



CITY OF KING CITY COUNCIL

MEETING DATE:

SEPTEMBER 8, 2026

PART A

Subject: REQUEST FOR THE 10/70 PROVISION BY D & M PROPERTY VENTURES, LLC.

Action Requested: Recommendation on granting the 10/70 provision to this tract on Meadowbrook Drive.

Attachments:

- Zoning application/permit
- Site plan

This abstract requires review by:

City Manager

City Attorney

Todd Cox, Int. Planning & Zoning Official
Emerson Wright, Planning & Zoning intern

PART B

Introduction and Background:

D & M Property Ventures, LLC (Mike Marshall) is proposing to build a light-industrial building with possible L-I lots below and would like to take advantage of our 10/70 provision. The tract contains 8.21 acres and is zoned CZ-L-I. The owner has approval for his building on lot 1 and desires to develop 3 more lots for similar type structures. We currently have 625-acres to give towards the 10/70 provision and this tract would be for 2.8-acres or 70% of the 8.21-acre tract.

Discussion and Analysis:

This would be a good site to use the 10/70 provision on and possibly generate additional light-industrial sites.

Budgetary Impact:

Possible new construction

Recommendation:

Staff has reviewed the owner's request and would recommend it for approval.

Planning Board Recommends: by a vote of 5 – 0 to recommend approval of granting the 10/70 provision to the applicant.

Watershed Requirements –

Built-upon area means built-upon area means impervious surface and partially impervious surface to the extent that the partially impervious surface does not allow water to infiltrate through the surface and into the subsoil. "Built-upon area" does not include a slatted deck; the water area of a swimming pool; a surface of number 57 stone, as designated by the American Society for Testing and Materials, laid at least four inches thick over a geotextile fabric; a trail as defined in G.S. 113A-85 that is either unpaved or paved as long as the pavement is porous with a hydraulic conductivity greater than 0.001 centimeters per second (1.41 inches per hour); or landscaping material, including, but not limited to, gravel, mulch, sand, and vegetation, placed on areas that receive pedestrian or bicycle traffic or on portions of driveways and parking areas that will not be compacted by the weight of a vehicle, such as the area between sections of pavement that support the weight of a vehicle (except as exempted by state law).

Sec. 32-288. - Watershed areas; density and built-upon limits.

(a) *Project density.* The following maximum allowable project densities and minimum lot sizes shall apply to a project according to the classification of the water supply watershed where it is located, its relative location in the watershed, its project density, and the type of development:

b. Non-residential and all other residential — 24 percent built-upon area; or 36 percent built-upon area without curb and gutter street system.

(2) *High density development (10/70 provision, requires approval by the city).*

WS-IV Critical Area:

- a. All types — 24 percent to 50 percent built-upon area.

WS-IV Protected Area:

- a. All types — 24 percent to 70 percent built-upon.