



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 14, 2014

Re: PD #2010-2-A
Baylor Properties Corp., applicant
Parcel ID# 34171

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on December 1, 2014.

REQUEST

The applicant is requesting a modification of a master plan for a mixed-use development. The approved master plan for the Cottonwood Village development calls for 252 multi-family dwelling units and 96,800 square feet of office/commercial space. The proposed modified plan calls for 254 multi-family dwelling units, 60,000 square feet of office/commercial space, and a hotel. A revised plan and a rendering of the proposed hotel are included as part of the application.

SITE AREA AND DESCRIPTION

The property is located about 500 feet south of N.C. 73 and 700 feet west of N.C. 16 Business and borders Advance Avenue, South Little Egypt Road and N.C. 16 Bypass. It is zoned PD-MU (Planned Development Mixed Use) and is adjoined by property zoned B-G (General Business) and I-G (General Industrial). Land uses in this area are predominantly commercial. Public water and sewer are available in this area. Most of this property lies in an area designated by the Lincoln County Land Use Plan as Regional Business. According to the plan, such areas are suitable for a wide array of retail, business and support services as well as denser residential developments (up to eight units per acre). A smaller portion of this property is classified as Mixed Residential, suitable for densities ranging from 2-8 units per acre, proportional to the amount of open space preserved.

TRAFFIC IMPACT

A traffic impact analysis for Cottonwood Village was submitted in 2010 as part of a rezoning application. A new analysis is not required for the current application because, according to a comparison of trip generation figures, the modified plan would have less of an impact on traffic than the previously approved plan. Based on the 2010 analysis, the developer will be required to make certain roadway improvements as noted on the revised plan.

STAFF'S RECOMMENDATION

Staff recommends approval of the modification. 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 #2010-2-A**
Applicant **Baylor Properties Corp.**
Parcel ID# **34171**
Location **South Little Egypt Road**
Proposed amendment **modification of master plan for mixed-use development**

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

This property is located in areas designated by the Land Use Plan as Regional Business, suitable for a wide array of retail, business and support services, and as Mixed Residential, suitable for densities ranging from 2-8 units per acre.

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

This property is located near major highways in an area where commercial development is concentrated. A hotel is a service that is currently lacking in this growing part of the county. It will provide jobs and help to boost the local economy.



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 Baylor Properties Corp.

Applicant Address 7781 South Little Egypt Road, Stanley, NC 28164

Applicant Phone Number 646-345-2449

Property Owner Name Baylor Properties Corp.

Property Owner Address 86 Bower Street, 2nd Floor, New York, NY 10013

Property Owner Phone Number 646-345-2449

PART II

Property Location South Little Egypt Road

Property ID (10 digits) 4602334171 Property size 31.66 ac

Parcel # (5 digits) 34171 Deed Book(s) 2347 Page(s) 890

PART III

Zoning District PD-MU

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

Allow for a hotel site and reduce the office/commercial use. Proposed hotel will be for up to 140 rooms with a maximum 6 story, 75 feet high building. Proposed building standards and elevations are to be provided.

***SEE PLANNING DEPT. FOR PLANNED DEVELOPMENT FEES.**

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.

Sam Ball P
Applicant's Signature

10/14/14
Date

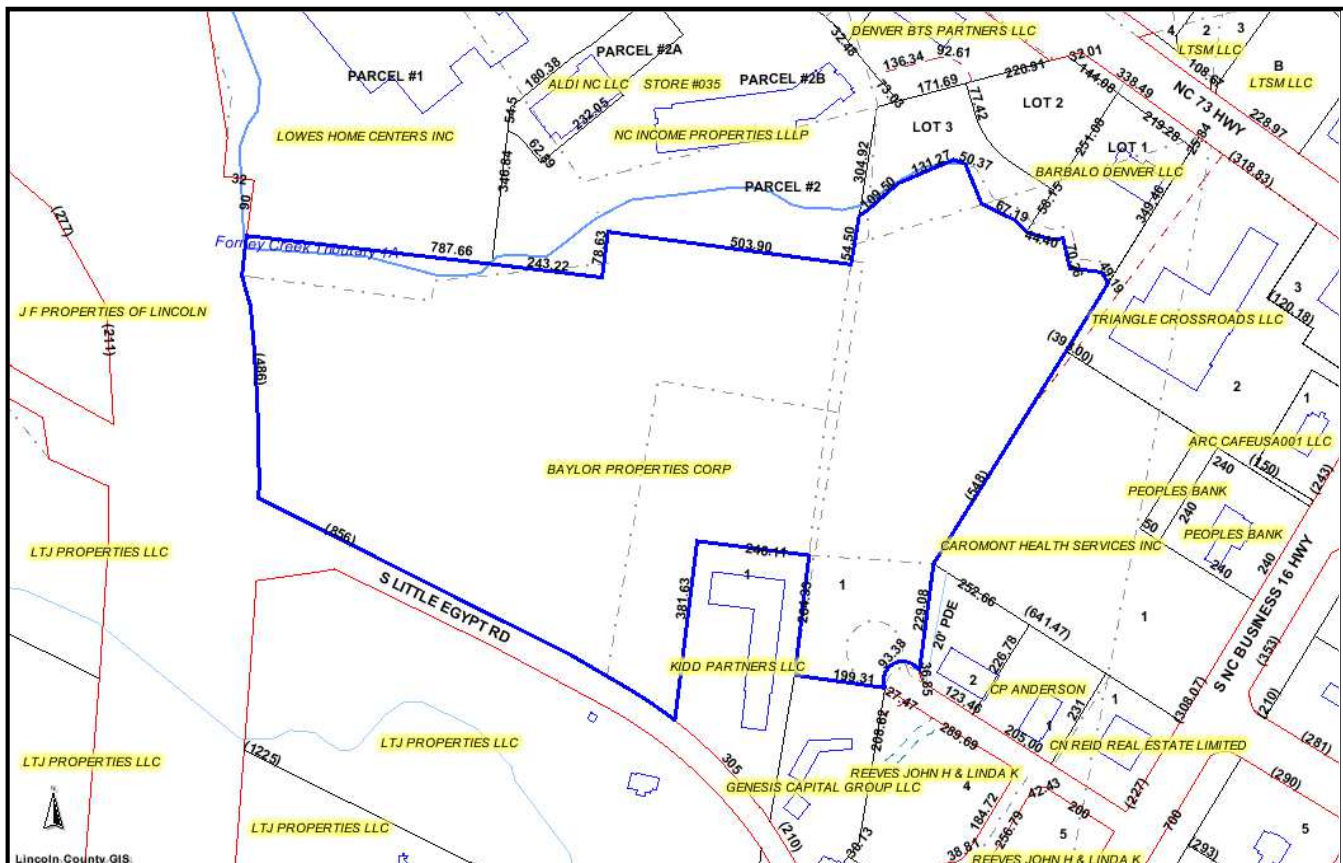
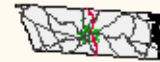


Lincoln County, NC

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: 11/12/2014 Scale: 1 Inch = 400 Feet



PHOTOS



34171



34171

PARCEL INFORMATION FOR 4602-33-4171

Parcel ID	34171	Owner	BAYLOR PROPERTIES CORP
Map	4602-00	Mailing	C/O YI LIN
Account	0242449	Address	86 BOWERY STE 200 NEW YORK NY 100134615
Deed	2347-890	Recorded	10/11/2012
Land Value	\$3,171,006	Total Value	\$3,171,006
----- All values are for tax year 2014. -----			
Description	SHORELINE PROPERTY LAND		
Address	S LITTLE EGYPT RD		
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN / EL SEWER
Main Improvement	MOBILE HOME SPACES	Value	Not Determined
Main Sq Feet	1	Stories	0
Year Built	0	Calculated Acres	30.96
Zoning District	PD-MU	Voting Precinct	LOWESVILLE (LW31)
Watershed Class	Not in a watershed	Sewer District	In the sewer District
2000 Census County	37109	Tract	071100
FloodZone Description	AE SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR	Block	3012
X	NO FLOOD HAZARD	Panel	3710460200 0.7
			371046020030.26



Cottonwood Hotel

Lincoln County, North Carolina

11 November 2014

Exterior Rendering



GENERAL PROVISIONS:

1. THE GENERAL PROVISIONS ARE PROVIDED IN THE DEVELOPMENT STANDARDS, CONDITIONS, AND GUIDELINES REPORT AND ARE AN INTEGRAL PART OF THIS REZONING PLAN.

STORMWATER:

1. STORMWATER TREATMENT FOR A PORTION OF THE PARKING AREAS SHALL INCLUDE BMP'S PER SECTION 3.6 OF THE LINCOLN COUNTY UDO AND NC DENR GUIDELINES.

STREET CONNECTIONS AND ROADWAY IMPROVEMENTS:

1. PRIMARY ACCESS WILL BE ALONG SOUTH LITTLE EGYPT ROAD SR #1386 AND NC 73. SECONDARY ACCESS IS PROVIDED TO ADVANCE AVENUE.

PHASE 1 (APARTMENTS)

1. RIGHT TURN LANE ON EASTBOUND NC 73 AT SITE ENTRANCE WITH 100 FT MINIMUM STORAGE AND APPROPRIATE TAPER.
2. LEFT TURN LANE ON NORTH BOUND NC 16 (BUSINESS) AT SOUTH LITTLE EGYPT ROAD WITH 50 FT MINIMUM STORAGE AND APPROPRIATE TAPER.

PHASE 2 (HOTEL)

1. RIGHT TURN LANE ON NORTHBOUND NC 16 (BUSINESS) AT SOUTH PILOT KNOB ROAD WITH 125 FT STORAGE AND APPROPRIATE TAPER.
2. STRIPE WEST BOUND APPROACH ON WATERSIDE CROSSING BOULEVARD AT NC 16 (BUSINESS) TO HAVE LEFT TURN LANE AND RIGHT TURN LANE (NO WIDENING REQUIRED).

PHASING:

1. PHASING SHOWN IS APPROXIMATE. ACTUAL PHASING MAY VARY DUE TO MARKET CONDITIONS.

PROPOSED RIGHT TURN LANE
FROM NC 73 ONTO
COTTONWOOD COMMONS DRIVE
(PHASE 1)

EXISTING
COMMERCIAL
OUTPARCEL

EXISTING
RETAIL
OUTPARCEL

EXISTING
RESTAURANT

APARTMENT SITE
(PHASE 1)

FUTURE OFFICE/COMMERCIAL
(PHASE 3)

FUTURE HOTEL SITE (PHASE 2)
**APPROXIMATE DIMENSIONS
AND LOCATION**

POOL AREA
**APPROXIMATE DIMENSIONS
AND LOCATION**

HOTEL SERVICE ENTRANCE
TO ADVANCE AVENUE

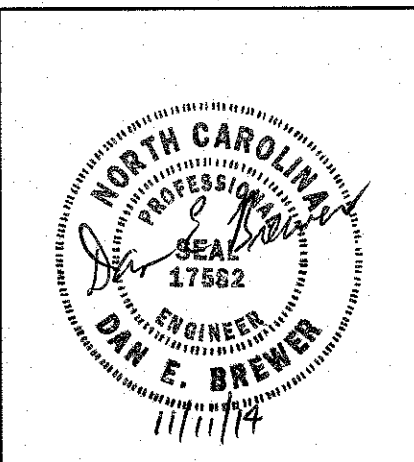
Cottonwood Village

Site Development Data

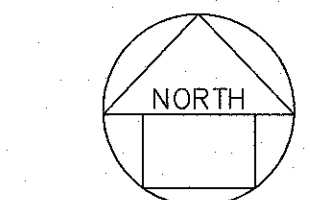
Tax Parcel ID's	14602-33-4171
Current Zoning	Planned Mixed Use
Total Site Area	31.66 Acres
Proposed Number of Dwelling Units	254
Proposed Office/Commercial Square Footage	60,000
Proposed Hotel	144 Room, 6 Story Max., 75 Ft Max Height
Parking	
Required	773
Attached Residential Dwelling (1.75 Spaces/Unit)	445
Commercial/Office (1 Space/400 SF)	150
Hotel (1 Space/Room + 1 Space/200 SF Meeting)	178
Proposed Number of Parking Spaces	773 (77 Permeable)
Proposed Number of Buildings	14
Water/Sewer	Lincoln County
Proposed Density	8 DU/Acre
Max Density	8 DU/Acre
Watershed	None
Lincoln County Comprehensive Plan	Regional Business/Mixed Residential
Buffer Yards	10'-40' Class C
Community Minimum Setbacks (Project Perimeter)	
Front	50'
Side	30'
Rear	30'
Commercial Building Setbacks	
Front	10' Build to Line from RW
Side	15' from Property Line
Rear	30' from Property Line
Open Space Calculations	
Open Space Required	12.5% or 4.0 AC.
Total Open Space Provided	Approx. 476,546 SF or 10.94 AC
Active Open Space Area	Approx. 233,917 SF or 5.37 AC
Passive Open Space	Approx. 242,629 SF or 5.57 AC



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NC License # F-0891



0 50 100 200
(IN FEET)
1 INCH = 100 FEET

COTTONWOOD VILLAGE
PLANNED DEVELOPMENT
LINCOLN COUNTY, NORTH CAROLINA

NO	BY	DATE	REVISION
7	KR	11.11.14	REVISED PARKING
6	JC	10.14.14	REVISED COMMERCIAL AND ADDED HOTEL
5	DB	10.5.10	ADDED PHASING INFO.
4	DB	9.9.10	REV. SIDEWALK
3	DB	9.7.10	REV. RESIDENTIAL UNITS
2	DB	8.18.10	REV. BUFFER YARD NOTE
1	DB	7.6.10	REVISED GLDG MIX ADDED SIGNAGE INFO.
PROJECT #: 113-00020			DATE: 08.10.08
DRAWN BY: JC			CHECKED BY: DB
TITLE			

MASTER PLAN
MODIFICATION

SHEET

RP-1

VICINITY MAP
NTS