

Kimley»Horn
 2000 SOUTH BOULEVARD
 SUITE 440
 CHARLOTTE,
 NORTH CAROLINA 28203
 PHONE: (704) 333-5131

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NO.	DATE	REVISIONS PER STAFF REVIEW COMMENTS
1	2-13-15	

CLIENT:
 D.F. CHASE, INC.
 3007 ARMORY DRIVE
 NASHVILLE, TN

PROJECT:
 11211 ED BROWN RD.
 CITY OF CHARLOTTE, MECKLENBURG
 COUNTY, NORTH CAROLINA
 REZONING PETITION NO. 2015-033

TITLE:
REZONING SITE PLAN

DESIGNED BY: LL
 DRAWN BY: LL
 CHECKED BY: ME
 DATE: 02-13-2015
 PROJECT#: 116534000

RZ-1

811
 Know what's below.
 Call before you dig.
 GRAPHIC SCALE IN FEET
 0 30 60 120

LEGEND	
	AREA OUTLINE / PROPERTY LINE
	SETBACK/BUFFER LINE
	POTENTIAL STORM WATER DETENTION POND
	POTENTIAL PARKING ENVELOPE
	POTENTIAL BUILDING OUTLINE
	POTENTIAL FULL MOVEMENT ACCESS POINTS

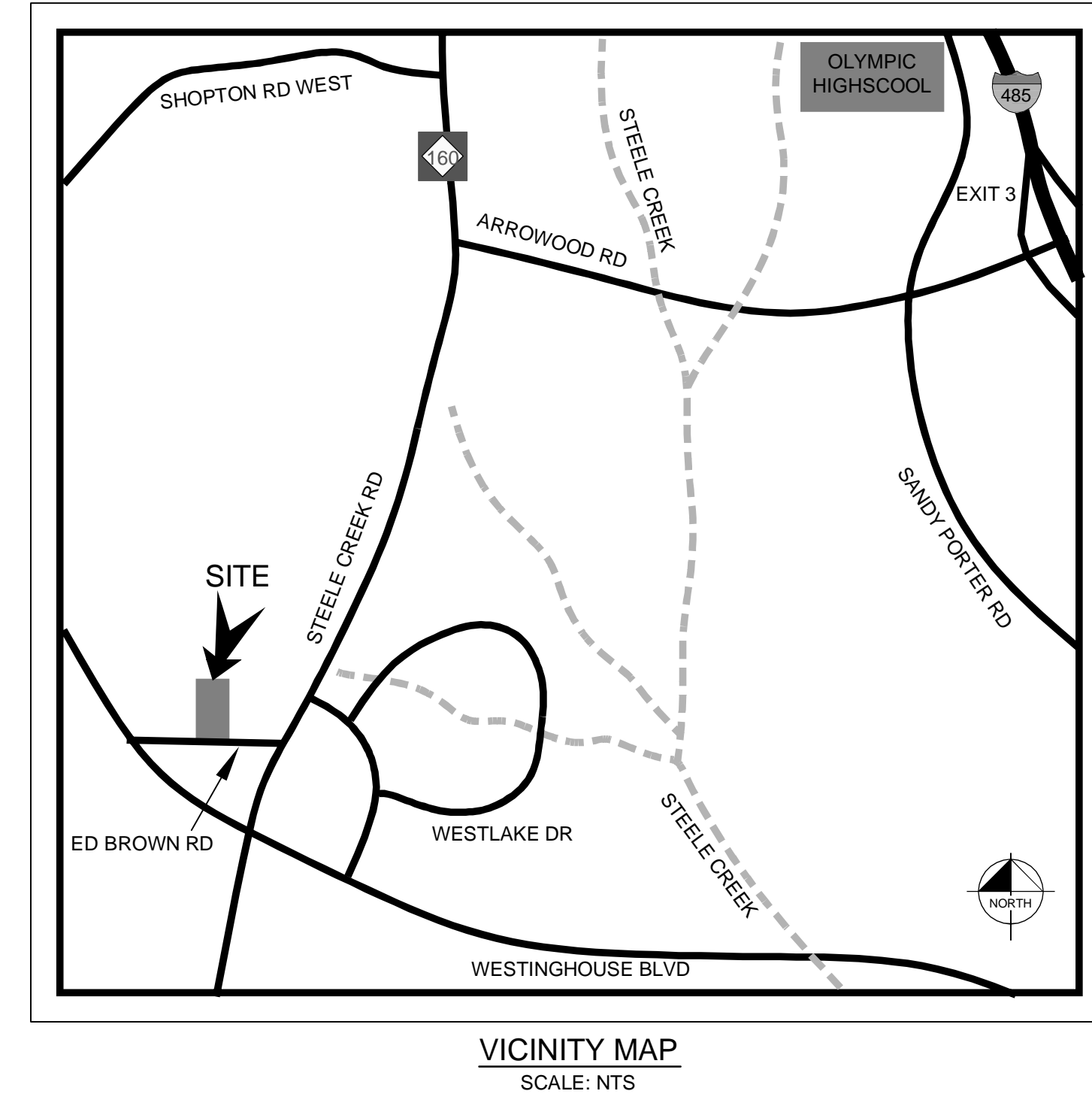
ZONING CODE SUMMARY
 PROJECT NAME: AVERITT EXPRESS
 CLIENT NAME: D.F. CHASE, INC. PHONE# (615)777-5900
 PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES PHONE# (704)333-5131
 TAX PARCEL ID: 199-181-03
 STREET ADDRESS: 11211 ED BROWN ROAD
 EXISTING ZONING: I-1
 PROPOSED ZONING: I-2 (CD)
 PROPOSED USE: INDUSTRIAL
 EXISTING LOT SIZE: 15.56 ACRES
 JURISDICTION: CITY OF CHARLOTTE

SETBACKS
 -MINIMUM SETBACK: 20 FEET MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB
 -MINIMUM SIDE YARDS: NONE, BUT IF ONE IS PROVIDED IT MUST BE A MIN OF FIRE (5) FEET.
 -MINIMUM REAR YARD: 20 FEET, BUT SINCE PARCEL ABUTS RESIDENTIAL ZONED PROPERTY AND IS GREATER THAN 10 ACRES, A 100 FOOT BUFFER IS REQUIRED.

PARKING SUMMARY
 INDUSTRIAL PARKING REQUIREMENT: 1.0 SPACES PER 400 SQUARE FEET
 LONG TERM BIKE PARKING: 2 OR 1 PER 40,000 SQUARE FEET
 SHORT TERM BIKE PARKING: 1% OF AUTO PARKING
 PARKING PROVIDED: AS REQUIRED BY THE APPLICABLE ZONING DISTRICT

OPEN SPACE SUMMARY
 TOTAL SITE AREA: 692,389 SF (15.56 AC)
 TOTAL IMPERVIOUS AREA: 566,280 SF (13.00 AC)
 TOTAL OPEN SPACE: 111,513 SF (2.56 AC)
 PERCENT IMPERVIOUS: 83%

NOTES
 1. USES ON THE SITE MAY BE OPERATED 24 HOURS A DAY.



**AVERITT EXPRESS
REZONING PETITION NO. 2015-033
DEVELOPMENT STANDARDS**

DEVELOPMENT DATA TABLE

SITE AREA: 15.8 ACRES +/-
 TAX PARCEL: 199-181-03
 EXISTING ZONING: I-1
 PROPOSED ZONING: I-2(CD)
 EXISTING USE: VACANT
 PROPOSED USES: WAREHOUSE/MAINTENANCE FACILITY/OUTDOOR STORAGE
 MAXIMUM DEVELOPMENT: USES AND STRUCTURES SHALL NOT EXCEED A FAR OF 1
 MAXIMUM BUILDING HEIGHT: 40 FEET
 PARKING: SHALL SATISFY OR EXCEED ORDINANCE REQUIREMENTS

GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY AVERITT EXPRESS, INC. ("AVERITT") TO REZONE PROPERTY FROM THE I-1 ZONING DISTRICT TO THE I-2 ZONING DISTRICT IN ORDER TO ACCOMMODATE OUTDOOR STORAGE ON A 15.8 +/- ACRE PROPERTY LOCATED NORTH OF ED BROWN ROAD, WEST OF THE INTERSECTION OF ED BROWN ROAD AND STEEL CREEK ROAD, AS DEPICTED ON THE REZONING PLAN (THE "SITE").
- AVERITT CURRENTLY OWNS AND OPERATES A TRUCK TERMINAL ON WESTINGHOUSE ROAD, APPROXIMATELY 1/4 MILE FROM THE SITE. THE PETITIONER SEEKS TO DEVELOP A NUMBER OF USES ON THE SITE THAT WILL PROVIDE SUPPORTIVE SERVICES TO THEIR EXISTING TRUCK TERMINAL NEARBY. SPECIFICALLY, THE PETITIONER SEEKS TO DEVELOP: (1) A WAREHOUSE IN ORDER TO STORE INVENTORY ON A LONG-TERM BASIS; (2) A MAINTENANCE FACILITY TO CLEAN AND SERVICE TRUCKS; AND (3) AREAS TO PARK TRUCKS AND TRAILERS FOR LONG TERMS IF NECESSARY. WAREHOUSING USES AND MAINTENANCE FACILITIES ARE PERMITTED BY-RIGHT IN THE I-1 ZONING DISTRICT BUT REZONING TO THE I-2 ZONING DISTRICT IS NECESSARY FOR LONG-TERM OUTDOOR PARKING OF TRUCKS AND TRAILERS.
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE ACCOMPANYING REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). THE REZONING PLAN IS INTENDED TO REFLECT MAXIMUM DEVELOPMENT RIGHTS, BUILDING ENVELOPES, THE ARRANGEMENTS AND LOCATIONS OF ACCESS POINTS, AND SETBACKS.
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-2 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- ALTERATIONS OR MODIFICATIONS WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT PROPOSED OR SIGNIFICANTLY ALTER THE REZONING PLAN OR THESE DEVELOPMENT STANDARD, CONSTITUTE CHANGES WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTIONS 6.207(1) OR (2) OF THE ORDINANCE, AS APPLICABLE.

PERMITTED USES

- SUBJECT TO THE MAXIMUM DEVELOPMENT PROVISIONS SET FORTH UNDER SECTION 4 BELOW, THE SITE MAY BE DEVOTED TO ANY USES PERMITTED BY-RIGHT IN THE I-2 ZONING DISTRICT, WITH THE EXCEPTION OF THOSE SPECIFICALLY PROHIBITED HEREIN, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH. PERMITTED USES ALLOWED ON THE SITE SHALL INCLUDE, BUT NOT BE LIMITED TO: (1) WAREHOUSE; (2) AUTOMOTIVE REPAIR GARAGE; (3) EMPLOYEE LOUNGE; AND (4) OUTDOOR STORAGE. USES ON THE SITE MAY BE OPERATED 24 HOURS A DAY.
- THE FOLLOWING USES SHALL BE SPECIFICALLY PROHIBITED: AIRPORTS, AMUSEMENTS, HELIPORTS, TATTOO ESTABLISHMENTS, ABATTIORS, ADULT ESTABLISHMENTS, JAILS AND PRISONS, AND JUNKYARDS.

MAXIMUM DEVELOPMENT

- STRUCTURES ON THE SITE SHALL NOT EXCEED A MAXIMUM FLOOR-AREA-RATIO OF 1.

TRANSPORTATION

- VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.
- PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING ON THE SITE, THE PETITIONER SHALL CAUSE THE INSTALLATION OF A LEFT-TURN LANE AND A RIGHT-TURN LANE ON STEELE CREEK ROAD AT ITS INTERSECTION WITH ED BROWN ROAD. BOTH TURN LANES SHALL BE DESIGNED USING NCDOT STANDARDS. THE LEFT-TURN LANE SHALL INCLUDE A MINIMUM OF 150 FEET OF STORAGE, AND THE RIGHT-TURN LANE SHALL INCLUDE A MINIMUM OF 100 FEET OF STORAGE.

STREETSCAPE AND LANDSCAPING

- PETITIONER SHALL PROVIDE A CLASS A BUFFER BETWEEN THE DEVELOPED PORTION OF THE SITE AND THE RESIDENTIAL NEIGHBORHOOD TO THE EAST OF THE SITE. THIS BUFFER SHALL BE AT LEAST 100 FEET IN WIDTH AND THE PORTION OF THE BUFFER WITHIN 50 FEET OF THE REAR PROPERTY LINE SHALL REMAIN UNDISTURBED.
- PETITIONER SHALL PROVIDE A EIGHT FOOT WIDE PLANTING STRIP AND SIX FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON ED BROWN ROAD.
- OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM THE STREET AND FROM ANY PROPERTY USED OR ZONED FOR RESIDENTIAL PURPOSES IN ACCORDANCE WITH SECTION 12.303 OF THE ORDINANCE.

ENVIRONMENTAL FEATURES

- THE PETITIONER SHALL SATISFY THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROLS ORDINANCE AS THEY APPLY TO INDUSTRIAL DEVELOPMENTS WITHIN THE I-2 ZONING DISTRICT. 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 FULL DEVELOPMENT PLAN SUBMITTAL 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.
- PETITIONER HAS IDENTIFIED POTENTIAL WETLAND AREAS WITHIN THE SITE. CONFIRMATION AS TO THE JURISDICTIONAL AREA IS UNDERWAY. SHOULD THESE POTENTIAL WETLAND AREAS BE DEEMED JURISDICTIONAL, PETITIONER SHALL COMPLY WITH ALL APPLICABLE REGULATIONS REGARDING WETLAND IMPACTS.

SIGNAGE

- ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE I-2 ZONING DISTRICT.

LIGHTING

- ALL STREET AND PARKING LOT LIGHTING FIXTURES WILL BE SHIELDED WITH FULL CUT-OFF FIXTURES. DETACHED LIGHTING SHALL NOT EXCEED 30 FEET IN HEIGHT.

AMENDMENTS TO REZONING PLAN

- FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A PARTICULAR TRACT WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- IF THIS REZONING PETITION 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 PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



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 CITY OF CHARLOTTE, MECKLENBURG
 COUNTY, NORTH CAROLINA
 REZONING PETITION NO. 2015-033

TITLE:
TECHNICAL DATA SHEET

DESIGNED BY:	LL
DRAWN BY:	LL
CHECKED BY:	ME
DATE:	02-13-2015
PROJECT#:	116534000

RZ-2

