

NARRATIVE:

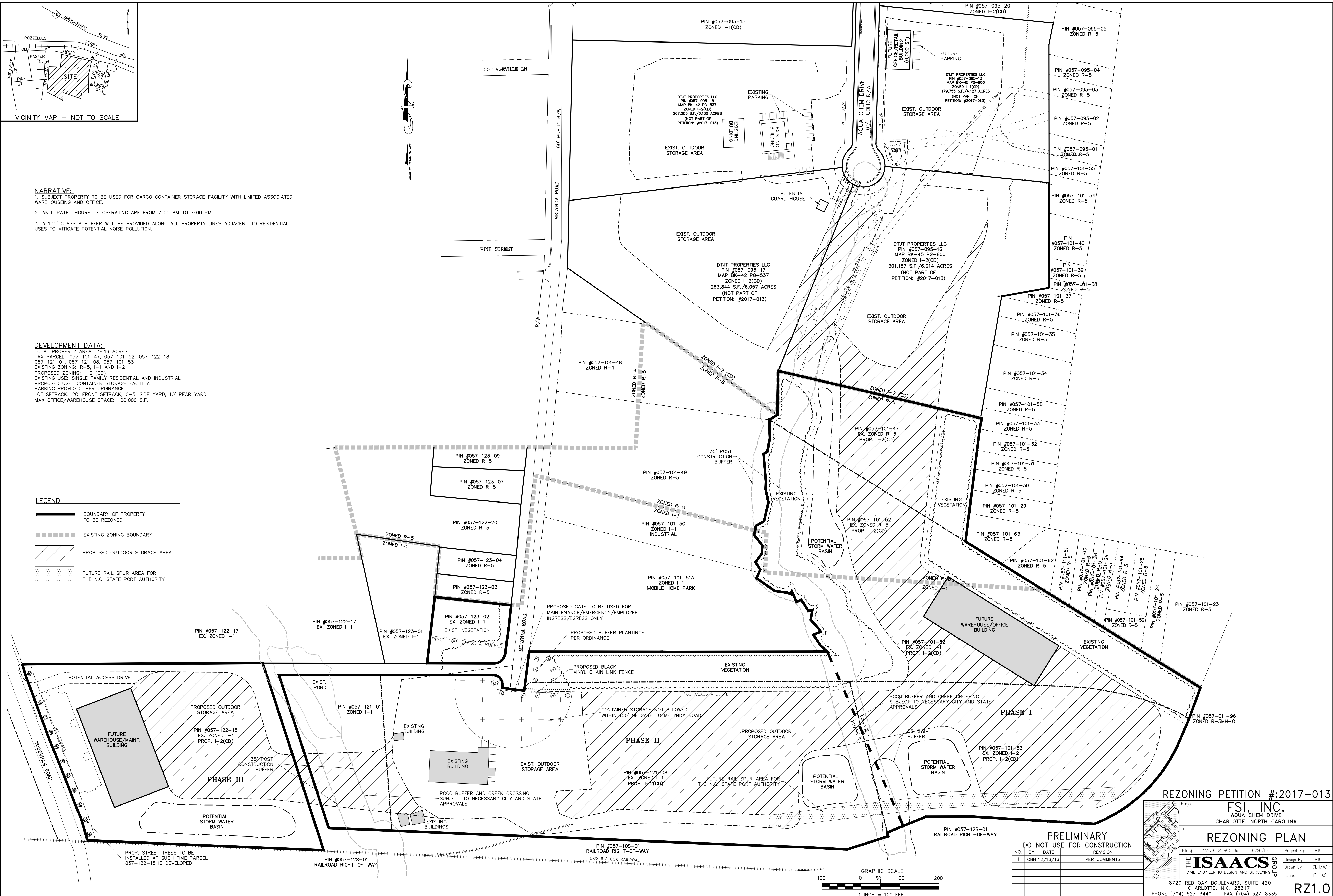
- SUBJECT PROPERTY TO BE USED FOR CARGO CONTAINER STORAGE FACILITY WITH LIMITED ASSOCIATED WAREHOUSING AND OFFICE.
- ANTICIPATED HOURS OF OPERATING ARE FROM 7:00 AM TO 7:00 PM.
- A 100' CLASS A BUFFER WILL BE PROVIDED ALONG ALL PROPERTY LINES ADJACENT TO RESIDENTIAL USES TO MITIGATE POTENTIAL NOISE POLLUTION.

DEVELOPMENT DATA:

TOTAL PROPERTY AREA: 3816 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)
 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
 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

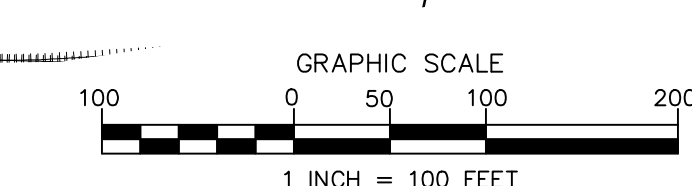


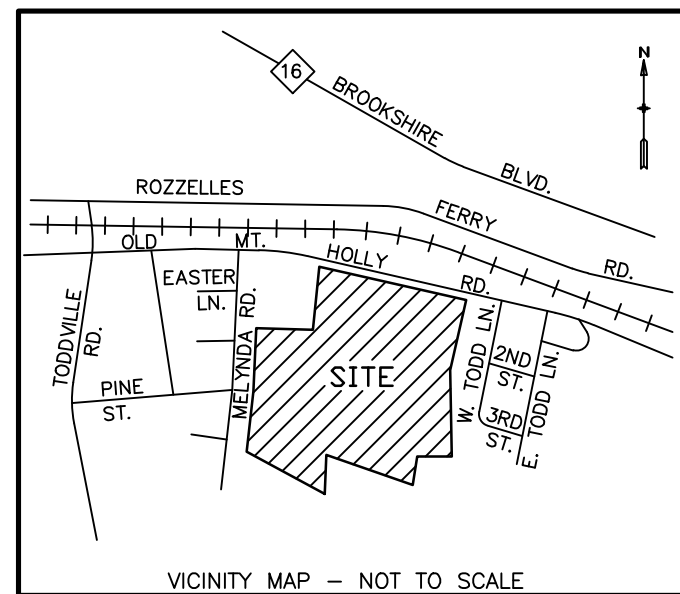
REZONING PETITION #:2017-013

Project: FSI, INC. AQUA CHEM DRIVE CHARLOTTE, NORTH CAROLINA	
Title: REZONING PLAN	
File #: 15279-SK.DWG	Date: 10/26/15
Project Egr: BTU	Design By: BTU
Drawn By: CBH/WDP	Scale: 1"=100'
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





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. 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.

ARCHITECTURAL AND DESIGN STANDARDS

- A. THE MAXIMUM HEIGHT OF THE PROPOSED NEW BUILDING 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

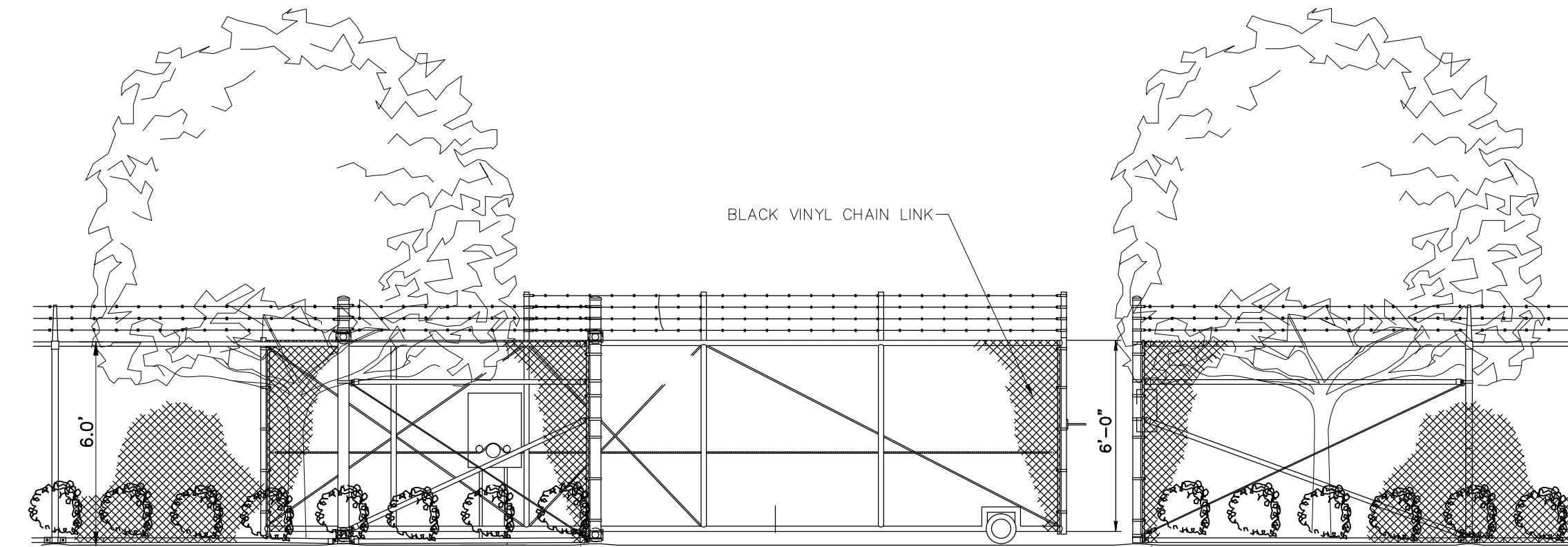
- A. ALL NEWLY INSTALLED FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT 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 30 FEET.
- C. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

PHASING:

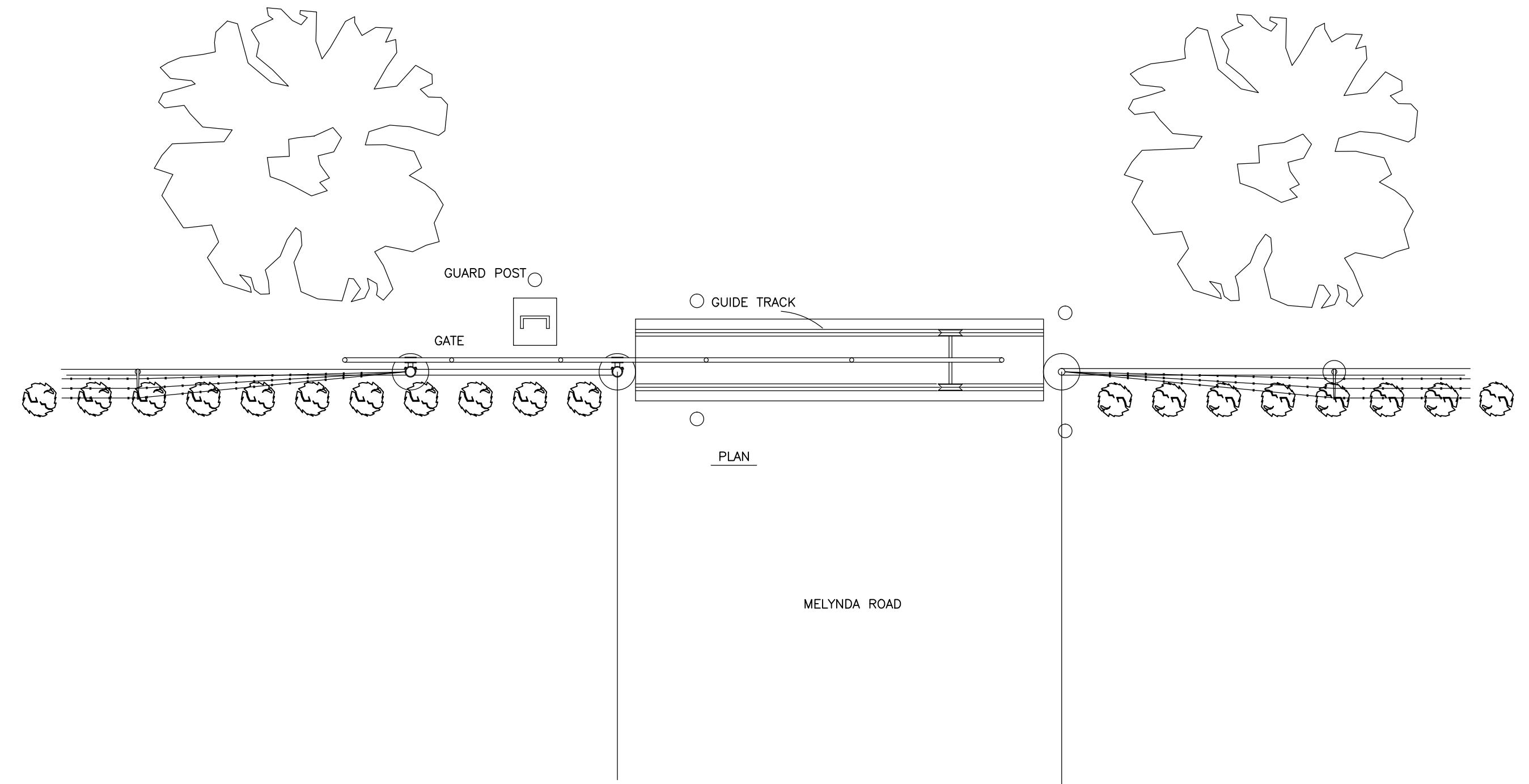
- A. PHASE I WILL CONSIST OF PARCELS 057-101-47, 057-101-52, 057-101-53
 - B. PHASE II WILL CONSIST OF PARCELS 057-121-08, 057-121-01, AND 057-123-02
 - C. PHASE III WILL CONSIST OF PARCEL 057-122-18
- PHASES MAY BE DEVELOPED INDIVIDUALLY OR ALL SIMULTANEOUSLY.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

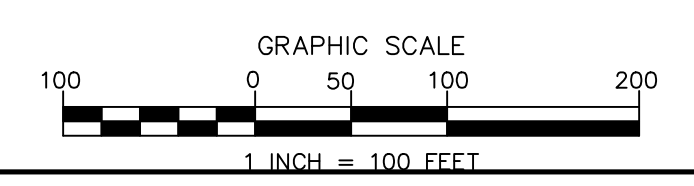
- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE 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.



ELEVATION



SLIDING GATE FOR MELYNDA ROAD
N.T.S.



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AQUA CHEM DRIVE
CHARLOTTE, NORTH CAROLINA

Title: **REZONING PLAN**

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Scale: N.T.S.

ISAACS GROUP 5
CIVIL ENGINEERING DESIGN AND SURVEYING

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RZ2.0