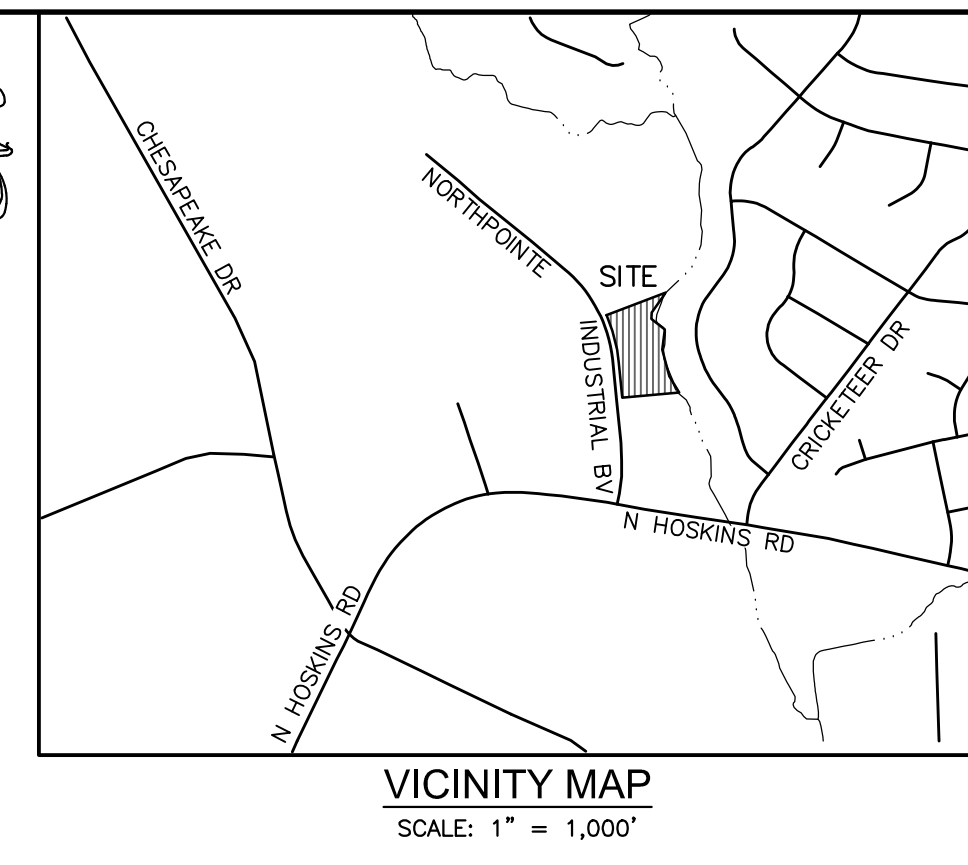




**DEVELOPMENT DATA:**

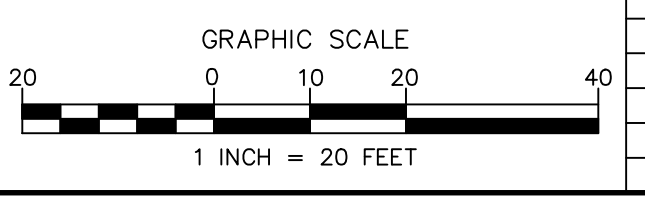
TOTAL PROPERTY AREA: 2.75 ACRES  
 TAX PARCEL: 039-102-05 AND 039-102-06  
 EXISTING ZONING: I-1  
 PROPOSED ZONING: I-2(CD)  
 EXISTING USE: VACANT  
 PROPOSED USE: TRANSPORTATION OFFICE AND PARKING FACILITY  
 PARKING PROVIDED: PER ORDINANCE SECTION 12.202  
 LOT SETBACKS: 20' FRONT SETBACK, 0-5' SIDE YARDS (OPTIONAL), 10' REAR YARD  
 PROPOSED BUILDING: 2,500 S.F. (OFFICE)



- 1. GENERAL PROVISIONS**
- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THE PETITIONER TO ACCOMMODATE THE DEVELOPMENT OF AN APPROXIMATELY 2.75 ACRE SITE LOCATED ON THE EAST SIDE OF NORTHPOINTE INDUSTRIAL ROAD.
  - DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLANS 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-2(CD) ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT AT THE SITE.
  - THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT OF THE DEVELOPMENT AND SITE IMPROVEMENTS MAY BE MODIFIED IN ACCORDANCE WITH APPLICABLE SETBACK, YARD AND BUFFER REQUIREMENTS AS DEPICTED ON THE REZONING PLAN AND THE ORDINANCE.
  - THE DEVELOPMENT OF THE SITE IS PROPOSED WITHIN MULTIPLE ADJACENT PARCELS THAT ARE TO BE CONSOLIDATED. THEREFORE, ANY YARD, BUFFER, BUILDING HEIGHT SEPARATION REQUIREMENTS, AND ANY OTHER REGULATIONS RELATED TO PARCEL BOUNDARIES SHALL NOT BE REQUIRED INTERNALLY.
  - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE OWNERS OF THE SITE IN ACCORDANCE WITH PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO REQUIREMENTS SET FORTH IN SECTION 6.207 OF THE ORDINANCE.
- 2. PERMITTED USES**
- THE SITE MAY BE DEVELOPED FOR USE AS A TRANSPORTATION OFFICE AND PARKING FACILITY IN ADDITION TO ANY SUCH USES PERMITTED IN THE I-2 ZONING DISTRICT BY-RIGHT OR UNDER PRESCRIBED CONDITIONS, ALONG WITH ACCESSORY USES, WITH THE EXCEPTION OF THOSE SPECIFICALLY PROHIBITED HEREIN.
  - THE FOLLOWING USES SHALL NOT BE PERMITTED: (1) AIRPORTS; (2) AMUSEMENT, COMMERCIAL OUTDOORS; (33) HELIPOINTS AND HELISTOPS, LIMITED; (34) HELIPOINTS AND HELISTOPS, UNLIMITED; (35) HIGHWAY AND RAILROAD RIGHTS-OF-WAY; (52) POWER GENERATOR PLANTS; (56) RAILROAD FREIGHT YARDS, REPAIR SHOPS, AND MARSHALING YARDS; (62) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS, DRIVE-IN SERVICES; (70) THEATERS, MOTION PICTURE; (71) THEATERS, DRIVE-IN MOTION PICTURE; (1) ABATTOIRS; (2) ADULT CARE CENTER; (3) ADULT ESTABLISHMENTS; (5) ANY ESTABLISHMENT CONTAINING MORE THAN 70,000 SQUARE FEET OF ENCLOSED SPACE ENGAGED IN THE OPERATION OF A FLEA MARKET; (9) CEMETERIES; (10) CHILD CARE CENTERS; (11) COMMERCIAL ROOMING HOUSES; (12) CONSTRUCTION AND DEMOLITION (C & D) LANDFILLS; (16) DEMOLITION LANDFILLS; (19) FOUNDRIES; (21) JAILS AND PRISONS; (22) JUNKYARDS; (24) LAND CLEARING AND INERT DEBRIS LANDFILLS (LID) OFF-SITE; (26) LUMBER MILLS AND STORAGE YARDS; (29) MEDICAL WASTE DISPOSAL FACILITIES; (36.1) PET SERVICES INDOOR/OUTDOOR (41) QUARRIES; (42) RACEWAYS AND DRAGSTRIPS; (44) SANITARY LANDFILLS; (48) SOLID WASTE TRANSFER STATIONS; (49) STADIUMS AND ARENAS OF NO MORE THAN 5,000 SEATS; (52) UNIVERSITIES, COLLEGES, AND JUNIOR COLLEGES.
  - NO HAZARDOUS CHEMICALS SHALL BE STORED OR MANUFACTURED ON THE SITE.
- 3. TRANSPORTATION/ACCESS**
- VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS FROM NORTHPOINTE BOULEVARD ARE SUBJECT TO ANY MODIFICATIONS AS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
  - THE LAYOUT OF THE INTERNAL VEHICULAR CIRCULATION MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE.
- 4. ARCHITECTURAL AND DESIGN STANDARDS**
- THE MAXIMUM HEIGHT OF THE PROPOSED BUILDING DEPICTED ON THE REZONING PLAN SHALL MEET THE I-2 ZONING ORDINANCE REQUIREMENTS.
  - DUMPSTER AND RECYCLING AREAS WILL BE SCREENING FROM ADJACENT PROPERTY AND FROM PUBLIC VIEW WITH A MINIMUM 6-FOOT HIGH SOLID WALL WITH A SOLID AND CLOSABLE GATE.
  - RETAINING WALLS OF ANY TYPE MAY BE CONSTRUCTED AS NEEDED TO ACCOMMODATE GRADE TRANSITIONS.
- 5. LIGHTING AND SIGNAGE**
- ALL STREET AND PARKING LOT LIGHTING FIXTURES SHALL BE SHIELDED AND DOWNWARDLY DIRECTED WITH FULL CUT-OFF FIXTURES. DETACHED LIGHTING SHALL NOT EXCEED 30 FEET IN HEIGHT.
  - ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE I-2 ZONING DISTRICT.
- 6. STREETScape AND LANDSCAPING**
- THE PETITIONER SHALL PROVIDE LARGE MATURING STREET TREES SPACED 40-FT ON CENTER ALONG THE ENTIRE NORTHPOINTE INDUSTRIAL BOULEVARD RIGHT-OF-WAY FRONTAGE.
  - A CLASS 'A' LANDSCAPE BUFFER SHALL BE PROVIDED ALONG ALL PROPERTY LINES ADJACENT TO RESIDENTIAL USES AND/OR RESIDENTIALLY ZONED PARCELS. EXISTING VEGETATION MAY COUNT TOWARDS LANDSCAPE BUFFER PLANTING REQUIREMENTS. THE REQUIRED LANDSCAPE BUFFER MAY OVERLAP ALL REGULATORY FLOODPLAINS. THE BUFFER WIDTH MAY BE REDUCED BY 25% WITH THE ADDITION OF A 4-FT MINIMUM HEIGHT BERM. (ORDINANCE 12.302)
  - OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM THE STREET AND FROM ANY PROPERTY USED OR ZONED AS RESIDENTIAL PURPOSES. (ORDINANCE 12.303)
  - PERIMETER FENCING SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- 7. ENVIRONMENTAL FEATURES**
- THE PETITIONER SHALL ADHERE TO ALL REQUIREMENTS OF THE POST CONSTRUCTION CONTROLS ORDINANCE AS THEY APPLY TO INDUSTRIAL DEVELOPMENTS WITHIN THE I-2 ZONING DISTRICT.
  - THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS AND MODIFICATIONS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL WATER TREATMENT REQUIREMENTS, NATURAL SITE DISCHARGE POINTS, AND SITE CONSTRAINTS.

**LEGEND**

	BOUNDARY OF PARCELS TO BE REZONED
	SETBACK AND/OR YARDS
	CLASS 'A' LANDSCAPE BUFFER
	100' SWIM BUFFER
	STREAM CENTERLINE
	FEMA FLOODWAY BOUNDARY
	COMMUNITY ENCROACHMENT AREA BOUNDARY
	100-YR EXISTING FLOODPLAIN BOUNDARY
	100-YR FUTURE FLOODPLAIN BOUNDARY



**REZONING PETITION:**

Project: **NORTHPOINTE INDUSTRIAL**  
 CHARLOTTE, NORTH CAROLINA

Title: **REZONING PLAN**

File #: 1803-REZONING Date: 02/24/2018 Project Egr: CNI

Design By: CNI

Drawn By: ARG

Scale: 1" = 20'

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 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8335

**ISAACS GROUP**  
 CIVIL ENGINEERING DESIGN AND SURVEYING

**RZ1.0**

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