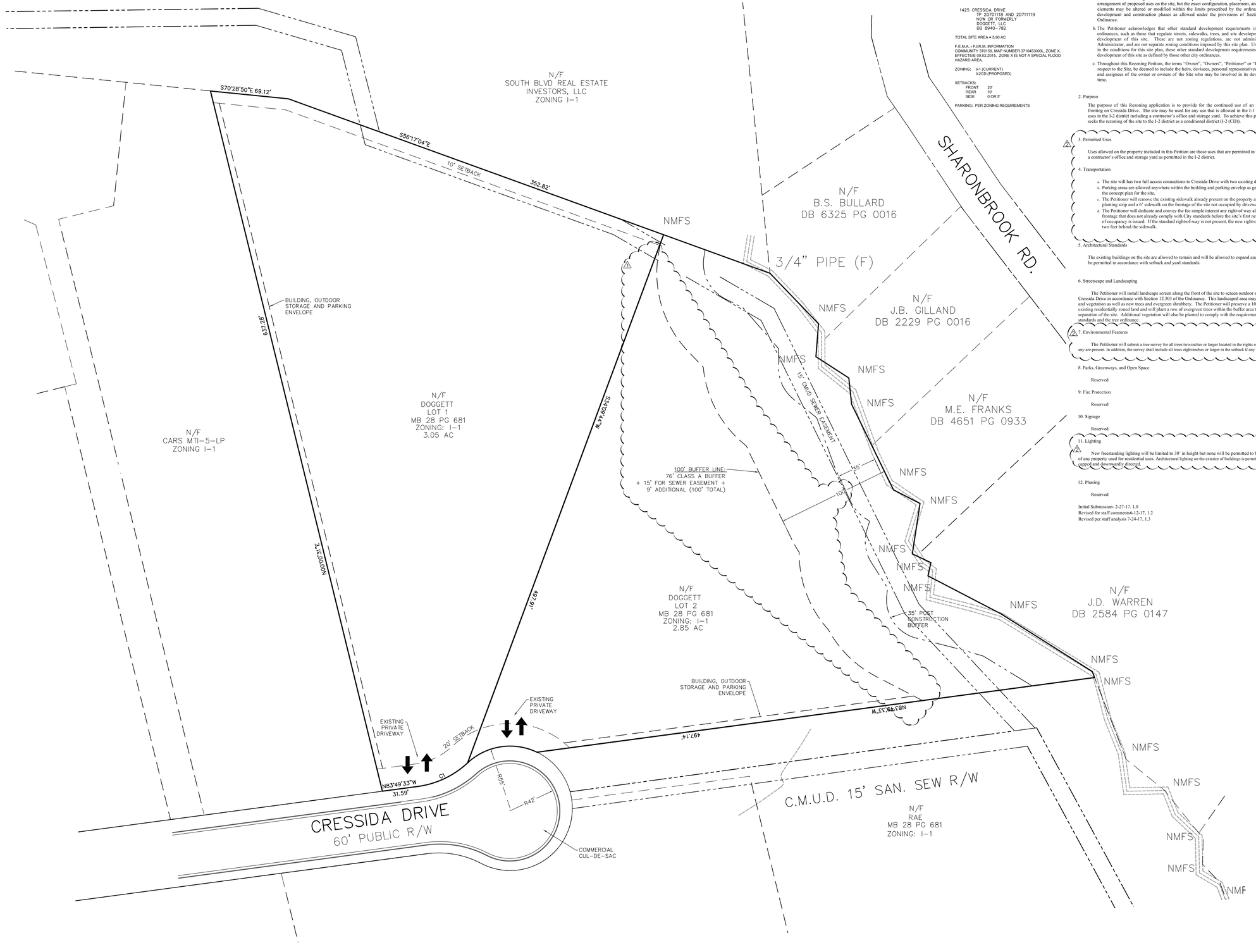


SITE AND PROJECT DEVELOPMENT DATA:

SUBJECT TRACTS:

1425 CRESSIDA DRIVE
TP 20701118 AND 20711119
NOW OR FORMERLY
DOGGETT, LLC
DB 8940-782

TOTAL SITE AREA = 5.90 AC

F.E.M.A. - F.I.R.M. INFORMATION
COMMUNITY 370159, MAP NUMBER 3710453000L, ZONE X, EFFECTIVE 09.02.2015. ZONE X IS NOT A SPECIAL FLOOD HAZARD AREA.

ZONING: I-1 (CURRENT)
I-2CD (PROPOSED)

SETBACKS:
FRONT 20'
REAR 10'
SIDE 0 OR 5'

PARKING: PER ZONING REQUIREMENTS

Doggett Concrete Company
Conditional Development Standards

1. General Provisions.

a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

2. Purpose

The purpose of this Rezoning application is to provide for the continued use of an industrial tract of land fronting on Cressida Drive. The site may be used for any use that is allowed in the I-1 district and for limited uses in the I-2 district including a contractor's office and storage yard. To achieve this purpose, the application seeks the rezoning of the site to the I-2 district as a conditional district (I-2 (CD)).

3. Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the I-1 district and for a contractor's office and storage yard as permitted in the I-2 district.

4. Transportation

a. The site will has two full access connections to Cressida Drive with two existing driveways.
b. Parking areas are allowed anywhere within the building and parking envelop as generally depicted on the concept plan for the site.
c. The Petitioner will remove the existing sidewalk already present on the property and install an 8' planting strip and a 6' sidewalk on the frontage of the site not occupied by driveways.
d. The Petitioner will dedicate and convey the fee simple interest any right-of way along the property frontage that does not already comply with City standards before the site's first new building certificate of occupancy is issued. If the standard right-of-way is not present, the new right-of-way will be set at two feet behind the sidewalk.

5. Architectural Standards

The existing buildings on the site are allowed to remain and will be allowed to expand and new buildings will be permitted in accordance with setback and yard standards.

6. Streetscape and Landscaping

The Petitioner will install landscape screen along the front of the site to screen outdoor storage areas from Cressida Drive in accordance with Section 12.303 of the Ordinance. This landscaped area may include existing trees and vegetation as well as new trees and evergreen shrubbery. The Petitioner will preserve a 100' buffer from existing residentially zoned land and will plant a row of evergreen trees within the buffer area to add to the visual separation of the site. Additional vegetation will also be planted to comply with the requirements of the buffer standards and the tree ordinance.

7. Environmental Features

The Petitioner will submit a tree survey for all trees two-inches or larger located in the rights of way of all streets if any are present. In addition, the survey shall include all trees eight-inches or larger in the setback if any are present..

8. Parks, Greenways, and Open Space

Reserved

9. Fire Protection

Reserved

10. Signage

Reserved

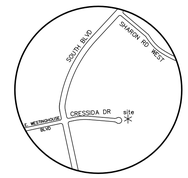
11. Lighting

New freestanding lighting will be limited to 30' in height but none will be permitted to be installed within 100' of any property used for residential uses. Architectural lighting on the exterior of buildings is permitted provided it is capped and downwardly directed.

12. Phasing

Reserved

Initial Submission- 2-27-17. 1.0
Revised for staff comments6-12-17, 1.2
Revised per staff analysis 7-24+17, 1.3



DB8605-897

0 20 40 80

1 inch = 40 ft.

DRAWING ISSUE & REVISION STATUS

ISSUE DATE	BY	DESCRIPTION
06.09.17	CHH	REVISED PER COMMENTS
07.21.17	CHH	REVISED PER COMMENTS

SEAL

07.21.2017

Lucas-Forman Incorporated
Land Surveying
Planning & Engineering

4000 Stuart Andrew Boulevard
Charlotte, North Carolina 28217

P.O. Box 11386 28220-1386

(704) 527-6626 Fax 527-9640
email: postmaster@lucas-forman.com

PROJECT NAME

DOGGETT CONCRETE
1415 CRESSIDA DRIVE
CHARLOTTE, NC 28273

SHEET NAME

REZONING SITE PLAN
PERITION: 2017-062

SURVEYED BY	DESIGNED BY	DRAWN BY
	C.H. HODGE	C.H. HODGE
JOB NUMBER	DATE	SHEET NUMBER
17007	02.27.17	1
FILE NUMBER	DWG FILE NAME	
301	17007-REZONING	