WILKINSON BOULEVARD
U.S. 29
PUBLIC RIGHT-OF-WAY
(PAVED)

R/W FEMCE (I-485 CORRIDOR)
R/W FENCE (I-485 CORRIDOR)

50' CLASS 'C' LANDSCAPE BUFFER EXIST. R/W
20' SETBACK
20' FRONT SETBACK

PERIMETER WEST DRIVE
10' SETBACK
20' SETBACK
30' LANDSCAPE AREA

PROPOSED FLEX BUILDING

CTB
RZ2.0

Project Number
Sheet
017.407.010
Date
6/26/2017
Revisions
Engineer
Drawn By
GM/KT/JKM

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BERRYHILL ROAD PROPERTY
CONCEPTUAL SITE PLAN
MECKLENBURG COUNTY, NC

LAND SURVEYORS
ENGINEERING ASSOCIATES
BURTON CIVIL ENGINEERS
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REZONING PETITION 2017-061

E R A S E T I T R O U G H G E N E R I C

EXISTING BUILDING TO REMAIN
FUTURE EXPANSION
EXISTING BUILDING TO REMAIN

SITE DEVELOPMENT DATA
• ADDRESS: 1200 EAST MOREHEAD STREET
  CHARLOTTE, NORTH CAROLINA  28204
• TAX PARCELS: 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 DISTRIBUTION 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 IN THE DEVELOPMENT STANDARDS BELOW)
• 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)

SITE DEVELOPMENT DATA
• EXISTING 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: 74,240SF + 164,288SF = 238,528SF

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

TOTAL
17.92AC or 780,710SF
DENSITY OF BUA
17 RISE / 65 YARD = 42.56%

PAW CREEK GREENWAY

FLOODPLAIN REGULATIONS WILL BE APPLICABLE TO PROPOSED LAYOUTS.
DEVELOPMENT STANDARDS

1. General Provisions:
   a. Site Location: These Development Standards, the Technical Data Sheet, Schematic Site plans and Plan and elevation and on-site drawings, together with the attached Drawings (referred to as the “Petitioner”) to amend the conditions on the previously approved conditional plan relating to the maximum amount of vehicular/infrastructure space on an approximately 40.71 acre site located on the southwest corner of the intersection of Wilkinson Boulevard and I-485 (the “Site”),
   b. Public Development: 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 legislation adopted under the Ordinance for the I-1 zoning classification and LIVPA overlay district shall govern all development planning on the Site.
   c. Graphics and Alternatives: The schematic depictions of the uses, parking areas, sidewalks, driveways, decorative elements, driveways, streets, and other streets 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 and graphic representations of the Development Site Elements proposed. Changes to the Rezoning Plan shall be reviewed and approved as allowed by Section 6.207 of the Ordinance.
   d. Since the project has not undergone the design development and construction phases, it is intended that the Rezoning Plan provide flexibility in allowing some alterations or modifications from the governed development standards 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 minor and don't materially change the overall design intent expected on the Rezoning Plan.
   e. 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.

2. Permitted Uses: Development Area Limitation
   a. Subject to the exceptions and limitations listed below in the Site, the principal building construction on the Site may only be developed with up to 462,000 square feet gross area of warehousing, warehouse distribution, offices, manufacturing, and other industrial uses, together with accessory uses, allowed in the I-1 zoning district. The existing square footage on the Site is 1,237,886 based on tax roll information.

   b. In no event shall any of the following uses be permitted on the Site:
      - adult entertainment establishments
      - aquariums
      - auction sales
      - automobile, truck & utility trailer rental
      - automotive repair garages
      - automotive sales and repair
      - automotive service stations
      - billiard rooms
      - car washes
      - civic, social service & recreational facilities
      - convenience stores
      - dog kennels
      - dry cleaning & laundry establishments
      - farms
      - flea markets
      - industrial process discharges requiring NPDES permits
      - jock or pitches
      - oil or gas service
      - manufactured housing sales or repair
      - nightclubs, bars and lounges
      - petroleum storage tanks
      - petrochemical services
      - recycling or drop off centers
      - stockaded with white or iron railings
      - storage of mineral fuels
      - treatment or disposal of petroleum contaminated soils, or
      - airport related 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 allowable gross floor area as defined by the Ordinance for the Site, surface or structured parking facilities, and building area, open or enclosed.

3. Access:
   a. Access to the Site will be from Wilkinson Boulevard via Perimeter West Drive on existing public street as generally depicted on the Rezoning Plan. Buildings located within the Site shall be accessible by the facilities, structures, and other elements shown on the Rezoning Plan.
   b. The Site shall be surfaced or structured parking facilities, and building area, open or enclosed.

   b. The Site may be modified from the elements shown on the Rezoning Plan provided that the overall design concept is not materially altered and requirements described in the 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 fixed building locations and ancillary facilities and parking areas 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 13.020 of the Ordinance.

5. Sediments, 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 Perimeter West Drive.
   c. The proposed building setback areas will predominantly contain areas of existing trees, new island landscaping, and the required water quality storm water detention area designed as a detention area with a stair.*
   d. The required 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.

6. Environmental Features and Lower Lake Wylie Protection Area Impingement Cover:
   a. The Site will comply with the adopted Post Construction Stormwater Ordinance as applicable to the Site.
   b. The Site will comply with the Tree Ordinance as applicable.
   c. The Site will utilize the high density option of the LIVPA.

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, carved and obtrusively directed will be allowed on the proposed building lots.

9. Connection and Parking for Paw Creek Greenway:
   a. The Petitioner shall provide a pedestrian trail at least eight (8) feet in width from Perimeter West Drive to the Paw Creek Greenway since the Paw Creek Greenway has been developed with a pedestrian trail.
   b. The Petitioner will work with Mecklenburg County Parks and Recreation to allow users of the Paw Creek Greenway (prior improved) to walk in one of the parking areas of the Site.
   c. Connected to the proposed eight (8) foot pedestrian trail.

10. Amendments to the Rezoning Plan:
   a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the site owner or owners in accordance with the provisions therein and at Chapter 6 of the Ordinance.

11. Binding Effect of the Rezoning Application:
   a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under this Rezoning Plan will, unless amended in the manner prescribed herein and under the Ordinance, apply to the Site or Site Development Areas, as applicable, and their respective uses, devices, personal representations, successors in interest or assigns.

RZ3.0