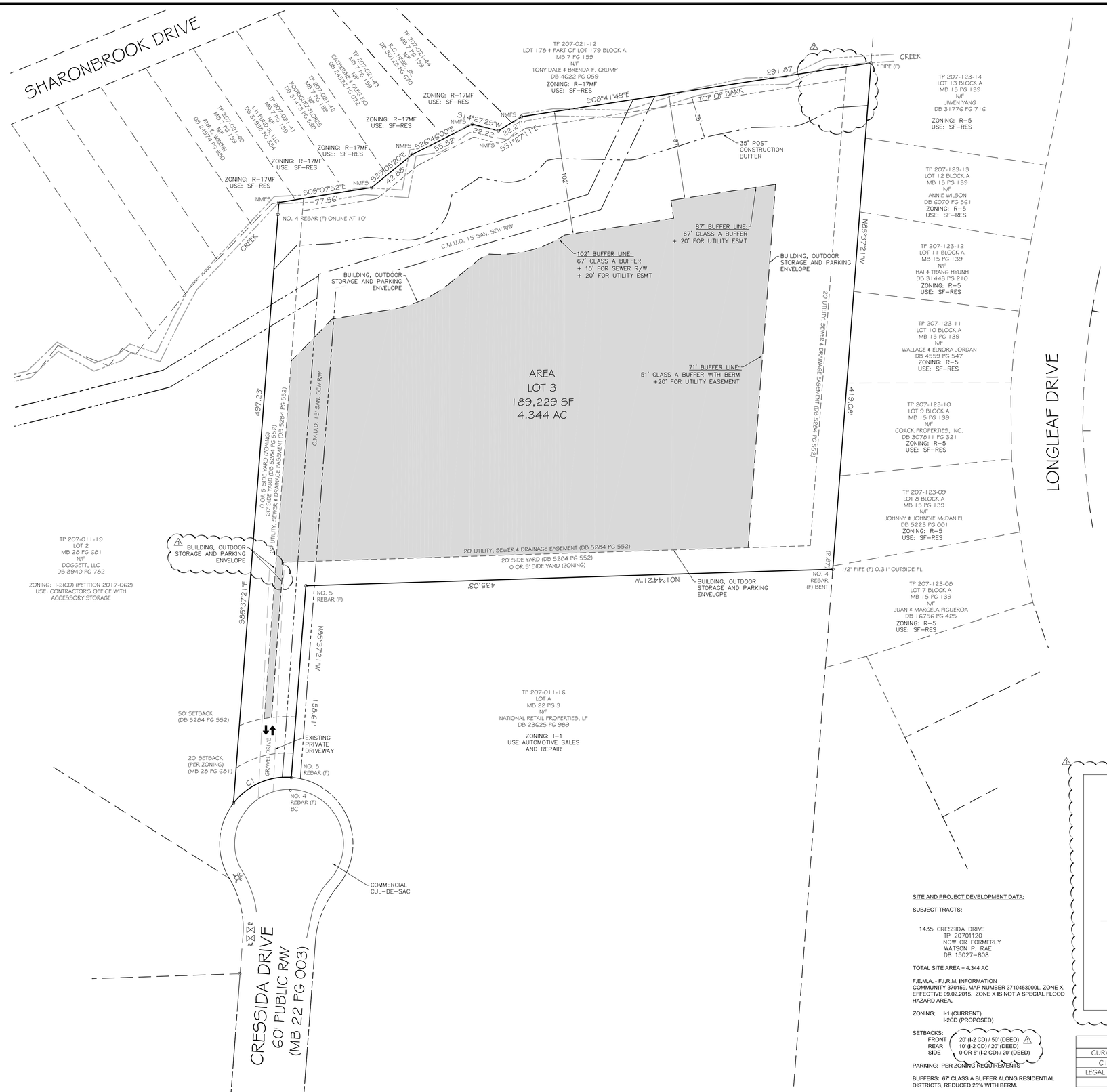


Atlantic Coast Contractors
Conditional Development Standards

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 with a small frontage on Cressida Drive. The site may be used for any I-2 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 I-2 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. Up to two buildings that may be constructed on the site with a total floor area of 5,000 sq. ft. on the site.

4. Transportation

a. The site will has an existing access connection to Cressida Drive with an existing driveway.
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 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.
d. The Petitioner will install an 8' planting strip and a 6' sidewalk on the frontage of the site not occupied by driveways before the site's first new building certificate of occupancy is issued.

5. Architectural Standards

Reserved.

6. Streetscape and Landscaping

The Petitioner will install landscape screen along the front of the site that is not occupied by the driveway 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/install a buffer from existing residentially zoned land as generally depicted on the site plan 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.ordinance, except that the number of trees that will be planted as part of the Class 'C' buffers will be increased by 100% and all of the trees planted to meet this standard will be evergreen trees planted in a double overlapping rows. In addition, the Petitioner will install an earthen embankment along the inside of the buffer area as a further sound attenuation element on the site.

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

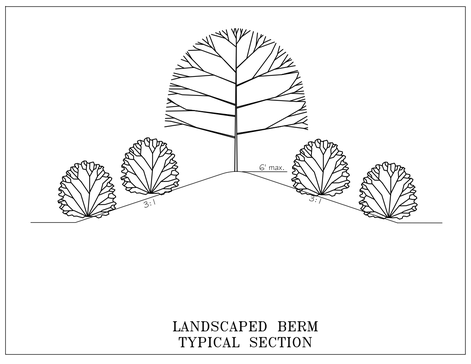
11. Lighting

New freestanding, downwardly directed 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- 11/23/17, 1.1
Resubmission based on staff comments: 1/16/18. 1.2
Revised per staff analysis and public hearing comments: 2/26/18: 1.3



LANDSCAPED BERM
TYPICAL SECTION

SITE AND PROJECT DEVELOPMENT DATA:

SUBJECT TRACTS:

1435 CRESSIDA DRIVE
TP 20701120
NOW OR FORMERLY
WATSON P. RAE
DB 15027-808

TOTAL SITE AREA = 4.344 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.

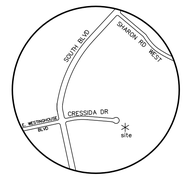
ZONING: I-1 (CURRENT)
I-2CD (PROPOSED)

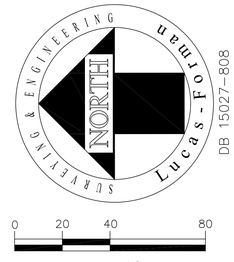
SETBACKS:
FRONT 20' (I-2 CD) / 50' (DEED)
REAR 10' (I-2 CD) / 20' (DEED)
SIDE 0 OR 5' (I-2 CD) / 20' (DEED)

PARKING: PER ZONING REQUIREMENTS

BUFFERS: 67' CLASS A BUFFER ALONG RESIDENTIAL DISTRICTS, REDUCED 25% WITH BERM.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	55.00	54.48	52.28	N 23°59'54" W	56°45'15"
LEGAL OF RECORD:					
	55.00	54.48	52.28	N 22°12'06" W	56°45'15"





DRAWING ISSUE & REVISION STATUS

ISSUE	DATE	BY	DESCRIPTION
1	01.15.2018	CHH	REVISED PER COMMENTS
2	02.25.2018	CHH	REVISED PER COMMENTS

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 25937 ENGINEER CHARLES H. HODGE

01.15.2018

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

ATLANTIC COAST CONTRACTORS
1435 CRESSIDA DRIVE
CHARLOTTE, NC 28273

SHEET NAME

REZONING SITE PLAN
PETITION: 2017-178

SURVEYED BY	DESIGNED BY	DRAWN BY
	C.H. HODGE	C.H. HODGE
JOB NUMBER	DATE	SHEET NUMBER
17184	NOV. 20, 2017	1
FILE NUMBER	DWG FILE NAME	
301	17184-REZONING	