

DEVELOPMENT DATA TABLE	
SITE AREA	46.25 ACRES
TAX PARCEL INCLUDED WITHIN THE AREA TO BE REZONED	05321103
EXISTING ZONING	I-1, I-2, R-3 LW-PA
PROPOSED ZONING	I-2 CD LW-PA
EXISTING USES	VACANT, CELL TOWER, WAREHOUSE
PROPOSED USES	INDUSTRIAL USE
MAXIMUM FLOOR AREA	430,000 S.F.
MAXIMUM FLOOR AREA RATIO	100% (I-2)
MINIMUM SETBACK	20'
MINIMUM SIDE YARD	5'
MINIMUM REAR YARD	10'
MAXIMUM BUILDING HEIGHT	WILL COMPLY WITH ORDINANCE
NUMBER OR RATIO OF PARKING SPACES REQUIRED	WILL COMPLY WITH ORDINANCE STANDARDS

DEVELOPMENT DATA TABLE

USER: Jared Wilson TAB: TECH DATA
DATE: October 8, 2014 - 2:05:27 PM
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THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF THE SITE FOR INDUSTRIAL USES. TO ACHIEVE THIS PURPOSE, THE APPLICATION REQUESTS THE REZONING OF THE SITE TO THE I-2 DISTRICT AS A CONDITIONAL DISTRICT (I-2 (CD)).

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES AND ACTIVITIES THAT ARE SPECIFICALLY LISTED IN THE ZONING ORDINANCE. THE PETITIONER WILL BE FURTHER LIMITED BY THE SPECIFIC PROVISIONS OF THIS SITE PLAN. THE PETITIONER RESERVES THE RIGHT TO CONSTRUCT AS MANY AS SIX (6) PRINCIPAL STRUCTURES ON THE PROPERTY. THE USES NOT LISTED ON THE CONCEPT SITE PLAN, THE FOLLOWING USES ARE SPECIFICALLY PROHIBITED:

- PETROLEUM STORAGE FACILITIES
- JUNK YARD
- MEDICAL WASTE DISPOSAL FACILITIES
- ADULT ESTABLISHMENTS
- RAILROAD FREIGHT YARDS
- ABATTOIR
- CONSTRUCTION AND DEMOLITION LANDFILLS AS A PRINCIPAL USE
- CONSTRUCTION LANDFILLS
- FOUNDRIES
- QUARRIES
- RACEWAYS OR DRAG STRIPS
- WASTE INCINERATORS
- NO OUTDOOR STORAGE WILL BE PERMITTED ON ANY PORTION OF FRONTS ALONG OR IS WITHIN 100' OF WILKINSON BLVD.

TRANSPORTATION

- A. THE SITE WILL HAVE A TWO DRIVEWAY CONNECTIONS TO WILKINSON DR. AND GENERALLY DEPENDED ON A SIDE DRIVEWAY PLAN. FINAL DRIVEWAY LOCATION AND DESIGN WILL BE SUBJECT TO INDOT APPROVAL.
- B. THE PETITIONER WILL RESERVE RIGHT OF WAY AREA ON THE SITE SUFFICIENT TO ACCOMMODATE FUTURE ROAD EXPANSION. THE PETITIONER SHALL PROVIDE A LETTER COVERING FOR FUTURE ROAD EXPANSION IF NEEDED BY INDOT. ALL SITE STRUCKS WILL BE MEASURED FROM THIS LINE AS GENERALLY DEFINED ON THE SITE PLAN.
- C. PARKING AREAS ARE GENERALLY POSITIONED ON THE CORNER PLAN FOR THE SITE.
- D. THE PETITIONER WILL INSTALL A SIX FOOT SIDEWALK BEHIND AN EIGHT FOOT PLANTING STRIP ALONG THE WILKINSON BLVD. FRONTAGE IF ALLOWED BY INDOT. IF NOT ALLOWED BY INDOT, THE PETITIONER WILL INSTALL A SIX FOOT SIDEWALK ON THE SITE BEHIND THE EIGHT-FOOT-OR-LARGER LOT LINE THAT THE SITE IS DEVELOPED.
- E. THE PETITIONER WILL PROVIDE THE PROPOSED LOCATION OF THE SITE TO CONNECT BUILDING ENTRANCES AND PARKING AREAS EXISTING OTHER AND TO THE PUBLIC SIDEWALK TO BE CONSTRUCTED ALONG WILKINSON BLVD.
- F. THE PETITIONER WILL WORK WITH CATS DURING THE DEVELOPMENT REVIEW AND PERMITTING PROCESS TO DETERMINE A MUTUALLY AGREEABLE LOCATION FOR A SIDEWALK CONNECTION TO THE CITY STREET. AT THE SAME TIME THAT SIDEWALK CONNECTION IS BEING CONSTRUCTED, WHETHER THE SIDEWALK IS CONSTRUCTED WITHIN THE INDOT RIGHT-OF-WAY OR ON THE PETITIONER'S PROPERTY. ANY SUCH SIDE AND/OR SIDEWALK SHALL BE SUBJECT TO INDOT APPROVAL.
- G. THE PETITIONER ASSURES THE RIGHT TO PROPOSE ALTERATIONS TO THE EXISTING LOT ACCESS, MEDIAN OPENING THAT SERVES THE SITE UP TO AND INCLUDING THE POSSIBILITY OF RELOCATING THE OPENING OR ADDING A SECOND OPENING THAT COULD BE USED TO IMPROVE TRAFFIC CIRCULATION THROUGH THE SITE. THIS PROPOSAL WOULD BE REVIEWED AND APPROVED BY INDOT. THIS PROPOSAL WOULD BE REVIEWED AS PART OF THE INDOT PERMITTING PROCESS.

ARCHITECTURAL STANDARDS

THE PETITIONER WILL UTILIZE 'FOUR SIDED' ARCHITECTURE FOCUSED ON THE BUILDING FACADES THAT ARE IN PROXIMITY TO AND READILY VISIBLE FROM WILKINSON BLVD.

STREETSCAPE AND LANDSCAPING

THE PETITIONER WILL INSTALL LANDSCAPE SCREENING ALONG THE FRONT OF THE SITE TO SCREEN SURFACE PARKING AND TO PROVIDE A VISUAL TRANSITION TO THE TRUCK MANEUVERING AREAS ON THE SITE.

ENVIRONMENTAL FEATURES

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 DEVELOPMENT PLAN. STORM WATER MANAGEMENT SYSTEMS NOT SHOWN ON THE REZONING PLAN SHALL BE CONSIDERED AS NOT REQUIRED TO BE PROVIDED. THE REZONING PLAN SHALL BE REVIEWED FOR COMPLIANCE WITH THE FOLLOWING MINIMUM STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

THE FACILITY THAT MAY BE CONSTRUCTED ALONG THE FRONTAGE OF THE SITE WILL NOT INCLUDE AN OPEN DETENTION BASIN BUT MAY INCLUDE ONE OR MORE DETENTION WETLANDS, AND/OR OTHER RECOGNIZED BMP'S THAT CAN BE DESIGNED TO BE INTEGRATED INTO AND MAINTAINED AS PART OF THE LANDSCAPING FOR THE SITE.

- PARKS, GREENWAYS, AND OPEN SPACE
- RESERVED
- FIRE PROTECTION
- RESERVED
- SIGNAGE
- RESERVED
- LIGHTING
- A. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINAIRES. DETACHED LIGHTING WILL BE LIMITED TO 30' IN HEIGHT.
- PHASING

NO DEVELOPMENT WILL OCCUR ON THE PORTION OF THE REAR OF THE SITE THAT LIES ACROSS THE NATURAL GAS PIPELINE RIGHT-OF-WAY AND THIS AREA WILL REMAIN AS OPEN SPACE. HOWEVER, THIS AREA MAY BE SUBDIVIDED INTO A SEPARATE PARCEL AT THE SOLE DISCRETION OF THE PETITIONER SO LONG AS THE RESTRICTIONS ABOVE ARE MAINTAINED.

INITIAL SUBMISSION- 6-23-14, 1.1
REVISED PER STAFF COMMENTS- 8-15-14
REVISED PER STAFF ANALYSIS- 9-19-14
REVISED PER ZONING COMMITTEE APPROVAL- 10-10-14

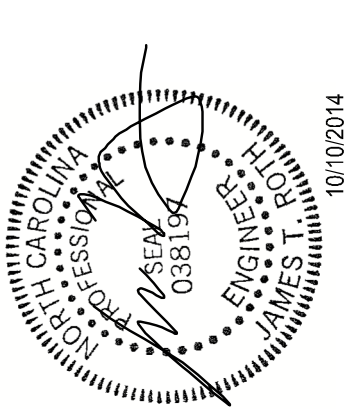
9040 WILKINSON BOULEVARD



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FOR PUBLIC HEARING
PETITION NO. 2014-082

NEW PROJECT FOR:
BROOKWOOD CAPITAL
PARTNERS
CONDITIONAL REZONING
9040 WILKINSON BOULEVARD
CHARLOTTE, NC 28214



A	9/19/2014 ZONING COMMENTS
B	10/10/2014 ZONING COMMENTS

Issue Date:	06/20/14
Job Number:	13-0102
Drawn By:	BSJ
Checked By:	EWM

CONCEPT PLAN

Z-2.0