I-2 (CD) - Proposed Site Plan Notes

Property Line/Area of Rezoning
O'Leary Resource Recovery Center
02/27/12
Rezoning Petition No. 2012-000

Site Development Data:
- Acreage:
- Tax Parcel #'s:

Existing Building at Adjacent Property
Development Areas
I-2 (CD)

Existing Uses:
Warehouse, service garage, offices and a single-family house.
As allowed by the Ordinance.

Maximum Building Height:
Parking:

These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by O'Leary Resource Recovery Center. Zoning: I-1

Rezoning 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 Site Plan establishes more stringent standards, the regulations established under the Ordinance for the I-2 zoning district classification shall prevail. These Development Standards are intended to describe the possible arrangements of uses and site elements. The depictions of the uses, parking areas, structures and buildings, except as otherwise specified in these Development Standards, are schematic in nature and are intended to describe the possible arrangements of uses and site elements. 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 structures and the setbacks from property lines and streets may be modified to accommodate building needs and parking needs.

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, except as otherwise specified in these Development Standards, are schematic in nature and are intended to describe the possible arrangements of uses and site elements. 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 structures and the setbacks from property lines and streets may be modified to accommodate building needs and parking needs.

The placements and configurations of vehicular access points are subject to any minor modifications, as approved by CDOT, required to accommodate the development proposed; the exact alignments of streets and points of access; the numbers, the size, configuration and placements of buildings and structures and the setbacks from property lines and streets may be modified to accommodate building needs and parking needs.

A 20 foot landscape setback will be provided along Idaho Road and Odum. These setback areas will be attractively landscaped with combinations of native trees, shrubs and ground cover featuring a variety of plant forms, colors and textures. These setback areas may be eliminated if the adjoining use changes to a use that no longer requires a buffer to be provided. This Class A Buffer is intended to accommodate the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

The Petitioner reserves the right to abandon the portion of Darby Avenue generally depicted on the Rezoning Plan and incorporate the abandoned portion into the Site. This buffer may be eliminated if the adjoining use changes to a use that no longer requires a buffer to be provided. The buffer generally depicted on the Rezoning Plan may be eliminated if the adjoining use changes to a use that no longer requires a buffer to be provided.

The development proposed; the exact alignments of streets and points of access; the numbers, the size, configuration and placements of buildings and structures and the setbacks from property lines and streets may be modified to accommodate building needs and parking needs.

Environmental Features:
- The Site is to be developed in accordance with the Site Development Standards.
- Site development activities must be conducted in an environmentally sensitive manner.
- The Site will be landscaped in accordance with the Site Development Standards.
- The Site will be designed to minimize the impact of site activities on the environment.
- The Site will be designed to maximize the use of natural materials and energy efficient technologies.
- The Site will be designed to minimize the use of resources and energy.
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