



## WASTEWATER ALLOCATION CALL FOR INFILL NON-RESIDENTIAL PROJECTS

### *Overview*

**This document serves as a Call for Projects for non-residential infill projects for the first quarter of the year 2025. Proposals are due by 5:00pm Friday, February 14, 2025.** The City of Kannapolis amended the Kannapolis Wastewater Allocation Policy on December 9, 2024 to continue to manage the limited amount of sewer capacity allocated to the City through at least 2027. The policy states that the City will have a Strategic Reserve of wastewater allocation that City Council can choose to provide for infill development projects. These projects need to be **non-residential** in order to be considered. The allocation may occur approximately once every six months. Please be advised that there may be more demand than capacity set aside for infill development. Upon the close of the call period, the City's Planning Department shall be responsible for evaluating and ranking the submitted projects using a scoring matrix.

### *Project Criteria*

The owner or developer of any proposed project responding to this Call for Projects and requiring an Allocation Permit from the City shall submit their application request in Accela for an allocation reservation. The request shall include detailed information on the amount of capacity necessary to serve the project, the nature of the project, project schedule and phasing in relation to demand of utility capacity, and other supporting information demonstrating how the project serves the needs and interests of the City. All responses to this Call for Projects and Allocation Permit applications shall include a completed scoring matrix, which is attached to this Call for Projects.

The City is open to receiving infill development projects that meet the following criteria:

- Quality site plan and design, including adequate parking, community amenities, masonry elements, enhanced landscaping, tree preservation, and usable greenspace.
- Projects that require variances, amendments to the 2030 Comprehensive Plan, pump station improvements, or additional City infrastructure investments are NOT likely to be recommended.
- Ability to meet timeframe required by the Kannapolis Wastewater Allocation Policy
  - Projects must secure preliminary site plan or preliminary plat approval within 120 days of allocation award.
  - Final construction drawings must be submitted within 180 days of preliminary site plan or plat approval.
  - Projects must commence off-site and/or on-site water and sewer line installation or water and sewer connections within 180 days of final construction drawing approval.
  - If no utility extensions are necessary, projects must obtain construction permits and construct building foundations within 180 days of construction drawing approval.

*Note: project criteria may change for future Requests for Proposals.*

### *Submittal Requirements*

Instructions on how to submit are attached. Please include the following information in your submittal:

- General project information
  - Project name, location, acreage.
  - Description of type of product, including rental vs for sale, size of units, and garages.
  - Description of building materials and architectural features, community amenities, infrastructure needs, and estimated total construction cost
  - Do you own the property or have site control? Please explain, with timeframes as appropriate.
  - Proposed layout of site including number of lots, lot sizes and elevations
- Project timeline, including key milestones and an indication of where you are on this timeline.
- Wastewater Treatment Capacity Allocation Scoring Matrix

### ***Evaluation Process***

City staff will review proposals to ensure completeness. Proposed projects can gain bonus points for positive community impacts by the applicant offering to commit to items listed on the matrix as part of a development proposal. The matrix also includes a subtraction of points for negative community impacts. It shall be the responsibility of the applicant to provide evidence of all points claimed in the matrix. This evidence can be included as part of the project's preliminary site plan or preliminary plat submittal or with supplemental information. The City's Planning Department will review the submitted matrix. The scoring matrix shall be the primary factor in ranking projects and determining the priority order of projects meeting the submission deadline for this round of Call for Projects. Please be advised that there may be more demand than capacity set aside for infill development. The Planning Department will notify applicants of their sewer allocation award and timing. This allotment of sewer capacity is expected to be approved and awarded by the end of February 2025.

### ***Monitoring***

Projects that are awarded sewer allocation may be required to enter into a development agreement with the City in order to proceed with the project.

For questions about this RFP, contact Assistant Planning Director Elizabeth McCarty at [emccarty@kannapolisnc.gov](mailto:emccarty@kannapolisnc.gov) or Planner Mia Alvarez at [malvarez@kannapolisnc.gov](mailto:malvarez@kannapolisnc.gov).



**Exhibit C**  
**WASTEWATER TREATMENT**  
**CAPACITY ALLOCATION SCORING**  
**NON-RESIDENTIAL MATRIX**

**Development Type<sup>1</sup>**

(Choose 1 from this table)

TOTAL POINTS:

|    | <b>Development Type Category</b>         | <b>Points</b> | <b>Calc.</b> | <b>Notes</b>   |
|----|--|---------------|--------------|--|
| 1  | Government/Education/Public Safety (GOV) | 50            |              | Public sector projects only.   |
| 2  | General Commercial (COM)                 | 25            |              | Includes retail, restaurants, bars, breweries, and similar uses.   |
| 3  | Office (OFF)                             | 15            |              | Includes general office and similar uses.  |
| 4  | Medical (MED)                            | 35            |              |  |
| 5  | Distribution/Warehouse (DST)             | 30            |              | 50% or more of the use is for storage and distribution of goods.   |
| 6  | Hotel (HTL)                              | 25(+5)        |              | Additional points for amenities (indoor pool, restaurant, location, etc.)  |
| 7  | Grocery                                  | 30 (+5)       |              | Additional points for location in food desert (+5)   |
| 8  | Childcare Facility                       | 20            |              |  |
| 9  | Industrial/Manufacturing (IND)           | 40            |              | 50% or more of the use is for manufacturing of goods.  |
| 10 | Mixed-Use Projects (MIX)                 | TBD           |              | Points determined by weighted average of all development categories based on the acreage or square footage planned for each category. Example: a 10-acre project with 3 acres devoted to a hotel (30%), 5 acres devoted to multi-family (50%) and 2 acres devoted to a retail component (20%) would result in a development type point calculation of 18 or $(25 \times 30\%) + (10 \times 50\%) + (25 \times 20\%)$ . All fraction numbers will be rounded up to the next whole number. |
| 11 | Downtown Redevelopment (DTN)             | 45            |              | Projects on properties located within the Municipal Service District owned by the City of Kannapolis or Castle and Cooke, Inc. – and affiliate companies - within the past 60 months (including successor owners).   |

<sup>1</sup> Any Development Type Category not listed is subject to Planning Director discretion and assignment of reasonable points.



**Exhibit C**  
**WASTEWATER TREATMENT CAPACITY**  
**ALLOCATION SCORING**  
**NON-RESIDENTIAL MATRIX**

**Community Impact Bonus Points**  
 (Choose All that apply from this table)

|   | <b>Community Impact Category</b>  | <b>Type</b>   | <b>Points</b> | <b>Calc.</b> | <b>Notes</b>   |
|---|---|---|---------------|--------------|--|
| 1 | Cultural Arts/Entertainment/Sports/Recreation for public use  | GOV,<br>COM,<br>OFF,<br>HTL,<br>DNT                 | +1 to 3       |              | Can be residential or non-residential projects. 1 pt. per, max 3pts (undeveloped open space = 0 pts).  |
| 2 | Renovation and adaptive re-use of an existing non-residential building <sup>3</sup>                     | GOV,<br>COM,<br>OFF,<br>IND,<br>DST,<br>HTL,<br>DTN | +2            |              | Improvement must meet minimum City standards (with no waivers, adjustments or variances). The project must not include any City cost. The project must result in a projected investment exceeding 50% of the pre-existing tax value.   |
| 3 | Re-development of an existing non-residential property (removal of underutilized building) <sup>3</sup> | GOV,<br>COM,<br>OFF,<br>IND,<br>DST,<br>HTL,<br>DNT | +2            |              | Must include the removal of an existing underutilized or one or more substandard structures/buildings. Improvement must meet all minimum City development standards (with no waivers, adjustments or variances). The project must not include any City cost. The project must result in a projected investment exceeding 50% of the pre-redevelopment tax value. |



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|----|---|-------------|---------------|--------------|---|
| 4  | Masonry elements included in building construction  | ALL         | +5 to +10     |              | Must be minimum of 50% of facades up to 100%  |
| 5  | Projected taxable value per acre exceeding \$1.5 million up to \$3 million <sup>3</sup>       | ALL         | +2            |              |   |
| 6  | Projected taxable value per acre exceeding \$3 million up to \$10 million <sup>3</sup>        | ALL         | +4            |              |   |
| 7  | Projected taxable value per acre exceeding \$10 million <sup>3</sup>                          | ALL         | +6            |              |   |
| 8  | Enhanced Usable Green/Open Space  | ALL         | +2            |              | 15% increase from the KDO (or successor ordinances) in required usable open/green space. May not be the same geographic area as Category #9.  |
| 9  | Enhanced Landscaping  | ALL         | +2            |              | 15% increase from the KDO (or successor ordinances) in required landscaping. May not be the same geographic area as Category #8.  |
| 10 | Tree Preservation   | ALL         | +5            |              | Planning Department approval of a tree preservation plan that results in maintaining a minimum 30% of the pre-development tree canopy coverage of the entire site at the time of project completion. Applicant will provide an estimated tree coverage percentage of the site prior to construction, using updated aerial photography or other suitable techniques. |
| 11 | Trail or sidewalk connection to existing or planned public greenway, park other public spaces | ALL         | +2            |              | Including associated public easements or dedication of land and construction of the actual connection.  |



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|----|--|-------------|---------------|--------------|--|
| 12 | Connection to Recently Extended Utilities  | ALL         | +2            |              | Project will connect to water and/or sewer lines upon which the City currently maintains some level of public debt.  |
| 13 | City Services or Facilities Improved   | ALL         | +1 to 4       |              | Project results in improvement to an existing City service above and beyond the benefit to the project (e.g., new park land, dedicated active open space, greenway construction). City must approve and accept any land/facility dedications.  |
| 14 | City Infrastructure Improved   | ALL         | +1 to 4       |              | Project results in and improvement to an existing City infrastructure above and beyond the benefit to the project (e.g., sewer line installation resulting in removal of existing pump station(s), looped water lines resulting in improved fire protection, better water quality or water pressure; traffic improvements beyond those required by a Traffic Impact Statement, expanded stormwater detention beyond minimum requirements). |
| 15 | Located in Targeted Growth Area  | ALL         | +2            |              | Per 2030 Comprehensive Plan.   |
| 16 | Project is located on an existing Rider bus route  | ALL         | +2            |              | Project property line within 1000 feet of bus route right-of-way.  |
| 17 | Project is located in the Cannon Blvd, South Main St, North Main St, Dale Earnhardt Blvd, or Lane St corridors | ALL         | +3            |              | Adjacent to or with direct vehicular access to these streets. Cannon Blvd from southern City limits to northern City limits. South Main Street from Dale Earnhardt Blvd to Rogers Lake Road. North Main Street from North Loop Road to Kimball Street. Dale Earnhardt Blvd from Cannon Blvd to the city limits. Lane St from west to Old Salisbury-Concord Rd  |
| 18 | Variance required  | ALL         | -3            |              |  |
| 19 | Amendment to the 2030 Comprehensive Plan required  | ALL         | -3            |              |  |



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**NON-RESIDENTIAL SCORING MATRIX**

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 (Choose All that apply from this table)

|    | <b>Community Impact Category</b>                | <b>Type</b> | <b>Points</b> | <b>Calc.</b> | <b>Notes</b>   |
|----|---|-------------|---------------|--------------|--|
| 20 | Pump Station Improvements required <sup>2</sup> | ALL         | -2            |              | Subject to City policy and standards. Projects that fund these improvements will not be subject to the deduction of points and may be eligible for additional points for City infrastructure improvements. |
| 21 | New Pump Station(s) Required <sup>2</sup>       | ALL         | -5            |              | Subject to City policy and standards.  |

<sup>2</sup> The City Manager or designee may waive or reduce these deductions if the improvements are consistent with future utility service plans, replace/offline an aging station, or are in the best interest of the City.

<sup>3</sup> Pre-construction estimates must be provided by licensed contractor or architect. Investment numbers may only include hard costs (e.g., no land values or design/permitting costs).



To submit for Sewer Allocation, please go to Accela Citizen Access: <https://accela1.cabarruscounty.us/CitizenAccess/>

Follow these steps:

- Create an Account
- Log in to your account and select Planning\Plan Review
- Start Plan Review Process
- Read and accept the General Disclaimer – click **Continue Application**
- Enter the address for the project location
  - Street Number – only enter the physical number in the FROM box, leave the TO box empty(blank)
  - Street Name – enter the basic street name ex: N. Main Street should be entered as Main
- Select the correct address for the project location – this locks the address for the remainder of the application

Home **Planning\Plan Review** Trade Permits County Enforcement Concord Planning

Search Start Plan Review Process

Please search and select one work location to see available services.

**Enter Work Location**

\*Street No.: 1200 - To: \*Street Name: Main

Search Clear

Select one address(2 items):  
Showing 1-2 of 2

| Address  | Description     | City        | State | Zip   | Parcel         | Owner             | Action |
|--|-----------------|-------------|-------|-------|----------------|-------------------|--------|
| 1200 N MAIN ST, 184908.00000000, MT PLEASANT CABARRUS NC 28124 | 184908.00000000 | MT PLEASANT | NC    | 28124 | 56702424310000 | ASHBY STEVEN M    | Select |
| 1200 S MAIN ST, 35206.00000000, KANNAPOLIS CABARRUS NC 28081   | 35206.00000000  | KANNAPOLIS  | NC    | 28081 | 56135394400000 | MIDDLETON LANCE M | Select |

- Click Board Items/Plats
  - Kannapolis Sewer Allocation
  - ▶ Plans Review
  - ▶ Residential Trade
  - ▶ Commercial Trade
  - ▼ Board Items/Plats
    - ☑ Kannapolis Sewer Allocation
  - ▶ Other
- Click **Continue Application**
- Review the next page and then click **Continue Application**
- In the Applicant section, click Select from Account and select your information as Applicant
- Click **Continue Application**
- In the Detail Information section, you must provide Application Name, General Description, and Detailed Description
- In the Custom Fields section, you must select the Development Type, provide Total Acreage, and Total Requested Points. The additional fields are extremely helpful for our review process
- Click **Continue Application**
- In the Attachment section, please upload your completed WASTEWATER TREATMENT CAPACITY ALLOCATION SCORING MATRIX
- Click **Continue Application**
- Review the next page and then click **Continue Application**
- Your record number will be issued as **KN-SA-2025-#####** - this record will be available to you for review anytime you log in to your Citizen Access account and go to **My Records**.