054, 008300054E.
2. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE CONDITIONAL REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE - UDO. (THE "ORDINANCE").

II. PERMITTED USES

1. THE SITE SHALL BE DEVOTED TO A MIXED USED DEVELOPMENT CONTAIN +/- 564 UNIT SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL DWELLINGS INCLUDING ATTACHED AND DETACHED DWELLINGS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN RESIDENTIAL ZONING DISTRICT(S).
2. GRADING AND LOCATION OF RETAINING WALLS SHALL BE PROVIDED DURING THE CONSTRUCTION DOCUMENTATION PHASE AS NEEDED

III. TRANSPORTATION

1. VEHICULAR ACCESS TO THE PROPERTY SHALL BE AS GENERALLY DEPICTED ON THE CONDITIONAL REZONING PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE CONDITIONAL REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS ALONG WITH ANY ADJUSTMENTS REQUIRED BY THE CITYAND/OR NCDOT FOR APPROVAL.
2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND PRIVATE DRIVES, AND MINOR ADJUSTMENTS TO THE LOCATIONS OF THESE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
3. THE PETITIONER SHALL CONSTRUCT INTERNAL STREETS TO MEET CITY OF MONROE PUBLIC ROADWAY STANDARDS.
4. A MAXIMUM OF ONE (1) ACCESS POINT SHALL BE PROVIDED ROCKY RIVER ROAD, ONE (1) ACCESS POINT ON FOREST DRIVE AND ONE (1) ACCESS POINT POPLIN ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN.
5. PETITIONER SHALL PROVIDE, OR ALLOW TO BE PROVIDED, TWENTY-FIVE (25) MILES PER HOUR (MPH) SPEED LIMIT SIGNS ON ALL NEWLY CONSTRUCTED STREETS WITHIN THE SITE.
6. ROCKY RIVER ROAD ACCESS POINT:
   - 6.1. PETITIONER SHALL PROVIDE A NORTHBOUND RIGHT TURN LANE ON ROCKY RIVER ROAD AT THE PROPOSED ACCESS POINT INTO THE SITE WITH ONE HUNDRED (100) FEET OF STORAGE AND APPROPRIATE TAPER.
   - 6.2. PETITIONER SHALL PROVIDE A SOUTHBOUND LEFT TURN LANE ON ROCKY RIVER ROAD AT THE PROPOSED ACCESS POINT INTO THE SITE WITH ONE HUNDRED (100) FEET OF STORAGE AND APPROPRIATE TAPER.
   - 6.3. PETITIONER SHALL PROVIDE THE PROPOSED ACCESS ROAD WITH ONE (1) INGRESS AND TWO (2) EGRESS LANES (ONE (1) LEFT OUT AND ONE (1) RIGHT OUT).
   - 6.4. PETITIONER SHALL PROVIDE A TWO HUNDRED & FIFTY FOOT (250') INTERNAL PROTECTIVE STEM ON THE PROPOSED ACCESS ROAD STARTING AT THE EDGE OF PAVEMENT ON ROCKY RIVER ROAD.
7. POPLIN ROAD ACCESS POINT:
   - 7.1. PETITIONER SHALL PROVIDE THE PROPOSED ACCESS ROAD WITH ONE (1) INGRESS AND ONE (1) EGRESS LANES.
   - 7.2. PETITIONER SHALL PROVIDE A ONE HUNDRED FOOT (100') INTERNAL PROTECTIVE STEM ON THE PROPOSED ACCESS ROAD STARTING AT THE EDGE OF PAVEMENT ON POPLIN ROAD.
   - 7.3. PETITIONER SHALL PROVIDE A NORTHBOUND LEFT TURN LANE ON POPLIN ROAD AT THE PROPOSED ACCESS POINT INTO THE SITE WITH ONE HUNDRED (100) FEET OF STORAGE AND APPROPRIATE TAPER.
8. FOREST DRIVE ACCESS POINT:
   - 8.1. PETITIONER SHALL PROVIDE THE PROPOSED ACCESS ROAD WITH ONE (1) INGRESS AND ONE (1) EGRESS LANES
   - 8.2. PETITIONER SHALL PROVIDE A WESTBOUND LEFT TURN LANE ON UNIONVILLE-INDIAN TRAIL ROAD WEST (SR 1367) AT THE INTERSECTION OF FOREST DRIVE AND SR 1367 WITH ONE HUNDRED (100) FEET OF STORAGE AND APPROPRIATE TAPER.
9. **FINAL PLATTING:** PETITIONER SHALL BE PERMITTED TO PLAT UP TO FIFTY (50) RESIDENTIAL LOTS PRIOR TO THE COMPLETION OF THE ROCKY RIVER ROAD TURN LANES AS OUTLINED HEREIN. PETITIONER SHALL BE PERMITTED TO PLAT UP TO TWO HUNDRED (200) ADDITIONAL LOTS AFTER THE ROCKY RIVER ROAD TURNLANES ARE COMPLETE FOR A TOTAL OF TWO HUNDRED AND FIFTY (250) LOTS PRIOR TO THE COMPLETON OF THE POPLIN ROAD TURN LANE AS OUTLINED HEREIN.

IV. STREETSCAPE, LANDSCAPING & UTILITIES

1. STREET LIGHTING, STREET SIGNAGE AND MAIL KIOSKS WITHIN THE PROPOSED DEVELOPMENT SHALL ADHERE TO THE CITY OF MONROE UDO. RECOMMENDED SCALING OF STREET LIGHTS IS SUBJECT TO APPROVAL OF THE ENGINEERING DEPARTMENT. THE CITY OF MONROE SHALL BECOME RESPONSIBLE FOR MONTHLY COSTS ONCE THE ROADWAYS ARE ACCEPTED FOR MAINTENANCE.
2. LANDSCAPING TO MEET MINIMUM ORDINANCE REQUIREMENTS.
3. 5' SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF INTERNAL STREETS. SIDEWALKS SHALL MEET ADA REQUIREMENTS AND INCLUDE CURB RAMPS, LANDING, FLARES, AND TRUNCATED DOMES. DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE.
4. STREET SIGNS SHALL BE CONSISTENT WITH CITY OF MONROE STANDARD DETAIL OR APPROVED EQUIVALENT. DECORATIVE STREET SIGNS MAY BE INSTALLED (IF DESIRED) AS LONG AS THEY MEET OR EXCEED THE MINIMUM SPECIFICATION ESTABLISHED BY CITY OF MONROE. DETAILS SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE. DECORATIVE STREET SIGNS SHALL REQUIRE APPROVAL BY CITY ENGINEERING FOR PLACEMENT IN THE STREET RIGHT-OF-WAY.
   - A: TRAFFIC SIGNS AND TRAFFIC CONTROL DEVICES PLACED ON THE MUNICIPAL STREET SYSTEM MUST CONFORM TO THE APPEARANCE CRITERIA OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. (GEN. STATUE 136-30).
5. THE DECORATIVE POSTS SHOULD BE OF A SUITABLE BREAKAWAY OR YIELDING DESIGN.
6. A PLAN SHALL BE PREPARED AND SUBMITTED SHOWING LOCATIONS, SIGN DESIGN, LETTERING, INSTALLATION DETAILS, ETC. FOR APPROVAL BY THE ENGINEERING DEPARTMENT.
7. INSTALLATION OF THE DECORATIVE SIGNS (IF DESIRED) SHALL BE THE RESPONSIBILITY OF THE PETITIONER AND COORDINATED WITH THE CITY'S CONSTRUCTION INSPECTOR.
8. IF THE DECORATIVE POSTS SHOULD BECOME DAMAGED OR BECOME IN NEED OF REPAIR/MAINTENANCE, IT SHALL BE THE HOMEOWNER'S ASSOCIATION'S RESPONSIBILITY TO CORRECT AT THEIR COST. THE CITY RESERVES THE RIGHT TO RE-INSTALL ANY SIGN WITH A GALVANIZED POST UNTIL REPLACEMENT DECORATIVE POST(S) CAN BE INSTALLED BY THE HOMEOWNER'S ASSOCIATION.
9. PROJECT SHALL FOLLOW SIGN REGULATIONS FOR RESIDENTIAL ZONING DISTRICTS.
10. ENTRY MONUMENTATION SHALL BE PERMITTED SEPARATELY.
11. FIRE HYDRANTS SHALL BE SPACED AN AVERAGE OF 500 FEET, PER TABLE C105.1 IN APPENDIX C OF THE NORTH CAROLINA STATE BUILDING CODE: FIRE PREVENTION CODE. FIRE HYDRANTS SHALL MEET NORTH CAROLINA FIRE CODE AT TIME OF CONSTRUCTION.
12. WATER AND SEWER CONNECTIONS TO BE COORDINATED WITH CITY OF MONROE WATER RESOURCES DEPARTMENT.
13. SIDEWALK AND UTILITY PLACEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MONROE'S STANDARD SPECIFICATION AND DETAILS MANUAL.
14. STREET TREES SHALL BE PROVIDED BY BUILDER ON BOTH SIDES OF PUBLIC STREETS AT A RATE OF ONE (1) PER FIFTY (50) LINEAR FEET WITH A CALIPER OF 1.5 INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES AND LOCATED IN ACCORDANCE WITH THE CITY OF MONROE'S STANDARD SPECIFICATION AND DETAILS MANUAL. STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH DETAIL 02.01.03A RESIDENTIAL STREET WITH STREET TREES FOR 50' RIGHT-OF-WAY.
15. PRESERVATION OF EXISTING TREES IN OPEN SPACE AREAS AND REQUIRED BUFFERS SHALL BE DELINEATED AND FINALIZED DURING CONSTRUCTION DOCUMENTATION.
16. EACH SINGLE FAMILY DETACHED HOME CONSTRUCTED BY BUILDER SHALL HAVE AT LEAST TWO (2) FRONT YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE A MINIMUM CALIPER OF 1 1/2 INCHES MEASURED 6 NCHES ABOVE GRADE. EACH SINGLE FAMILY ATTACHED HOME SHALL HAVE AT LEAST ONE (1) FRONT YARD TREES PER BUILDING, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE A MINIMUM CALIPER OF 1 1/2 INCHES MEASURED 6 INCHES ABOVE GRADE. DEVELOPMENT SHALL COMPLY WITH PARAGRAPH 156.221 OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE. TREES THAT ARE 75" OR GREATER IN DIAMETER SHALL BE EVALUATED FOR HEALTH BY A CERTIFIED ARBORIST AND THEIR EXACT LOCATION SHOWN ON CONSTRUCTION PLANS FOR PRESERVATION PURPOSES. TREES THAT FALL WITHIN REQUIRED UTILITY AND TRANSPORTATION RIGHT-OF-WAYS AND EASEMENTS MAY BE REMOVED.
17. FRONT YARDS SHALL BE SODDED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
18. LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
19. A TREE SURVEY SHALL BE REQUIRED WITH CONSTRUCTION PLAN SUBMITTAL.

V. OPEN SPACE

1. THE PETITIONER SHALL PROVIDE COMMON OPEN SPACE AREAS AS GENERALLY DEPICTED ON THE CONDITIONAL REZONING PLAN.
2. COMMON OPEN SPACE SHALL BE RECORDED AND DEEDED TO THE HOMEOWNERS ASSOCIATION FOR THE RIVERSTONE COMMUNITY.
3. SPECIFIC DESIGN DETAILS OF THE AMENITY AREA ARE TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE. COMMUNITY MAIL KIOSKS SHALL BE COORDINATED WITH THE USPS FOR APPROVED LOCATION(S).
4. COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY'S HAVE BEEN ISSUED.

VI. ENVIRONMENTAL FEATURES

1. THE PETITIONER SHALL COMPLY WITH THE CITY OF MONROE'S ADOPTED STORMWATER MANAGEMENT ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE CONDITIONAL REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
2. HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
3. FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM PANEL 3710542800J. EFFECTIVE DATE OF STUDY 10/16/2008.
4. STREAM/WETLAND INFORMATION BASED ON PRELIMINARY INFORMATION PROVIDED TO WK. DICKSON BY WEPG DATED 06/19/2020.

VII. LIGHTING

1. PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURES SHALL BE INSTALLED THROUGHOUT THE SITE ALONG ALL INTERNAL ROADS, LIGHTING FIXTURES SHALL BE UNIFORM IN DESIGN. SPACING OF STREET LIGHTS TO BE COORDINATED WITH CITY OF MONROE ENGINEERING DEPARTMENT. CITY OF MONROE SHALL BE RESPONSIBLE FOR MONTHLY COSTS WHEN ROADWAYS ARE ACCEPTED FOR MAINTENANCE.
2. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED TWENTY-FIVE (25) FEET.

VIII. HOUSING

1. HOME BUILDING ELEVATION MATERIALS SHALL BE COMPRISED OF FIBER CEMENT BOARD (I.E.: HARDIPLANK OR SIMILAR MATERIAL), AND/OR CONCRETE FIBER CEMENT BOARD WITH SHAKE ACCENTS. THE FRONT FAÇADE OF THE HOMES, ON A PER FRONT ELEVATION BASIS, MAY BE COMPRISED OF FIBER CEMENT BOARD (I.E.: HARDIPLANK OR SIMILAR MATERIAL) OR ALTERNATIVELY, CONTAIN A COMBINATION OF EITHER BRICK OR STONE, OR STUCCO IN CONJUNCTION WITH FIBER CEMENT BOARD (I.E.: HARDIPLANK OR SIMILAR MATERIAL) AS THE PREDOMINANT BUILDING ELEVATION MATERIAL. AT LEAST 25% OF THE FRONT ELEVATION OF BOTH THE ATTACHED TOWNHOME AND SINGLE FAMILY DETACHED LOTS SHALL CONSIST OF BRICK OR STONE. SIDE AND REAR ELEVATIONS SHALL CONSIST OF CONCRETE FIBER CEMENT BOARD (I.E.: HARDIPLANK OR SIMILAR TYPE MATERIAL). VINYL OR METAL (ALUMINUM) BUILDING MATERIAL PRODUCTS MAY BE UTILIZED AS AN EXTERIOR BUILDING MATERIAL ON WINDOWS, CASINGS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND/OR RAILINGS. GARAGE DOORS SHALL CONTAIN, BUT NOT BE LIMITED TO CARRIAGE HARDWARE.
2. IN ADDITION, EACH DETACHED HOME SHALL HAVE:
   - A MINIMUM OF 3,100 SF OF LOT AREA
   - A MINIMUM OF 1,600 SF OF HEATED FLOOR AREA
   - A TWO (2) CAR GARAGE
   - A PAVED DRIVEWAY.
   - ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE AND SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES.
3. IN ADDITION, EACH ATTACHED HOME SHALL HAVE:
   - MINIMUM OF 1,900 SF OF LOT AREA
   - A MINIMUM OF 1,400 SF OF HEATED FLOOR AREA
   - A ONE (1) CAR GARAGE MINIMUM
   - A PAVED DRIVEWAY.
   - ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE AND SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES.
   - ALL TOWNHOME UNITS WILL BE 3 BEDROOM UNITS.
4. 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.
5. ALL EXPOSED CHIMNEYS SHALL BE HARDIEPLANK, STUCCO OR BRICK VENEERED CONSISTENT WITH THE ARCHITECTURE OF THE HOMES. THIS SHALL NOT APPLY TO VENTS.
6. THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
7. ACCESSORY STRUCTURES SHALL HAVE A SETBACK OF 3' FROM LOT LINE.
8. ALL SIDES ON A SLAB FOUNDATION SHALL HAVE A MINIMUM OF FOUR (4) COURSES OF BRICK OF STANDARD SIZE EXTENDING UP THE FACE OF THE SLAB ON BOTH THE ATTACHED TOWNHOME AND SINGLE FAMILY DETACHED LOTS.

IX. PHASING

1. THE SITE SHALL BE CONSTRUCTED IN A SERIES OF PHASES WHICH COULD INVOLVE UP TO 6 OR 7 PHASE COMPONENTS. THE PHASING AND CONSTRUCTION SCHEDULE MAY BE MODIFIED AND SHALL BE DETERMINED BY THE DEVELOPER AS NECESSARY DURING THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL COMMUNITY.

X. AMENDMENTS TO REZONING PLAN

1. FUTURE AMENDMENTS TO THE CONDITIONAL REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A PARTICULAR TRACT WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS IN THE ORDINANCE.

XI. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. IF THIS CONDITIONAL REZONING PETITION IS APPROVED, CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIALS SUBMITTED TO STAFF, PLANNING BOARD, AND 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 H IS DESIGNEE.
3. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

NUMBER	PROPERTY OWNER (NOW OR FORMERLY)	PIN	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	ZONING	CURRENT PROPERTY USAGE
1	CLARANCE D BELK	07009001					R-40	SINGLE FAMILY HOME
2	ENDEAVOR MBS LLC	07009001A	7587	456			R-40	SINGLE FAMILY HOME
3	JOE C LITTLE	07009001C	1973	050			R-40	SINGLE FAMILY HOME
4	LEONARD RENTAL LLC	07012007A	6436	121			RA-40	FARM
5	LEONARD RENTAL LLC	07027034C	6436	121			R-40	SINGLE FAMILY HOME
6	LEONARD RENTAL LLC	07012007	6436	121			R-40	SINGLE FAMILY HOME
7	COSTEL SCHERBAN	07012010	6038	721			R-40	SINGLE FAMILY HOME
8	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	07012003A	6491	265			R-40	RIGHT-OF-WAY
9	COSTEL SCHERBAN	08300054D	6732	301			RA-40	VACANT
10	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	08303004A	6479	491			RA-40	RIGHT-OF-WAY
11	SHEPLEY MARY ANN ET AL	08303006	5926	523			RA-40	VACANT
12	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	08303006B	6298	604			RA-40	VACANT
13	LORENZO CONSTRUCTION LLC	08303006A	7191	567			RA-40	VACANT
14	FERNEST AND DORIS MILLER	08300052					RA-40	VACANT
15	MARA EVANGELICAL CHURCH	0830005070	7255	234			RA-40	VACANT
16	FAYE WINCHESTER NICHOLSON	0830005 3B			J	848	RA-40	SINGLE FAMILY HOME
17	FAYE WINCHESTER NICHOLSON	08300053	3288	242	J	848	RA-40	VACANT
18	GRACIE DELOISE MILLER NELSON	08300047	5886	744	L	736	RA-40	VACANT
19	KENNETH L AND GLORIA A MILLER	0830004 7B	5886	746	L	736	RA-40	VACANT
20	JACKSON C AND RUTH A WINCHESTER	08300043	4998	432			RA-40	VACANT
21	JAMES K AND BETTY J DEESE	08300042					RA-40	SINGLE FAMILY HOME
22	ISMAEL AND MARY H TORRES	08300038A					RA-40	SINGLE FAMILY HOME
23	DEWELL B AND KAY S SIMPSON	08300038					RA-40	FARM
24	EUGENE M AND DEBRA H HOBBS	08300038E					RA-40	SINGLE FAMILY HOME
25	EUGENE CHARLES KIKER	08300038B					RA-40	SINGLE FAMILY HOME
26	HEATHER CARR AND GAIL ROBINSON	08300283	6877	724	N	167-169	CD	SINGLE FAMILY HOME
27	KENNETH S AND SHELLEY L HOLT	08300282	7197	813	N	167-169	CD	SINGLE FAMILY HOME
28	ALAN D AND MEAGAN L GRAFFAM	08300281	6899	287	N	167-169	CD	SINGLE FAMILY HOME
29	CALVIN G THOMPSON AND LINDSEY D HANEY	08300268	6744	781	M	401-402	CD	SINGLE FAMILY HOME
30	CAMERON G HINNANT	08300267	6817	085	M	401-402	CD	SINGLE FAMILY HOME
31	STEPHANIE L POWELL	08300266	6727	077	M	401-402	CD	SINGLE FAMILY HOME
32	ARNOLD L AND CYNTHIA PHILEMON	08300035	6251	569	M	145	RA-40	VACANT
33	WANDA P DONAHUE	08300036	6251	575	M	145	RA-40	SINGLE FAMILY HOME
34	MITCHELL K AND WANDA P DONAHUE	0830003 6C	3561	229			RA-40	FARM
35	MITCHELL K AND WANDA P DONAHUE	0830003 5D	3489	472			RA-40	FARM
36	LOU VONNE P ENNIS	0830003 5B					RA-40	VACANT
37	LOU VONNE P ENNIS	0830003 5A	CS16	371			RA-40	SINGLE FAMILY HOME
38	JULIAN L AND LOU VONNE P ENNIS	08300028D	3489	475			RA-40	VACANT
39	LARRY D AND MARIAM S CUNNINGHAM	08300028A					RA-40	SINGLE FAMILY HOME
40	LARRY S CUNNINGHAM	08300034C					RA-40	SINGLE FAMILY HOME
41	TODD M CUNNINGHAM	08300034A90	6862	057			RA-40	VACANT
42	TODD M CUNNINGHAM	08300034A80	6862	057			CD	VACANT
43	ROBERT H MORRISON	0830003380					CD	VACANT
44	REX EDWARDS	08270005	3912	791			CD	SINGLE FAMILY HOME
45	AUBREY L AND SHIRLEY L HAIGLER	08270006					CD	COMERCIAL
46	JARRED A FREEMAN	07027034D	3176	566			R-40	SINGLE FAMILY HOME
47	YADIRA ABADIA GONZALEZ	07027034A	7319	0068			R-40	SINGLE FAMILY HOME
48	PHILIP A RANDAZZO	07027034F	1615	536			R-40	SINGLE FAMILY HOME
49	LEROY M POLITOWICZ	07027034	7294	728	F	948	R-40	SINGLE FAMILY HOME
50	GREGORY B AND CANDICE R AUSTIN	07027034G	3555	843	F	948	R-40	SINGLE FAMILY HOME
51	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	07027034E	6474	111			R-40	RIGHT-OF-WAY
52	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	07027034B	5745	064			R-40	RIGHT-OF-WAY
53	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	07012009	6349	406			R-40	RIGHT-OF-WAY

XII. AMENITY DESCRIPTION

1. AMENITY CENTER:
   - POOL
   - CABANA
   - GREEN SPACE
   - ON-SITE PARKING LOT
   - USPS MAILBOX KIOSK
   - ONE (1) BIKE RACK
2. AMENITY A:
   - GREEN SPACE
3. AMENITY B:
   - GREEN SPACE
   - GATHERING SPACE WITH PARK BENCH
4. AMENITY C:
   - GREEN SPACE
5. AMENITY D:
   - GREEN SPACE
   - USPS MAILBOX KIOSK
   - GATHERING SPACE WITH PARK BENCH
6. AMENITY E:
   - GREEN SPACE
   - GATHERING SPACE WITH PARK BENCH
7. AMENITY F:
   - GREEN SPACE
   - LANDMARK STRUCTURE/MONUMENTATION
8. DEVELOPER SHALL PROVIDE ONE (1) TOT LOT TO BE LOCATED AT AMENITY B OR AMENITY D
9. NATURAL TRAIL
   - THE TRAIL SYSTEM SHOWN ON THIS PLAN IS PRELIMINARY IN NATURE AND THE LOCATIONS ARE SUBJECT TO CHANGE. THE TRAIL'S SURFACE WILL BE COMPOSED OF NATURAL PERVIOUS MATERIAL. THE TRAIL CAN BE INSTALLED WITHIN STREAM AND PROPERTY BUFFERS.

WK DICKSON
community infrastructure consultants

1213 W. MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28208
(t)(704) 334-5348
(f)(704) 334-0078

WWW.WKDICKSON.COM

NC LICENSE NO.F-0374

CLIENT:

PROJECT:

Riverstone Conditional District

SHEET TITLE:

Conditional Notes

SEAL:

PROJ. MGR.:	WGB
DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	FEB. 2021

DRAWING NUMBER:

1.7

WKD PROJ. NO.:

20200053.00.CL

REVISED:

DATE:	COMMENT:

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

COPYRIGHT ©, W.K. DICKSON & CO., INC. ALL RIGHTS RESERVED . REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT; ADDITIONS OR DELETIONS TO THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF W.K. DICKSON & CO., INC., IS PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, MARKED WITH AN ORIGINAL SIGNATURE AND SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.

Usable Front Porch

GRIFFIN "16"

SCALE : 1/4" = 1' - 0"

Usable Front Porch

GRIFFIN "14"

SCALE : 1/4" = 1' - 0"

Usable Front Porch

GRIFFIN "15"

SCALE : 1/4" = 1' - 0"

Usable Front Porch

GRIFFIN "13"

SCALE : 1/4" = 1' - 0"

PALOMINO "9"

SCALE : 1/4" = 1' - 0"

PALOMINO "8"

SCALE : 1/4" = 1' - 0"

PALOMINO "7"

SCALE : 1/4" = 1' - 0"

PALOMINO "10"

SCALE : 1/4" = 1' - 0"

FRONT ELEVATION

ASHLEY - 2

Usable Front Porch

PulteGroup® DESIGN

(c) Copyright 2019 PulteGroup, Inc.

DATE: 03/10/2021

FRONT ELEVATION

ASHLEY - 3

Usable Front Porch

PulteGroup DESIGN

(c) Copyright 2019 PulteGroup, Inc.

DATE: 03/10/2021

FRONT ELEVATION

ASHLEY - 4

Usable Front Porch

PulteGroup DESIGN

(c) Copyright 2019 PulteGroup, Inc.

DATE: 03/10/2021

FRONT ELEVATION

WANDO - 1

Usable Front Porch

PulteGroup® DESIGN

(c) Copyright 2019 PulteGroup, Inc.

DATE: 03/10/2021

FRONT ELEVATION

WANDO - 2

Usable Front Porch

PulteGroup DESIGN

(c) Copyright 2019 PulteGroup, Inc.

DATE: 03/10/2021

FRONT ELEVATION

WANDO - 3

Usable Front Porch

PulteGroup® DESIGN

(c) Copyright 2019 PulteGroup, Inc.

DATE: 03/10/2021

Usable Front Porch

Usable Front Porch

Usable Front Porch

Usable Front Porch

Usable Front Porch

Usable Front Porch

Usable Front Porch

Usable Front Porch

Usable Front Porch

Usable Front Porch

Usable Front Porch

Usable Front Porch

Usable Front Porch

Usable Front Porch

FRONT ELEVATION

BRADDOCK

PulteGroup® DESIGN

(c) Copyright 2019 PulteGroup, Inc.

DATE: 02/25/2021

6:12
8
12

FRONT ELEVATION

LISTON

PulteGroup® DESIGN

(c) Copyright 2019 PulteGroup, Inc.

DATE: 02/25/2021

Usable Front Porch

Usable Front Porch

FRONT ELEVATION

FRAZIER

PulteGroup® DESIGN

(c) Copyright 2019 PulteGroup, Inc.

DATE: 02/25/2021

Usable Front Porch

Usable Front Porch

FRONT ELEVATION

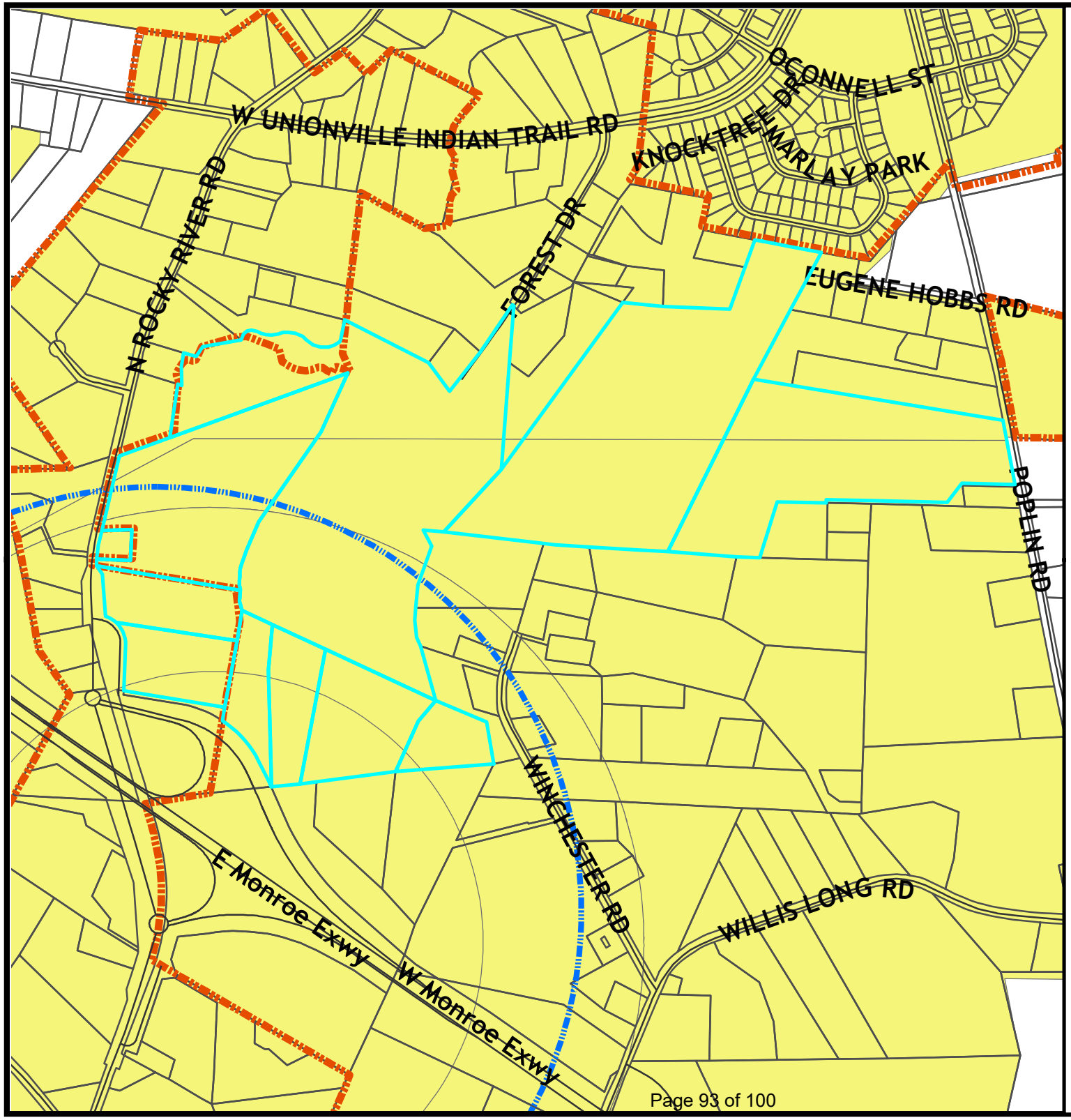
TUNNEY

Usable Front Porch

PulteGroup® DESIGN

(c) Copyright 2019 PulteGroup, Inc.

DATE: 02/25/2021



City of Monroe
Where Heartland Meets High Tech

Future Land Use Map
CD Riverstone

Legend

- City Limits
- Centerlines
- MONROE.Regional_Centers
- Parcels

FLUM

- Suburban

Existing: R-40 City of Monroe & RA-40 Union County (Residential- Low Density)

Owner: Leonard Rental LLC, Robert Morrision, Teresa McLester, Costel Scherban, Thomas Lemmond & Joseph Lemmond

N W E S

Acres: 173.13

0 730 1,460 Feet

Future Land Use Plan

Regional Mixed Use Centers

Mixed-Use Centers attract people beyond Monroe for shopping, entertainment, employment, or recreation. These centers are usually large-scale, measuring one mile in diameter that represents approximately a 20-minute walking distance. These centers are master-planned areas that are built in phases with a mix of non-residential, residential, and civic uses. It is likely that Regional Mixed- Use Centers will support the most intense concentrations of retail, employment, high-density residential and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. Single-family residential should typically be discouraged within the center, but can be located to the periphery of the center as a transitional use.

The FLUM designates two future interchanges of the Monroe Expressway as Regional Mixed Use Centers; however, the FLUM does not specify a dominant land use (or uses) for the center to respect market conditions and allow flexibility. Priority uses within the mixed-use centers include: multi-family residential, commercial, office, medical, civic, and mixed-use.

Suburban Land Use

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

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

RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT "RIVERSTONE"
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 *"RIVERSTONE"* further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban, with a portion of the project located within a Regional Mixed-Use Center.

The Suburban Land Use area typically takes 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. The suburban character area states the allowable residential density is 2-4 units per acre.

Regional Mixed-Use Centers attract people beyond Monroe for shopping, entertainment, employment, or recreation. These centers are usually large-scale, measuring one mile in diameter that represents approximately a 20-minute walking distance. These centers are master-planned areas that are built in phases with a mix of non-residential, residential, and civic uses. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high-density residential and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. Single-family residential should typically be discouraged within the center, but can be located to the periphery of the center as a transitional use. There is no cap or stated residential density maximum in the Regional Mixed-Use Center.

The project is consistent with the plan at 3.48 units per acre, because it offers both a commercial and residential component along a corridor with higher traffic volumes- North Rocky River Road and a major highway, the Monroe Expressway. The proposed development is reasonable and in the public interest, because the project offers a mix of housing types and lot sizes, commercial development, higher-density residential within the node, and lower density on the peripheral of the node.

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): 07-012-007, 07-012-007-A (portion), 07-012-010, 07-027-034-C, 08-300-033-90, 08-300-035-E, 08-300-040-B, 08-300-054, 08-300-054-A, 08-300-054-D, & 08-300-054-E.

Adopted this 5th day of May, 2021.

MaryAnn Rasberry, Chair

Attest:

Maryann Brown, Secretary to Planning Board

RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT "RIVERSTONE"
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 *"RIVERSTONE"* further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban, with a portion of the project located within a Regional Mixed-Use Center.

The Suburban Land Use area typically takes 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. The suburban character area states the allowable residential density is 2-4 units per acre.

Regional Mixed-Use Centers attract people beyond Monroe for shopping, entertainment, employment, or recreation. These centers are usually large-scale, measuring one mile in diameter that represents approximately a 20-minute walking distance. These centers are master-planned areas that are built in phases with a mix of non-residential, residential, and civic uses. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high-density residential and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. Single-family residential should typically be discouraged within the center, but can be located to the periphery of the center as a transitional use. There is no cap or stated residential density maximum in the Regional Mixed- Use Center.

The project is consistent with the plan at 3.48 units per acre, because it offers both a commercial and residential component along a corridor with higher traffic volumes- North Rocky River Road and a major highway, the Monroe Expressway. However, the proposed density for this development at 3.48 units per acre is significantly higher than the existing surrounding lots and the density in conjunction with the proposed commercial use 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): 07-012-007, 07-012-007-A (portion), 07-012-010, 07-027-034-C, 08-300-033-90, 08-300-035-E, 08-300-040-B, 08-300-054, 08-300-054-A, 08-300-054-D, & 08-300-054-E.

Adopted this 5th day of May, 2021.

_____
MaryAnn Rasberry, Chair

Attest:

_____
Maryann Brown, Secretary to Planning Board

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

Preamble

Pursuant to authority conferred by Chapter 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 Poplin Road and Rocky River Road and further identified as tax parcel #'s 07-012-007, 07-012-007-A (portion), 07-012-010, 07-027-034-C, 08-300-033-90, 08-300-035-E, 08-300-040-B, 08-300-054, 08-300-054-A, 08-300-054-D, & 08-300-054-E. The request is to rezone the property from City of Monroe R-40 and Union County RA-40 to Conditional District "Riverstone".

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 8th day of June, 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) "Riverstone"

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 8th day of June, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk