

- SITE DEVELOPMENT DATA**
- **ACREAGE:** ± 42.11 ACRES
 - **TAX PARCEL #:** 113-031-08, 113-031-09, 113-031-10, AND 113-031-11
 - **EXISTING ZONING:** I-1 (CD) LLWPA
 - **PROPOSED ZONING:** I-1 (CD) LLWPA SPA
 - **EXISTING USES:** WAREHOUSE AND DISTRIBUTIONS BUILDINGS AND VACANT.
 - **PROPOSED USES:** WAREHOUSING, WAREHOUSE DISTRIBUTION, MANUFACTURING, OFFICE, AND INDUSTRIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS BELOW).
 - **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 462,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE, WAREHOUSING, DISTRIBUTION, MANUFACTURING AND INDUSTRIAL USES; ALL AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN THE DEVELOPMENT STANDARDS ON SHEET RZ.3). THE EXISTING SQUARE FOOTAGE ON THE SITE IS 4337,886 BASED ON TAX RECORD INFORMATION.
 - **MAXIMUM BUILDING HEIGHT:** THE MAXIMUM ALLOWED BUILDING HEIGHT WILL BE THREE (3) STORIES NOT TO EXCEED 40 FEET; BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
 - **PARKING:** AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USE(S).

BUILDING AREA DATA

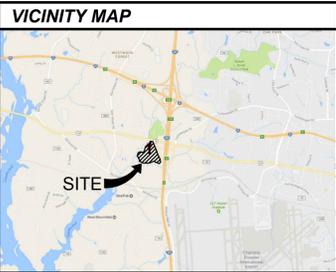
EXISTING BUILDINGS TO REMAIN	337,886SF
POTENTIAL ADDITIONS TO EX. BUILDINGS	+ 27,300SF
TOTAL	365,186SF
AREA FOR PROPOSED BUILDINGS	462,000SF - 365,186SF = 96,814SF

BUILT UPON AREA

EXISTING BUILDINGS & PAVED AREAS	337,886SF + 154,455SF = 492,341SF
POTENTIAL ADDITIONS TO EX. BLDGS & PAVING	49,841SF
PROPOSED BUILDINGS & PAVED AREAS	74,240F + 164,288SF = 238,528SF
TOTAL	17.92AC or 780,710SF
DENSITY OF BUA	17.92AC / 42.11AC = 42.56%

LEGEND

	EXISTING DEVELOPED SITES TO REMAIN		APPROX. WETLAND
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811
Know what's below. Call before you dig.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

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REZONING PETITION 2017-061

BERRYHILL ROAD PROPERTY
MECKLENBURG COUNTY, NC

CONCEPTUAL SITE PLAN

Project Title

Lord Baltimore Properties
1200 EAST MOREHEAD STREET
CHARLOTTE, NORTH CAROLINA 28204

Engineer
GM/KT/JKM
Drawn By
5/12/2017
Date

Revisions

Project Number
017.407.010

Sheet
RZ2.0

DEVELOPMENT STANDARDS

1. General Provisions:

a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-1 and RZ-2 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by LBP Berryhill, LLC ("Petitioner") to amend the conditions on the previously approved conditional plan regarding the maximum amount of warehouse/distribution space on an approximately 42.11 acre site located on the southwest corner of the intersection of Wilkinson Boulevard and I-485 (the "Site").

b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the I-1 zoning classification and LLWPA overlay district shall govern all development taking place on the Site.

c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. Minor and don't materially change the overall design intent depicted on the Rezoning Plan;

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. Number of Buildings Principal and Accessory. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to seven (7). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s).

2. Permitted Uses, Development Area Limitations:

a. Subject to the restrictions and limitations listed below in b., the principal building constructed on the Site may be developed with up to 462,000 square feet of gross floor area of warehousing, warehouse distribution, office, manufacturing, and other industrial uses together with accessory uses allowed in the I-1 zoning district. The existing square footage on the Site is ±337,886 based on tax record information.

b. In no event shall any of the following uses be permitted on the Site:

- adult entertainment establishments,
- armories,
- auction sales,
- automobiles, truck and utility trailer rental,
- automotive repair garages,
- automotive sales and repair,
- automotive service stations,
- billboards,
- car washes,
- civic, social service and fraternal facilities,
- convenience stores,
- dog kennels,
- dry cleaning and laundry establishments,
- farms,
- flea markets,
- industrial process discharges requiring NPDES permits,
- jails or prisons,
- off-site or sanitary landfills,
- manufactured housing sales or repair,
- nightclubs, bars and lounges,
- petroleum storage facilities,
- raceways and dragstrips,
- recycling or drop off centers,
- restaurants with drive-in or drive through services,
- stadiums and arenas,
- treatment or disposal of petroleum contaminated soils, or
- wastewater treatment facilities.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structured parking facilities, and all loading dock areas (open or enclosed).

3. Access:

a. Access to the Site will be from Wilkinson Boulevard via Perimeter West Drive an existing public street as generally depicted on the Rezoning Plan. Buildings located within the Site shall be accessed internally via existing Perimeter West Drive.

b. The exact alignment, dimensions and location of the access point to the Site, the driveway on the Site may be modified from the elements shown on the Rezoning Plan provided that the overall design intent is not materially altered and requirements described in this Section 3 are met.

4. Parking Areas, Access and Circulation Design Guidelines.

- a. Off street parking will meet the minimum standards established under the Ordinance.
- b. Loading dock facilities on the Site shall not face directly onto the internal public street located on the Site.
- c. Parking layouts may be modified to accommodate final building locations and ancillary facilities and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance.
- d. The Petitioner will provide sidewalk connections from street facing entrances to the sidewalk along Perimeter West Drive as required by Section 12.529 of the Ordinance.

5. Setbacks, Buffers and Screening.

- a. A landscape area of 30 feet in width will be provided along Wilkinson Boulevard as generally depicted on the Rezoning Plan. The required 20 foot building setback will be included within the 30 foot landscape area.
- b. A setback as required by the I-1 zoning district will be provided along Perimeter West Drive.
- c. The provided building setback areas will predominately contain areas of existing trees, new trees/landscaping, and the required water quality/storm water detention area designed as a shallow grassed detention area that will store/treat water only during rain/storm events. The provided building setback areas may also include limited areas for access and parking for the building in the manner as generally depicted on the Rezoning Plan.
- d. A 50 foot Class C Buffer will be established along I-485 as generally depicted on Rezoning Plan.

6. Environmental Features and Lower Lake Wylie Protected Area Impervious Cover:

- a. The Site was originally rezoned in 2004 and has existing development that exceeds 22.5% of the Site area. The Site also has an approved storm water management system designed for the entire Site, which is not affected by the changes proposed by this Rezoning Petition, which does not increase the allowed square footage or change the proposed site plan. Therefore, the Site is "grandfathered" in regards to PCSO regulations and is not subject to the Post Construction Stormwater Ordinance (PCSO) regulations as outlined in Section 18-105 of the Ordinance.
- b. The Site will comply with the Tree Ordinance as applicable.
- c. The Site will utilize the high density option of the LLWPA.

7. Signage:

- a. All signs will conform to the Ordinance.

8. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas. The height of the new lighting will match the height of the existing lighting.
- b. Lighting fixtures that are decorative, capped and downwardly directed will be allowed on the proposed building walls.

9. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners in accordance with the provisions herein and of Chapter 6 of the Ordinance.

10. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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REZONING PETITION 2017-061

BERRYHILL ROAD PROPERTY
 MECKLENBURG COUNTY, NC
DEVELOPMENT STANDARDS

Project

Sheet Title

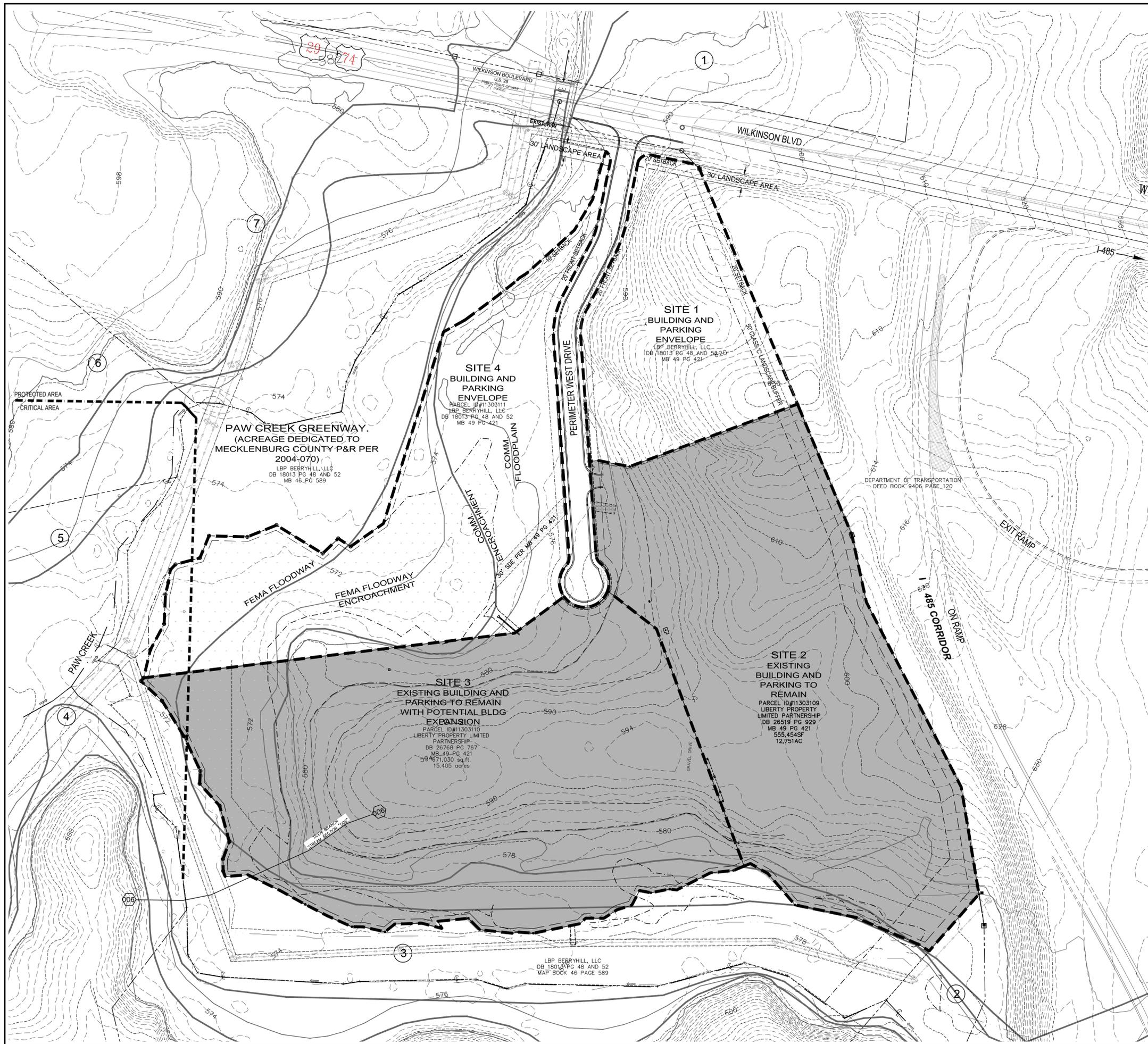
Lord Baltimore Properties
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CHARLOTTE, NORTH CAROLINA 28204

CTB
 Engineer
 GM/KT/KM
 Drawn By
 5/12/2017
 Date

Revisions

Project Number
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Sheet
RZ3.0



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ADJACENT PROPERTY OWNERS:

①	Parcel ID: 05538301A SUTCO PROPERTIES LLC ZONING: B-2	DB: 13190 USE: SINGLE-FAMILY	PG: 667
②	Parcel ID: 11303105A DBSI CHARLOTTE I-485 UNITS LLC 8038 MARSHALL ACRES DR, CHARLOTTE, NC 28214 ZONING: I-1, I-2, R-4	DB: 22532 USE: INDUSTRIAL	PG: 786
③	Parcel ID: 11303106 MECKLENBURG COUNTY 4045 PERIMETER WEST DRIVE, CHARLOTTE, NC 28214 ZONING: I-1(CD)	DB: 27312 USE: INDUSTRIAL	PG: 527
④	Parcel ID: 11303104 ATTN: TAX DEPT - PB05B DUKE OWER CO. OLD DOWN ROAD, CHARLOTTE, NC ZONING: I-2	DB: N/A USE: 100YR FLOOD PLAIN	PG: N/A
⑤	Parcel ID: 11303103 EMERALD CAROLINA CHEMICAL LLC 8309 WILKINSON BLVD, CHARLOTTE, NC 28214 ZONING: I-2	DB: 20386 USE: WAREHOUSE	PG: 120
⑥	Parcel ID: 11303107 LANE CONSTRUCTION CORPORATION N/A ZONING: I-2, I-1, B-2	DB: 21786 USE: INDUSTRIAL	PG: 334
⑦	Parcel ID: 11303101 LANE CONSTRUCTION CORPORATION 8205 WILKINSON BLVD, CHARLOTTE, NC 28214 ZONING: I-2, B-2	DB: 16373 USE: INDUSTRIAL & OFFICE	PG: 519

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 APPROX. WETLAND

VICINITY MAP



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 100 0 50 100 200 400

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TECHNICAL DATA SHEET

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Engineer: CTB
 GM/KT/JKM
 Drawn By: 5/12/2017
 Date:

Revisions:

Project Number: 017.407.010
 Sheet: **RZ1.0**