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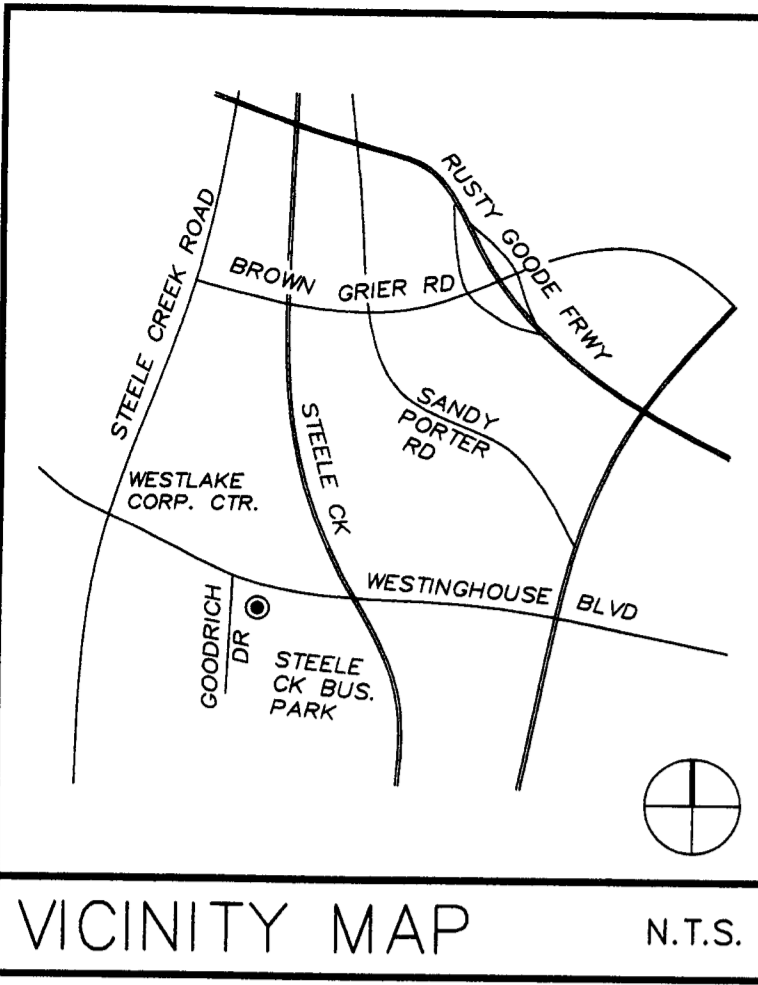
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PROJECT: FIRST INDUSTRIAL BUILDINGS & LAND 1415 GOODRICH DRIVE, CHARLOTTE, NORTH CAROLINA SHEET TITLE: CONDITIONAL REZONING REQUEST AND TECHNICAL DATA

Project No. 61036 Checked by TLH Drawn by JMD Date Drawn 04.11.06 Revisions 06.16.06 REVISED FOR PUBLIC HEARING Sheet RZ-1



DEVELOPMENT DATA SUMMARY

TAX PARCEL NO: 201-161-31 TOTAL ACREAGE: 6.26 ACRES EXISTING ZONING: I-1 & I-2 PROPOSED ZONING: I-2 (CD)

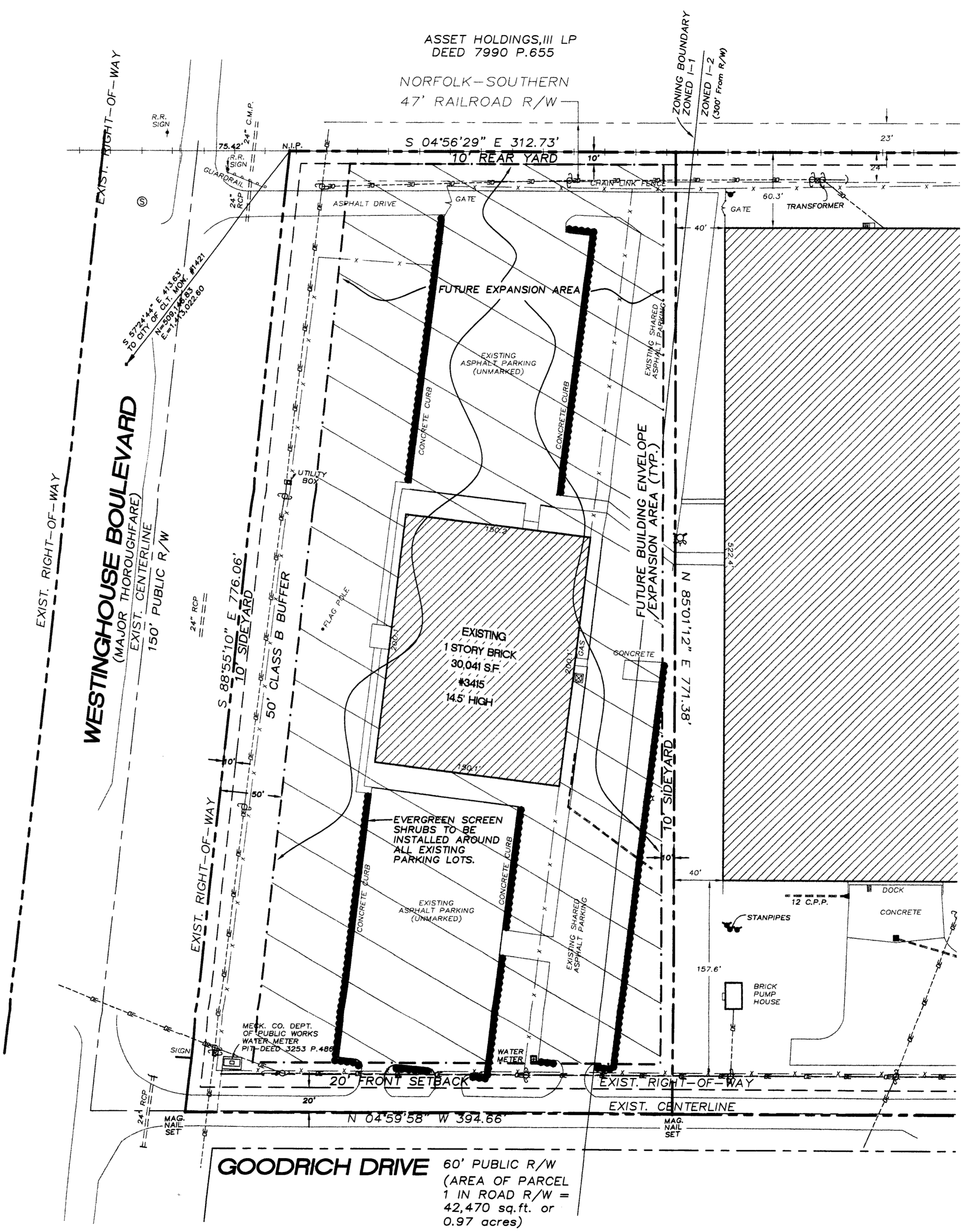
CURRENT SQUARE FOOTAGE: 30,041 SF ± MAXIMUM SQUARE FOOTAGE: 1.00 F.A.R. EXISTING & PROPOSED USE: WAREHOUSE/DISTRIBUTION/OFFICE AND ALL USES ALLOWED IN THE I-2 DISTRICT, EXCEPT JUNK YARDS

REQUIRED VEHICLE PARKING: BASED UPON PER TABLE 12.202 BICYCLE PARKING: SHORT TERM - 1 PER 40,000 SF LONG TERM - 1% OF AUTO PARKING

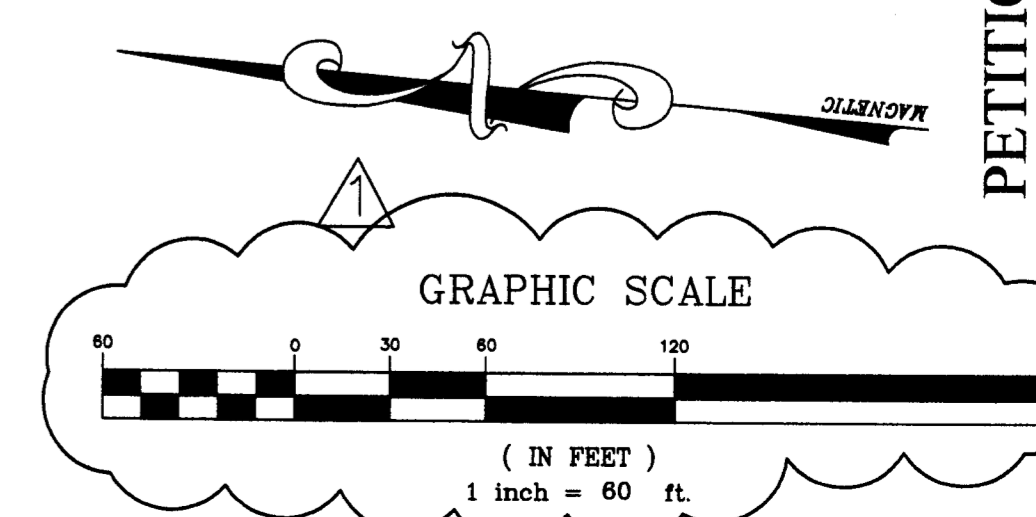
- DEVELOPMENT NOTES: 1. DEVELOPMENT OF THIS I-2 CONDITIONAL DISTRICT IS BASED ON THE PROVISIONS OF THE APPLICABLE ZONING ORDINANCE STANDARDS AND THE RULES, REGULATIONS, IMPOSED AND THE SPECIFIC SITE PLAN. 2. THE PERMITTED USES IN THIS DEVELOPMENT WILL BE IN ACCORDANCE WITH CODE SECTION 9.1102, 9.1103 AND 9.1104, EXCLUDING JUNK YARDS. 3. DEVELOPMENT STANDARDS AND EXPANSION(S) ASSOCIATED WITH THIS SITE WILL COMPLY WITH CODE SECTION 9.1105 (DEVELOPMENT STANDARDS FOR INDUSTRIAL DISTRICTS) FOR UP TO FOUR BUILDINGS. 4. THE FUTURE RIGHT OF WAY SHALL BE MEASURED 50 FEET FROM THE EXISTING CENTERLINE OF WESTINGHOUSE BLVD. THE EXISTING RIGHT OF WAY IS CURRENTLY 75 FEET FROM THE EXISTING CENTERLINE. THEREFORE NO ADDITIONAL RIGHT OF WAY OR TRANSITIONAL SETBACK IS REQUIRED. 5. SCREENING OF THE PARKING, DUMPSTERS, LOADING DOCKS/SPACES AND OUTDOOR STORAGE OF MATERIAL, STOCK AND EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH CODE SECTION 12.303 OF THE ORDINANCE. 6. PARKING BASED ON THE USE WILL COMPLY WITH THE STANDARDS SET FORTH IN CODE SECTION TABLE 12.202 FOR BOTH VEHICLES AND BICYCLES. 7. SIGNAGE SHALL CONFORM TO CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. 8. ALL NEW LIGHTING WILL BE FULLY SHIELDED. 9. ADDITIONAL RIGHT OF WAY TOTALING 30 FEET AS MEASURED FROM THE CENTERLINE OF GOODRICH DRIVE SHALL BE DEDICATED AND CONVENED PER FEE SIMPLE TITLE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

SYMBOL LEGEND table with columns for symbols and descriptions: POWER POLE (P.P.), WATER VALVE, SEWER MAN HOLE, DRAINAGE MAN HOLE, FIRE HYDRANT, DROP INLET, ELECTRIC LINE, LIGHT POLE (L.P.), REINFORCED CONC. PIPE, WATER METER, U.G. PIPE, SPRINKLER STANPIPE, GAS VALVE, FENCE LINE, GAS LINE, SEWER LINE, N.I.P. NEW IRON PIN (#5 REBAR), EXISTING IRON PIN

- 10. UPON ISSUANCE OF A BUILDING PERMIT (EXCLUDING INTERIOR UPLIFT(S)) FOR THE FIRST EXPANSION, A NEW SIDEWALK NETWORK THAT PROVIDES A COMPLETE INTERNAL SIDEWALK CIRCULATION NETWORK BETWEEN BUILDING(S) AND PARKING AND PROVIDING ACCESS TO/FROM WESTINGHOUSE BOULEVARD AND GOODRICH DRIVE, SHALL BE INSTALLED. 11. UPON ISSUANCE OF A BUILDING PERMIT (EXCLUDING INTERIOR UPLIFTS) FOR THE FIRST EXPANSION, THE OWNER SHALL INSTALL THE FOLLOWING ROADWAY IMPROVEMENTS ALONG THE SUBJECT FRONTAGE WITH THE ADJACENT PUBLIC STREETS. - A 6' SIDEWALK, 8' PLANTING STRIP AND ROAD WIDENING FOR A FUTURE BIKE LANES ALONG WESTINGHOUSE BLVD. - A 5' SIDEWALK, AND 8' PLANTING STRIP ALONG GOODRICH DRIVE 12. UPON ISSUANCE OF A BUILDING PERMIT (EXCLUDING INTERIOR UPLIFTS) FOR THE FIRST EXPANSION, THE DEVELOPER SHALL ADDRESS THE FOLLOWING ITEMS CONCERNING STORM WATER QUANTITY, CONTROL AND QUALITY TREATMENT. -STORM WATER QUANTITY CONTROL THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING. -STORM WATER QUALITY TREATMENT FOR PROJECTS WITH DEFINED WATERSHEDS AND A GREATER THAN 24% BUILT-UPON AREA, THE PETITIONER SHALL CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMP'S MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE). THE USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL. -VOLUME AND PEAK CONTROL FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24 HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS. 13. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE), THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.



APPROVED BY CITY COUNCIL SEP 18 2006



PETITION # 2006-85: REVISED FOR PUBLIC HEARING: RESUBMITTED 06.16.06