



**DATE:** October 20, 2015

**DESCRIPTION:** Site Plan of a Commercial Development

**CASE NUMBER:** SP-03-15

**APPLICANT:** Brandon Forshee/Quick Trip Corporation

**OWNER:** Redus PDG LLC

**LOCATION:** Northwest quadrant of Christenbury Parkway and Derita Road

**PARCEL PIN:** 4589-36-8219, 46-1896

**AREA:** 24.73 Acres

**ZONING:** MX-CC2 (Mixed Use Commercial Center)

**REPORT PREPARED BY:** Boyd V. Stanley, AICP Development Review  
Administrator and Kevin Ashley, AICP Planning and  
Development Manager

**BACKGROUND**

The petitioner requests site plan review and approval for the northwest quadrant of the Christenbury Corners development. While the proposed combined floor area of the proposed quadrant does not exceed the 100,000 square foot threshold contained the ordinance for preliminary site plan approval by the Commission, the staff has opined that preliminary site plan approval is necessary because the proposed changes modify the general layout of the originally approved site plan. However, we did not feel that the changes were substantial enough to warrant a new public hearing and zoning change.

The subject property was annexed into the City on September 30, 2007 and zoned MX-CC2 (Mixed Use Commercial Center) on October 17, 2007. At the time of annexation and initial zoning approval, all four corners were under the same ownership. At this time, all four corners are under separate ownership. The subject request encompasses only one quadrant of the entire 95-acre development which covers all four corners of the intersection at Concord Mills Blvd/Christenbury Parkway and Derita Road. As part of the Conditional Zoning District, a preliminary site plan, building elevations and a technical data sheet were approved to guide development. To date, the North East Quadrant (Lowe's) is still under development and the South East Quadrant (Academy Sports) is complete. In addition, a preliminary plat was approved by the Planning and Zoning Commission for this property in 2014. Furthermore, if the Commission recalls, a major site plan approval occurred for the property on the southwest quadrant at the May meeting for approximately 170,000 square feet, including several outparcels.

The proposed major site plan for your consideration totals 24.73 acres and consists of 4 proposed outparcels, a grocery store and a small interior shopping center. Two of the outparcels on Derita

Road propose drive through windows and the corner parcel is proposed to be improved with a Quick Trip convenience store. The grocery store fronts Christenbury Parkway and is pulled to the street, with parking in the interior. The subject property also includes a water quality pond on the northern portion of the property.

The proposed development represents a fairly significant reduction of development originally contemplated with the initial approval. The approved master plan indicates a shopping center and five outparcels, with 94,000 square feet of total floor area and 555 parking spaces. The proposed uses in this quadrant included “grocery store with retail wings, bank and retail/commercial outparcels.” (Convenience stores are listed as permitted within the approved technical data standards.) The proposed development includes a maximum of 72, 828 square feet of floor area with approximately 415 total parking spaces (a reduction of approximately 23% in floor area and 25% in the number of parking spaces.) While the proposed development includes six total parcels, the number of outparcels are reduced by one. Furthermore, the largest structure within the development (the grocery store) has been pulled close to the street. An amenity area is shown on Lot 1.

All external access points for ingress and egress were approved on the preliminary site plan with the previous zoning approval and have not been altered from what was approved by NCDOT with the exception of one new right-in/right-out access point on Derita for the convenience store parcel. The developer is in conversations with NCDOT regarding the adequacy of that driveway. The location of the driveway will be subject to NCDOT approval and will be required to be indicated on the required preliminary subdivision plat.

Updated architectural renderings have been provided for the grocery store and the convenience store parcel. The developer has also submitted supplemental design criteria which are consistent with those approved for the southwest quadrant in May. The updated supplemental design criteria provided by the developer details acceptable building materials, neutral/earth tone color palettes, parking lot lighting, decorative pedestrian lighting, decorative building lighting, increased landscaping, parking buffers, furnishings (benches and bike racks) and a detail for consistent dumpster enclosures throughout the development. All development on this site shall be required to conform to the updated supplemental design requirements and all MX-CC2 Standards as outlined in Article 9 of the Concord Development Ordinance.

The proposed Quick Trip store is to be located essentially with the front entrance of the store located to the interior of the development. The canopy is pulled up to Christenbury Parkway. The exterior of the store is proposed to be clad with a combination of brick and stone material, similar to that approved on the southwest quadrant. Renderings have been submitted which illustrate the view from the intersection.

The proposed grocery store (labeled as “Grocery Store Elevation”) is similarly clad with the combination of brick and stone. The staff has advised the applicant that the west grocery store elevation will need some treatment to address the expanse of bland wall. The staff has worked with the grocery store developer to move the design more toward one that is consistent with the approved technical data sheet as well as the approved development on the southwest quadrant.

The proposal conforms to the surrounding residential and commercial development in this area. All site details and architectural renderings are in compliance with the approved MX-CC2 Conditional District preliminary site plan.

**SUGGESTED RECOMMENDATION AND CONDITIONS (Not required but offered as information)**

If the Commission votes to approve the site plan, staff recommends the adoption of the following conditions:

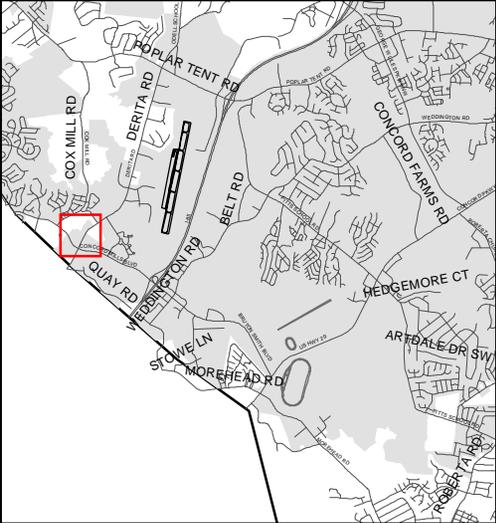
1. NCODT approval is required for the right-in/right-out drive for the convenience store parcel. This drive, if approved, shall be shown on the required preliminary subdivision plat.
2. A preliminary subdivision plat shall be required.
3. Full technical site plan approval (including architectural review) is required for all parcels.
4. All requirements as outlined in the approved MX-CC2 zoning and updated supplemental design criteria shall be met.

**SP-03-15  
AERIAL**

**Site Plan**

**Christenbury Corners  
Northwest Quadrant**

Northwest quadrant  
Christenbury Pkwy &  
Derita Rd  
PIN: 4589-46-1896 &  
4589-36-8219



Source: City of Concord  
Planning Department

**Disclaimer**

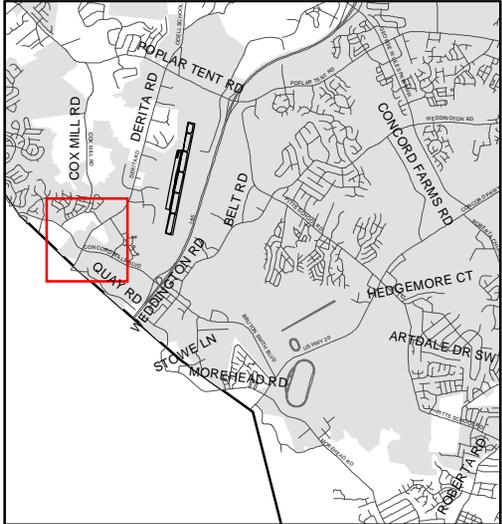
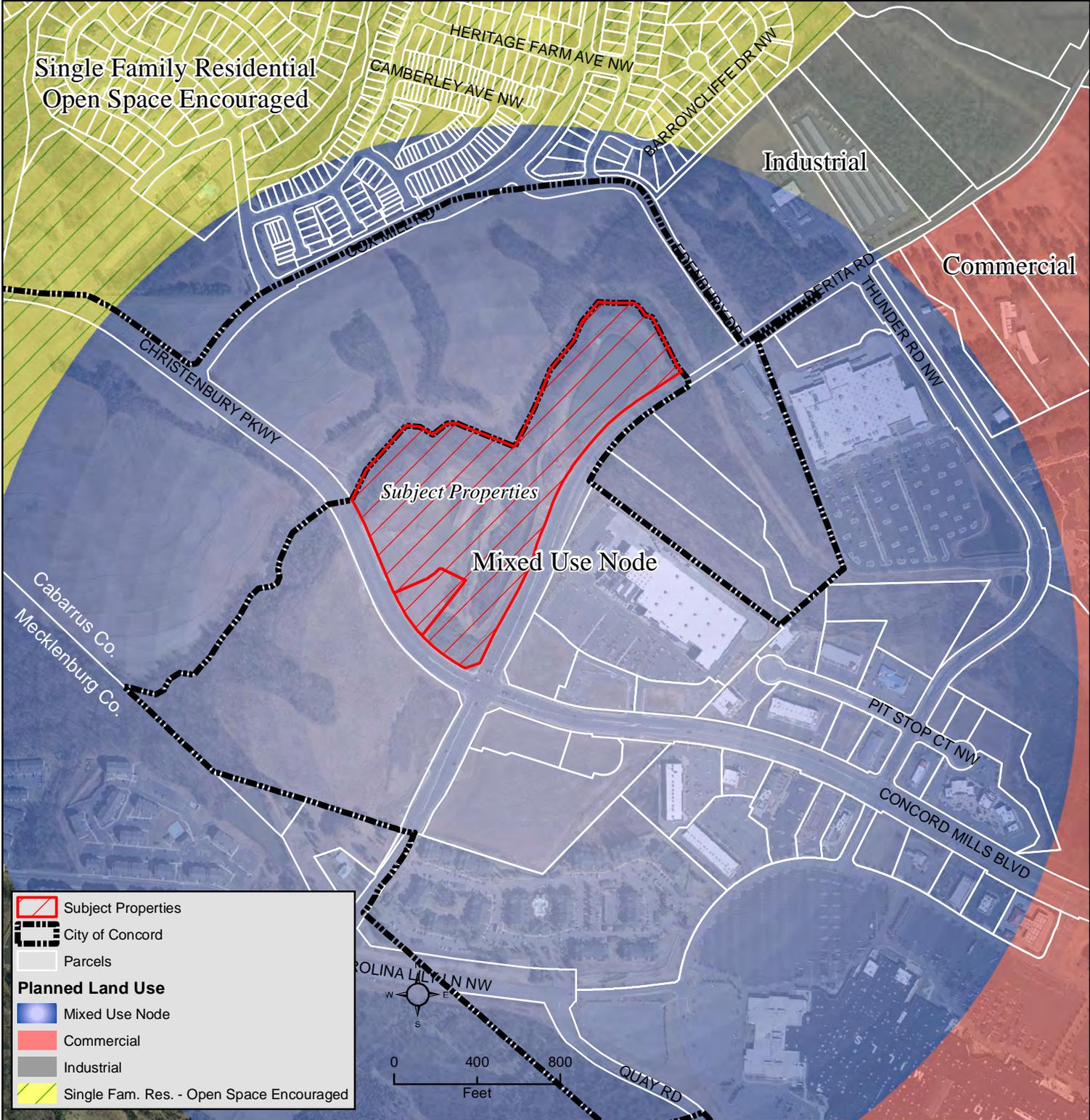
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**SP-03-15  
LAND USE PLAN**

**Site Plan**

**Christenbury Corners  
Northwest Quadrant**

Northwest quadrant  
Christenbury Pkwy &  
Derita Rd  
PIN: 4589-46-1896 &  
4589-36-8219

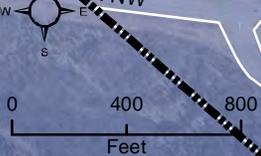


Source: City of Concord  
Planning Department

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	Subject Properties
	City of Concord
	Parcels
<b>Planned Land Use</b>	
	Mixed Use Node
	Commercial
	Industrial
	Single Fam. Res. - Open Space Encouraged

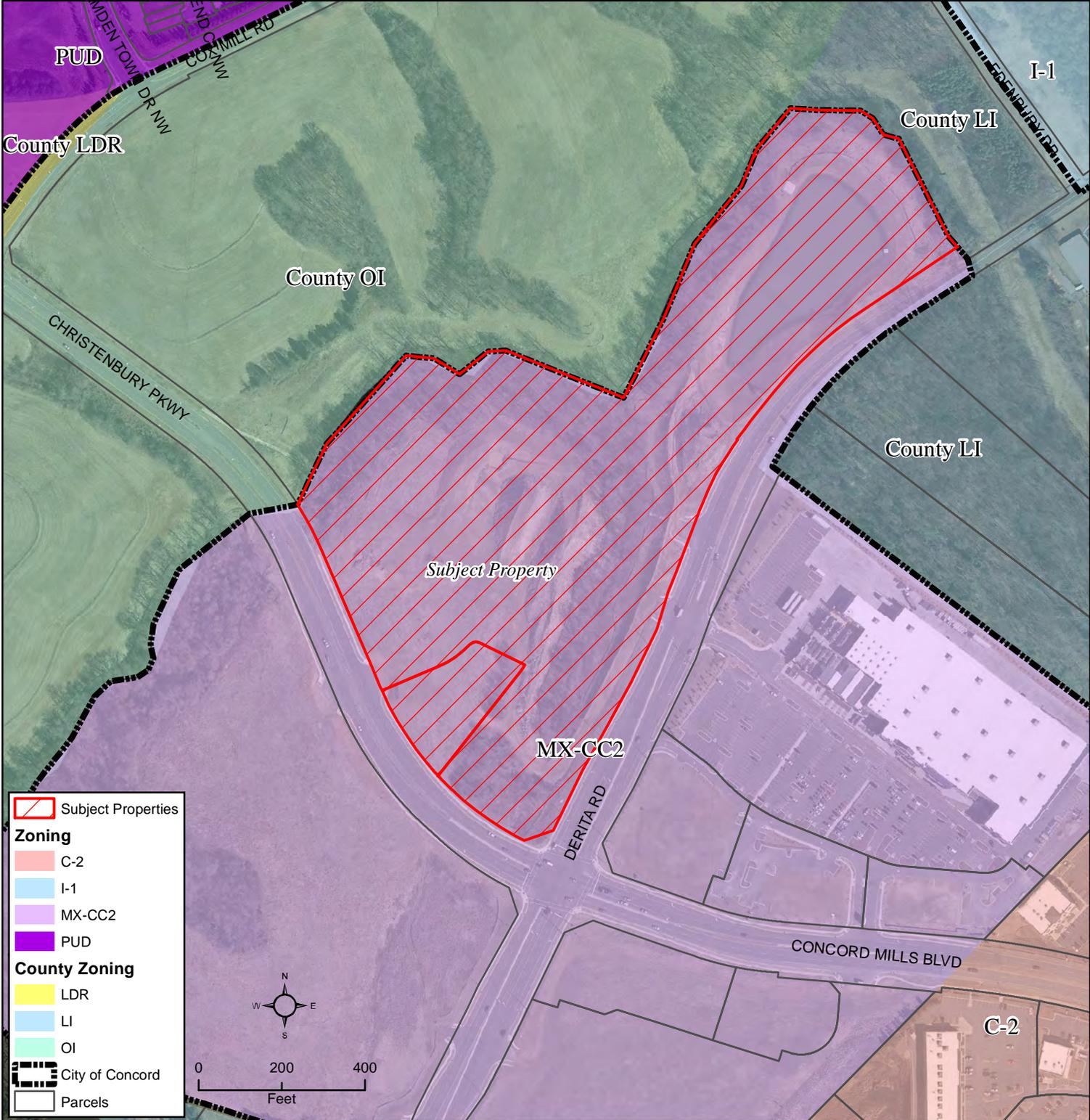
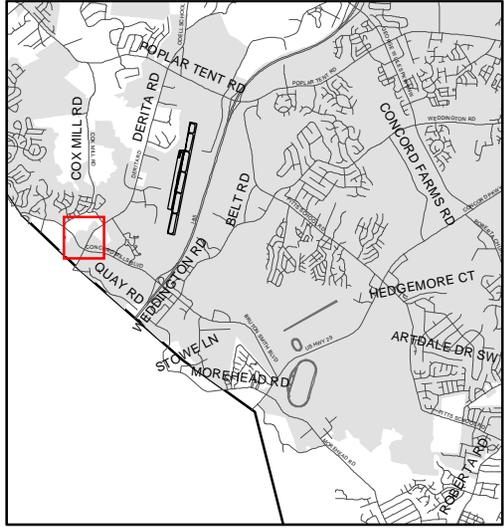


**SP-03-15  
ZONING MAP**

**Site Plan**

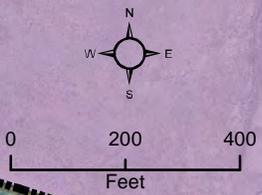
**Christenbury Corners  
Northwest Quadrant**

Northwest quadrant  
Christenbury Pkwy &  
Derita Rd  
PIN: 4589-46-1896 &  
4589-36-8219



**Legend**

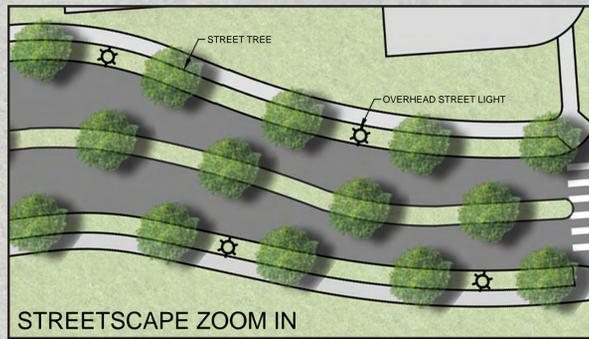
- Subject Properties
- Zoning**
- C-2
- I-1
- MX-CC2
- PUD
- County Zoning**
- LDR
- LI
- OI
- City of Concord
- Parcels



Source: City of Concord  
Planning Department

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SIGN LEGEND	
	SIGN TYPE A MULTI-TENANT SIGN HEIGHT: 14 FT. AREA: 100 S.F.
	SIGN TYPE B MULTI-TENANT SIGN HEIGHT: 6.5 FT. AREA: 36 S.F. (MIN. OF 2) (MAX. 3 TENANTS)
	SIGN TYPE C HEIGHT: 6.5 FT. AREA: 32 S.F.
	SIGN TYPE D QUIKTRIP MONUMENT SIGN HEIGHT: 13.5 FT. AREA: 50 S.F.
	SIGN TYPE E CHRISTENBURY MONUMENT SIGN

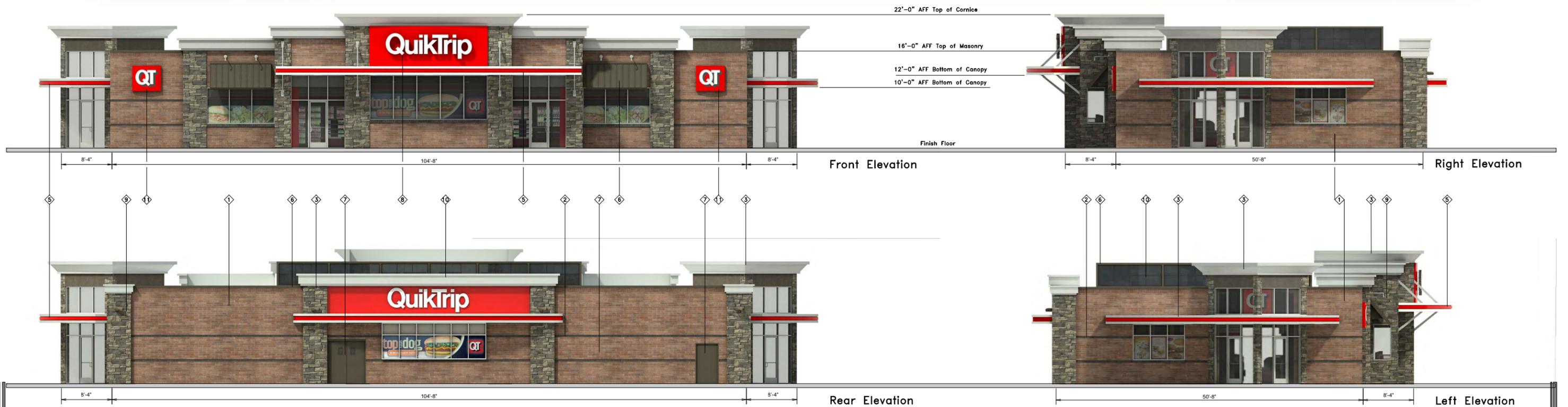


# CHRISTENBURY CROSSING | SITE PLAN



NOT TO SCALE  
SEPTEMBER 2015





**QuikTrip.**

4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74101-3475  
(918) 615-7700

Store #  
1021

Angled Entry Building Elevations

Address:

Christenbury & Derita

City, State:

Concord, NC

Serial #  
81-1021-BSPI

Scale:  
1/16"=1'-0"

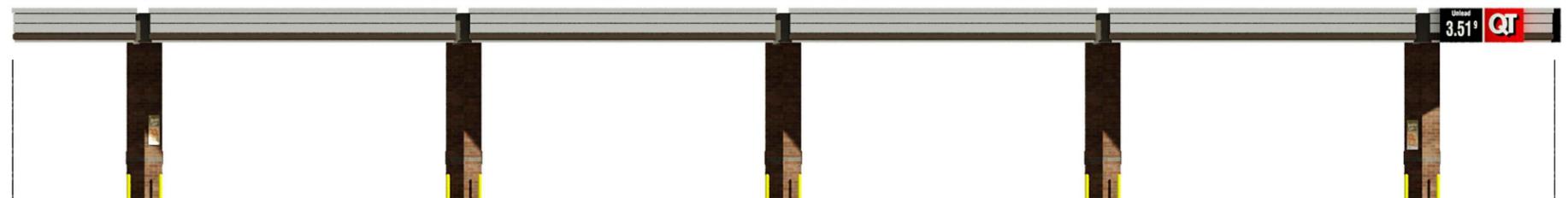
Issue Date:  
09.17.15

Drawn By:  
JK

Rev/Notes:

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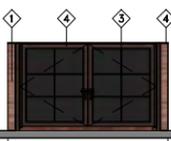
②	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	HLZ ALUMINUM	ALPOLIC	FASCIA
4	QT RED	LANE	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	DARK BRONZE	LANE	METAL PAINT
7	QT BROWN	SHERWIN WILLIAMS	PAINT
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	BUCKINGHAM	LANDMARK STONE	STACKED STONE
10	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
11	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



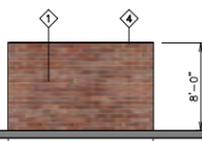
13'-7" 32'-8" 32'-8" 157'-10" 32'-8" 32'-8" 13'-7" Front Elevation



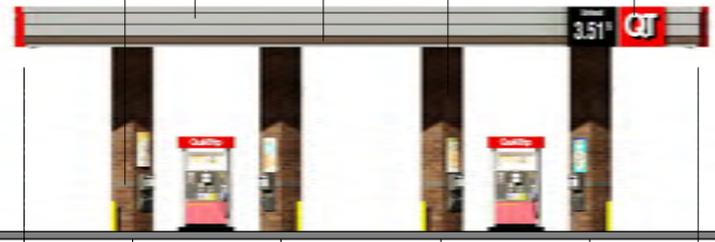
9'-6" 13'-0" 14'-0" 13'-0" 9'-6" 59'-0" Left Elevation



14'-0" Front Elevation



12'-8" Side Elevation



9'-6" 13'-0" 14'-0" 13'-0" 9'-6" 59'-0" Right Elevation



**QuikTrip**  
4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74101-3475  
(918) 615-7700

Store # 1021 Double Stack 10 Elevations

Address: Christenbury & Derita

City, State: Concord, NC

Serial # 81-1021-GD10

Scale: 1/16"=1'-0" Issue Date: 09.17.15

Drawn By: JK

Rev/Notes:

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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT BLACK	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
4	DARK BRONZE	LANE	METAL/PAINT
5	IDCP-30UL & R	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
6	HLZ-ALUMINUM	ALPOLIC	CANOPY



Concord, NC

81-1021-PE03

Date: 09.17.15 By:JK



Concord, NC

81-1021-PE07

Date: 09.17.15 By:JK



Concord, NC

81-1021-PE10

Date: 09.17.15 By:JK

## DESIGN CRITERIA

In order to maintain and ensure a cohesive and consistent theme throughout the development, certain design features, materials and colors will be used.

Color Palette: In general, earth tones shall be used for building materials with classic accent colors. All proposed colors shall be submitted to the developer for final approval. Please note that the City of Concord will also have approval over the final design.

Materials Palette: Materials shall meet the requirements of the Development Standards and shall consist of brick, natural stone, cast stone, integrally colored concrete masonry units, EIFS, architectural metals, canopies and awnings. Walls using EIFS as the primary material must introduce a vertical element, including, but not limited to, “V” groove patterns, color or material change to simulate the look of a column at 30-foot intervals. The stone material selected for the site features in the development shall be used at least as an accent in all of the retail buildings within the development. Other materials may be acceptable in lieu of the stone material; however, all proposed materials shall be submitted to the developer for final approval.



### Design Requirements:

Lighting: All parking lot lighting shall be designed such that no more than one half foot candle of illumination shall occur 10 feet outside the perimeter of the Project. Parking lot lighting shall not exceed 40 feet in height. All poles and fixtures shall be black. Energy efficient streamlined fixtures shall be used. All fixtures shall be of similar type, construction and quality. If the same fixtures are not used, proposed fixture shall be complimentary to the development standard. Final approval shall be by the developer.

#### **LED AREA LIGHTS - PATRIOT® (XPT3)**



**Fixture and pole to be Black**

Decorative Lighting: Lighting of the main entry drives into the center shall include decorative, pedestrian oriented fixtures set at a maximum height of 20-feet. The ‘Spine Road’ shall have standard lighting as described above. The light shown is for representation only; the actual light used should be similar in nature.



**Entry Drive Lighting**

Building Lighting: Each building within this development shall incorporate the Indessa Lighting – 503 Sentry sconces, goose neck or approved equal.



**Goose Neck**



**Sconce Light**

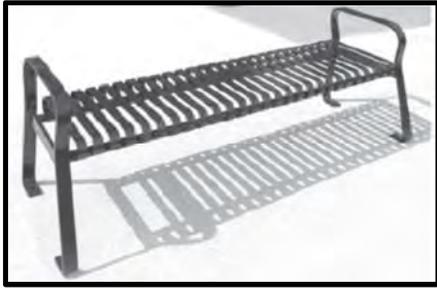
Landscaping: Landscaping requirements shall comply with all applicable requirements in the Ordinance as directed by the zoning administrator.

In addition to the Ordinance requirements each petitioner shall submit a landscaping plan consistent with the intention as depicted on the Master Landscape Plan to the City of Concord as part of the building permit process to be approved prior to the commencement of building construction within the Development. Please note that it is not the intent to just meet the minimum landscape requirements, but to use these requirements as a starting point to provide a well thought out and attractive landscape plan for the project and/or lot.

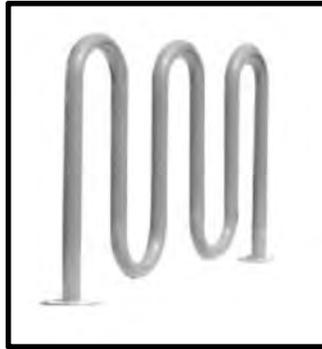
Parking buffers: Parking spaces facing Christenbury Parkway or Derita Road and within 30-feet of the back of curb of those roadways shall require additional screening. Additional screening can be fencing, walls, berms or additional landscaping above and beyond the required buffer and approved by the developer.

Furnishings: Each individual outparcel owner shall provide outdoor amenities, including but not limited to, benches or patio seating and bike racks. Such amenities shall be constructed

of quality materials and be black/silver in color. All furnishings and amenities are to be submitted and approved by the developer.



**Benches**



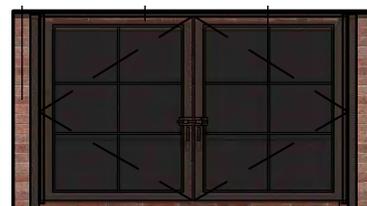
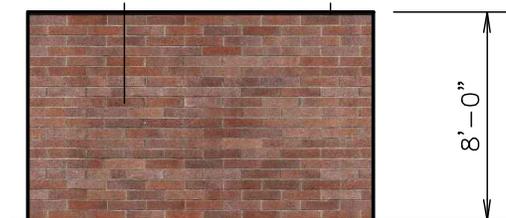
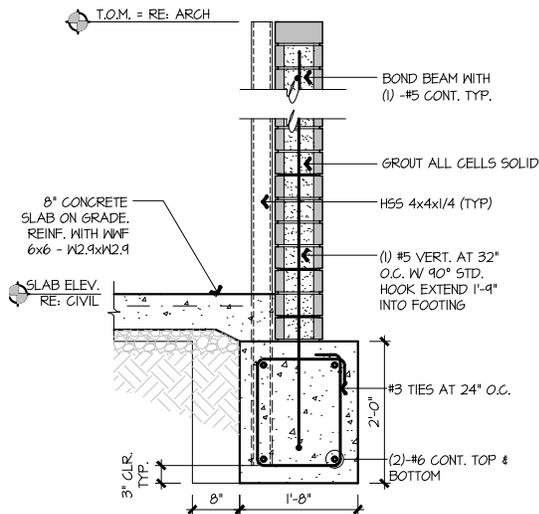
**Bike Rack**



**Table**

**Architecture:** The intent of the architectural design for the project is to meet the requirements of the Development Standards, while also maintaining the theme of the development by carrying design elements, colors, and materials from one building to another.

**Dumpter Enclosures:** Dumpster enclosures shall be constructed of brick to match the building colors. The gates shall be metal with a mesh insert or painted gloss black or a color to match a building accent. Please see the detail below.

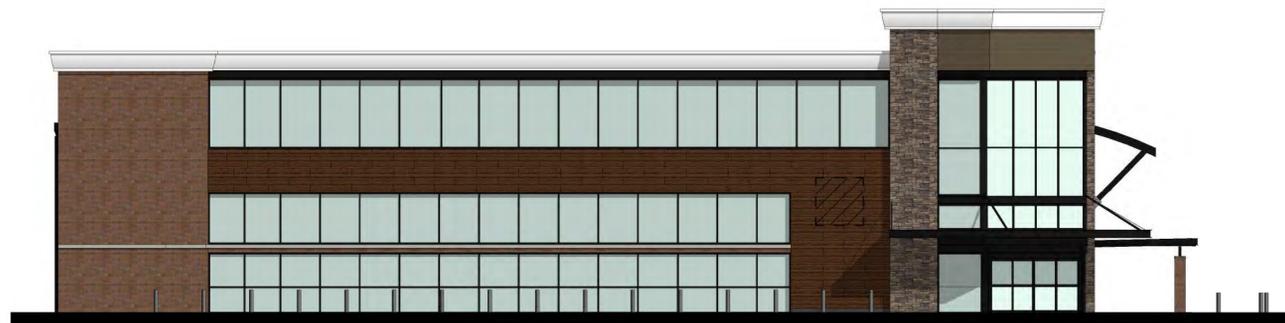


**Signage:** Outlot and overall shopping center signage shall be subject to the attached concept plan for each sign.

## **APPROVAL PROCESS**

Each outlot tenant in Phase One and each in-line tenant in Phase Two shall prepare a submittal package equal to that required by the City of Concord, NC for permitting. This package shall be delivered electronically via pdf file as well as one full-size hard copy via mail. Review will be based on the criteria within this document and review time will be as described in the Declaration of Easements and Protective Covenants.

Upon written approval by the Developer, tenant shall submit plans to the City of Concord for permitting.



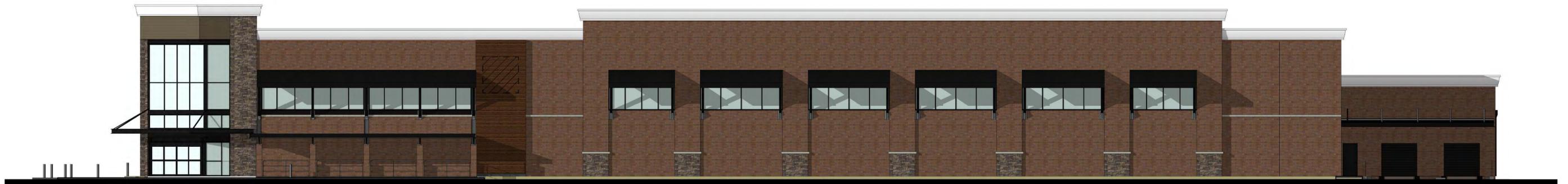
C1 EAST ELEVATION  
PR-01 3/32" = 1'-0"



C2 WEST ELEVATION  
PR-01 3/32" = 1'-0"



B1 NORTH ELEVATION  
PR-01 3/32" = 1'-0"



A1 SOUTH ELEVATION  
PR-01 3/32" = 1'-0"



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