



PROPOSED FEDEX PARKING EXPANSION  
REZONING PLAN  
1208 TODDVILLE ROAD  
CHARLOTTE, NC

No.	Date	Desc.
1.	04/15/16	REVISED SITE LAYOUT

Designed	K.M.I.
Drawn	K.M.I.
Checked	M.C.C
Approved	M.C.C.
Scale	1"=60'
Project No.	15C5578
Date	02/05/16
AD File	RZ15C557802C

title  
SITE PLAN  
2016-057

Sheet No.

# SHEET 1



## DEVELOPMENT DATA TABLE

### 1. Development Data Table

- a. Site Acreage: 16.5ac
  - b. Tax Parcel No.(s) 05713121 and 05713137
  - c. Existing Zoning: R-17 MF LLWPA
  - d. Proposed Zoning: I-2(CD) LLWPA
  - e. Existing Use: Vacant
- Proposed Use: Offsite parking lot expansion of existing FedEx Ground facility at 6604 CSX Way, with 24,240 sq. ft. of new parking spaces and 60 future trailer parking spaces. There will be no customer parking. The offsite lot will be enclosed with a chain link fence with 3 strands of barbed wire on top and will have key card gated access on Toddville Road
- f. Maximum Building Height: NA
  - g. Maximum Number of Buildings: NA
  - h. Number of Parking Spaces: *see (e) above*
  - i. Amount of Open Space: 162,500 +/- S.F. (3.7 +/- Ac.)

### VICINITY MAP



SITE PLAN 2016-057

PETITIONER:

FEDEX GROUND PACKAGE SYSTEM, INC.  
1000 FEDEX DRIVE  
MOON TOWNSHIP, PA 15108

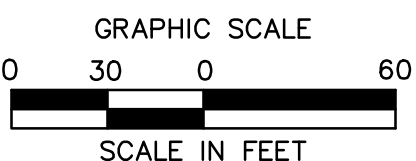


## LEGEND

EXISTING ZONING BOUNDARIES

## PROPOSED ZONING BOUNDARIES

PROPOSED BUFFER/ OPEN SPACE





Apr 10, 2016 - 3:24pm q:\0815\15C\15C5578 Dwg\15C557802.dwg  
Apr 10, 2016 3:24pm q:\0815\15C\15C5578 Dwg\15C557802.dwg  
User: RZ15C557802

1. Development Data Table

- a. Site Acreage: 16.5ac  
b. Tax Parcel No.(s) 05713121 and 05713137  
c. Existing Zoning: R-17 MF LLWPA  
d. Proposed Zoning: I-2(CD) LLWPA  
e. Existing Use: Vacant  
Proposed Use: Offsite parking lot expansion of existing FedEx Ground facility at 6604 CSX Way, with 247 tractor spaces and 80 employee auto spaces and 60 future trailer parking spaces. There will be no customer parking. The offsite lot will be enclosed with a chain link fence with 3 strands of barbed wire on top and will have key card gated access on Toddville Road  
f. Maximum Building Height: NA  
g. Maximum Number of Buildings: NA  
h. Number of Parking Spaces: see (e) above  
i. Amount of Open Space: 162,500+/- S.F. (3.7+/- Ac.)

2. General Provisions

- a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by FedEx Ground Package System, Inc. (the "Petitioner") for an approximately 16.5 +/- acres site located on the west side of Toddville Road, south of CSX Way and north of Eneida Sue Drive.  
b. The Site is comprised of Tax Parcel Nos. 057-131-21 and 057-131-37  
c. Development of the Site will be governed by the Rezoning Plan, the Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").  
d. Unless the Rezoning plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-2(CD) LLWPA zoning district shall govern all development taking place on the site.  
e. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout of the development and site improvements may be modified in accordance with applicable setback, yard and buffer requirements as depicted on the Rezoning Plan and the development standards. Any alterations and/or modifications shall not materially change the overall intent of the design depicted on the Rezoning Plan, and shall be in accordance with Section 6.207 of the Ordinance.  
f. The Development of this site is proposed within two adjacent parcels that are to be consolidated. Therefore, any yard, buffer, building height separation requirements, and other similar standards required by zoning, shall not be required internally.  
g. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by owners of the Site in accordance with provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to requirements set forth in Section 6.207 of the Ordinance.  
h. This site does not require sanitary sewer at this time.

3. Permitted uses

Those uses permitted in the I-2 District excluding the following:

Section 9.1102. Exclusions to Uses Permitted by Right

- (3) Animal Crematoriums  
(5) Assembly or fabrication of previously manufactured parts, including but not limited to the following:  
Apparel and other textile products  
Electronic and other electric equipment, except electrical generator and distribution equipment  
Fabric samples  
Furniture and fixtures  
Industrial machinery and equipment  
Instruments and related products  
Leather and leather products, excluding tanning or curing of hides  
Lumber and wood products  
Paper and allied products  
Plastic and rubber products  
Metal products  
(6) Auction Sales  
(15) Bus and train terminals  
(23) Dry cleaning and laundry establishments  
(24) Engraving  
(33) Heliports and helistops, limited  
(34)Heliports and helistops, unlimited (I-2 only)  
(35)Highway and railroad rights-of-way  
(39) Laboratories, for applied and basic research and testing of products, manufacture, processes or fabrication  
(50) Pest control and disinfecting services  
(52) Power generation plants (I-2 only)  
(56) Railroad freight yards, repair shops and marshalling yards (I-2 only)  
(57) Recycling centers, including drop-off centers  
(60) Research uses  
(66) Sign painting, exclusive of manufacture  
(68.3)Tattoo establishment  
(72) Truck stops (I-2 only)

Section 9.1103 Exclusions To Uses Permitted under Prescribed Conditions

- (1) Abattoirs  
(3) Adult Establishments  
(12) Construction and demolition (C & D) landfills (I-2 only)  
(16) Demolition landfills  
(19) Foundries (I-2 only)  
(20) Hotels and motels, expansion of existing nonconforming use (I-2 only)  
(20.5) Indoor training and shooting facilities  
(21) Jails and Prisons  
(22) Junkyards (I-2 only)  
(24) Land clearing and inert debris landfills (LCID): off-site  
(26) Lumber mills and storage yards (I-2 only)  
(27) Manufacturing (light) uses  
(28) Manufacturing (heavy) uses (I-2 only)  
(29) Medical waste disposal facilities  
(38.1) Pet services indoor/outdoor  
(41) Quarries, (I-2 only)  
(42) Raceways and dragstrips  
(43) Radio, telephone, cellular telephone and television masts, towers, antennae and similar structures  
(44) Sanitary landfills (I-2 only)  
(45) Shelters  
(48) Solid waste transfer stations (I-2 only)  
(49) Stadiums and arenas of no more than 5,000 seats  
(51) Tire recapping and retreading  
(53) Waste incinerators, excluding medical waste incinerators (I-2 only)

4. Transportation

- a. The petitioner is granting 5 feet of additional right-of-way along the western margin of Toddville Road.  
b. Proposed transportation improvements are to be constructed in conjunction with the Rezoning Plan. The location and configuration of each access point is subject to minor modifications as may be required by the Charlotte Department of Transportation during the site plan approval process.  
c. As requested by CDOT, the petitioner agrees to widen the roadway cross section to include curb and gutter, an 8 foot planting strip, and a 6 foot wide sidewalk within the CDOT Right-of-Way.  
d. The Petitioner respectfully declines to add a bike lane for the following reasons: Toddville Rd is used by a substantial amount of tractor trailer industrial traffic. An isolated 900 foot section of bike lane not connected with any other bike lanes creates a safety concern. The Charlotte Cycling Guide maps show no bike lanes contemplated for Toddville Rd. Other sections of Toddville Rd are developed to the right of way limits and there is no room for expansion of bike lanes in this area

5. Architectural Standards

- a. Precast segmental block retaining walls are proposed where required to minimize disturbance within the Development.  
b. Precast segmental block retaining walls to be designed by a Licensed Professional Structural Engineer.

6. Streetscape and Landscaping

- a. Buffers shall be established on the Site as depicted on the Rezoning Plan and required by the Ordinance. Buffers shall conform to the standards of Section 12.302 and 9.1105 of the Ordinance. In addition, plans specify the establishment of 100 foot buffers located adjacent to residential zoned property, where existing trees are to remain undisturbed. The landscape buffer along Toddville Road will be planted with trees and shrubs similar to those in the existing buffer on Toddville Road on the adjacent parcel located northeast of this site.  
b. Should an adjacent parcel of land be rezoned to a zoning district or be devoted to a use that eliminates or reduces the buffer requirement on the Site, the Petitioner may eliminate, or reduce, as the case may be, the relevant buffer areas accordingly.  
c. Streetscape landscaping shall be included in accordance with Ordinance and will be similar to the landscaping of the applicant's parking to the north of the site along Toddville Road.  
d. Tree save areas will be a minimum of 30 feet.

7. Environmental Features

- a. Stan Armstrong, Charlotte Urban Forester, confirmed that a tree survey would not be required for this application, and that a minimum of 15% of the existing trees shall remain on site. The petitioner intends to maintain a 100' buffer adjacent to residential property where all existing trees are to remain. The area within the proposed buffer is approximately 22% of the total parcel area and this area to be left undisturbed is heavily wooded.  
b. The location, size, and type of the storm water management system depicted on the Rezoning Plan is subject to review and approval as part of the Development Plan submittal and is not implicitly approved with this rezoning. Modifications may be necessary in order to accommodate storm water treatment requirements and protect natural site discharge points.  
c. Pilot Environmental Inc. delineated an intermittent stream, and a perennial stream on site as depicted on the Rezoning Plan. Mr. William Elliott, Regulatory Specialist with the USACE, declined a field visit but indicated that he will issue a jurisdictional approval for the site based upon the information supplied by Pilot Environmental Inc. (Pilot Report is attached)  
d. Area for Water Quality and Detention BMP's will be aesthetically appealing through the use of grass, landscaping, water features, rain gardens or other like forms

8. Parks, Greenways, and Open Space

- a. Approximately 3.7 acres of open space will be preserved within 100' buffer areas as depicted on the Rezoning Plan.

9. Fire Protection

- a. Fire Lanes will be provided as required by the Ordinance.

10. Signage

- a. Signage will be per Ordinance.

11. Lighting

- a. Freestanding lighting fixtures and poles installed on the Site shall be full cut off and shielded with illumination directed downwards in accordance with the Ordinance.  
b. Development shall meet the requirements of the Ordinance. The maximum height of freestanding light fixtures and poles installed on the site shall not exceed 42 feet.

12. Phasing

- a. The Rezoning Site Plan depicts initial construction of a parking lot with 80 employee auto spaces vehicles, and 247 tractor parking spaces. The second phase of development is for future construction of an adjacent parking lot for 60 trailers parking spaces.

SITE PLAN 2016-057

PETITIONER:

FEDEX GROUND PACKAGE SYSTEM, INC.  
1000 FEDEX DRIVE  
MOON TOWNSHIP, PA 15108



355 Research Parkway  
Meriden, CT 06450  
(203) 630-1406  
(203) 630-2615 Fax



PROPOSED FEDEX PARKING EXPANSION  
REZONING PLAN  
1208 TODDVILLE ROAD  
CHARLOTTE, NC

REVISIONS		Date	Comments
No.	Date		
1.	4/15/16		REVISED PER TOWN COMMENTS

Designed	K.M.I.
Drawn	K.M.I.
Checked	M.C.C
Approved	M.C.C
Scale	AS NOTED
Project No.	15C5578
Date	02/05/16
CAD File	RZ15C557802C

Title  
SITE PLAN  
2016-057

Sheet No.

SHEET 2

Xref (s) : XZ15C557801 : XZ15C557801