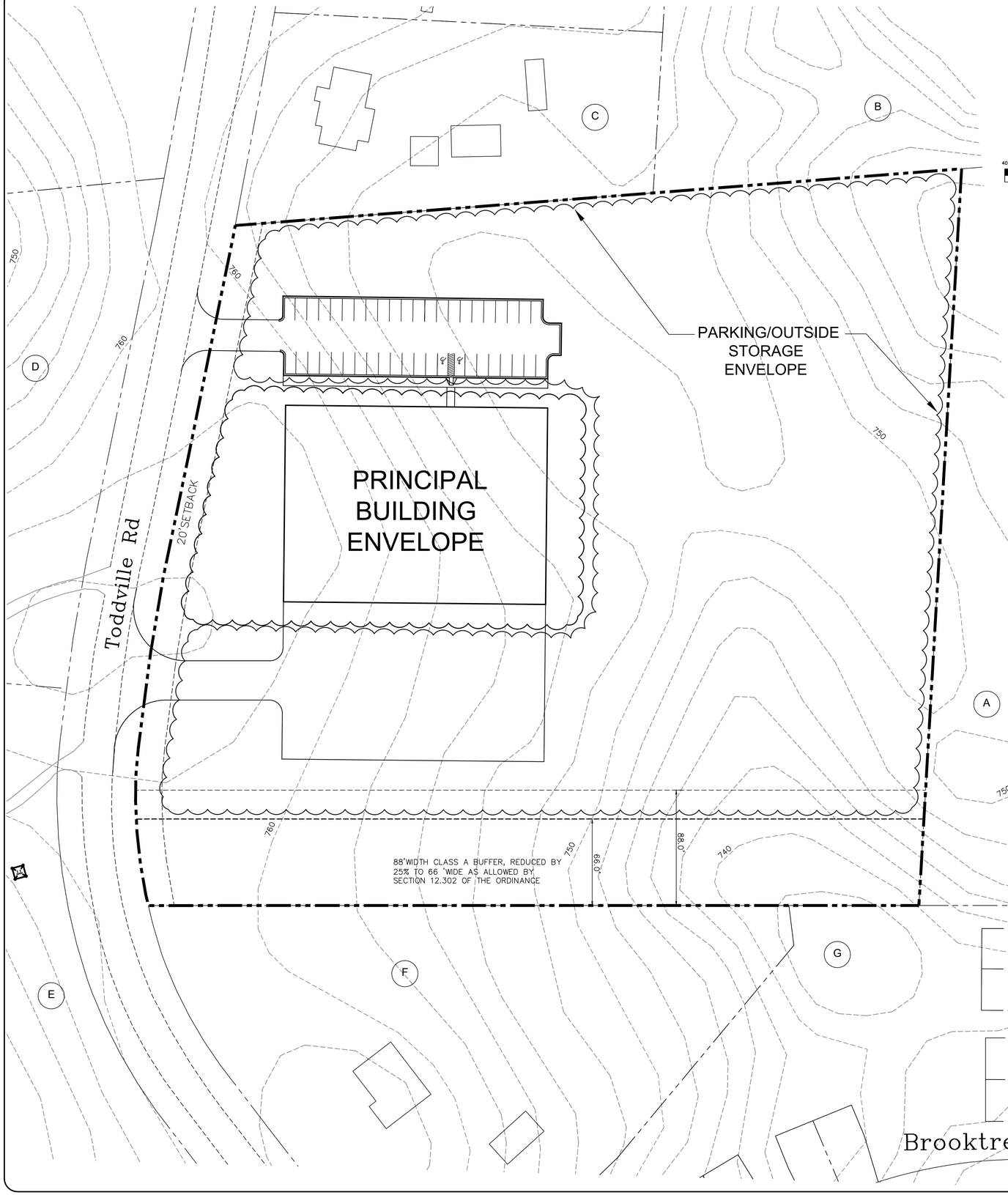
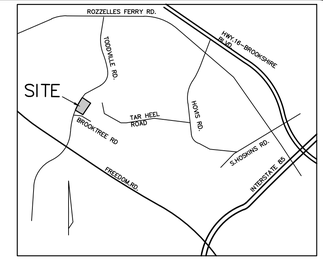


DEVELOPMENT DATA TABLE

- Acreage: Approximately 7.71 acres
- Tax Parcel: 057-08-104
- Existing Zoning: I-2 (CD) (1994-77)
- Existing Use: Vacant Land

40 0 20 40 80 160

SCALE: 1" = 40'



VICINITY MAP
NOT TO SCALE

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 STANDARDS

November 28, 2016

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 and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, buffer and tree save requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
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 other portions of the Site.
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.

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.

D. Architectural Standards

1. The maximum height of the principal building to be constructed on the Site shall be 40 feet.
2. 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.
3. 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.
2. Notwithstanding paragraph 1 above, pursuant to Section 12.302(8A) of the Ordinance, Petitioner may reduce the required width of the minimum 88 foot wide Class A buffer by 25% by installing a berm that meets the standards of Section 12.302(8A) of the Ordinance.
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.
4. The buffer areas shall not be disturbed except for required driveways, sidewalks, or other pedestrian paths, walls, fences, berms or required landscaping, landscaping maintenance and the replacement or the installation and maintenance of utility lines in accordance with Section 12.302(12) of the Ordinance.
5. Where existing trees and natural vegetation have been cleared to accommodate those items set out above in paragraph 4, the cleared unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.

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 30 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.

DATE
REV.
DRAWING SCALE
PROJECT DATE
PROJECT MANAGER
DESIGN BY
APPROVED BY
TASK
PHASE
PLOT DATE
FILE NAME

GEOSCIENCE GROUP
Surveying
3600 Glenwood Cove Road
Charlotte, NC 28217
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www.geosciencegroup.com
NC FIRM LICENSE: C-2780

REZONING PLAN

RZ1