

I-2 (CD) - Proposed Site Plan Notes

O'Leary Resource Recovery Center

Development Standards
 04.13.12
 Rezoning Petition No. 2012-047

Site Development Data:

- Acreage: ± 6.3 acres
- Tax Parcel #'s : 065-123-02,03,06,10 and 14; and p.o. 065-123-01
- Existing Zoning: I-1
- Proposed Zoning: I-2 (CD)
- Existing Uses: Warehouse, service garage, offices and a single-family house.
- Proposed Uses: Facilities that collect discarded materials from businesses for the purpose of sorting, removing and recycling a minimum of 70% of the materials collected (to be known as a "Resource Recovery Center") as well as other uses allowed in the I-2 zoning district as more specifically defined and restricted in the Ordinance with accessory uses as allowed in the I-2 zoning district.
- Maximum building height: As allowed by the Ordinance.
- Parking: As required by the Ordinance.

General Provisions:

- a. These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by O'Leary Resource Recovery Center to accommodate development of a facility that collects, sorts and recycles materials on an approximately 6.3 acre site located at the end of Darby Avenue between Idaho Road and Odum Avenue (the "Site").
- b. Development of the Site will be governed by the attached Rezoning Site Plan and these Development Standards (collectively referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the I-2 zoning district classification shall govern development taking place on the Site.
- c. The development depicted on the Rezoning Site Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of uses and site elements. The depictions of the uses, parking areas, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on the Rezoning Site Plan and in these Development Standards, the ultimate layout of the development proposed; the exact alignments of streets and points of access; the numbers, the size, configuration and placements of buildings and parking areas; and the depictions of other site elements on the Rezoning Plan are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the maximum development area envelope generally depicted on the Rezoning Plan as long as the changes maintain the general building and parking orientation and character of the development generally depicted on the Rezoning Site Plan. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207.(2).
- d. Parking layouts for surface and structured parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to variations that do not materially change the design intent generally depicted on the Rezoning Plan.
- e. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed 10. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with the following uses: facilities that collect discarded materials from businesses for the purpose of sorting, removing and recycling a minimum of 70% of the materials collected (to be known as a "Resource Recovery Center"); as well as other uses allowed in the I-2 district, except as prohibited below, together with accessory uses allowed in the I-2 zoning district.
- b. The following uses will not be allowed on the Site: Helicopters and heliports, unlimited; power generation plants; theaters, drive-in motion picture; truck stops; truck terminals; abattoirs; adult establishments; agricultural industries; construction and demolition (C & D) landfills; foundries; jails and prisons; junkyards; manufacturing, heavy waste disposal facilities, nightclubs, bars and lounges; petroleum storage facilities with a storage capacity of more than 200,000 gallons; quarries; sanitary landfills; solid waste transfer stations; and waste incinerators.
- c. The existing buildings and structures on the Site may be utilized or may be demolished. The existing non-conforming single-family home on tax parcel 065-123-06 may continue to be used as a home as long as it remains on its own parcel and buffers are provided as required by the Ordinance.

3. Access:

- a. Vehicular access to the Site will be from Darby Avenue, Odum Avenue, and Centre Street should Darby Avenue be abandoned. Access to Idaho Road will also be allowed. However, if NCDOT and CDOT conclude that access to the Site from Idaho Road is only possible if the free flowing right-turn lane from Brookshire Boulevard to Idaho Road is closed, and the Petitioner wishes to have an access to the Site from Idaho Road, the Petitioner will work with NCDOT and CDOT to provide the needed information (i.e. the preparation of a Transportation Technical Memorandum (TTM)) to document how the elimination of the free flowing right-turn lane from Brookshire Boulevard to Idaho Road would be mitigated by the Petitioner to assure that the intersection for Brookshire Boulevard and Idaho Road and the intersection of the proposed driveway and Idaho Road will operate at acceptable levels of service.
- b. The Petitioner reserves the right to abandon a portion of Darby Avenue generally depicted on the Rezoning Plan. The abandoned portions of Darby Avenue may be incorporated into the Site. If an agreement with the adjoining property owners can be reached, the Petitioner may request the abandonment of Darby Avenue beginning at its intersection with Centre Street and extending into the Site.
- c. The Petitioner reserves the right to abandon a portion of Odum Avenue abutting the Site.
- d. If the Petitioner does not abandon the portion of Odum Avenue abutting the Site and provides access to the Site from Odum Avenue, the Petitioner will improve the portion of Odum Avenue abutting the Site to public street standards.
- e. The termination of Darby Avenue and Odum Avenue will comply with the Subdivision regulations.
- f. The placements and configurations of vehicular access points are subject to any minor modifications, as approved by CDOT, required to accommodate final site and construction plans and designs and to any adjustments required for approval by the CDOT. This includes adjustments required for approval by CDOT in accordance with published standards.
- g. The Site will comply with the Subdivision regulations.

4. Streetscape, Buffers and Landscaping:

- a. A 20 foot landscape setback will be provided along Idaho Road and Odum. These setback areas will be attractively landscaped with combinations of: (i) deciduous and evergreen trees and shrubs; (ii) ornamental flowering trees and shrubs; and (iii) ground cover, turf and seasonal planting areas.
- b. Screening and buffer requirements of the Ordinance will be met. The buffer generally depicted on the Rezoning Plan may be eliminated if the adjoining property owner agrees to provide a buffer to be provided.
- c. If half of a Class A Buffer is required by the Ordinance along the Site's frontage on Brookshire Boulevard, the Petitioner reserves the right to seek a variance from the Zoning Board of Adjustment to eliminate the Buffer requirement.
- d. The existing street lighting equipment will be screened from public view at grade.
- e. Meter banks will be screened.
- f. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

5. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the final development plan submission and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- c. The Site will comply with the Tree Ordinance. Tree save areas are generally depicted on the Rezoning Plan but may be relocated to other portions of the Site during the design development and construction phases.

6. Signage:

- a. Signage as allowed by the Ordinance will be provided.

7. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site will be limited to 30 feet in height.
- c. No new "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.

8. Other:

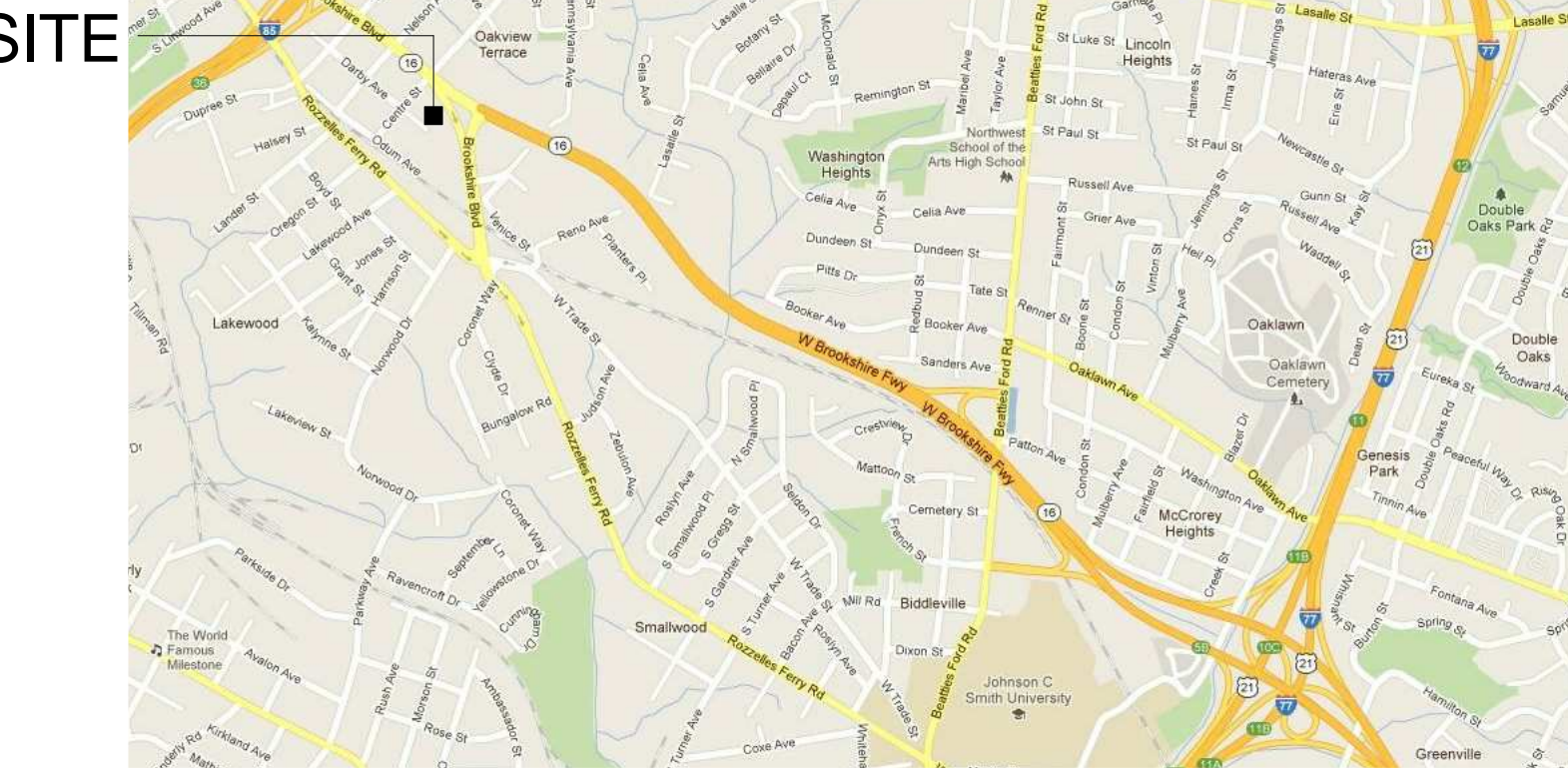
- a. As generally depicted on the Rezoning Site Plan a Class A Buffer has been provided adjacent to the existing single-family home located on Odum Avenue. This buffer may be eliminated if the adjoining use changes to a use that no longer requires a buffer to be provided. This Class A Buffer will not be required until this portion of the Site is used for non-residential uses (i.e. the buffer is not required until the existing non-conforming single-family home on this portion of the Site is removed and the parcel is combined into the parcel utilized for the allowed non-residential uses.)

9. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

10. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



2 Vacinity Map NTS

Tax Parcel 06512313
 Tucker Properties LLC
 0.61 AC
 Zoning: I-1

Tax Parcel 06512301
 Existing Zoning: I-1
 Proposed Zoning: I-2 (CD)

Tax Parcel 06512302
 Existing Zoning: I-1
 Proposed Zoning: I-2 (CD)

Tax Parcel 06512303
 Existing Zoning: I-1
 Proposed Zoning: I-2 (CD)

Tax Parcel 06512304
 John N Tillman and Gloria F Tillman
 1.22AC
 Zoning: I-1/ B-2

Tax Parcel 06512312
 Henry Coy McQueen
 0.15AC
 Zoning: B-2

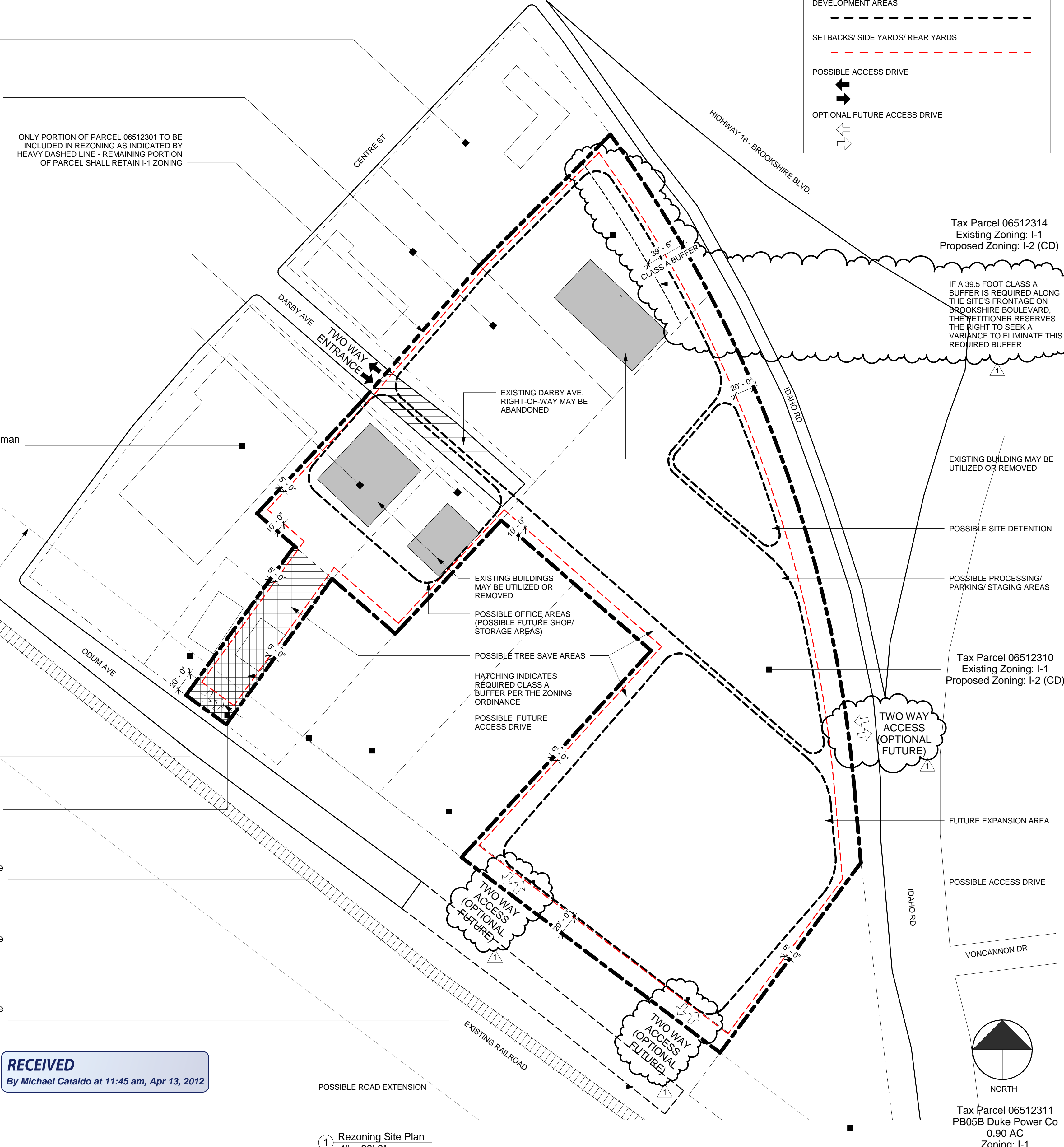
Tax Parcel 06512306
 Existing Zoning: I-1
 Proposed Zoning: I-2 (CD)

Tax Parcel 06512307
 George Washington Broome
 and c/o Sandra McNulty
 .29 AC
 Zoning: I-1

Tax Parcel 06512309
 George Washington Broome
 and c/o Sandra McNulty
 0.65 AC
 Zoning: I-1

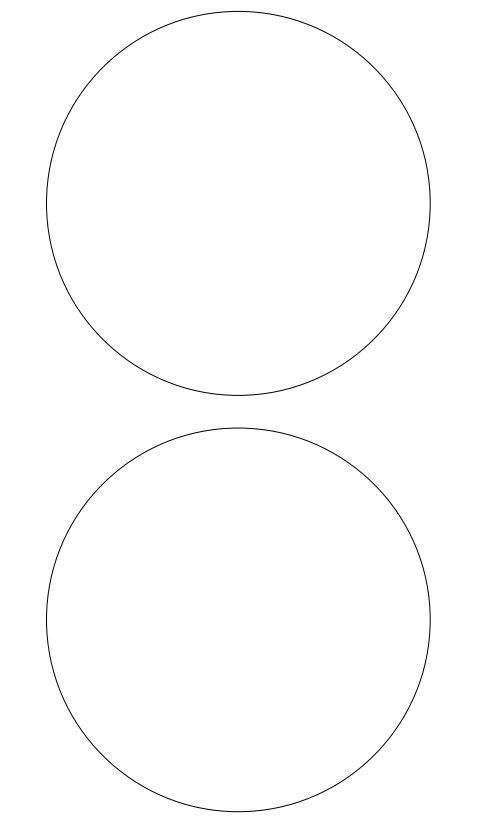
Tax Parcel 06512309
 George Washington Broome
 and c/o Sandra McNulty
 0.64 AC
 Zoning: I-1

ONLY PORTION OF PARCEL 06512301 TO BE INCLUDED IN REZONING AS INDICATED BY HEAVY DASHED LINE - REMAINING PORTION OF PARCEL SHALL RETAIN I-1 ZONING



DRAWING KEY

- PROPERTY LINE/ AREA OF REZONING
- PROPERTY LINE AT ADJACENT PROPERTY
- EXISTING BUILDING
- EXISTING BUILDING AT ADJACENT PROPERTY
- DEVELOPMENT AREAS
- SETBACKS/ SIDE YARDS/ REAR YARDS
- POSSIBLE ACCESS DRIVE
- OPTIONAL FUTURE ACCESS DRIVE



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Rezoning for O'Leary Resource Recovery Center

1298 South Boulevard
 Suite 310
 Charlotte, NC 28203

No.	Description	Date
1	Review Comments	04.13.12

Rezoning Site Plan and Notes

Petition Number	2012-047
Project Number	12 20200
Date	04.13.12

RZ1.00

Scale As indicated

RECEIVED
 By Michael Cataldo at 11:45 am, Apr 13, 2012

1 Rezoning Site Plan 1" = 60'-0"