



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: November 18, 2016

Re: PD #2016-10
Cambridge Properties, Inc., applicant
Parcel ID# 90176 (5.1-acre portion)

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on December 5, 2016.

REQUEST

The applicant is requesting the rezoning of 5.1 acres from R-T (Transitional Residential) to PD-C (Planned Development Commercial) to permit an office park with up to 55,000 square feet of floor area. Under the Lincoln County Unified Development Ordinance, any proposed commercial development in excess of 50,000 square feet is subject to review through the planned development process.

The proposed office park is the second phase of the Cambridge Village development. The Phase 1 plan, which was approved by the Board of Commissioners in a rezoning in May, permits up to 90,000 square feet of commercial space, including a 50,000-square-foot grocery store, 12,500 square feet of shops, and three outparcels.

A site plan and guidelines for the proposed office park have been submitted as part of the rezoning application and would serve as the master plan for the development if the rezoning request is approved. A traffic study was not required as part of this application. The Phase 1 plan calls for a new road network with access points on N.C. 16 Business, N.C. 73 and North Pilot Knob Road, and a traffic signal at the main access on N.C. 16 Business.

SITE AREA AND DESCRIPTION

This property is located between N.C. 16 Business and North Pilot Knob Road about 1,500-2,000 feet north of N.C. 73. As viewed from N.C. 16 Business, this property is located behind a Wendy's restaurant. It is adjoined by property zoned PD-C, R-T, B-N (Neighborhood Business) and B-G (General Business). Land uses in this area are primarily business.

ENVIRONMENTAL

This property is not located in a water-supply watershed district. However, it is located in an area that's subject to state stormwater regulations and permitting.

PLAN CONFORMANCE

This property is part of an area designated by the Lincoln County Land Use Plan as Regional Business, suitable for a wide array of retail, business and support services. Guiding Principle 6 of the Land Use Plan calls for well-designed and well-integrated developments in terms of internal connectivity and access to adjoining tracts.

STAFF'S RECOMMENDATION

Staff recommends that the rezoning request be approved. See proposed statement on following page for rationale.



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **PD #2016-10**
Applicant **Cambridge Properties, Inc.,**
Parcel ID# **90176 (5.1-acre portion)**
Location **between N.C. 16 Business and North Pilot Knob Road**
Proposed amendment **rezone from R-T to PD-C to permit an office park with up to 55,000 square feet of floor area**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This property is located in an area designated by the Land Use Plan as Regional Business. The rezoning plan is in conformance with Guiding Principle 6 of the Land Use Plan, which calls for well-integrated developments.

This proposed amendment **is reasonable and in the public interest** in that:

This property is located in an area that is largely commercial. The proposed office park will provide new jobs, provide additional services and increase the county's tax base. It's part of a development that will create a new road grid that will help to disperse traffic and aid future development in the area.



Planned Development Rezoning Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Lincolnton, NC 28092
Phone: (704)736-8440 Fax: (704)732-9010

Part I

Applicant Name Cambridge Properties, Inc.

Applicant Address 831 E. Morehead Street, Suite 245 Charlotte, NC 28202

Applicant Phone Number (704) 333-2393 ext 108

Property Owner's Name Cecil M. Dellinger/Doris D. Keever and FCC Limited Partnership

Property Owner's Address 307 N. Pilot Knob Road, Denver, NC

Property Owner's Phone Number 828-461-1260

Part II

Property Location Between Business Hwy 16 and N. Pilot Knob Road. Adjacent to the approved Rezoning Petition 2016-2.

	4602-64-4144	
Property ID # (10 digits)	<u>4602-64-4144</u>	Property Size <u>+/-6.2 acres</u>
	73543	2074
Parcel # (5 digits)	<u>90176</u>	504
	Deed Book(s) <u>89 E</u>	Page(s) <u>327</u>

Part III

Existing Zoning District RT Proposed Zoning District PD-C

Briefly describe how the property is currently being used and any existing structures.

The property is currently vacant land.

Briefly explain the proposed use and/or structure which would require a rezoning.

The intended use is a professional park to allow general office and medical office. The individual building sizes will vary but the total building square footage shall not exceed 55,000 square feet.

APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)
MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

John J. Pianta Jr. - VP
Applicant Cambridge Properties, Inc.

10/12/16
Date

Meeting Minutes Summary

Date/Time: Wednesday, November 10, 2016 – 7:00 PM

Location: East Lincoln Community Center, 8160 Optimist Club Road, Denver, NC

Purpose: Lincoln County Community Involvement Meeting to provide information regarding Cambridge Properties, Inc. proposed professional park development know as Cambridge Village Professional Park and to receive comments prior to the public hearing.

Presenters: Robert Davis
Jay Priester – Cambridge Properties, Inc.

Introduction:

Mr. Robert Davis opened the meeting by welcoming those in attendance and introduced Jay Priester with Cambridge Properties as the developer. Mr. Davis identified the location of the proposed rezoning, along Business Highway 16 and to be built Cresset Dellinger Way and explained that the property is being proposed for a professional park development. Mr. Davis then turned over the presentation to Jay Priester to present the power point presentation.

Mr. Priester thanked those in attendance and began by giving some background information on Cambridge Properties. He shared a few example of Cambridge's previous development including residential land development, single tenant build to suits, grocery anchored and regional shopping center, as well as, a multi-use developments combining retail/office and residential.

Mr. Priester share that Cambridge Properties is master planning Cambridge Village which includes roughly 60 acres and it will be constructed in multiple phases depending. He explained that the Cambridge Properties as the developer is taking a comprehensive longer term vision for the development and the Denver market. A large part of the planning process is the road network and infrastructure that is being put in place for the first phase of Cambridge Village, which is the previously approved neighborhood retail that is anchored by Publix. Phase II is the Professional Park which is the current rezoning request. Mr. Priester showed an aerial depicting the existing roads and new private roads to be built by the developer, which opens up the ability to develop Cambridge Village in phases.

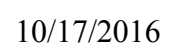
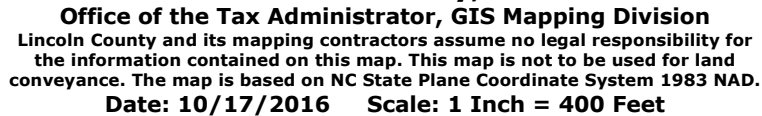
Mr. Priester then shared a site plan showing both the Phase 1 and Phase II of Cambridge Village and showed how they relate to each other how they are very complementary to each other. During the pre-leasing of the shopping center Mr. Priester said they have received a lot of inquiry into office space which we did not have available in Phase 1. The Professional Park now affords us the ability to mix in office to Cambridge Village. Mr. Priester said business owners and office users see the Publix center and retail as an amenity to their business and employees. It is in walking distance of restaurant and shopping. Mr. Priester then said future phases may include residential housing which would truly create the live, work, play environment. Lastly, Mr. Priester said the site plan is currently showing 3 building,

but they could change to do more buildings or less building depending on market demand. He also said that the building maybe build one at a time.

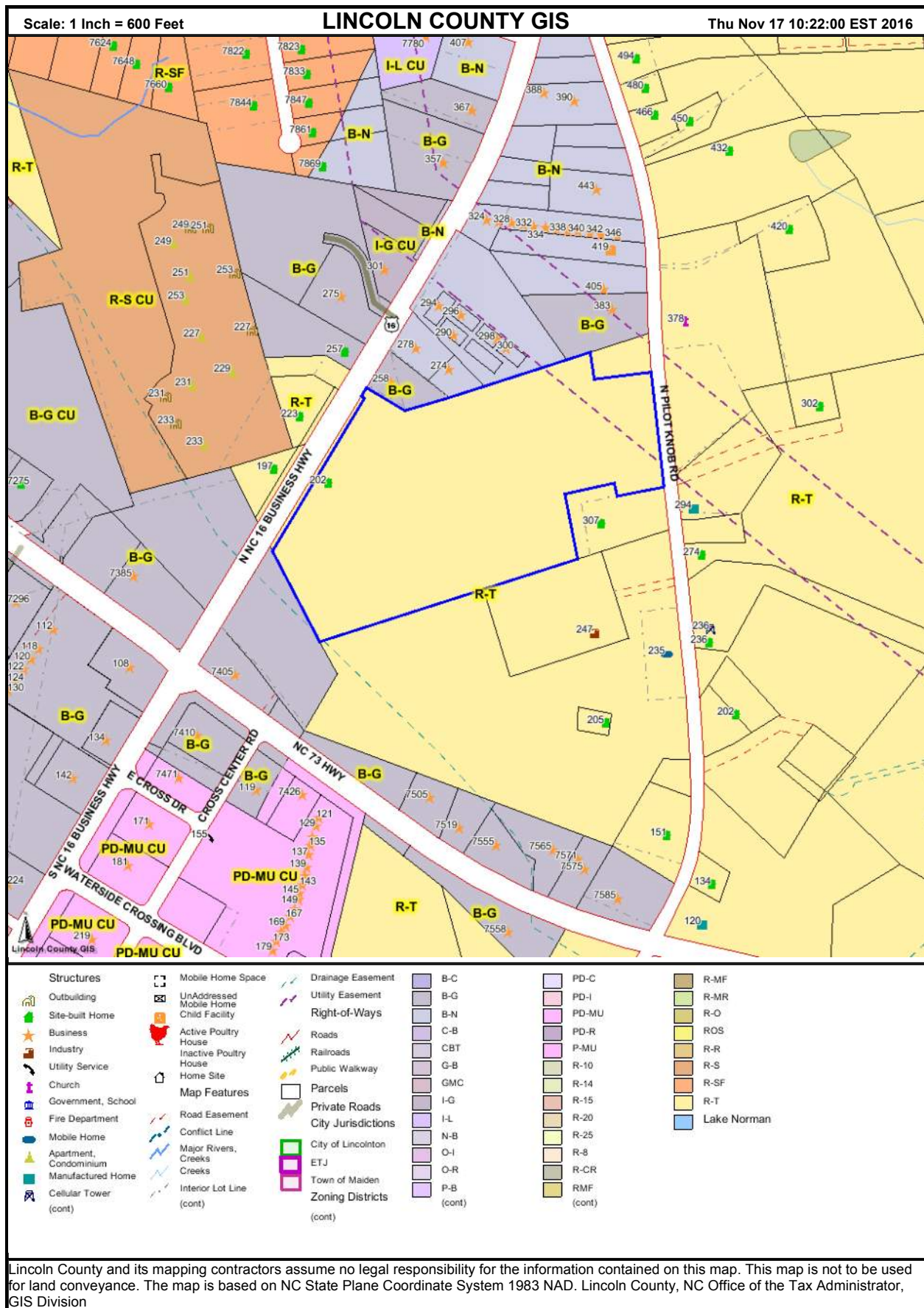
Mr. Priester then welcomed questions.

- 1) Do you have any tenants signed in the professional park? Mr. Priester responded saying that there has been a lot of interested which is why we filed this rezoning and have unfortunately lost some opportunities do to the fact we didn't have the zoning in place and the timing didn't work out.
- 2) How many new traffic signals will you be installing? Mr. Priester said, one new signal on Highway 16 and the new Cresset Dellinger Way next to Wendy's. He also added they will be doing modification to the traffic signal at Highway 16 and Highway 73.
- 3) Will the traffic signals be synchronized? Mr. Priester responded, yes.
- 4) When would construction start? Mr. Priester responded, a major portion of the infrastructure will be put in during the Phase 1 development, which includes the road network, clearing, rough grading, and utilities. The start of the buildings would depend on the pre-leasing.
- 5) What type of tenants would occupy this space? Mr. Priester responded, that is would include general office and medical office. It could be larger and smaller tenants, including engineering firms, law offices, insurance offices, medical/dental, CPAs. This is really a new concept that Denver doesn't currently have available.
- 6) What are rental rates for the office? Mr. Priester said that it would depend on the build out requirements and the needs of the tenant, but expected most rents to be in the low to mid \$20s per square foot, plus pass thru expenses.

At such time there were no more questions, Mr. Davis thanked those who attended the meeting and for the good questions they asked. He stated the development team would stay to answer any additional questions.



Map does not show the rezoned area for
Phase 1 of Cambridge Village -- see site plan

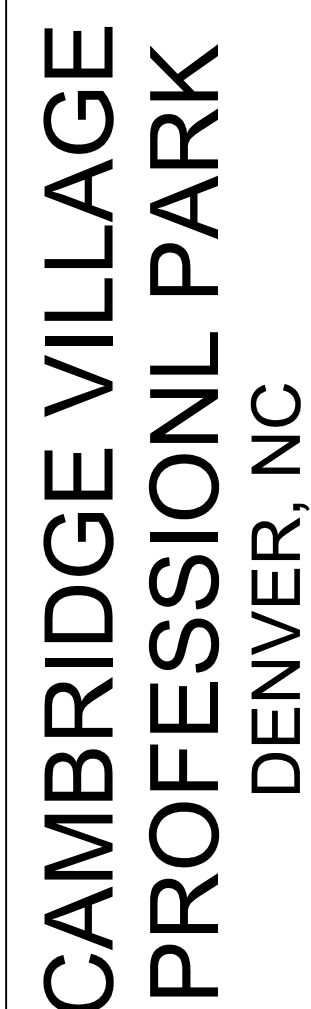


PREPARED BY:



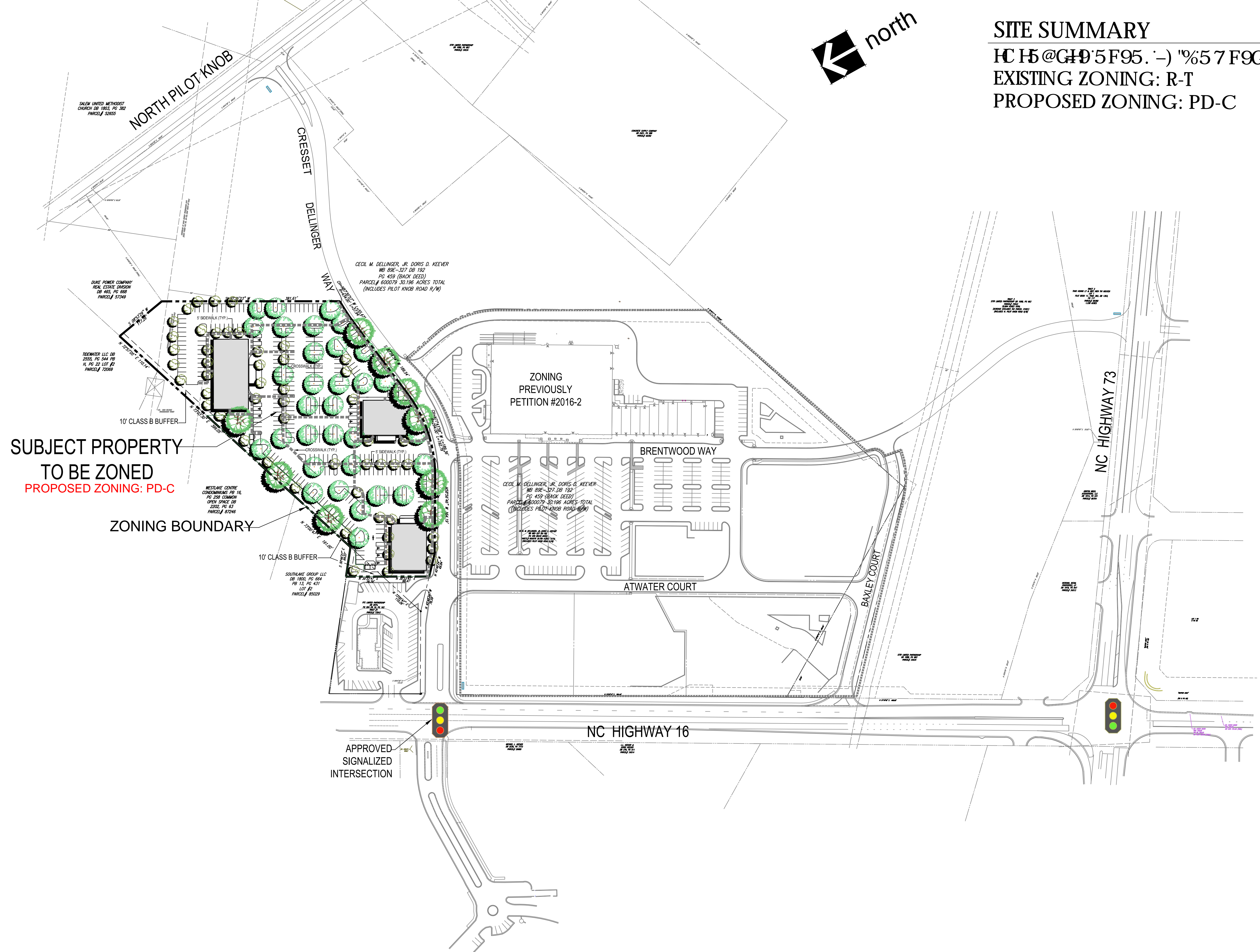
704/333-2393
cambridgeprop.com

RZ-1	COVER SHEET
RZ-2	ROAD NETWORK
RZ-3	CONCEPTUAL SITE PLAN
RZ-4	CONDITIONAL NOTES



COVER SHEET

[illegible]



SITE SUMMARY

EXISTING ZONING: R-T

PROPOSED ZONING: PD-C

CAMBRIDGE
PROPERTIES



704/333-2393
cambridgeprop.com

831 East Morehead Street • Suite 245
Charlotte, North Carolina 28202

CAMBRIDGE VILLAGE
PROFESSIONAL PARK
DENVER, NC

CONCEPTUAL SITE PLAN

REVISIONS

DATE	REVISIONS	ITEM

DATE
11-14-16

SCALE
1"=100'

DRAWN BY
D. T.

CHECKED BY
CPI

SHEET #
RZ-3

CONDITIONAL NOTES

1. DEVELOPMENT DATA

Site Acreage: +/- 5.1 acres

Tax ID Number(s): a portion of 4602-64-4144 and 4602-64-1661

Existing Zoning: R-T and B-G

Proposed Zoning: PD-C

Existing Use: Vacant Land.

Proposed Use(s): Neighborhood Commercial Office

Maximum of Gross Square Feet of Development: 55,000 Square Feet

Maximum Building Height: Per Ordinance

Ratio of Parking Spaces: Per Ordinance

2. GENERAL PROVISIONS

a. The development depicted on this Site Plan is intended to illustrate a potential arrangement of proposed buildings on the Site, but the exact configuration placement, size, and number of the specific buildings, streets, and parking elements may be altered.

b. The development may be constructed in multiple phases depending on demand.

c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner", or "Petitioners" shall be deemed to include the heirs devisees, personal representatives, successors in interest and assignees of the owners or owners of the Site who may be involved in its development from time to time.

3. PURPOSE

This Rezoning Petition requests approval to allow the Site to be developed as professional business park, including medical office and/or general office with uses that are permitted under the PD-C zoning district as restricted herein.

4. PERMITTED USES

All uses under the PD-C zoning district shall be permitted except the following uses which shall be restricted:

a. Car, Boat, and RV Sales (new or used)

b. Pawn Shops

c. Heavy automotive repair shops. This does not restrict minor automotive adjustments, repairs, tire and battery sales, and/or lubrications.

5. TRANSPORTATION

The Site shall have multiple points of ingress and egress provided by the private street Cresset Dellinger Way, which is to be constructed under the previously approved rezoning petition 2016-02.

6. SIDEWALKS

Sidewalks shall be provided to provide pedestrian access to the adjacent Cambridge Village retail development previously approved rezoning petition 2016-02

7. ARCHITECTURAL STANDARDS

a. The exterior walls of the building facing Cresset Dellinger Way shall be constructed with a minimum of 25% masonry products including any combination of brick, stone and/or pre-cast concrete.

b. All trash and recycling containers shall be fully enclosed.

c. Any loading docks shall be screened from view from Cresset Dellinger Way

d. Vinyl and/or metal siding shall not be permitted.

8. SITE LIGHTING

a. All parking lot lighting shall be shielded and downward facing to prevent glare on nearby residential properties.

b. Exterior lighting on the buildings will be directed or shielded to prevent glare on nearby residential properties.

c. The parking lot lighting shall be in accordance with Section 3.11 of the UDO.

9. STREETSCAPE AND LANDSCAPE

All landscaping shall meet or exceed the requirements of the Zoning Ordinance.

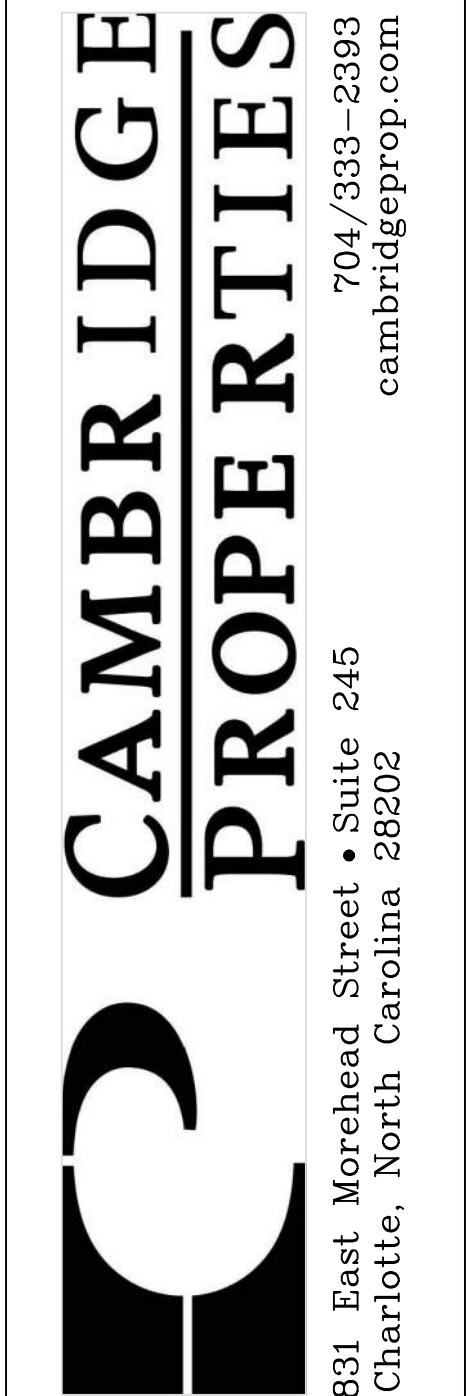
10. STORM WATER TREATMENT

a. The location, size and type of storm water management systems maybe served with an offsite site BMP pond(s).

b. LID design standards will be incorporated into the storm water design.

11. SIDEYARDS/BUFFERS

The side yard and rear yard buffers shall be a class "C" buffer and maybe reduced in width per the Zoning Ordinance.



**CAMBRIDGE VILLAGE
PROFESSIONAL PARK
DENVER, NC**

CONDITIONAL NOTES

[illegible]