



# 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

**Acreage:** 22.72

**Zoning:** Business Campus Development (BC-D)

**Parcel ID#** 305366

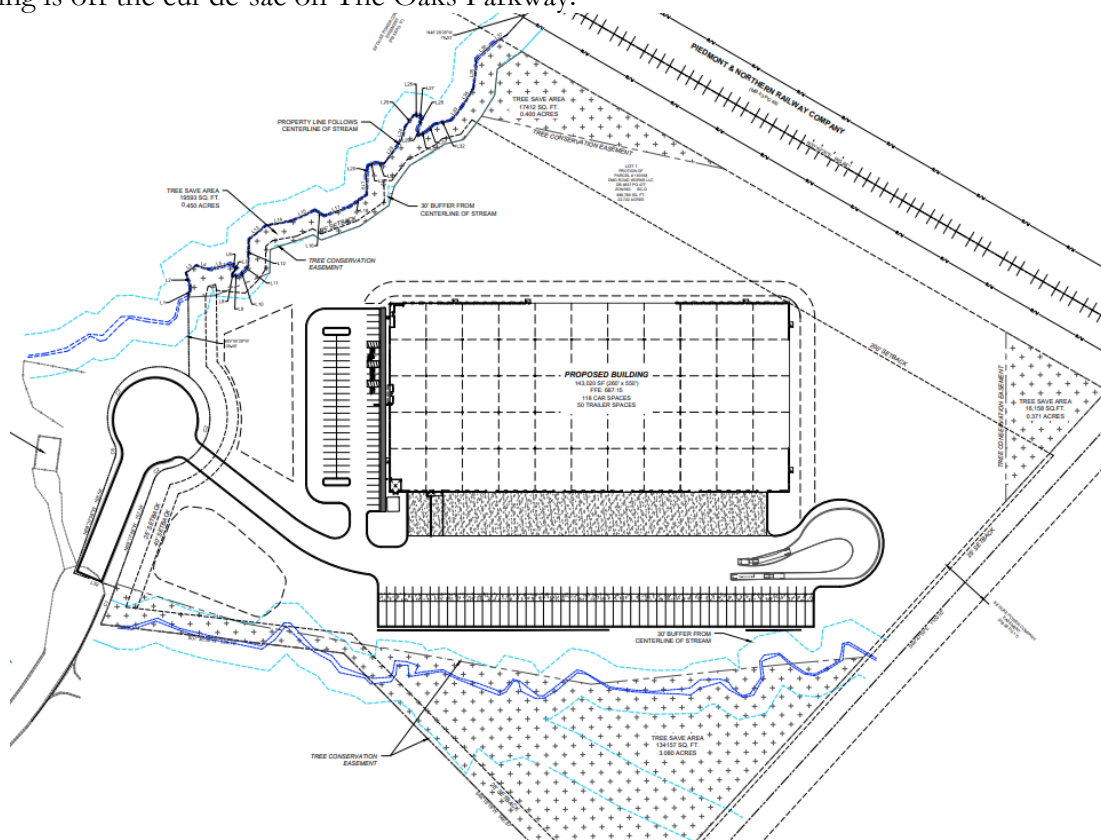
**Request:** The applicants are requesting that the planning & zoning board receive and consider its request to develop one 143,020-square-foot office warehouse within The Oaks Commerce Center.

**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*

	<b>Allowed</b>	<b>Proposed</b>
<b>Maximum Building Height</b>	5 stories or 60 ft.	1 story – 40 ft.
<b>Setbacks</b>	(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.

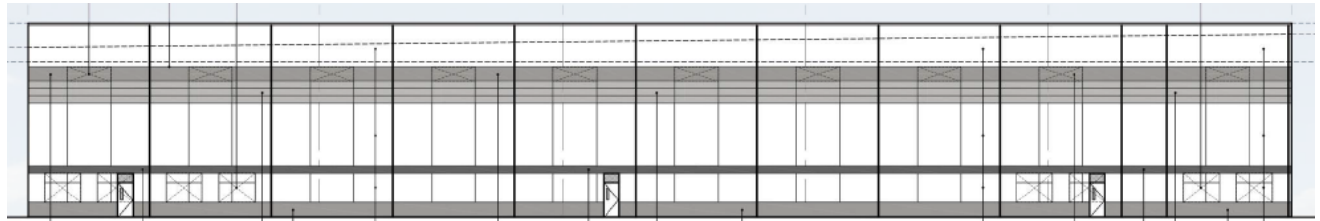
### **Architectural design**

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 20<sup>th</sup>, 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.

### **Planning and Zoning Board**

The board considered this request at its May 19th regular meeting. The only question asked of staff regarding the project was related to the determination that a TIA was not required. Staff indicated based on the use and square footage the project was below the required TIA threshold. Staff also said any potential traffic impacts may be looked at in the future with any new developments within the area. By a 6-0 vote, the board unanimously found the schematic plan in compliance with city ordinances and recommends the council approve as presented. This project is a “by-right” project, therefore, consistency findings are not required.

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









