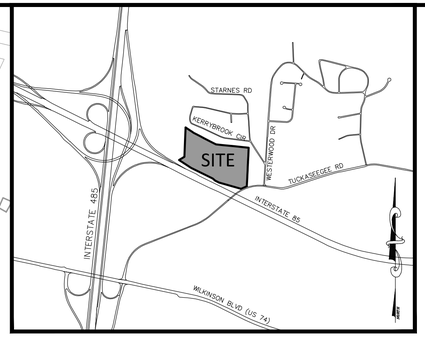

VICINITY MAP
NOT TO SCALE

Development Standards

1. Development Data Table

a. Site Area: ±34.63 acres
b. Tax Parcels: 055-272-01, 055-272-02, 055-272-03, 055-272-04, 055-272-05, 055-272-06, 055-272-07, 055-271-03, 055-271-02, 055-272-18
c. Existing Zoning: R-3
d. Proposed Zoning: I-1
e. Existing Use: Vacant/Residential
f. Proposed Use: Warehousing, warehouse distribution, manufacturing, office, and industrial uses as permitted by right and under prescribed conditions together with accessory uses, all as allowed in the I-1 zoning district (as more specifically described and restricted in the Development Standards below).
g. Maximum Gross Square Feet of Development: Up to 450,000 square feet of gross floor area.
h. Maximum Building Height: Height as permitted by Ordinance and will be measured as defined by the Ordinance.
i. Parking: As required by the Ordinance for the proposed uses.

1. General Provisions

a. Site Location. These Development Standards, Schematic Site Plan and other graphics set forth on Sheet RZ-1 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Clarius Partners, LLC ("Petitioner") to accommodate the development of industrial uses on an approximately 34.63 acre site located along Tuckaseegee Road (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 shall govern all development taking place on the Site.

c. Graphics and Alterations. Any schematic depictions of the building envelopes, parking areas, sidewalks, 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. Any layouts, 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:

- minor and don't materially change the overall design intent depicted on the Rezoning Plan; such as minor modifications to the configurations of any building envelope, driveways and parking area dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally 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 building(s) shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

2. Permitted Uses, Development Limitations:

a. Subject to the restrictions and limitations listed below in subsection 2.b. below, the principal building constructed on the Site may be developed with up to 450,000 square feet of gross floor area of warehousing, warehouse distribution, office, manufacturing, and industrial uses permitted by right and under prescribed conditions together with accessory uses; all allowed in the I-1 zoning district.

b. In no event shall the following uses be permitted as a principal use:

- Outdoor storage,
- Eating, Drinking, and Entertainment Establishments,
- Retail establishments, shopping centers, and personal services,
- Auction sales,
- Automobile, truck and utility trailer rental,
- Automotive repair garages, sales and repair, and/or service stations,
- Manufactured housing sales or repair,
- Petroleum storage facilities,
- Recycling or drop off centers

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: structured parking facilities and all loading dock areas (open or enclosed).

3. Access:

a. Access to the Site will be from Tuckaseegee Road as generally depicted on the Rezoning Plan, subject to improvements as set forth below. The exact alignment, dimensions and location of the access point to the Site and 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.

4. Setbacks, Buffers and Screening:

a. A twenty (20) foot setback shall be provided as required by Ordinance from public streets.

b. A one hundred (100) foot reduced Class A Buffer, that can be reduced per Ordinance, will be provided along the Site's boundary as generally depicted on the Rezoning Plan.

c. A ten (10) foot rear yard shall be provided along the Site's western property line as generally depicted on the Rezoning Plan.

d. A five (5) foot side yard shall be provided along the Site's northern, eastern, and southern property lines as generally depicted on the Rezoning Plan.

5. Architectural Standards Design Guidelines:

a. The principal building(s) constructed on the Site may use a variety of building materials. The building materials used for buildings may be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels, EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.

b. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties and proposed public streets at grade.

6. Enviromental Features:

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

b. The Site will comply with Tree Ordinance.

7. 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 or applicable parcels within the Site in accordance with the provisions herein and of Chapter 6 of the Ordinance.

8. 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.

KERRYBROOK CIRCLE
60' PUBLIC R/W
PID: 05527307 ZONING: R-3 USE: SF RESIDENTIAL
PID: 05527314 ZONING: R-3 USE: SF RESIDENTIAL
PID: 05527313 ZONING: R-3 USE: SF RESIDENTIAL
PID: 05527312 ZONING: R-3 USE: SF RESIDENTIAL
PID: 05527311 ZONING: R-3 USE: SF RESIDENTIAL
PID: 05527306 ZONING: R-3 USE: SF RESIDENTIAL
PID: 05527305 ZONING: R-3 USE: SF RESIDENTIAL
PID: 05527304 ZONING: R-3 USE: SF RESIDENTIAL
PID: 05527303 ZONING: R-3 USE: SF RESIDENTIAL
PID: 05527302 ZONING: R-3 USE: SF RESIDENTIAL
PID: 05527309 ZONING: R-3 USE: SF RESIDENTIAL
PID: 05527310 ZONING: R-3 USE: SFRESIDENTIAL
PID: 05527301 ZONING: R-3 USE: SF RESIDENTIAL
PID: 05527308
PID: 05522124 ZONING: R-12MF USE: VACANT
10' REAR YARD
75' REDUCED CLASS 'A' BUFFER WITH BERM
5' SIDE YARD
PID: 05527103
LIMIT OF PROPOSED DEVELOPMENT
UNOPENED R/W TO BE ABANDONED SEPARATELY
20' SETBACK
INTERSTATE I-85
PID: 05527209 ZONING: R-3 USE: SF RESIDENTIAL
STARNES ROAD
60' PUBLIC R/W
PID: 05527212 ZONING: R-3 USE: SF RESIDENTIAL
PID: 05527211 ZONING: R-3 USE: SF RESIDENTIAL
PID: 05527210 ZONING: R-3 USE: CHURCH
PID: 05527208 ZONING: R-3 USE: CHURCH
PID: 05527201
PID: 05527202
PID: 05527203
PID: 05527204
PID: 05527205
PID: 05527206
PID: 05527207
PID: 05527102
PID: 05527101 ZONING: R-3 USE: SF RESIDENTIAL
WESTERWOOD DRIVE
60' PUBLIC R/W
PID: 05528337 ZONING: R-3 USE: SF RESIDENTIAL
PID: 05528338 ZONING: R-3 USE: SF RESIDENTIAL
PID: 05528306 ZONING: R-3 USE: INSTITUTIONAL
PID: 05529101 ZONING: R-3 USE: INSTITUTIONAL
PID: 05528303 ZONING: R-3 USE: SF RESIDENTIAL
PID: 05528311 ZONING: R-3 USE: SF RESIDENTIAL
TUSKASEEGEE ROAD
60' PUBLIC R/W
70' FUTURE R/W
SITE ACCESS
20' SETBACK
20' TRANSITIONAL SETBACK
PID: 05551116 ZONING: I-1(CD) USE: COMMERCIAL
PID: 05551115 ZONING: R-3 USE: SF RESIDENTIAL
PID: 05551113 ZONING: R-3 USE: SF RESIDENTIAL
PID: 05551114 ZONING: R-3 USE: PUBLIC PARK
NORTH
GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

ORSBORN ENGINEERING GROUP
610 EAST MOREHEAD ST. SUITE 106
CHARLOTTE, NC 28202
P) 704-749-1432 • F) 704-749-1433

SCHEMATIC SITE PLAN
PETITION #2018-000
FOR
7800 TUCKASEEGEE ROAD
CHARLOTTE, NORTH CAROLINA

CLARIUS PARTNERS
200 W. MADISON ST., SUITE 3410
CHICAGO, IL 60606

NORTH CAROLINA PROFESSIONAL CORPORATION C-3139 ORSBORN ENGINEERING GROUP

REVISIONS | DATE

JOB #	18042
DATE:	09/12/18
SCALE:	1" = 100'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1

September 14, 2018 - 10:52am By: JWirsler
P:\18042 7800 Tuckaseegee\Dwg\18042 RZ-1.dwg

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