



Site Investigation Memo

Site address 2350 Concord Lake Road, Kannapolis, North Carolina, 28025

Property | Zoning

Property Size: 3.44 acres

Tax Parcel IDs: 56223304400000

General Location: Kannapolis

Jurisdiction: City of Kannapolis NOTE: Property is within city limits based on City of Kannapolis GIS

Kannapolis 2030 Comprehensive Plan: Suburban Corridor/Center – Suburban Activity 1

Existing Land Use: Vacant/Wooded; Duke power easement on site

Zoning: OI – Office/Institutional

Adjacent Zoning: OI & RC

Adjacent Land uses: Multi-Family & Commercial

Zoning Max Unit Density:

- Maximum Units Per Acre: 6-16 units per acre
 - Unit density is based on the 2030 Kannapolis Comprehensive Plan recommendation

Proposed Land Use: Multi-Family

Zoning Map: <https://location.cabarruscounty.us/mapcabarrus/>

Zoning Overlay District: None

Site Requirements:

Minimum Lot Area: None

Minimum Lot Width: 60'

Maximum Building Height: 50'

Maximum Impervious Surface Ratio: 0.8

Evidence of Existing Easements (Y/N): Y; Duke power easement

Setbacks: OI

- Front: 10'
- Side: None
- Rear: None

Parking Requirements:

➤ Required Parking Spaces

- Multifamily Residential:
 - Minimum spaces required: 1.5 per du (studio – 2 BR); 2 per du (3+ BR)
 - Maximum spaces allowed: 175% of minimum parking space requirement
 - Minimum EV spaces required: Electric charging stations are required for developments over 50 parking spaces at a rate of at least two parking spaces, and at least two percent of all parking spaces in excess of 50 spaces
 - Minimum Bicycle Parking Required: 1 for every 20 dwelling units
 - Minimum Number of Off-Street Loading Berths: 1 berth for developments between 100 and 300 units



Buffer Yards:

- Dimensional Requirements Landscape Perimeter Buffer Yards
 - Adjacent to multifamily dwelling: 6' Type A buffer
 - Adjacent to O-I zoning/use: 6' Type B buffer
- Landscape Perimeter Buffer Planting Requirements
 - o Type A:
 - Option 1: 6 ACI of canopy trees + 6 ACI of understory trees per 100 linear feet
 - Option 2: 2 ACI of canopy trees + 10 ACI of understory trees + 15 shrubs per 100 linear feet
 - o Type B:
 - Option 1: 8 ACI of canopy trees + 10 ACI of understory trees + 15 shrubs per 100 linear feet
 - Option 2: 2 ACI of canopy trees + 14 ACI understory trees + 20 shrubs per 100 linear feet
 - o
- Building Yards: Must be provided along any portions of a building facing an adjacent off-street parking area

BUILDING GROSS FLOOR AREA (SQ. FT.)	REQUIRED BUILDING YARD TYPE
Less than 2,500	1
Between 2,500 and 9,999	2
Between 10,000 and 99,999	3
100,000 or more	4

BUILDING YARD TYPE	MIN. WIDTH (FT.) [1]	MIN. REQUIRED ORNAMENTAL TREES [2] [3]	MIN. REQUIRED EVERGREEN SHRUBS [2] [3]
1	5	1 per 30 linear ft.	1 per 3 linear ft.
2	8	1 per 30 linear ft.	1 per 3 linear ft.
3	10	1 per 25 linear ft.	1 per 2 linear ft.
4	15	1 per 25 linear ft.	1 per 2 linear ft.

NOTES:

[1] Widths shall be measured from the respective building front wall.

[2] Based on the linear feet of building facing the adjacent off-street parking area, excluding loading/unloading areas and the width of any entrance walkways. The width excluded for an entrance walkway shall not exceed the width of the associated entrance to the building.

[3] Where building yards turn at building corners, the length measurements determining plant quantities shall not be required to overlap.

- Street Landscape Yards:
 - o Commercial Zoning District: 8' minimum width at 1 shade or ornamental tree per 35 linear feet

Site Lighting:

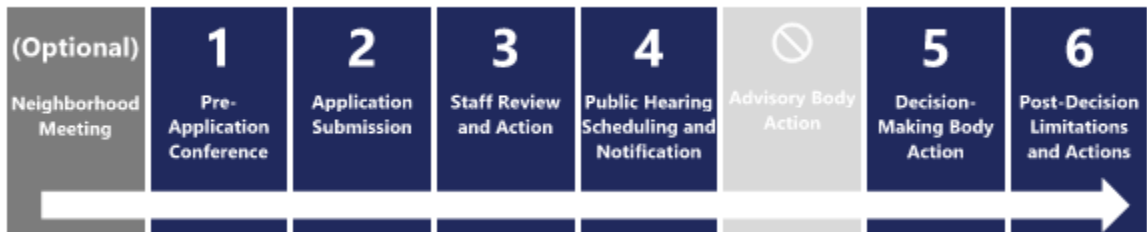
- Maximum Height:
 - o 25' in Commercial Districts
 - o 15' within 100' of a Residential District
- Light Poles must be located 15' from property lines
- Maximum illumination at lot line: 2.0 for Commercial use classification or O-I Districts

Permitting Process

Known Required Permits:

- City of Kannapolis: Special Use Permit Application
 - This permit is required for any development deemed “special use” by the City of Kannapolis
 - Items on the required submittal checklist include a pre-application meeting, SUP checklist and application, Plot/Site plan showing the proposed use, \$650.00 fee (\$600 application fee + notification fee), aerial drone photography of the site.

Figure 2.5.A(5)b: Summary of Special Use Permit Procedure



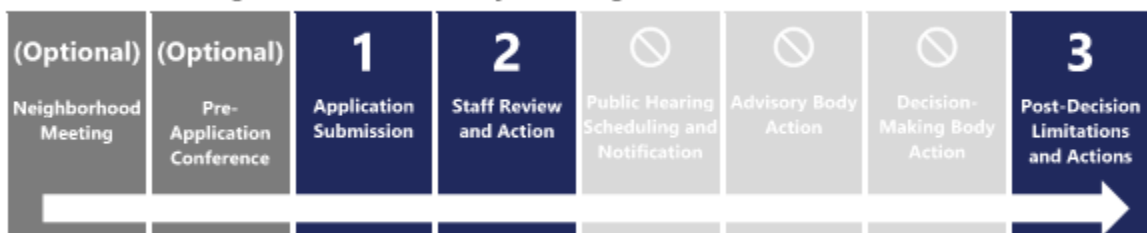
- City of Kannapolis: Site Plan Permit
 - This permit is intended to ensure layout and general design of proposed development is compatible with surrounding uses and complies with KDO.

Figure 2.5.B(1): Summary of Site Plan Procedure



- City of Kannapolis: Zoning Clearance Permit
 - This permit is required for any development requiring a building permit or change of use of a structure or land

Figure 2.5.C(1)c: Summary of Zoning Clearance Permit Procedure



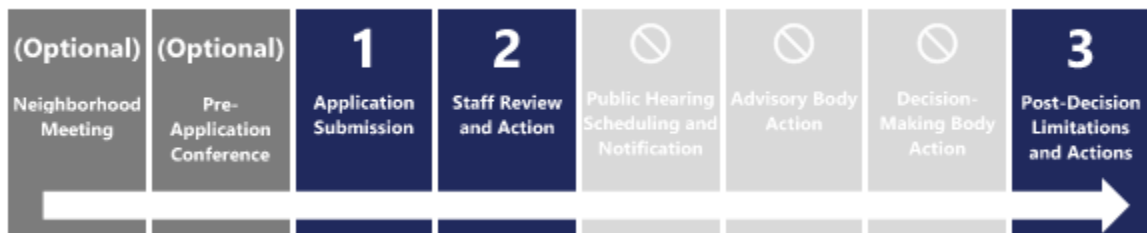
- City of Kannapolis: Certificate of Compliance
 - This permit is required for any development to ensure any building or land is developed in accordance with the KDO. This permit is typically submitted by contractor or architect once the site is nearing completion.

Figure 2.5.C(2)c: Summary of Certificate of Compliance Procedure



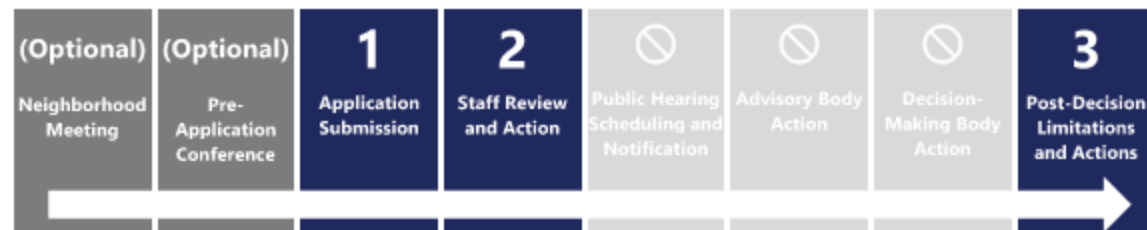
- City of Kannapolis: Grading Permit
 - This permit is required for any development disturbing greater than one acre

Figure 2.5.C(7)c: Summary of Grading Permit Procedure



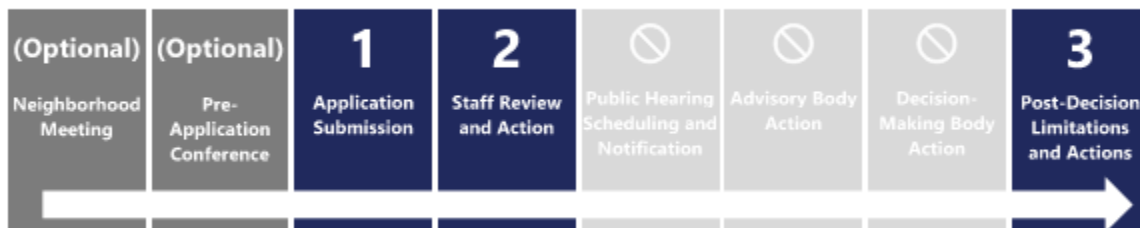
- City of Kannapolis: Erosion Control Permit
 - This permit is required for any development disturbing greater than one acre and typically is paired with a grading permit.
 - This application shall

Figure 2.5.C(8)c: Summary of Erosion Control Permit Procedure



- City of Kannapolis: Stormwater Management Permit
 - This permit is required for any development disturbing greater than 20,000 square feet
 - This permit shall not be issued until an erosion and sedimentation control permit has been issued by the NC Department of Environmental Quality

Figure 2.5.C(10)c: Summary of Stormwater Management Permit Procedure



- NCDOT- Street and Driveway Access Permit Application
 - This permit is required for the construction of driveway with access to NCDOT roads.
 - Required to pay a \$50 construction inspection fee as well as provide a Performance and Indemnity Bond in the amount specified by the Divisions of Highways for any construction proposed on the State Highway System.
 - Required documents include a cover letter, signed application, plans, traffic impact studies, reports, etc.)
 - Permit review cycle usually processed 4 weeks or less after submittal to local District Engineers Office for simple requests.
- NCDOT Utility Encroachment Application
 - This permit is required for any project proposing utility connections and extensions within NCDOT ROW.
 - A performance and indemnity bond is required from the applicant.
 - Bonds are eligible for a release a minimum of one year from date of satisfactory completion of the work. A written request for bond release must be submitted to the NCDOT with the following encroachment information included;
 - Name of encroachment Applicant
 - Description of work
 - State road number(s) of road(s) on which work was performed
 - County where work was performed
 - NCDOT encroachment number
 - Date that work was satisfactorily completed
- NCDEQ Erosion Control Review: Required

Drainage/ Stormwater

Onsite: No existing stormwater measure controls onsite

Offsite: Roadway ditches along frontage of Concord Lake Road. No anticipated offsite run-on.

FEMA Flood Plain: 37025C0038D Zone AE; See appendix A.1.

Watershed: Lake Kannapolis

Water Quality Requirements:

- 1-inch 'first-flush' storm event

Water Quantity Requirements:

- Detention facilities shall be designed to maintain the predeveloped runoff rate from the 1-year and 10-year, 24-hour design storm events.
- Emergency spillway facilities shall be designed to accommodate the 50-year, 24-hour frequency storms. Cross-drainage storm sewers shall be designed for a 25-year, 24-hour frequency storm, unless located within a FEMA flood hazard area, in which case the storm sewer shall be designed for the 100-year, 24-hour storm event. All other storm sewers shall be designed for a 10-year, 24-hour frequency storm.
- Development that requires sediment and erosion control plan approval or that will exceed 20,000 square feet of impervious coverage shall be required to construct a complete drainage system sufficient to mitigate the impacts of the design rainfall event.

Environmental/ Landscape Requirements

Evidence of streams and wetlands (Y/N): N (Site appears to not have any streams/wetlands based on Cabarrus County GIS)

If Yes, Impacts Required?

Stream Buffer: N/A

Existing Impervious Cover: 0 Acres

Existing Tree Coverage: 50% heavily wooded.

Tree Survey Required: Yes

Specimen Trees: All development is required to protect specimen and heritage trees in accordance to section 5.3.J of the Kannapolis Development Ordinance

Tree Save/ Open Space Requirements:

- Open space
 - Minimum 10% open space set-aside area for residential use in a commercial district.
 - Open space shall be located to be readily accessible and useable by occupants and users of the development.
 - Open space is considered as natural features, active recreational areas and other areas described and listed in Table 5.4.E of the KDO.

Solid Waste Requirements, if any: Recycling Services

Domestic Water Supply

Water System: WSACC

Fire Hydrants: 1

Service Request Process:

Reservation/Impact Fees Schedule: See Appendix A.2. for Water Fees

Existing Service Map/ As-Built if Available:

Wastewater

Sewer System and Proximity: WSACC

Service Request Process:

Impact Fees: See Appendix A.3. for Sewer Fees

Existing Service Map/ As-Built if Available:

Electric

Service/Provider:

Duke Energy

<https://www.duke-energy.com/home>

Duke Easement Restrictions

- No structures allowed within the right-of-way.
- Fences may cross the right-of-way at a 90 to 30 degree angle. The fences must be 25 feet away from power structure and must have a 16 foot wide gate when crossing right-of-way. Fences may not be parallel to the tower or pole within the right-of-way.
- No grading within 25 feet of a power structure. Approved grading in the right-of-way shall be no steeper than 4:1. Approved filling within the right-of-way requires a clearance check.
- Roads and driveways may only cross right-of-way at 30-90 degrees. Roads, cul-de-sacs, driveways, utilities, or easements shall not be within 25 feet of the tower or pole.
- When parking is between 10 to 25 feet of a tower or pole, bollards are required. Drive aisles must be at least 25 feet from any tower or pole. Light fixtures in the right-of-way must comply with height restrictions.
- Shrubs: Keep planting areas 25 feet from tower or pole. Provide a minimum of 20 foot clearance for vehicle access. In areas where permitted, shrubs and grasses cannot exceed 7 feet at maturity.
- Small Trees: No trees allowed in the Wire Zone. (Width varies per line voltage.) Only small planted and approved trees in border zone area.

Gas

Service/Provider:

Dominion Energy North Carolina

https://www.enbridgegas.com/north-carolina?utm_source=Google&utm_medium=Search&utm_campaign=ENB_2261_North_Carolina_Google_Search_New_Employees&utm_id=ENB_2261&gad_source=1&gclid=EAIaIQobChMI3NbpmrAjAMVvJxaBR08KiADEAAAYASAAEgL3-fD_BwE

Roads/Transportation

Road Name of Proposed Access: Concord Lake Road

- Road Classification: NC Route
Number of Lanes: 2
- Sight Distance Issues: N NOTE: Based on available 2024 Google Streets Imagery, there appears to be acceptable turning sight distance visibility.

Looking Left



Looking Right



- Traffic Light Proximity: Approximately 750' NW
- Joint Access Easement: N/A
- Existing Curb Cuts on Site: N/A
- Driveway Permits Needed: NCDOT- Street and Driveway Access Permit Application
- Adjacent property owners are encouraged to construct a shared driveway by written mutual agreement to serve both properties.
- Care should be taken to avoid creating incorrectly offset left turn conditions. Opposite side drives should be aligned directly across from existing/proposed opposite side streets and driveways.
- When it is necessary to offset driveways or streets, care should be taken to provide adequate separation for vehicular storage/queuing and maneuvering between access points.

<https://connect.ncdot.gov/projects/Roadway/RoadwayDesignAdministrativeDocuments/Policy%20on%20Street%20and%20Driveway%20Access.pdf>

NCDOT Road (Y/N):Y

Posted Speed:45mph

Sidewalks on Adjoining ROW: N/A



Traffic Impact Analysis

The Traffic Impact Analysis (TIA) threshold for the City of Kannapolis is 1,000 trips per day or 100 trips in a peak hour. The TIA threshold for NCDOT is 3,000 trips per day. Based on the expected intensity on the proposed site, a TIA is NOT expected to be necessary for this site. It is noted that the average annual daily traffic (AADT) along Concord Lake Road in the vicinity of the site is 15,000 vehicles per day. NCDOT has the authority to require turn-lanes at unsignalized intersections when the AADT is greater than 4,000 vehicles per day. Though meeting these thresholds, neither a left- nor right-turn lane from Concord Lake Road into the site is expected to be needed, due to the expected intensity on the site. It is noted that the site access will require a Driveway Permit through NCDOT and an internal protected stem of 100 feet is expected to be required within the site.

Links:

Development Ordinances:

<https://www.cabarruscounty.us/files/assets/public/v/1/planning-and-development/planning-and-zoning/documents/development-ordinance.pdf>

Permitting Portal:

<https://www.cabarruscounty.us/files/assets/public/v/3/planning-and-development/planning-and-zoning/documents/fee-schedule.pdf>

https://citizenaccess.cabarruscounty.us/CitizenAccess/Cap/CapHome.aspx?module=Planning&TabName=PLANNING&TabList=HOME%7C0%7CPLANNING%7C1%7CPERMITS%7C2%7CENFORCEMENT%7C3%7CCOC_Planning%7C4%7CHB_Permits%7C5%7CCurrentTabIndex%7C1

<https://connect.ncdot.gov/municipalities/Utilities/pages/encroachment-agreements.aspx>

<https://www.kannapolisnc.gov/government-departments/planning/applications-permits-documents>

