

NARRATIVE:

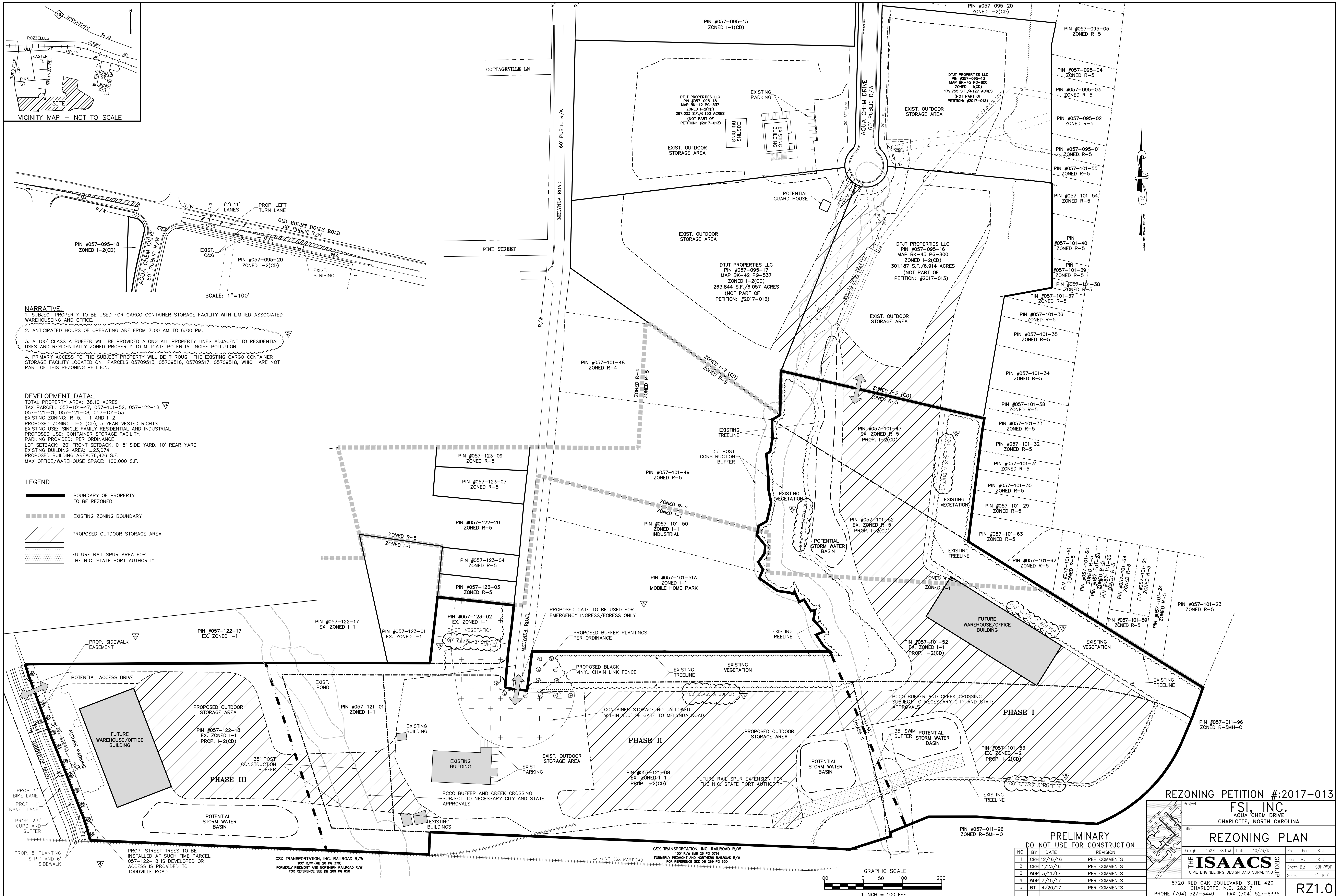
- SUBJECT PROPERTY TO BE USED FOR CARGO CONTAINER STORAGE FACILITY WITH LIMITED ASSOCIATED WAREHOUSING AND OFFICE.
- ANTICIPATED HOURS OF OPERATING ARE FROM 7:00 AM TO 6:00 PM.
- A 100' CLASS A BUFFER WILL BE PROVIDED ALONG ALL PROPERTY LINES ADJACENT TO RESIDENTIAL USES AND RESIDENTIALLY ZONED PROPERTY TO MITIGATE POTENTIAL NOISE POLLUTION.
- PRIMARY ACCESS TO THE SUBJECT PROPERTY WILL BE THROUGH THE EXISTING CARGO CONTAINER STORAGE FACILITY LOCATED ON PARCELS 05709513, 05709516, 05709517, 05709518, WHICH ARE NOT PART OF THIS REZONING PETITION.

DEVELOPMENT DATA:

TOTAL PROPERTY AREA: 38.16 ACRES
 TAX PARCEL: 057-101-47, 057-101-52, 057-122-18, 057-121-01, 057-121-08, 057-101-53
 EXISTING ZONING: R-5, I-1 AND I-2
 PROPOSED ZONING: I-2 (CD), 5 YEAR VESTED RIGHTS
 EXISTING USE: SINGLE FAMILY RESIDENTIAL AND INDUSTRIAL
 PROPOSED USE: CONTAINER STORAGE FACILITY.
 PARKING PROVIDED: PER ORDINANCE
 LOT SETBACK: 20' FRONT SETBACK, 0-5' SIDE YARD, 10' REAR YARD
 EXISTING BUILDING AREA: ±23,074
 PROPOSED BUILDING AREA: 76,926 S.F.
 MAX OFFICE/WAREHOUSE SPACE: 100,000 S.F.

LEGEND

- BOUNDARY OF PROPERTY TO BE REZONED
- EXISTING ZONING BOUNDARY
- PROPOSED OUTDOOR STORAGE AREA
- FUTURE RAIL SPUR AREA FOR THE N.C. STATE PORT AUTHORITY



REZONING PETITION #:2017-013

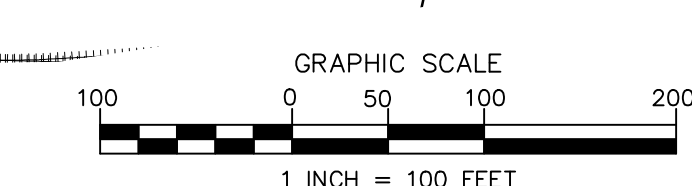
Project: **FSI, INC.**
 AQUA CHEM DRIVE
 CHARLOTTE, NORTH CAROLINA

REZONING PLAN

File #	15279-SK.DWG	Date	10/26/15	Project Egr	BTU
Drawn By	CBH/WDP	Scale	1"=100'	Design By	BTU
PH	ISAACS	GROUP		Drawn By	CBH/WDP
	CIVIL ENGINEERING DESIGN AND SURVEYING				
	8720 RED OAK BOULEVARD, SUITE 420				
	CHARLOTTE, N.C. 28217				
	PHONE (704) 527-3440				
	FAX (704) 527-8335				

PRELIMINARY DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	CBH	12/16/16	PER COMMENTS
2	CBH	1/23/16	PER COMMENTS
3	WDP	3/11/17	PER COMMENTS
4	WDP	3/15/17	PER COMMENTS
5	BTU	4/20/17	PER COMMENTS



PROP. 5' BIKE LANE
 PROP. 11' TRAVEL LANE
 PROP. 2.5' CURB AND GUTTER
 PROP. 8' PLANTING STRIP AND 6" SIDEWALK
 PROP. STREET TREES TO BE INSTALLED AT SUCH TIME PARCEL 057-122-18 IS DEVELOPED OR ACCESS IS PROVIDED TO TODDVILLE ROAD

CSX TRANSPORTATION, INC. RAILROAD R/W
 100' R/W (DB 28 PG 378)
 FORMERLY PIEDMONT AND NORTHERN RAILROAD R/W
 FOR REFERENCE SEE DB 289 PG 650

CSX TRANSPORTATION, INC. RAILROAD R/W
 100' R/W (DB 28 PG 378)
 FORMERLY PIEDMONT AND NORTHERN RAILROAD R/W
 FOR REFERENCE SEE DB 289 PG 650

RZ1.0

GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY FSI, INC. ("PETITIONER") TO ACCOMMODATE THE REDEVELOPMENT OF APPROXIMATELY 38.16 ACRE SITE LOCATED ON THE SOUTH SIDE OF AQUA CHEM DRIVE AND NORTH OF THE CSX RAILROAD.
- B. THE SITE IS COMPRISED OF TAX PARCEL NUMBERS, 057-101-47, 057-101-52, 057-122-18, 057-121-01, 057-121-08, 057-123-02 AND 057-101-53.
- 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.
- D. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-2(CD) 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 BE MINOR IN NATURE AND 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 MULTIPLE ADJACENT PARCELS THAT ARE TO BE CONSOLIDATED. THEREFORE, ANY YARD, BUFFER, BUILDING HEIGHT SEPARATION REQUIREMENTS, AND 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. THE PETITIONER IS REQUESTING 5 YEAR VESTED RIGHTS.

PERMITTED USES

- A. PARKING FOR EMPLOYEES, TRACTOR TRAILER TRUCKS, TRAILERS, CONTAINER STORAGE, LIMITED WAREHOUSING, RAILROAD SPUR AND ASSOCIATED OFFICES.
- B. NO HAZARDOUS CHEMICALS SHALL BE STORED OR MANUFACTURED ON THE SITE.

TRANSPORTATION

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
- B. CDOT HAS ADVISED THE PETITIONER THAT NEITHER A TIA OR TECHNICAL MEMORANDUM WILL BE REQUIRED FOR THIS REZONING.
- C. THE PROPOSED FSI SITE WILL GENERATE A MAXIMUM OF 150 TRIPS/DAY, WHICH WILL BE ABOUT 15.38 TRUCKS/HOUR OR APPROXIMATELY 1 TRUCK EVERY 4 MINUTES.
- D. MELYNDA DRIVE WILL BE DISCONNECTED FROM THE FSI SITE AT THE PROPERTY LINE AND LIMITED TO EMERGENCY ACCESS ONLY, THEREBY INCREASING THE NUMBER OF TRIPS ON AQUACHEM DRIVE BY 120 TRIPS OR APPROXIMATELY 60 TRUCKS.
- E. ACCESS ONTO TODDVILLE ROAD WILL BE TRIGGERED WHEN FSI BREAKS THE 150 TRIPS/DAY THRESHOLD ON AQUACHEM DRIVE.
- F. PRIOR TO THE FIRST BUILDING C.O. BEING ISSUED, IMPROVEMENTS ALONG TODDVILLE ROAD SHALL BE INSTALLED. THE CROSS SECTION OF TODDVILLE ROAD SHALL PROVIDE (3) 11' TRAVEL LANES, 5' BIKE LANES, 2.5' CURB & GUTTER, 6' PLANTING STRIP, 6' SIDEWALK, AND 2' MAINTENANCE BUFFER.
- G. A COMPLETE RIGHT OF WAY INVESTIGATION OF TODDVILLE ROAD WILL BE NECESSARY TO DETERMINE IF RECORDED RIGHT OF WAY IS AVAILABLE. RIGHT OF WAY FOR TODDVILLE ROAD SHALL BE MEASURED 35' FROM THE EXISTING CENTERLINE. A SIDEWALK EASEMENT SHALL BE PROVIDED FOR ANY PORTION OF THE ABOVE MENTIONED CROSS SECTION THAT DOES NOT FALL WITHIN THE PUBLIC RIGHT OF WAY.
- H. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- I. AS A CONDITION OF DEVELOPMENT, THE PETITIONER WILL IMPLEMENT A 150' WESTBOUND OLD MT. HOLLY RD LEFT TURN STORAGE LANE WITH APPROPRIATE BAY TAPERS AT AQUA CHEM DR. EXISTING PAINT REMOVAL MUST BE IN THE STANDARD SPECIFICATIONS AND SHALL BE REMOVED SO THAT NO SIGN OF OLD STRIPING IS NOTICEABLE. NEW PAINT WILL BE THERMOPLASTIC.
- J. A SIGHT DISTANCE STUDY SHALL BE DONE FOR OLD TODDVILLE ROAD AND OLD MOUNT HOLLY ROAD. EXISTING LOW GROWING VEGETATION ALONG OLD MT. HOLLY ROAD SHALL BE TRIMMED AS NECESSARY TO IMPROVE SIGHT DISTANCE.
- K. FSI HOURS OF OPERATION WILL BE 7 AM-6 PM.
- L. DEDICATION AND PERMITTING CONFORMANCE OF ALL RIGHTS OF WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- M. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN.

ARCHITECTURAL AND DESIGN STANDARDS

- A. THE MAXIMUM HEIGHT OF THE PROPOSED FUTURE BUILDINGS DEPICTED ON THE REZONING PLAN SHALL MEET THE I-2 REQUIREMENTS.
- B. DUMPSTER AND RECYCLING AREAS WILL BE SCREENED FROM ADJACENT PROPERTY AND FROM PUBLIC VIEW WITH A MINIMUM 6 FOOT HIGH SOLID WALL AND A SOLID AND CLOSEABLE GATE.

LIGHTING

- A. ALL NEWLY INSTALLED FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED, SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- B. THE MAXIMUM HEIGHT OF ANY NEWLY INSTALLED FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE AS MEASURED FROM ITS BASE SHALL BE 31 FEET.
- C. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING(S) TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

PHASING

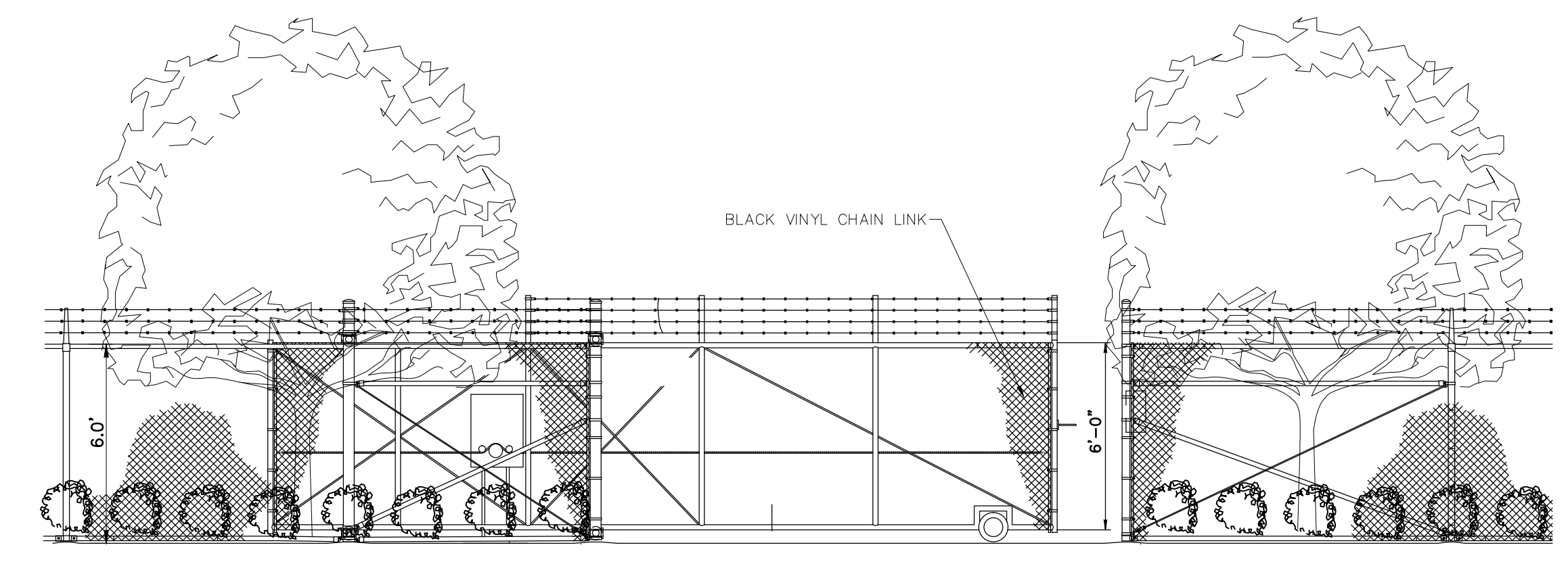
- A. PHASE I WILL CONSIST OF PARCELS 057-101-47, 057-101-52, 057-101-53
 - B. PHASE II WILL CONSIST OF PARCELS 057-121-08, 057-121-01, AND 057-123-02
 - C. PHASE III WILL CONSIST OF PARCEL 057-122-18
- PHASES MAY BE DEVELOPED INDIVIDUALLY OR ALL SIMULTANEOUSLY.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

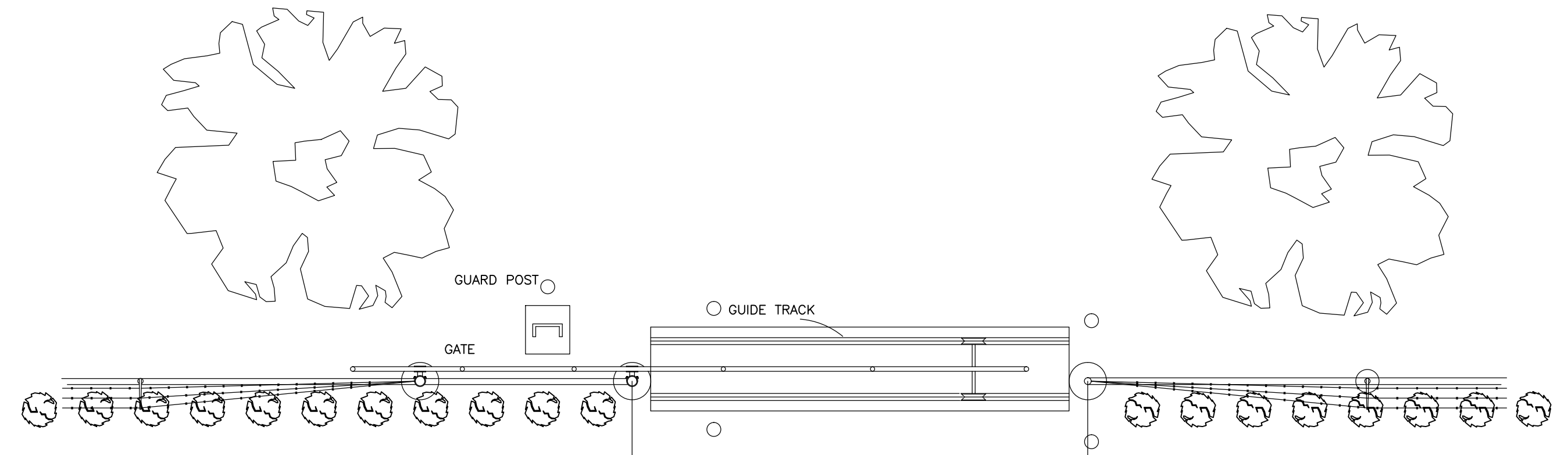
- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

ENVIRONMENTAL FEATURES

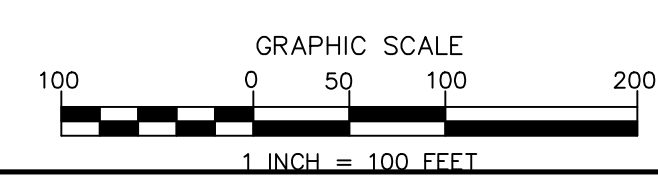
- A. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.



ELEVATION



SLIDING GATE FOR MELYNDA ROAD
N.T.S.



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REZONING PETITION #:2017-013

Project:	FSI, INC. AQUA CHEM DRIVE CHARLOTTE, NORTH CAROLINA
Title:	REZONING PLAN
File #:	15279-SK.DWG
Date:	10/26/15
Project Egr:	BTU
Design By:	BTU
Drawn By:	CBH/WDP
Scale:	N.T.S.
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335	

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