



**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: April 25, 2018

Re: PD #2014-2-A5  
Prestige Corporate Development, LLC, applicant  
Parcel ID# 91818

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on May 14, 2018.*

**REQUEST**

The applicant is requesting to amend the master plan for the planned Rivercross mixed-use development to permit 228 multi-family dwelling units (apartments) on a 12.5-acre site that's currently approved for 200 multi-family dwelling units and six duplexes (12 dwelling units).

The 116-acre Rivercross site is also approved for 135 single-family detached houses, 173 townhouses and 100,000 square feet of commercial space.

The site consists of three tracts that are under separate ownership: the apartment area, a 73.9-acre site for detached houses and townhouses, and a 29.3-acre tract that includes the commercial area plus a site for 40 of the approved townhouses. No construction work has started in any of the areas.

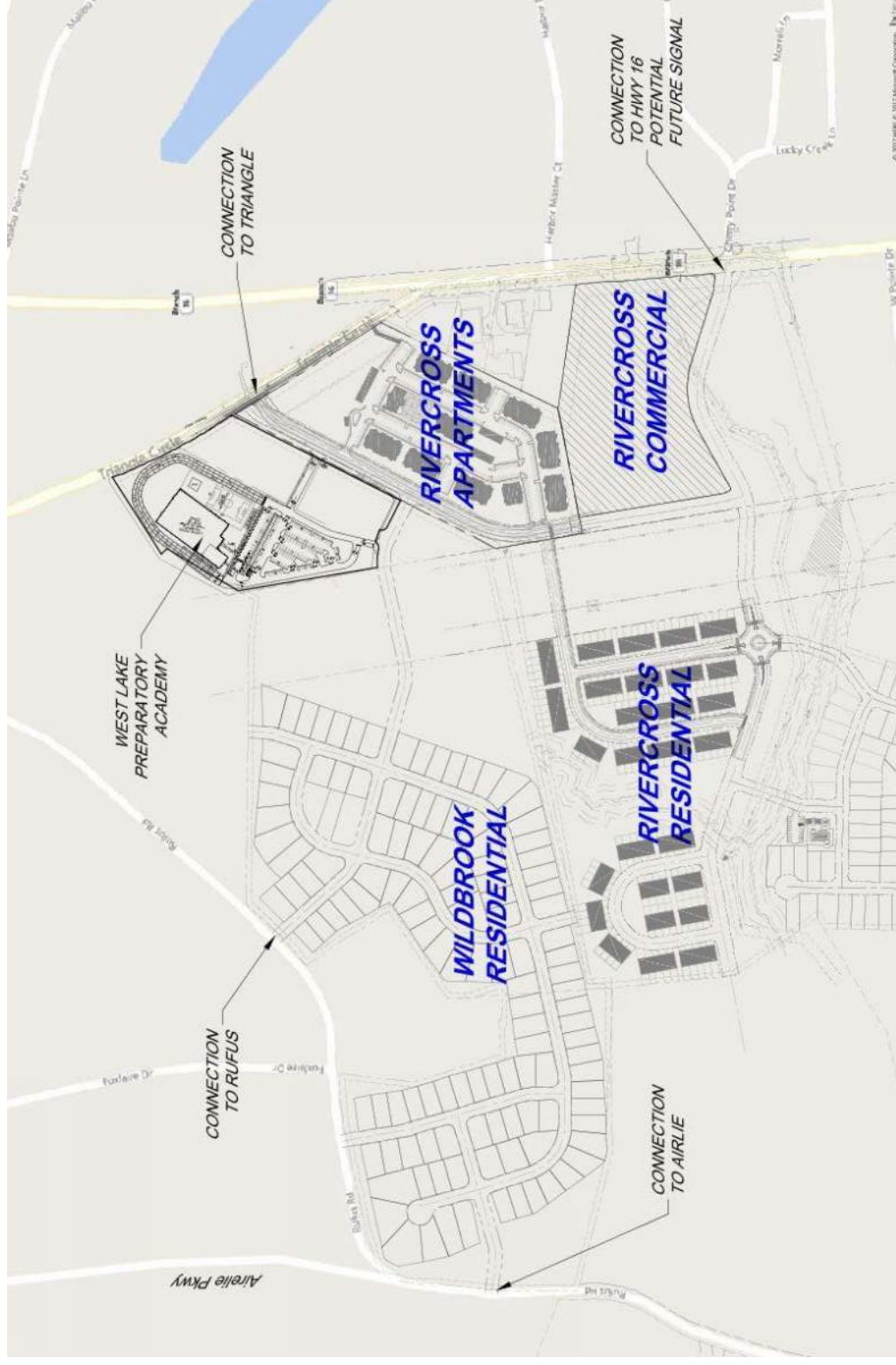
Rivercross was initially approved in February 2015. The master plan calls for the development to be accessed by a main boulevard off N.C. 16 Business and a second road off Triangle Circle.

In March 2017, the Board of Commissioners approved modifications in the Rivercross phasing plan to allow the development of the apartment site to proceed first.

In November, the board approved an amendment to the master plan for the adjoining Wildbrook planned residential development to permit a charter school on a 10.6-acre portion of that development. The charter school site is adjacent to the apartment site and will share its access off Triangle Circle.

Under the Wildbrook amendment, the charter school cannot open until the Rivercross boulevard and the road off Triangle Circle are constructed and connected and a connecting road is completed through the Wildbrook development to Rufus Road. (See combined Rivercross/Wildbrook plans on next page.)

# Vicinity Map



In addition to a site plan, this amendment application includes a set of proposed terms and conditions that would apply to the development of the apartments. The submittals note the road improvements that are required as part of the apartment project under the revised phasing plan: turning lanes on Triangle Circle at the access road, and a right-turn lane on Optimist Club Road at Triangle Circle.

#### SITE AREA AND DESCRIPTION

The apartment site is located on the south side of the southern end of Triangle Circle near N.C. 16 Business. It is partially located in the Eastern Lincoln Development District (ELDD). It is adjoined by property zoned B-N, B-G (General Business), PD-MU (Planned Development-Mixed Use, the commercial and townhome area of the Rivercross development) and PD-R (Planned Development-Residential, the charter school site).

#### PLAN CONFORMANCE

The apartment and commercial areas of Rivercross are designated by the updated Lincoln County Land Use Plan as a Walkable Activity Center, which calls for a mix of uses, including commercial and apartments, with a residential density of 6-24 dwelling units per acre. Under the proposed amendment, the density of the apartment site would be 18 units per acre.

The NC 16 Corridor Vision Plan identifies the front portion of the Rivercross site as a potential community center. The plan calls for a mix of commercial and office uses built in an urban or downtown-type setting with on-street parking, an urban green or open space, as well as a natural area with a small amphitheater near the creek and pond at the southern edge of this property. The plan also calls for a new road network that would provide alternate travel routes between N.C. 16 Business and Triangle Circle, Optimist Club Road, Rufus Road and Airlie Business Park through this property.

#### STAFF'S RECOMMENDATION

Staff recommends that the proposed amendment be approved. See proposed statement on following page.



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### **Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **PD #2014-2-A5**  
Applicant **Prestige Corporate Development, LLC**  
Parcel ID# **91818**  
Location **south side of southern end of Triangle Circle near N.C. 16 Business**  
Proposed master plan amendment **permit 228 multi-family dwelling units on 12.5-acre site that's currently approved for 200 multi-family dwelling units and 12 duplex units**

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

**The apartment and commercial areas of Rivercross are designated by the updated Lincoln County Land Use Plan as a Walkable Activity Center, which calls for a mix of uses, including commercial and apartments, with residential density of 6-24 dwelling units per acre. The amendment calls for a density of 18 units per acre on the apartment site.**

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

**The apartments will provide a housing option that's in short supply in eastern Lincoln County. Road improvements will be provided to mitigate the traffic impact. In combination with the adjoining Wildbrook development, the Rivercross roads will provide an alternate travel route between N.C. 16 Business and Triangle Circle, Optimist Club Road, Rufus Road and Airlie Parkway, and provide multiple ways to access the new charter school.**



## **Application to Amend Planned Development Plan**

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 Prestige Corporate Development, LLC

Applicant Address 21000 Torrence Chapel Rd, Ste 100, Cornelius, NC 28031

Applicant Phone Number 704-607-5059

Property Owner Name Same as Applicant

Property Owner Address \_\_\_\_\_

Property Owner Phone Number \_\_\_\_\_

### **PART II**

Property Location South Triangle Circle, Denver

Property ID (10 digits) 4603519004 Property size 12.52

Parcel # (5 digits) 91818 Deed Book(s) 2701 Page(s) 62

### **PART III**

Zoning District PD-MU

Briefly explain the proposed modification(s) to the Planned Development master plan.

\_\_\_\_\_

Revise approved use from 200 apartments and 12 duplexes to 228 apartments and 0 duplexes

\_\_\_\_\_

\_\_\_\_\_

### **APPLICATION FEE (\$1,000.00) MUST BE RECEIVED BEFORE PROCESSING.**

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

Steve Bailey 3.15.2018  
Applicant's Signature Date

**PD-R TERMS & CONDITIONS  
RIVERCROSS APARTMENTS  
SOUTH TRIANGLE CIRCLE  
LINCOLN COUNTY, NC**

March 15, 2018

The purpose of this report is to amend the Terms and Conditions previously approved by Lincoln County for the apartment section of Rivercross. The terms and conditions presented in this report will replace all previously agreed-to requirements pertaining to the apartment section of Rivercross. All other sections of Rivercross shall continue to be governed by the original Terms and Conditions.

**1. Project Information**

Rivercross Apartments is located a few hundred feet north of Business Hwy 16 on South Triangle Circle. The total site area is approximately 14.6 acres. The existing Rivercross PD-R plan included 200 apartment units and 12 duplex units. This new Planned District Plan includes 228 apartment units and 0 duplex units.

**2. General Provisions**

The Planned District Plan is intended to reflect a generalized arrangement of the site in terms of lot layout, building layout, street network, and open space areas. Final configuration, placement and size of individual site elements, streets alignments, etc. may be altered or modified within the limits of the Ordinance as described in Section 9.5.13, and the standards established within these conditional notes during the design development (platting) and construction phases. The Petitioner reserves the right to make minor modifications and adjustments to the approved Planned District Plan, subject to staff approval, provided that the total number of residential units does not exceed the maximum permitted. Any major modifications will require resubmittal to the Board of Commissioners.

**3. Development Standards**

Pursuant to Sections 2.4.9 and 9.5 of the Lincoln County Unified Development Ordinance (UDO) entitled Planned Development Districts and Planned Development Review respectively; the Petitioner seeks to obtain approval of the use of the following Development Standards concurrently with the approval of the Rezoning Petition. These standards, as established both by the conditional notes as set out below and as depicted on the Preliminary Concept Plan shall be followed for development of the property. Unless otherwise approved as part of these conditional notes, the Lincoln County Unified Development Ordinance shall prevail when developing the site.

Each building shall contain no less than 2 different materials on all four sides exclusive of trim. These materials may consist of brick, stucco, stone, architectural concrete, cement fiber board, hardiplank, vinyl accents, wood, or shakes.

#### **4. Permitted Uses/Densities**

The project shall be limited to 228 multi-family apartment dwellings and any incidental or accessory uses.

Uses on the Common Open Space (COS) may include landscaping, fences, walls, berms, pedestrian trails, recreational uses, entry signage, monuments, and storm water BMPs (if required).

#### **5. Amenities**

The Apartment area will include a Pool and Cabana (or clubhouse) that will be constructed with the first multi-family units. Duplex units will have the right to use them.

#### **6. Open Space, Buffer Yards, and Landscaping**

The Rivercross Apartment site will exceed 25% open space, more than double the required 12.5%.

A Class 'C' Buffer yard is required along project boundaries per section 2.4.E.3 of the UDO.

A 100' building setback from the existing Triangle Circle right-of-way shall be maintained.

Landscaping for the development shall meet or exceed all requirements of the UDO. A detailed landscaping plan will be submitted to County staff along with the construction plans.

#### **7. Property Owner's Association**

A property owner's association shall be established and will be responsible for maintaining all private areas.

## **8. Parking, Lighting, and Signage**

Parking, lighting, and signage shall comply with all requirements in the UDO.

## **9. Storm Water Compliance**

Rivercross Apartments shall comply with all required storm water management regulations. Rivercross Apartments reserves the right to treat its storm water by a master pond located on the other Rivercross property.

## **10. Permitting**

The Petitioner understands that all permits from the appropriate agencies must be obtained prior to construction activities.

## **11. Water and Sewer Availability**

This property is located in the East Lincoln Water and Sewer District and the Petitioner understands that water and sewer availability must be approved by Lincoln County prior to development. It is the Petitioner's responsibility to incur all fees and infrastructure costs for providing water and sewer throughout the development. The Petitioner will comply with all district water and sewer standards.

## **12. Development Phasing**

The Apartments may be developed in multiple phases. Each building constitutes a potential phase. The pool and clubhouse will be constructed with the first phase.

## **13. Vehicular Access and Road Improvements**

Access to the apartments will be from South Triangle Circle. A Traffic Impact Phasing analysis has been reviewed and approved by NCDOT for the Apartments and Duplexes. The required road improvements are shown on the Planned District Plan. The improvements required by the apartments and duplexes are:

1. Construct a 125' right turn lane on Eastbound Optimist Club Road at South Triangle Circle.



2. Construct a 50' right turn lane on Southbound Triangle Circle at the site entrance.
3. Construct a 100' left turn lane on Northbound Triangle Circle at the site entrance.

A temporary fire access route will be constructed to serve as a second entrance to the apartments until the connector road and Main entrance from Hwy 16 are completed.

#### **14. Dimensional Standards**

Apartment buildings shall maintain a minimum building separation of 20'.

#### **15. Architectural Standards**

Multi-family Apartment buildings shall meet the requirements of the UDO with the exceptions listed below:

1. Buildings walls shall be brick, stone, cast concrete, stucco, fiber cement siding, or other building materials similar in appearance and durability. All accessory buildings shall be clad in materials similar in appearance to the principle structure.
2. Vinyl siding shall be permitted for the breezeways in the apartment buildings.
3. Pitched roofs shall be clad in wood shingles, standing seam metal, corrugated metal, slate, asphalt shingle, or similar material.



# Lincoln County, NC

## Office of the Tax Administrator, GIS Mapping Division

Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.  
Date: 3/23/2018 Scale: 1 Inch = 300 Feet

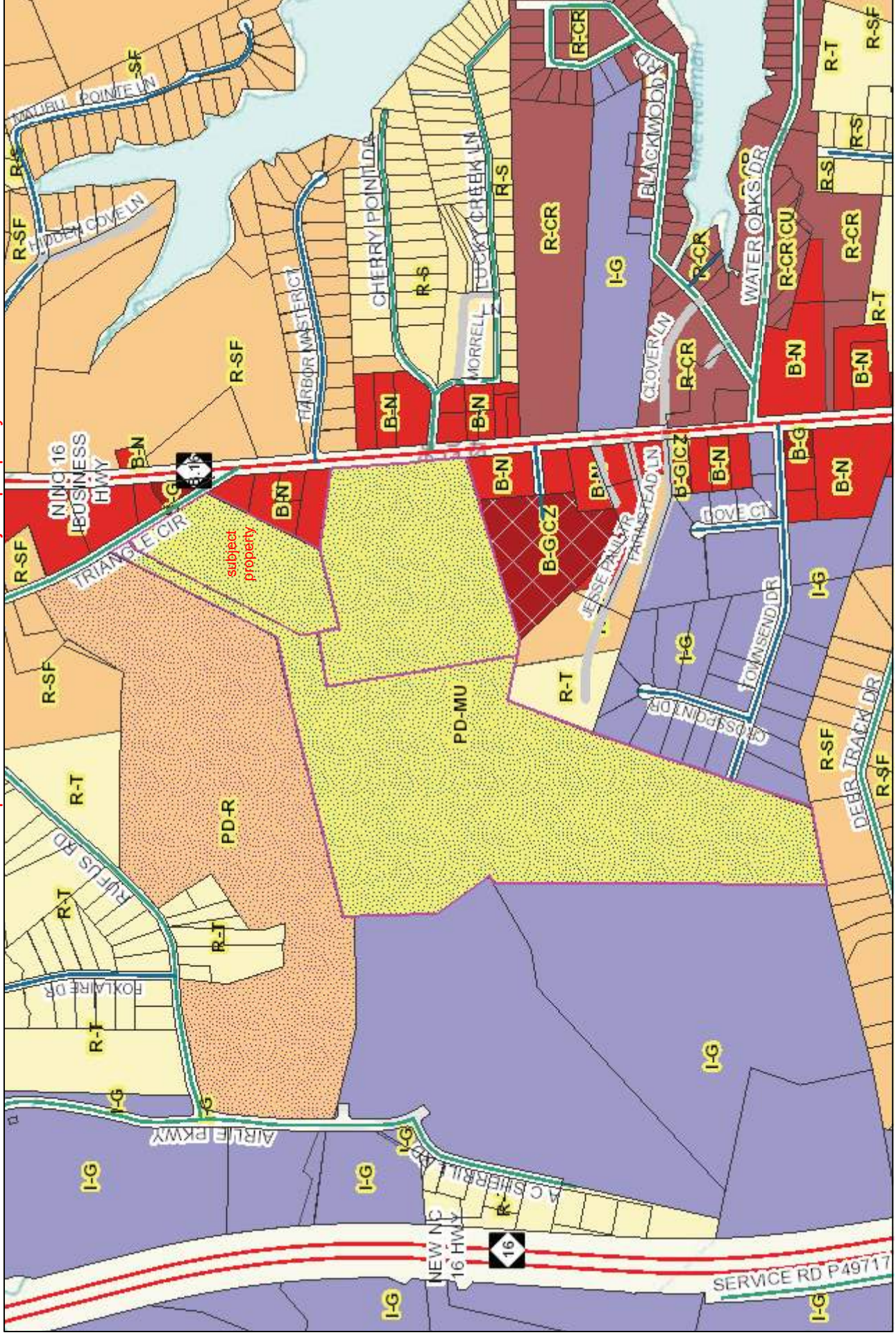


Photo Not  
Available

Parcel ID	91818	Owner	PRESTIGE CORPORATE DEVELOPMENT LLC		
Map	4603	Mailing	21000 TORRENCE CHAPEL RD SUITE 100		
Account	0264555	Address	CORNELIUS, NC 28031		
Deed	2701 62	Last Transaction Date	10/24/2017	Sale Price	\$1,800,000
Plat		Subdivision		Lot	
Land Value	\$718,356	Improvement Value	\$0	Total Value	\$718,356
Previous Parcel					
-----All values for Tax Year 2018 -----					
Description	PT OF RIVERCROSS LAND			Deed Acres	12.525
Address	N NC 16 BUSINESS HWY			Tax Acres	12.522
Township	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN	
Main Improvement				Value	
Main Sq Feet	Stories		Year Built		
Zoning District	Calc Acres		Voting Precinct	Calc Acres	
PD-MU	12.52		TA37	12.52	
Watershed			Sewer District		
	2.43			2.75	
	10.09		SEWER	9.77	
Census County	Tract		Block		
109	071101		3016	12.52	
Flood	Zone Description		Panel		
X	NO FLOOD HAZARD		3710460300	12.52	



planned Rivercross development is outlined in pink  
site for apartments is labeled as subject property





Prestige Corporate Development LLC

1 in. = 233 ft.



**Walkable  
Activity Center**













**Single-Family  
Neighborhood**

TRIANGLE CIR

N NC 16 BUSINESS HWY

HARBOR  
MASTER CT

**Land Use Plan (Draft)**

-  Open Space
-  Rural Living
-  Industrial Center
-  Large Lot Residential
-  Single-Family Neighborhood
-  Multifamily Neighborhood
-  Rural Crossroads
-  Suburban Commercial
-  Suburban Office
-  Special District
-  Walkable Neighborhood
-  Walkable Activity Center

**Walkable  
Activity Center**



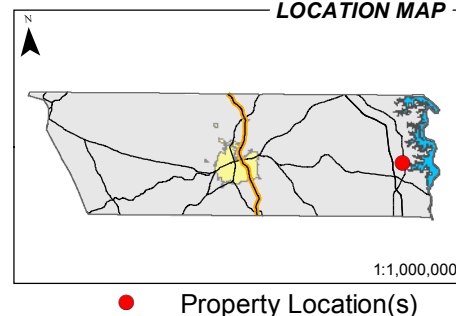
Lincoln County  
Planning & Inspections  
302 N. Academy St.  
Suite A  
Lincolnton, NC 28092

**PD #2014-A-R**

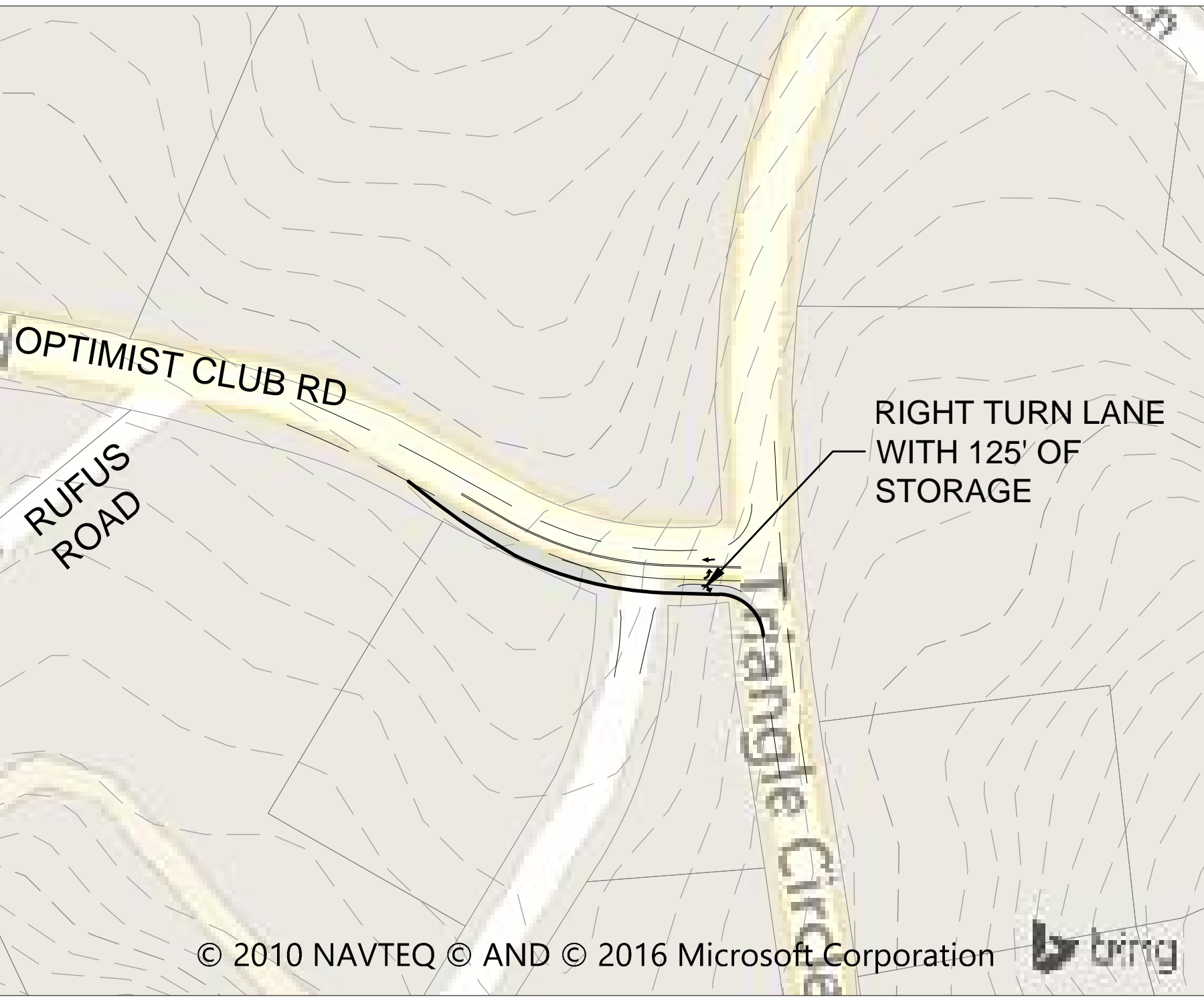
 - Property Location(s)

See Attached Application for Parcel Information  
Property Location(s) Outlined in Green

**LOCATION MAP**







Layout Data:

PARCEL #S: 4603519004, 4602495449, & 4603508046

EXISTING ZONING: PD-MU

TOTAL AREA: 14.6 ACRES

AREA IN R/W: 2.5 ACRES

APPROVED UNITS PER PD: 200 APARTMENTS AND 12 DUPLEX UNITS

REQUESTED UNITS: 228 APARTMENTS

REQUIRED PARKING: 387

42 3-BEDROOM @ 2 PER = 84

95 2-BEDROOM @ 1.75 PER = 166

91 1-BEDROM @ 1.5 PER = 137

(ACTUAL UNIT BREAKDOWN MAY VARY BASED ON MARKET CONDITIONS)

PARKING SPACES SHOWN: 425 SURFACE & 20 GARAGE

PROPOSED MINIMUM BUILDING SEPARATION: 20'

DRAFT

This Plan is Based on Preliminary Info

RIVERCROSS APARTMENTS

PLANNED DISTRICT PLAN  
Date: 3.16.2018

