

SURVEY DISCLAIMER
 SURVEY FOR MID-SOUTH REALTY PREPARED BY ESP ASSOCIATES, P.A., 3475 LAKEMONT BLVD., FORT MILL, SC 29708. (704) 583-4949 ON 8-15-07.

PROPERTY 1: REZONING SUMMARY

PETITIONER:	MID-SOUTH REALTY POST OFFICE BOX 30456 CHARLOTTE, NORTH CAROLINA 28230
EXISTING ZONING:	O-1, O-15(CD)
PROPOSED ZONING:	I-1 (CD)
PARCELS:	143-122-01 143-122-06 143-122-11 143-122-15 143-122-02 143-122-07 143-122-12 143-122-16 143-122-04 143-122-08 143-122-13 143-122-17 143-122-05 143-122-10 143-122-14 143-122-20
SITE AREA:	49.6 +/- ACRES (TOTAL)
MAXIMUM BUILDING AREA:	850,000 SQ. FT.

PROPERTY 2: REZONING SUMMARY

PETITIONER:	CITY OF CHARLOTTE 600 EAST 4TH STREET CHARLOTTE, NORTH CAROLINA 28202
EXISTING ZONING:	O-1, O-15(CD)
PROPOSED ZONING:	I-1 (CD)
PARCELS:	143-122-19
SITE AREA:	8.3 +/- ACRES
MAXIMUM BUILDING AREA:	ZERO. EXISTING POND TO REMAIN.



ColeJenest & Stone
 Shaping the Environment
 Realizing the Possibilities
 Land Planning
 Landscape Architecture
 Civil Engineering
 Urban Design
 200 South Tryon Street, Suite 1400
 Charlotte, North Carolina 28202
 PH 704.376.1555 FX 704.376.7851
 WWW.COLEJENESTANDSTONE.COM

MID-SOUTH REALTY
 Post Office Box 30456
 Charlotte, North Carolina 28230

CITY OF CHARLOTTE
 600 East 4th Street
 Charlotte, North Carolina 28202

SOUTH 36R LLC
 Beam Road
 Charlotte, North Carolina
 North Carolina 28284

CITY PARCEL
143-122-19
 Beam Road
 Charlotte, North Carolina
 North Carolina 28284

REZONING PLAN
Petition #: 2010-061

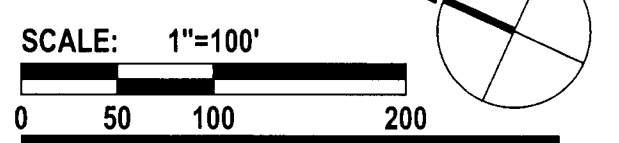
Project No.
3825.01

Issued
 08/28/10

- Revised
- 1 - 08/20/10 - STAFF REVIEW COMMENTS
 - 2 - 09/23/10 - STAFF REVIEW COMMENTS
 - 3 - 10/06/10 - STAFF REVIEW COMMENTS

RECEIVED
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APPROVED BY
 CITY COUNCIL
 OCT 18 2010



RZ1.0 of 2

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FOR PUBLIC HEARING
 PETITION # 2010-061



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200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
pr 704.376.1555 fr 704.376.7851
url www.colejeneststone.com

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SOUTH 36R LLC
Beam Road
Charlotte, North Carolina
North Carolina 28284

CITY PARCEL
143-122-19

Beam Road
Charlotte, North Carolina
North Carolina 28284

TECHNICAL DATA SHEET

Petition #: 2010-061

Project No.
3825.01

Issued
06/28/10

Revised

- 1 - 08/29/10 - STAFF REVIEW COMMENTS
- 2 - 09/23/10 - STAFF REVIEW COMMENTS
- 3 - 10/06/10 - STAFF REVIEW COMMENTS



ADJACENT PROPERTY OWNERS

- 1. CITY OF CHARLOTTE
600 EAST 4TH STREET
CHARLOTTE, NC 28202
PID: 141-054-10
LAND AREA: 0.84 AC.
ZONING: R-3
LAND USE: VACANT
- 2. ACOSTA CAROLINA GROUP LLC
PO BOX 551708
JACKSONVILLE, FL 32245
PID: 143-122-18
LAND AREA: 4.46 AC.
ZONING: O-15 (CD)
LAND USE: OFFICE
- 3. LAKEPOINTE JOINT VENTURE
301 SOUTH COLLEGE STREET,
#2800
CHARLOTTE, NC 28202
PID: 143-121-26
LAND AREA: 0.232 AC.
ZONING: I-1 (CD)
LAND USE: OFFICE /
WAREHOUSE
- 4. TEACHERS INSURANCE AND ANNUITY ASSOCIATION
303 EAST WACKER DRIVE,
#850
CHICAGO, IL 60601
PID: 143-121-30
LAND AREA: 3.66 AC.
ZONING: I-1 (CD)
LAND USE: OFFICE
- 5. LAKEPOINTE JOINT VENTURE
301 SOUTH COLLEGE STREET,
#2800
CHARLOTTE, NC 28202
PID: 143-121-26
LAND AREA: 5.62 AC.
ZONING: I-1 (CD)
LAND USE: OFFICE
- 6. LAKEPOINT CHILDCARE ASSOCIATION LP
301 SOUTH COLLEGE STREET,
#2800
CHARLOTTE, NC 28202
PID: 143-121-29
LAND AREA: 0.89 AC.
ZONING: I-1 (CD)
LAND USE: OFFICE
- 7. ASSOCIATION OF AMERICA TEACHERS INSURANCE AND ANNUITY
303 EAST WACKER DRIVE,
#850
CHICAGO, IL 60601
PID: 143-121-20
LAND AREA: 6.765 AC.
ZONING: I-1 (CD)
LAND USE: OFFICE
- 8. ASSOCIATION OF AMERICA TEACHERS INSURANCE AND ANNUITY
303 EAST WACKER DRIVE,
#850
CHICAGO, IL 60601
PID: 143-121-20
LAND AREA: 6.765 AC.
ZONING: I-1 (CD)
LAND USE: OFFICE
- 9. NOT USED
- 10. OK LAKEPOINTE OFFICE PARK LLC
301 SOUTH COLLEGE STREET,
#2800
CHARLOTTE, NC 28202
PID: 143-121-31
LAND AREA: 1.99 AC.
ZONING: I-1 (CD)
LAND USE: VACANT
- 11. ETHEL FINCHER PORTER AND PORTER
PO BOX 7492
CHARLOTTE, NC 28241
PID: 143-121-14
LAND AREA: 2.25 AC.
ZONING: R-3
LAND USE: VACANT
- 12. OK LAKEPOINTE OFFICE PARK LLC
301 SOUTH COLLEGE STREET,
#2800
CHARLOTTE, NC 28202
PID: 143-121-34
LAND AREA: 5.57 AC.
ZONING: I-1 (CD)
LAND USE: VACANT
- 13. CLT HOLDINGS LLC
4325 BEAM ROAD, #104
CHARLOTTE, NC 28217
PID: 141-301-02
LAND AREA: 5.857 AC.
ZONING: B-0 (CO)
LAND USE: WAREHOUSE
- 14. WATERS CONSTRUCTION COMPANY, INC.
7620 BALTUSROL LANE
CHARLOTTE, NC 28210
PID: 141-301-04
LAND AREA: 73.62 AC.
ZONING: B-0 (CO)
LAND USE: VACANT
- 15. CITY OF CHARLOTTE
600 EAST 4TH STREET
CHARLOTTE, NC 28202
PID: 141-053-15
LAND AREA: 1.56 AC.
ZONING: R-3
LAND USE: VACANT
- 16. CITY OF CHARLOTTE
600 EAST 4TH STREET
CHARLOTTE, NC 28202
PID: 141-054-09
LAND AREA: 0.54 AC.
ZONING: R-3
LAND USE: SINGLE FAMILY
- 17. RUSSELL RAY FURR
12048 ROYAL
PORTRUSH DRIVE
CHARLOTTE, NC 28277
PID: 141-054-31
LAND AREA: 3.88 AC.
ZONING: R-3
LAND USE: WAREHOUSE
- 18. PEGGY MCALISTER FURR
4701 BEAM ROAD
CHARLOTTE, NC 28217
PID: 141-054-08
LAND AREA: 3.88 AC.
ZONING: R-3
LAND USE: SINGLE FAMILY

PROPERTY & DEVELOPMENT NOTES:

THE DEVELOPMENT STANDARDS OF THIS SITE SHALL BE GOVERNED BY THE STANDARDS INDICATED ON THIS REZONING PLAN AND THE CHARLOTTE ZONING ORDINANCE ("THE ORDINANCE"). THE BUILDING ENVELOPE DEPICTED ON THIS REZONING PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO REFLECT THE AREA DEDICATED TO DEVELOPMENT.

- 1. PERMITTED USES AND MAXIMUM DEVELOPMENT
 - A. THE SITE SHALL BE DEVOTED TO I-1 ZONING USES AS DEFINED BY THE ORDINANCE EXCEPT FOR THE FOLLOWING:
 - AMUSEMENT, COMMERCIAL OUTDOORS
 - ANIMAL CREMATORIUMS
 - ARMORIES FOR MEETING AND TRAINING OF MILITARY ORGANIZATIONS
 - AUTOMOTIVE SALES AND REPAIR, INCLUDING TRACTOR TRUCKS AND ACCOMPANYING TRAILER UNITS
 - BUS AND TRAIN TERMINALS
 - FARMS, INCLUDING RETAIL SALES OF PRODUCTS GROWN ON PREMISES
 - HELIPORTS AND HELISTOPS, LIMITED
 - MANUFACTURED HOUSING REPAIR
 - MANUFACTURED HOUSING SALES
 - SUBDIVISION SALES OFFICE
 - THEATRES, MOTION PICTURE
 - ABATTOIRS
 - ADULT ESTABLISHMENTS
 - BENEFICIAL FILL SITES
 - CEMETERIES
 - DEMOLITION LANDFILLS
 - JAILS AND PRISONS
 - NIGHTCLUBS, BARS, AND LOUNGES
 - RACEWAYS AND DRAGSTRIPS
 - SHELTERS (ACCESSORY, EMERGENCY AND HOMELESS)
 - SHORT TERM CARE FACILITIES
 - SINGLE ROOM OCCUPANCY RESIDENCES (SRO'S)
 - B. DELETE NOTE
 - C. DELETE NOTE
 - D. BUFFERS WIDTHS SHALL BE BASED ON A UNIFIED DEVELOPMENT OF 10 ACRES OR MORE. EXISTING AND/OR FUTURE PARCELS THAT MAY BE SUBDIVIDED ARE REQUIRED TO USE THE REQUIRED BUFFER OF 10 ACRES OR MORE.
 - E. BUFFERS THAT ARE ADJACENT FROM A RESIDENTIALLY ZONED OR USED PROPERTY MAY BE REDUCED BY 25% IF A BERM IS PROVIDED THAT MEETS THE STANDARDS OF THE ORDINANCE, HOWEVER ALL OTHER BUFFERS, EXCEPT THE BUFFER LOCATED ALONG BEAM ROAD (SEE NOTE 2.F.), MAY BE REDUCED BY 25% IF A WALL, FENCE, OR BERM IS PROVIDED THAT MEETS THE STANDARDS OF THE ORDINANCE.
 - F. INDUSTRIAL DEVELOPMENT DIRECTLY ACROSS THE PUBLIC RIGHT-OF-WAY FROM RESIDENTIALLY USED OR ZONED PROPERTY SHALL PROVIDE A BUFFER ALONG THE STREET FRONTAGE THAT IS DIRECTLY ACROSS THE PUBLIC RIGHT-OF-WAY FROM THE RESIDENTIALLY USED OR ZONED PROPERTY. THIS BUFFER SHALL BE ONE-HALF (50-FEET) THE WIDTH OF A CLASS "A" BUFFER AND CONTAIN ONE-HALF THE LANDSCAPING MATERIALS REQUIRED IN TABLE 12.302(B). THE BUFFER MAY BE LOCATED IN THE REQUIRED FRONT SETBACK, BUT NOT IN THE PUBLIC RIGHT-OF-WAY. EXISTING TREES WITHIN THE FRONT SETBACK MAY COUNT TOWARD THE LANDSCAPING MATERIAL REQUIREMENTS. BUFFER WIDTH MAY BE REDUCED BY 25% IF A BERM IS PROVIDED THAT MEETS THE STANDARDS OF THE ORDINANCE.
 - G. ALL FREESTANDING LIGHTING AND EXTERIOR LIGHTING ON BUILDINGS WILL BE SHIELDED WITH FULL CUTOFF FIXTURE SO AS TO MINIMIZE THE IMPACT FROM LIGHTS THAT MAY BE VISIBLE FROM NEARBY PROPERTIES.
 - H. DELETE NOTE
 - I. DELETE NOTE
 - J. THE SITE SHALL BE VIEWED AS A PLANNED DEVELOPMENT PLAN. AS SUCH, SIDE AND REAR YARDS WILL NOT BE REQUIRED BETWEEN BUILDINGS LOCATED ON THE SITE AND THE CITY OWNED PARCEL (TAX PARCEL # 143-122-19).
 - K. THE PETITIONER RESERVES THE RIGHT TO ELIMINATE ANY REQUIRED BUFFER INDICATED ON THE REZONING PLAN IF THE ADJOINING LAND USES OR ZONING CHANGE SO A BUFFER IS NO LONGER REQUIRED BY THE ORDINANCE.
 - L. BUFFERS INDICATED ON THE SITE PLAN WILL NOT BE REQUIRED AND MAY BE ELIMINATED IF A PUBLIC STREET IS CONSTRUCTED BETWEEN ADJOINING USES AND THE DEVELOPMENT OCCURRING ON THE SITE, EXCEPT WHEN DEVELOPMENT IS ADJACENT TO RESIDENTIALLY ZONED OR USED PROPERTY (SEE DEVELOPMENT NOTE 2.F.).
- 2. DESIGN AND PERFORMANCE STANDARDS
 - A. DELETE NOTE
 - B. DELETE NOTE
 - C. DELETE NOTE
 - D. CURB AND GUTTER. A 6-FOOT SIDEWALK AND AN 8-FOOT PLANTING STRIP IS REQUIRED ALONG BEAM ROAD. THESE IMPROVEMENTS SHALL OCCUR INCREMENTALLY AS PARCELS WITH FRONTAGE ALONG BEAM ROAD ARE DEVELOPED.
 - E. ROAD IMPROVEMENTS ALONG BEAM ROAD MAY BE REQUIRED BY CDOT/NCDOT.
 - F. THE PETITIONER WILL EXTEND THE SITE'S PUBLIC OR PRIVATE STREET NETWORK TO THE PROPERTY LINE ALONG THE SOUTHEASTERN EDGE OF THE SITE, LOCATED BETWEEN THE EXISTING POND AND BEAM ROAD, AT THE TIME DEVELOPMENT OCCURS BETWEEN A LINE THAT RUNS PERPENDICULAR WITH BEAM ROAD AND IS 700 LINEAR FEET FROM THE SOUTH PROPERTY CORNER. THE LOCATION OF THE CONNECTION WILL BE DETERMINED BY THE PETITIONER AFTER CONSULTING WITH CDOT AND THE PLANNING DEPARTMENT. AN ACCESS AGREEMENT SHALL BE EXECUTED IF A PRIVATE STREET CONNECTION IS PROVIDED.
 - G. A PUBLIC TURN-AROUND WILL BE PROVIDED IF A PRIVATE STREET CONNECTS TO THE TERMINUS OF WEST OAK DRIVE.
 - H. DELETE NOTE
- 3. STORM WATER MANAGEMENT
 - A. PETITIONERS SHALL ABIDE BY S.W.I.M. STREAM BUFFER AND POST-CONSTRUCTION CONTROL ORDINANCE BUFFER REGULATIONS WHERE APPLICABLE.
 - B. THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE OF THE CITY OF CHARLOTTE FOR I-1 ZONING DEVELOPMENT SHALL BE APPLIED TO THE SITE.
 - C. THE FOLLOWING ADDITIONAL REQUIREMENTS REGARDING PCCO WILL ALSO BE APPLIED.
 - 1. STORM WATER VOLUME AND QUALITY CONTROL. STORMWATER TREATMENT SYSTEMS SHALL BE INSTALLED TO CONTROL THE VOLUME LEAVING THE SITE AT POST-DEVELOPMENT FOR THE ONE-YEAR, 24-HOUR STORM EVENT AS REQUIRED FOR THE CURRENT ZONING CLASSIFICATION. AS SUCH STORMWATER TREATMENT SYSTEMS WILL NOT BE REQUIRED TO CONTROL THE 2-YEAR, PEAK FOR THE 6-HOUR STORM EVENT FOR THE PROPOSED ZONING CLASSIFICATION.
 - 2. NATURAL AREA. THE SITE WILL BE CONSIDERED TO HAVE OVER 50% BUILT UPON AREA FOR THE PURPOSE OF DETERMINING NATURAL AREA REQUIREMENTS.
 - I. THE PETITIONER WILL PROVIDE A MINIMUM OF 10% OF THE SITE AS NATURAL AREA.
 - II. THE NATURAL AREA REQUIREMENT MAY BE MET ON-SITE AS WELL AS OFF-SITE AS ALLOWED BY THE NATURAL AREA MITIGATION PROVISIONS OF THE PCCO ORDINANCE. THE TREE SAVE AREA AROUND THE EXISTING POND, OWNED BY THE CITY OF CHARLOTTE, MAY BE USED TO MEET THIS REQUIREMENT AS AGREED TO BY THE CITY.
- 4. TRANSPORTATION COMMITMENTS
 - A. VEHICULAR ACCESS TO THE SITE IS AS GENERALLY DEPICTED ON THE REZONING PLAN. THE LOCATIONS OF THE DRIVEWAYS SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY(S) ON THE OPPOSITE SIDE OF BEAM ROAD AND COMPLY WITH CITY DRIVEWAY REGULATIONS, CITY TREE ORDINANCE, AND NORTH CAROLINA DEPARTMENT TRANSPORTATION REGULATIONS.
 - B. STREETS WITHIN THE SITE MAY BE PUBLIC OR PRIVATE.
 - C. BEAM ROAD IS CLASSIFIED AS A MINOR THOROUGHFARE REQUIRING A MINIMUM 70' RIGHT-OF-WAY PER THE CITY OF CHARLOTTE ZONING ORDINANCE SECTION 12.103. PETITIONER SHALL CONVEY RIGHT-OF-WAY IN FEE SIMPLE TITLE TO MEET THIS REQUIREMENT. ANY PORTION OF THE REQUIRED SIDEWALK NOT CONTAINED WITHIN THE RIGHT-OF-WAY SHALL BE PLACED IN A DEDICATED SIDEWALK AND UTILITY EASEMENT.
 - D. CURB AND GUTTER. A 6-FOOT SIDEWALK AND AN 8-FOOT PLANTING STRIP IS REQUIRED ALONG BEAM ROAD. THESE IMPROVEMENTS SHALL OCCUR INCREMENTALLY AS PARCELS WITH FRONTAGE ALONG BEAM ROAD ARE DEVELOPED.
 - E. ROAD IMPROVEMENTS ALONG BEAM ROAD MAY BE REQUIRED BY CDOT/NCDOT.
 - F. THE PETITIONER WILL EXTEND THE SITE'S PUBLIC OR PRIVATE STREET NETWORK TO THE PROPERTY LINE ALONG THE SOUTHEASTERN EDGE OF THE SITE, LOCATED BETWEEN THE EXISTING POND AND BEAM ROAD, AT THE TIME DEVELOPMENT OCCURS BETWEEN A LINE THAT RUNS PERPENDICULAR WITH BEAM ROAD AND IS 700 LINEAR FEET FROM THE SOUTH PROPERTY CORNER. THE LOCATION OF THE CONNECTION WILL BE DETERMINED BY THE PETITIONER AFTER CONSULTING WITH CDOT AND THE PLANNING DEPARTMENT. AN ACCESS AGREEMENT SHALL BE EXECUTED IF A PRIVATE STREET CONNECTION IS PROVIDED.
 - G. A PUBLIC TURN-AROUND WILL BE PROVIDED IF A PRIVATE STREET CONNECTS TO THE TERMINUS OF WEST OAK DRIVE.
 - H. DELETE NOTE
- 5. AMENDMENTS TO REZONING PLAN
 - A. FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE TRACT OR TRACTS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
 - B. THE PETITIONERS SHALL BE ALLOWED MINOR VARIATIONS TO THE BUILDING ENVELOPE AS SHOWN ON THE REZONING PLAN SO LONG AS THE OVERALL USE AND SQUARE FOOTAGE REQUIREMENTS ARE MET AND SO LONG AS OTHER MORE LIMITING CONDITIONS IN THESE DEVELOPMENT STANDARDS ARE MET.
 - C. DELETE NOTE
- 6. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
 - A. IF THIS REZONING PLAN IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.



RZ1.1 of 2

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**FOR PUBLIC HEARING
PETITION # 2010-061**

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