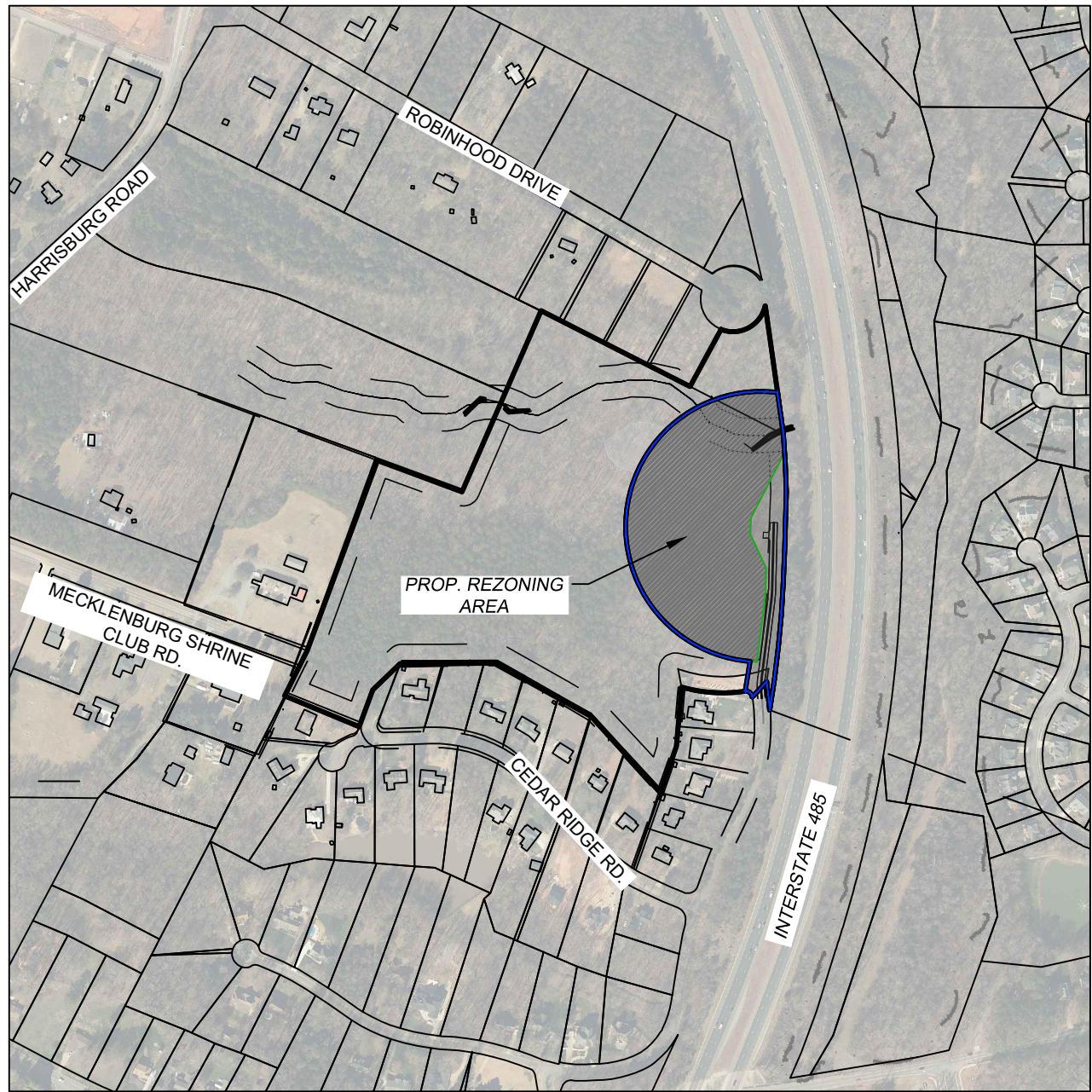




VICINITY MAP
1" = 500'

SITE AND DEVELOPMENT DATA	
JURISDICTION	MECKLENBURG COUNTY, NC
TAX PARCEL(S)	PORTION OF TAX PARCEL 11106402
SITE ADDRESS	10432 HARRISBURG RD
EXISTING ZONING	M1-A
PROPOSED ZONING	ML-1 (CD)
TOTAL SITE AREA	7.60 ACRES
EXISTING USE	VACANT
PROPOSED USE	BILLBOARD
MAXIMUM LIMIT OF DEVELOPMENT	N/A
TREE SAVE AREA REQUIRED	0.00 ACRES
TREE SAVE AREA PROVIDED	6.49 ACRES (85.5%)

1. GENERAL PROVISIONS:
- 1.1. SITE LOCATION: THESE DEVELOPMENT STANDARDS AND THE SITE PLAN AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY SAM'S HOLDINGS ON AN APPROXIMATELY 7.60-ACRE SITE LOCATED ON THE WEST SIDE OF I-485 BETWEEN HARRISBURG ROAD AND CAMP STEWART ROAD (THE "SITE") TO ACCOMMODATE AN OUTDOOR ADVERTISING SIGN ALONG THE I-485 FRONTAGE.
- 1.2. 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 UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE ML-1 ZONING CLASSIFICATION FOR THE SITE SO DESIGNATED ON THE REZONING PLAN SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- 1.3. GRAPHICS AND ALTERATIONS: THE SCHEMATIC DEPICTIONS OF THE USES, GREEN AREAS, 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. THE LAYOUT, 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 ARTICLE 37 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 MINOR AMENDMENT PROCESS PER ARTICLE 37.3 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.
- 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 MINOR AMENDMENT PROCESS PER ARTICLE 37.3 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:
- 2.1. THE SITE MAY ONLY BE DEVELOPED WITH AN OUTDOOR ADVERTISING SIGN, AND ANY ACCESSORY USES ASSOCIATED WITH SUCH SIGNAGE. ALL OTHER ML-1 USES ARE PROHIBITED ON THE SITE.
- 2.2. EXCEPT FOR THE AREA ADJACENT TO THE OUTDOOR ADVERTISING SIGN AND ITS ACCESS DRIVE, THE BALANCE OF THE 7.60-ACRE SITE WILL REMAIN UNDISTURBED WITH AN APPROXIMATE 6.49-ACRE TREE SAVE AREA AS GENERALLY DEPICTED ON THE REZONING PLAN.
3. ACCESS AND TRANSPORTATION IMPROVEMENTS:
- 3.1. A PRIVATE ACCESS DRIVE WILL BE PROVIDED TO THE SITE FROM TRACEWOOD COURT AS GENERALLY DEPICTED ON THE REZONING PLAN TO SERVICE THE OUTDOOR ADVERTISING SIGN AND IS NOT INTENDED FOR PUBLIC ACCESS. THE PETITIONER SHALL INSTALL A GATE AT THE END OF THE PLATTED RIGHT-OF-WAY FOR TRACEWOOD COURT AT THE ENTRANCE TO THE PRIVATE ACCESS DRIVE TO PREVENT ACCESS FROM THE GENERAL PUBLIC ONTO THE SITE.
- 3.2. ALL TRANSPORTATION IMPROVEMENTS, IF ANY, SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE RELEASE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES OR AGREED TO DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE. THE PETITIONER MAY REQUEST THAT CDOT ALLOW A BOND TO BE POSTED FOR ANY IMPROVEMENTS NOT COMPLETED AT THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS REQUESTED AND RELEASED.
- 3.3. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT AND NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- 3.4. THE PETITIONER WILL DEDICATE AND COVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY OR NCDOT PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
- 3.5. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- 3.6. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED EXISTING CITY OR STATE MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT OR NCDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT OR NCDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE REQUIREMENTS.
4. SEPARATION, SIGNAGE REGULATIONS, AND TREE SAVE:
- 4.1. THE OUTDOOR ADVERTISING SIGN SHALL BE LOCATED A MINIMUM OF 400 FEET FROM ALL NEIGHBORHOOD 1 AND NEIGHBORHOOD 2 PLACE TYPES.
- 4.2. THE OUTDOOR ADVERTISING SIGN SHALL COMPLY WITH ALL SIGN REGULATIONS WITHIN ARTICLE 22.10 (OUTDOOR ADVERTISING SIGNS) OF THE ORDINANCE.
- 4.3. THE ONLY AREAS TO BE DISTURBED ON THE SITE INCLUDE THE AREA ADJACENT TO THE PROPOSED OUTDOOR ADVERTISING SIGN AND ITS ACCESS DRIVE. THE REMAINING BALANCE OF THE 7.60-ACRE SITE WILL REMAIN UNDISTURBED WITH AN APPROXIMATE 6.49-ACRE TREE SAVE AREA AS GENERALLY DEPICTED ON THE REZONING PLAN.
5. ENVIRONMENTAL FEATURES:
- 5.1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28, THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS THAT MAY BE 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 MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- 5.2. THE SITE WILL COMPLY WITH THE TREE PROVISIONS OF THE ORDINANCE FOUND IN ARTICLE 20. THE FINAL LOCATION OF THE REQUIRED GREEN AREAS/TREE SAVE AREAS 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 PETITION AND ARE SUBJECT TO CHANGE.
- 5.3. DEVELOPMENT WITHIN ANY SWIMPCSO BUFFERS SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.
6. AMENDMENTS TO THE REZONING PLAN:
- 6.1. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF ARTICLE 37.3 OF THE ORDINANCE.
7. BINDING EFFECT OF THE REZONING APPLICATION:
- 7.1. 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 UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

