



CITY OF BELMONT

PLANNING & ZONING

Major Development Plan

Application number: MDP2022.02 – TKC Double Oak spec building

Applicant: The Keith Corporation and Burton Engineering

Property owner: TKC CCLXXIII LLC

Location: 2022 The Oaks Parkway – The Oaks Commerce Center

Zoning: Business Campus Development (BC-D)

Parcel ID# 305366

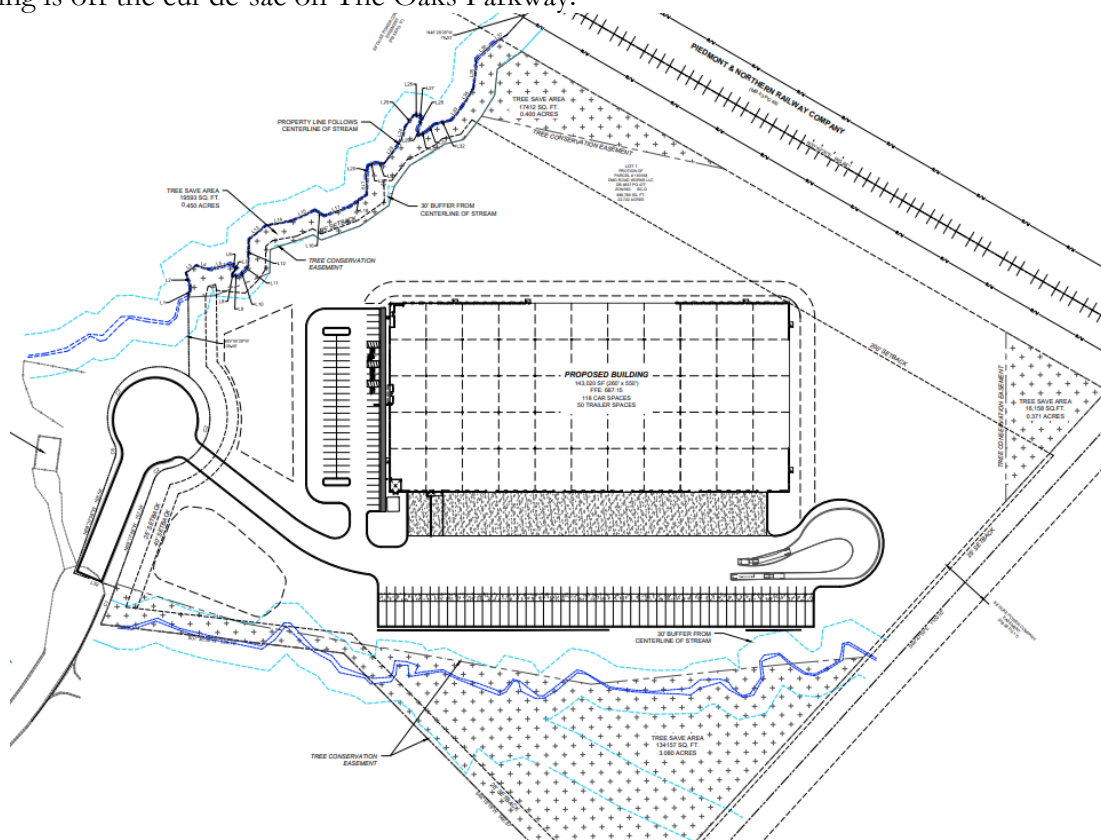
Request: The applicants are requesting that the planning & zoning board receive and consider its request to develop one 143,020-square-foot office warehouse within The Oaks Commerce Center.

Background: Chapter 15 of the land development code (LDC) requires the applicant to process a major development plan for projects involving buildings that exceed 30,000 sq. ft. in gross floor area. This is considered a “by-right” development based on its existing zoning classification.



Staff analysis

The project site for this request is a 22.72-acre area within The Oaks Commerce Center. The business park is located north of I-85 off Woodlawn Street. The proposed location for the new building is off the cul-de-sac on The Oaks Parkway.



LDC: Business Campus Development (BC-D)

“In order to maintain an attractive and viable environment in which to locate workplaces, the City of Belmont has created this District to promote the existing academic campus setting in the City and the Southern Piedmont Region. The intent of the BC-D zoning district is to permit the development of corporate office campus, light industrial uses, and heavy industrial uses. Such developments are typically too large in scale to fit within a neighborhood environment and must be designed in a manner that is more appropriate to their technology, production methods, and/or operations. Business Campus Developments are coded to achieve the high-quality site design and use flexibility inherent in campus design. This is accomplished through attention to a building’s architectural compatibility with other buildings and the relationship of buildings to the public realm.”

Specific district provisions

| | Allowed | Proposed |
|--------------------------------|---|--|
| Maximum Building Height | 5 stories or 60 ft. | 1 story – 40 ft. |
| Setbacks | (measured from exterior District boundary) Parking: 80 ft. Light manufacturing uses: 200 ft. Heavy manufacturing uses: 400 ft. | Front: > 40 ft. Side: > 200 ft. from district boundary Rear: > 200 ft. from district boundary Parking: > 80 ft. |

Landscaping and tree protection

In November 2020, the applicants submitted a subdivision plat application to subdivide 22.72 acres from a larger (mother) parcel. During this time, the project went before the Environmental Sustainability Board for relief of LDC Chapter 11. The board approved the request to preserve 200% of the required TSA in lieu of surveying the entire site. The applicant team preserved 4.301 acres of tree save area on-site, double what is required.

Street design

During the subdivision plat process, a street extension of The Oaks Parkway was platted to allow for more roadway frontage for this parcel. The applicants did not build the road at that time; however, the city did collect a surety for the roadway extension. Now, the applicants will be required to build the platted road during the time of construction, if approved.

Parking and traffic

The site plan exceeds the required amount of parking spaces per Chapter 9.2.1 in the LDC for both office and manufacturing/warehousing uses.

Pursuant to Chapter 16 Section 14, the city coordinated with its traffic consultant, Kimley-Horn; the firm confirmed that a traffic impact analysis would not be required for this project.

While the current regional Comprehensive Transportation Plan shows the future Belmont-Mount Holly Loop across this site, the route shown is based off preliminary planning efforts from the mid-1990s.

In 2001, the Gaston Cleveland Lincoln Metropolitan Planning Organization (GCLMPO) formed a subcommittee to evaluate the feasibility of the northern segment of this alignment. This group identified several sites along the proposed route that should be incorporated into future mapping, including The Oaks Commerce Center. In 2003, the GCLMPO, following recommendation of the subcommittee, requested that NCDOT develop an alternative design for the corridor north of Interstate 85.

In 2020, in light of increased development interest north of Interstate 85, staff followed up to request further study of the Belmont-Mount Holly Loop alignment in this area. NCDOT began an express design in April 2021 to evaluate the feasibility of the entire alignment. While the recommendations are not yet complete, none of the route options presented to local stakeholders for feedback overlap with this project site.

Utilities

Water and sewer capacity will be verified during construction plan review. The city engineer has reviewed the plan and identified any related infrastructure needed to service the site is based on the building's water/sewer usage. Any improvements will be reverified during the construction plan review process as well as building permit plan review at Gaston County. A lighting plan will be re-evaluated during the construction plan review phase.

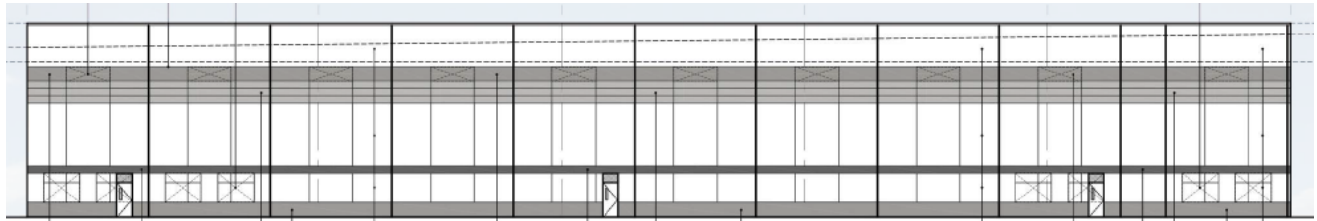
Architectural design

Architectural requirements for apartment buildings are in Section 4.6 (2) of the LDC. "Building walls visible from the public street shall be brick, cast concrete, stucco, stone, marble, decorative masonry unit, or other materials similar in appearance and durability." The building walls are proposed to be tilt-up concrete wall panels which is the most commonly used material used for

large-scale warehouses and distribution centers. The full set of elevation renderings may be found in attachment C.



Front Elevation



Rear Elevation

Community Meeting

The development team held a community meeting on Wednesday, April 20th, 2022, at 6:30 p.m. via Microsoft Teams. No members from the public attended.

Major development process

The intent of the major development process is to provide a fair and equitable process to all interests including the petitioners, affected neighbors, city staff, the planning board, and the city council. A schematic plan review has been completed by staff, project notification has been sent to adjacent property owners, a community meeting was held, and the planning board is now tasked with review and a recommendation of the schematic plan to the city council.

Staff recommendation

Staff has reviewed this schematic plan and finds it to be compliant with the requirements of the land development code (LDC). As stated before, this project is a “by-right” project, therefore, consistency findings are not required. Staff recommends approval of the schematic plan and forwarding this recommendation to city council.

Attachment A: Application & community meeting documents

Attachment B: Schematic Plan

Attachment C: Architectural rendering



CITY OF BELMONT

PLANNING & ZONING

Major Development Plan Application

Date: 05/04/2022

Site Address / Owner

| | | | |
|-------------------|--------------------|-------------------|---|
| Site Address: | 2022 THE OAKS PKWY | Owner Name: | TKC CCLXXIII LLC |
| City, State, Zip: | BELMONT, NC 28012 | Address: | Address 4500 CAMERON VALLEY PARKWAY SUITE 400 |
| Parcel ID#: | 305366 | City, State, Zip: | CHARLOTTE, NC 28211 |
| Subdivision: | THE OAKS PARKWAY | Phone: | |
| Lot: | | Email: | |

Applicant / Alternative Owner

| | | | |
|--------------------|------------------------------|-------------------|--|
| Applicant Name: | Chase Burton | Owner Name: | Robert Combs |
| Applicant Role: | .Engineer | Address: | 4500 Cameron Valley Parkway, Suite 400 |
| Applicant Address: | 5950 Fairview Rd., Suite 100 | City, State, Zip: | Charlotte, NC 28211 |
| City, State, Zip: | Charlotte | Phone: | 7043198182 |
| Phone: | 7045538881 | Email: | rcombs@thekeithcopr.com |
| Email: | chburton@burtoneng.com | | |

Project

| | | | |
|------------------|------------------------------------|------------------------------|--------|
| Site Address: | 2022 The Oaks Parkway | Grading/Demo: | |
| Project Name: | Double Oak | Lot Disturbance Area:. | 0 |
| Use Type: | | Parcel ID#s: | 183168 |
| Project #: | MDP2022.02 | Floodway Review: | |
| Plan Type: | MDP- Major Development Plan Review | Watershed Protection Review: | |
| Total Site Area: | 23 | | |
| # of Lots: | 1 | | |

Project Description: Subdivision and lot 1 development of 143000 SF Warehouse

Consultant

| | | | |
|---------------------|-----------|-------------------|--|
| Consultant Firm: | | Point of Contact: | |
| Type: | Applicant | Consultant Email: | |
| Consultant Mailing: | | Consultant Phone: | |

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

Chase Burton

Name

05/04/2022

Date

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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PROJECT NUMBER: 0200218.118

DATE: 11/16/2020
 CHECK BY: JMS
 DRAWN BY: JMS

TOPOGRAPHIC SURVEY
 OWNER: DMG ROAD WORKS LLC
 CITY OF BELMONT, GASTON COUNTY, NORTH CAROLINA
 4500 CAMERON VALLEY PARKWAY, CHARLOTTE, NC 28211
THE KEITH CORPORATION



BURTON ENGINEERING
 5940 FAIRVIEW RD STE 100
 CHARLOTTE, NC 28210
 TEL: 704.533.0888
 burtonengineering.com
 FIRM REG-1157



LEGEND

BOUNDARIES

- ADJACENT PROPERTY
- - - - - FENCE
- - - - - FENCE WITH OPENINGS
- - - - - FENCE WITH GATES
- - - - - FENCE WITH SLATS
- - - - - FENCE WITH PICKETS
- - - - - FENCE WITH RAILS
- - - - - FENCE WITH POSTS
- - - - - FENCE WITH TOPRAIL
- - - - - FENCE WITH BOTTOMRAIL
- - - - - FENCE WITH WIRE
- - - - - FENCE WITH CHAINS
- - - - - FENCE WITH NETS
- - - - - FENCE WITH PLASTIC
- - - - - FENCE WITH FABRIC
- - - - - FENCE WITH METAL
- - - - - FENCE WITH WOOD
- - - - - FENCE WITH BRICK
- - - - - FENCE WITH CONCRETE
- - - - - FENCE WITH STONE
- - - - - FENCE WITH GLASS
- - - - - FENCE WITH OTHER

UTILITIES

- - - - - ELECTRIC
- - - - - GAS
- - - - - WATER
- - - - - SEWER
- - - - - CABLE
- - - - - FIBER
- - - - - TELEPHONE
- - - - - OTHER

OTHER

- - - - - CONCRETE
- - - - - BRICK
- - - - - STONE
- - - - - METAL
- - - - - WOOD
- - - - - FABRIC
- - - - - PLASTIC
- - - - - NETS
- - - - - CHAINS
- - - - - WIRE
- - - - - TOPRAIL
- - - - - BOTTOMRAIL
- - - - - PICKETS
- - - - - RAILS
- - - - - SLATS
- - - - - OPENINGS
- - - - - GATES

NOTES

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1968 AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF NORTH CAROLINA.

2. THE SURVEY WAS CONDUCTED USING THE FOLLOWING EQUIPMENT AND METHODS:

3. THE SURVEY WAS CONDUCTED ON THE FOLLOWING DATE(S):

4. THE SURVEY WAS CONDUCTED BY THE FOLLOWING PERSON(S):

5. THE SURVEY WAS CONDUCTED AT THE FOLLOWING LOCATION(S):

6. THE SURVEY WAS CONDUCTED AT THE FOLLOWING TIME(S):

7. THE SURVEY WAS CONDUCTED AT THE FOLLOWING PLACE(S):

8. THE SURVEY WAS CONDUCTED AT THE FOLLOWING ALTITUDE(S):

9. THE SURVEY WAS CONDUCTED AT THE FOLLOWING TEMPERATURE(S):

10. THE SURVEY WAS CONDUCTED AT THE FOLLOWING PRESSURE(S):

11. THE SURVEY WAS CONDUCTED AT THE FOLLOWING HUMIDITY(S):

12. THE SURVEY WAS CONDUCTED AT THE FOLLOWING WIND(S):

13. THE SURVEY WAS CONDUCTED AT THE FOLLOWING VISIBILITY(S):

14. THE SURVEY WAS CONDUCTED AT THE FOLLOWING CLOUD(S):

15. THE SURVEY WAS CONDUCTED AT THE FOLLOWING MOON(S):

16. THE SURVEY WAS CONDUCTED AT THE FOLLOWING SUN(S):

17. THE SURVEY WAS CONDUCTED AT THE FOLLOWING STAR(S):

18. THE SURVEY WAS CONDUCTED AT THE FOLLOWING PLANET(S):

19. THE SURVEY WAS CONDUCTED AT THE FOLLOWING GALAXY(S):

20. THE SURVEY WAS CONDUCTED AT THE FOLLOWING UNIVERSE(S):

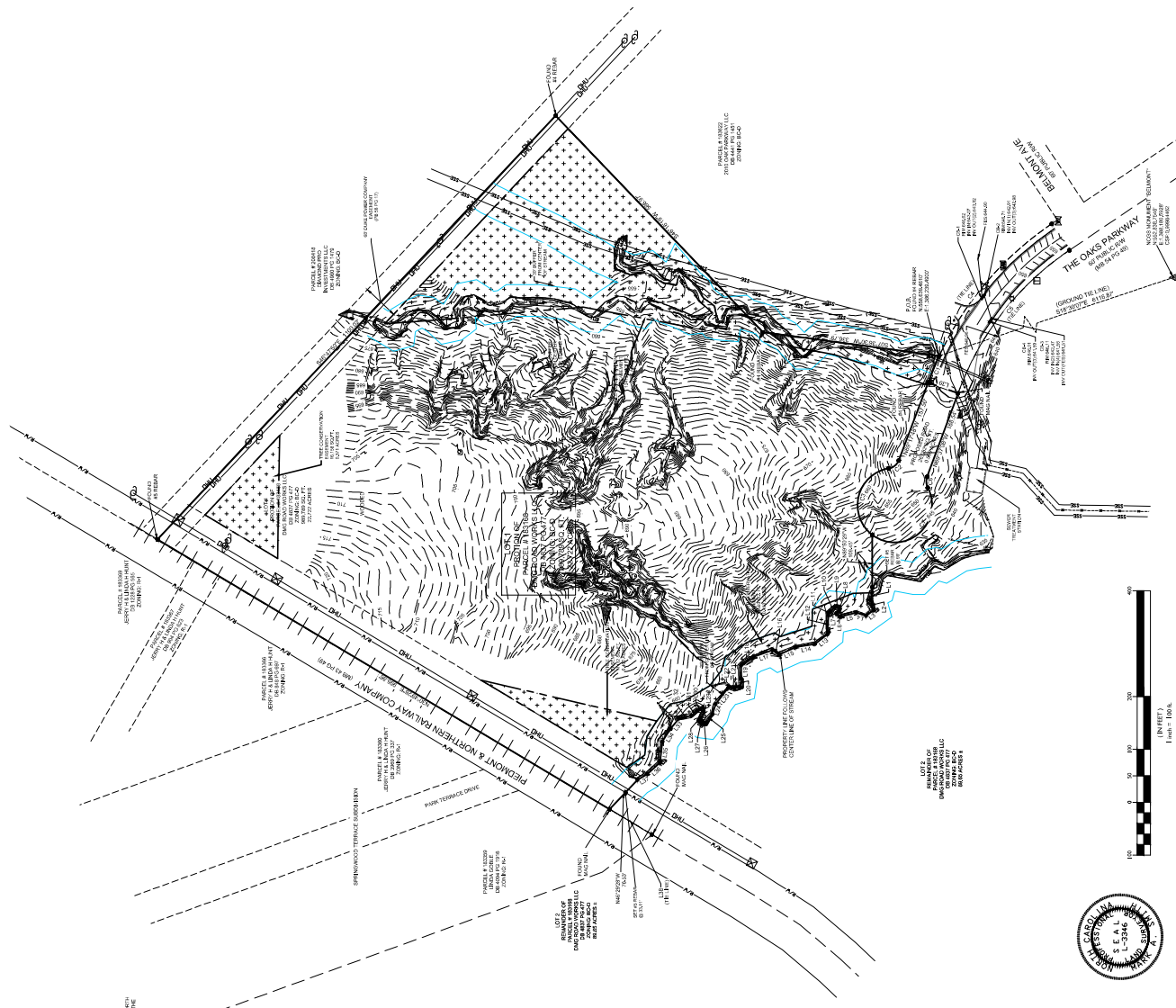
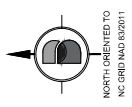
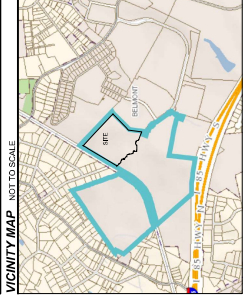


TABLE 1: CORNER DATA

| CORNER # | BEARING | DISTANCE | COORDINATES (Easting, Northing) |
|----------|--------------|----------|---------------------------------|
| 1 | 0° 00' 00" | 0.000 | 1000.000, 1000.000 |
| 2 | 90° 00' 00" | 100.000 | 1100.000, 1000.000 |
| 3 | 0° 00' 00" | 100.000 | 1100.000, 1100.000 |
| 4 | 270° 00' 00" | 100.000 | 1000.000, 1100.000 |
| 5 | 90° 00' 00" | 0.000 | 1000.000, 1100.000 |

TABLE 2: POINT DATA

| POINT # | EASTING | NORTHING | ELEVATION (ft) |
|---------|----------|----------|----------------|
| 1 | 1000.000 | 1000.000 | 100.000 |
| 2 | 1100.000 | 1000.000 | 100.000 |
| 3 | 1100.000 | 1100.000 | 100.000 |
| 4 | 1000.000 | 1100.000 | 100.000 |
| 5 | 1000.000 | 1000.000 | 100.000 |

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