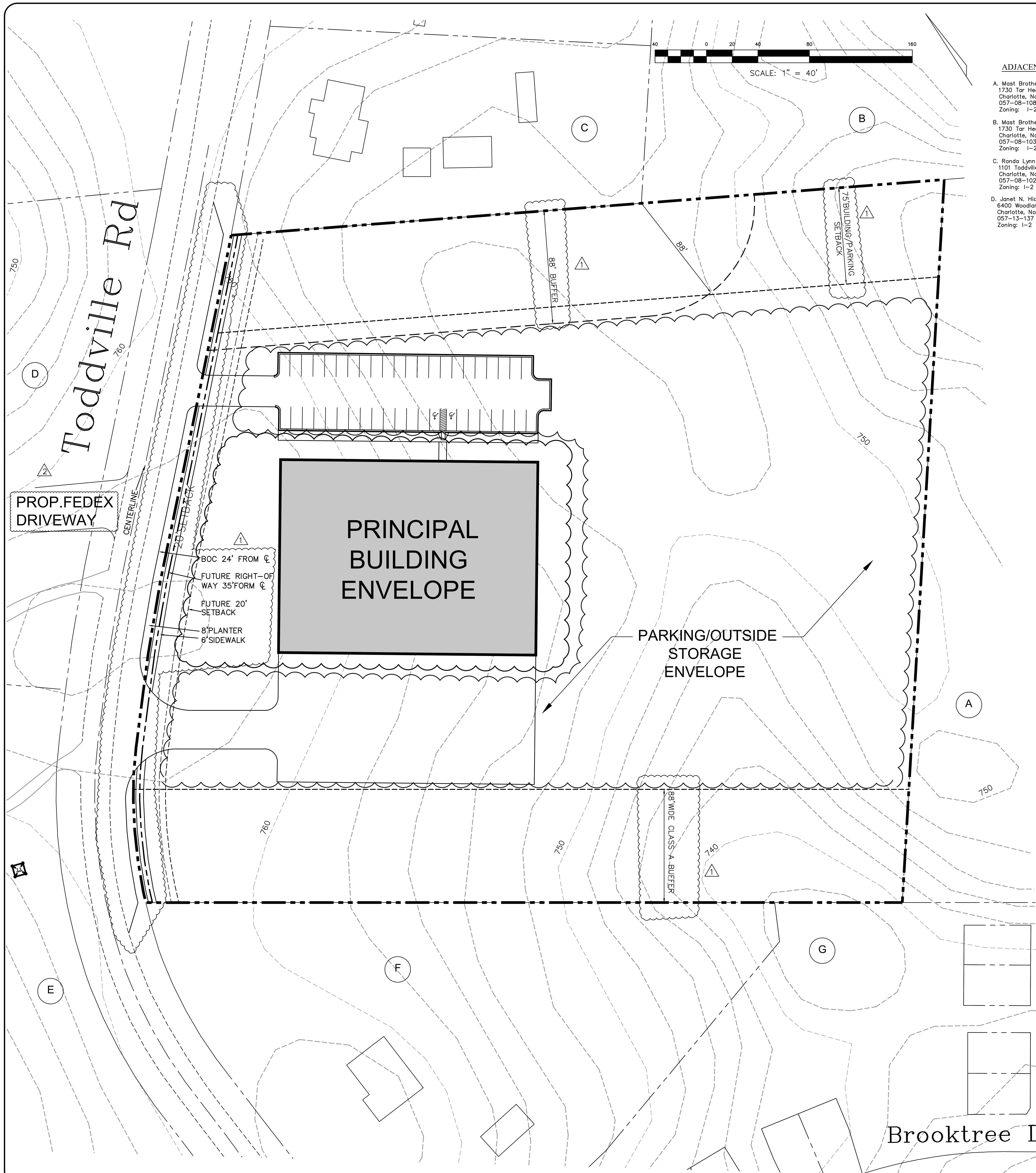


ADJACENT LANDOWNER SUMMARY

A. Mast Brothers Tank Cleaning, Inc.
1730 Tar Heel Road
Charlotte, North Carolina 28208
057–08–108
Zoning: I–2 (CD)

B. Mast Brothers Tank Cleaning, Inc.
1730 Tar Heel Road
Charlotte, North Carolina 28208
057–08–103
Zoning: I–2 (CD)

C. Ronda Lynn Cline
1101 Toddville Road
Charlotte, North Carolina 28214
057–08–102
Zoning: I–2

D. Janet N. Hicks
6400 Woodland Cirlce
Charlotte, North Carolina 28216
057–13–137
Zoning: I–2

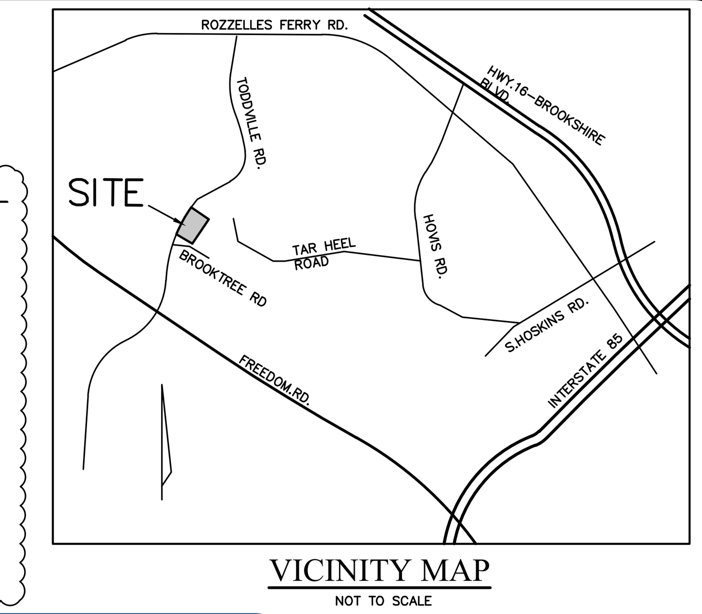
E. Janet N. Hicks
6400 Woodland Cirlce
Charlotte, North Carolina 28216
057–13–121
Zoning: I–2 (CD)

F. Charles Eugene Mayer, Jr.
1225 Toddville Road
Charlotte, North Carolina 28214
057–07–101
Zoning: R–17 MF

G. Rain Maker Enterprises, Inc.
8318 Pineville–Matthews Road
Suite 708–102
Charlotte, North Carolina 28226
057–07–237
Zoning: R–17MF

DEVELOPMENT DATA TABLE (2017-029)

ACREAGE:	APPROXIMATELY 7.71 ACRES
TAX PARCEL:	057-08-104
EXISTING ZONING:	I-2 (CD) (1994-77)
EXISTING USE:	VACANT LAND
PROPOSED ZONING:	I-2 (CD) S.P. A. (LLWPA)
PROPOSED USES:	SEE DEVELOPMENT STANDARDS
MAXIMUM BUILDING HEIGHT:	40 FEET
PARKING PROVIDED:	PER THE ORDINANCE



VICINITY MAP
NOT TO SCALE

CHARLOTTE. Planning Department
APPROVED BY CITY COUNCIL
April 17, 2017

DEVELOPMENT STANDARDS

March 27, 2017

A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by DC Property, LLC requesting a site plan amendment to accommodate the development of a maximum 30,000 square foot building devoted to uses allowed in the I-2 zoning district on that approximately 7.713 acre site located on the east side of Toddville Road, between Brooktree Drive and CSX Way, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 057-081-04.
2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
3. 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.
4. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configuration, placement and size of the building footprint as well as the internal drive and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses/Development Limitations

1. The Site may be devoted to any use or uses permitted by right and under prescribed conditions in the I-2 zoning district and to any incidental and accessory uses relating thereto that are allowed in the I-2 zoning district.
2. A maximum of 1 principal building may be located on the Site.
3. The principal building to be located on the Site shall be located within the principal building envelope depicted on the Rezoning Plan.
4. Parking and outside storage may be located within the principal building envelope as well as within the parking/outside storage envelope.
5. The maximum gross floor area of the principal building to be located on the Site shall be 30,000 square feet.
6. A maximum of 4,500 square feet of gross floor area of the principal building to be located on the Site may be devoted to office uses.
7. A 75 foot building and parking setback shall be established along the northern boundary line of the Site as depicted on the Rezoning Plan. Accordingly, neither a building nor parking areas may be located within this 75 foot building and parking setback. Notwithstanding the foregoing, the Class A buffer described below in paragraph E.2. may be located within this 75 foot building and parking setback.

C. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
2. The alignments of the internal drives to be located on the Site are subject to any minor modifications or alterations required during the construction permitting process.
3. Prior to the issuance of the certificate of occupancy for the principal building to be constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site immediately adjacent to Toddville Road as required to provide right of way measuring 35 feet from the existing centerline of Toddville Road, to the extent that such right of way does not already exist.
4. Prior to the issuance of a certificate of occupancy for the principal building to be constructed on the Site, Petitioner shall construct along the Site's frontage on Toddville Road the future Toddville Road half cross section as depicted on the Rezoning Plan. As depicted on the Rezoning Plan, these improvements shall consist of pavement widening (21 feet from the existing centerline of Toddville Road), curb and gutter, an 8 foot wide planting strip and a 6 foot wide sidewalk.
5. Portions of the 6 foot wide sidewalk shall be located within a sidewalk utility easement rather than in public right of way in the event that any portion of the sidewalk is located outside of public right of way.
6. All transportation improvements shall be constructed and approved prior to the issuance of a certificate of occupancy for the principal building to be constructed on the Site or phased per the Site's development plan.
7. Any right of way required to be dedicated and conveyed by Petitioner to the City shall be dedicated and conveyed prior to the issuance of a certificate of occupancy for the principal building to be constructed on the Site.

D. Architectural Standards

1. The maximum height of the principal building to be constructed on the Site shall be 40 feet.
2. The ground floor facade of the principal building that faces Toddville Road shall contain a minimum of 30% masonry products, such as brick or stone.
3. A direct pedestrian connection shall be provided from the main entry into the principal building to the sidewalk to be located along the Site's frontage on Toddville Road.
4. The facade of the principal building that faces Toddville Road shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as, but not limited to, banding, windows, medallions or design features or materials will be provided to avoid sterile, unarticulated blank walls.
5. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.
6. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

E. Streetscape and Landscaping

1. A minimum 88 foot wide Class A buffer shall be established along the southern boundary line of the Site, which buffer shall conform to the standards of Section 12.302 of the Ordinance. Subject to paragraph 3 below, the width of this Class A buffer shall not be reduced.
2. A minimum 88 foot wide Class A buffer shall be established along that portion of the northern boundary line of the Site that is more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. Subject to paragraph 3 below, the width of this Class A buffer shall not be reduced.
3. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.

F. Environmental Features

1. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

G. Lighting

1. All 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.
2. The maximum height of any freestanding lighting fixture installed on the Site shall be 31 feet.
3. Any lighting fixtures attached to the principal building to be constructed on the Site shall be capped and downwardly directed.

H. Binding Effect of the Rezoning Documents and Definitions

1. 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.
2. 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.
3. 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.

REV.		DATE
1	PLANNING COMMENTS	2.13.17
2	CDOT COMMENTS	3.24.17
3	CITY COMMENTS	3.27.17

PROJECT MANAGER
DESIGN BY
APPROVED BY
FILE NAME
DRAWING SCALE
PROJECT DATE
PROJECT NUMBER CH16.0158.CV
TASK
PHASE
PLOT DATE

GEOSCIENCE GROUP
Incorporated
500-K Clanton Road
Charlotte, NC 28217
Phone: 704.525.2003
Fax: 704.525.2051
www.geosciencegroup.com
NC FIRM LICENSE:F–0585(ENG)
NC FIRM LICENSE:C–279(LA)

2017–029
REZONING PLAN

RZ1