VICINITY MAP
NTS

SITE

LOFTIS CONSTRUCTION CORP.
(NOW OR FORMERLY)
DEED: 4009/895
ZONED I-1
LAND USE: VACANT

DAVID COX RD.
NC HWY #115
OLD STATESVILLE RD.
W.T. HARRIS BLVD.

REZONING PETITION NO. 2008-020 NOTES:

DEVELOPMENT DATA:
TAX PARCEL NUMBERS: 04322120, 04322121, AND 04322122.
ACREAGE: APPROXIMATELY 4.8 ACRES
EXISTING ZONING: I-1
PROPOSED ZONING: I-2(CD)
MAXIMUM BUILDING AREA: NOT TO EXCEED 75,000 SQUARE FEET
MAXIMUM BUILDING HEIGHT: 40 FEET PER I-2 ZONING
MINIMUM SETBACK: 20 FEET
MINIMUM SIDE YARD: 0 OR 5 FEET
REAR YARD: 10 FEET
PARKING & LOADING: OFF-STREET PARKING & LOADING WILL MEET THE MINIMUM REQUIREMENTS BY USE PER TABLE 12.202 OF THE ZONING ORDINANCE.

DEVELOPMENT NOTES:

BINDING EFFECT OF THE REZONING REQUEST
1) SHOULD THE REZONING REQUEST BE APPROVED BY CITY COUNCIL, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THIS SITE ARE IMPOSED UNDER THE DEVELOPMENT NOTES AND TECHNICAL DATA SHEET, UNLESS AMENDED IN THE MANNER PROVIDED IN THE ZONING ORDINANCE, BE BINDING UPON THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR SUCCESSORS IN INTEREST AND ASSIGNS.

2) THROUGHOUT THE DEVELOPMENT NOTES, THE TERM PETITIONER AND OWNER SHALL INCLUDE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND INTEREST AND ASSIGNS OF THE PETITIONER OR OWNER OF THE SITE WHO MAY BE INVOLVED IN FUTURE DEVELOPMENT THEREOF.

GENERAL PROVISION
1) UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR DEVELOPMENT NOTES, ALL REQUIREMENTS UNDER THE ZONING ORDINANCE FOR THE I-2 ZONING DISTRICT SHALL BE FOLLOWED.

2) THE DEVELOPMENT DEPICTED ON THE TECHNICAL DATA SHEET IS SCHEMATIC IN NATURE AND NOT TO BE CONSIDERED AS FINAL DEVELOPMENT PLANS, BUT AS A PRELIMINARY GRAPHIC REPRESENTATION OF THE TYPE OF DEVELOPMENT PROPOSED FOR THE SITE. ACCORDINGLY, SUBJECT TO FINAL DEVELOPMENT DESIGN, THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDING FOOTPRINT, PARCEL LINES, PARKING, SERVICE AREAS AND DRIVEWAYS ARE CONCEPTUAL AND MAY BE ALTERED OR MODIFIED DURING DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

3) PER SECTION 9.1105(6) OF THE ZONING ORDINANCE, OUTDOOR STORAGE OF GOODS AND MATERIALS USED IN THE ASSEMBLY, FABRICATION OR PROCESSING IS PERMITTED IN THE I-1 AND I-2 DISTRICTS, WHICH MUST BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 12.303.

4) ANY MODIFICATION(S) TO SITE PLAN ARE SUBJECT TO SECTION 6.207 OF THE ZONING ORDINANCE.

5) THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORM WATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY. NOT WITHSTANDING THE FOREGOING, THE PETITIONER SHALL NOT BE REQUIRED, DUE TO THE NATURE AND DEVELOPMENT OF NEIGHBORING INDUSTRIAL PROPERTIES, TO CONSTRUCT ANY FUTURE ROAD IMPROVEMENTS CONSISTING OF WIDENING AND IMPROVING DAVID COX ROAD AND INSTALLING CURB AND GUTTER AND SIDEWALKS.

6) LOCATION, SIZE, AND TYPE OF ANY STORM WATER MANAGEMENT SYSTEMS DEPICTED ON REZONING SITE PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL, AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

7) ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS CONTACT DEHNR. FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.

BULK REQUIREMENTS
1) THE BUILDINGS AND/OR STRUCTURES TO BE CONSTRUCTED ON THE SITE SHALL MEET OR EXCEED THE BULK AND HEIGHT REQUIREMENTS WITHIN THE ZONING ORDINANCE FOR THE I-2 ZONING DISTRICT.

BUFFERS AND SCREENING
1) BUFFERS AND SCREENING SHALL CONFORM TO THE STANDARDS SPECIFIED WITHIN CHAPTER 12, PART 3 OF THE ZONING ORDINANCE.

DESIGN AND PERFORMANCE STANDARDS
1) ALL DUMPSTER AREAS SHALL BE SCREENED WITH OPAQUE ENCLOSURES ON ALL FOUR SIDES WITH ONE SIDE BEING A HINGED OPAQUE GATE PER SECTION 12.403 OF THE ZONING ORDINANCE.

2) ALL MECHANICAL EQUIPMENT INCLUDING ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ABUTTING STREETS AND ADJOINING PROPERTIES PER SECTION 12.303 OF THE ZONING ORDINANCE.

3) ALL PARKING LOT LIGHTING SHALL BE FULLY SHIELDED BY DESIGN SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE PER SECTION 12.402 OF THE ZONING ORDINANCE.

4) WALL PAK LIGHTING SHALL NOT BE PERMITTED.

5) TREE SAVE AREA TOTAL APPROXIMATELY 10.4% OF THE SITE.

6) LOADING DOCKS ARE PROHIBITED TO FACE DAVID COX ROAD.

7) PER THE CITY ENGINEERING DEPARTMENT ON 01/18/2008, REQUIREMENTS FROM CHAPTER 19 OF THE CITY CODE PERTAINING TO THE INSTALLATION OF CURB, GUTTER AND SIDEWALK ALONG DAVID COX ROAD HAVE BEEN WAIVED AND NOT REQUIRED FOR THIS SITE.

OUTDOOR MATERIALS STORAGE STANDARDS
1) THE MINIMUM SETBACK FOR THE STORAGE OF OUTDOOR MATERIALS IS 50' FROM DAVID COX ROAD.
2) OUTDOOR MATERIALS ARE PROHIBITED TO BE PLACED BETWEEN THE BUILDING(S) AND DAVID COX ROAD.

STORM WATER MANAGEMENT
1) THE SITE IS SUBJECT TO CURRENT CITY STORM WATER REGULATIONS WHEN DEVELOPMENT PLANS FOR THE SITE ARE SUBMITTED FOR REVIEW AND APPROVAL. IF DEVELOPMENT/ENGINEERING PLANS FOR THE SITE ARE SUBMITTED ON OR AFTER JULY 1, 2008, THE SITE WILL BE SUBJECT TO THE STANDARDS SET FORTH IN THE CITY OF CHARLOTTE POST CONSTRUCTION CONTROL ORDINANCE, SECTION 305(B) 1, 2, 3, 5 AND 6.
2) NO STORM WATER FACILITY WILL BE ALLOWED WITHIN YARD BUFFERS OR SETBACKS.
3) THE PROPERTY OWNER OR PROPERTY ASSOCIATION WILL MAINTAIN ALL STORM WATER FACILITIES.

VEHICULAR DRIVEWAYS
1) THE NUMBER OF DRIVEWAY(S) ILLUSTRATED ON THE TECHNICAL DATA SHEET INDICATES THE MAXIMUM WHICH MAY BE CONSTRUCTED.
2) THE EXACT LOCATION AND DESIGN OF THE DRIVEWAY(S) IS SUBJECT TO THE APPROVAL OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
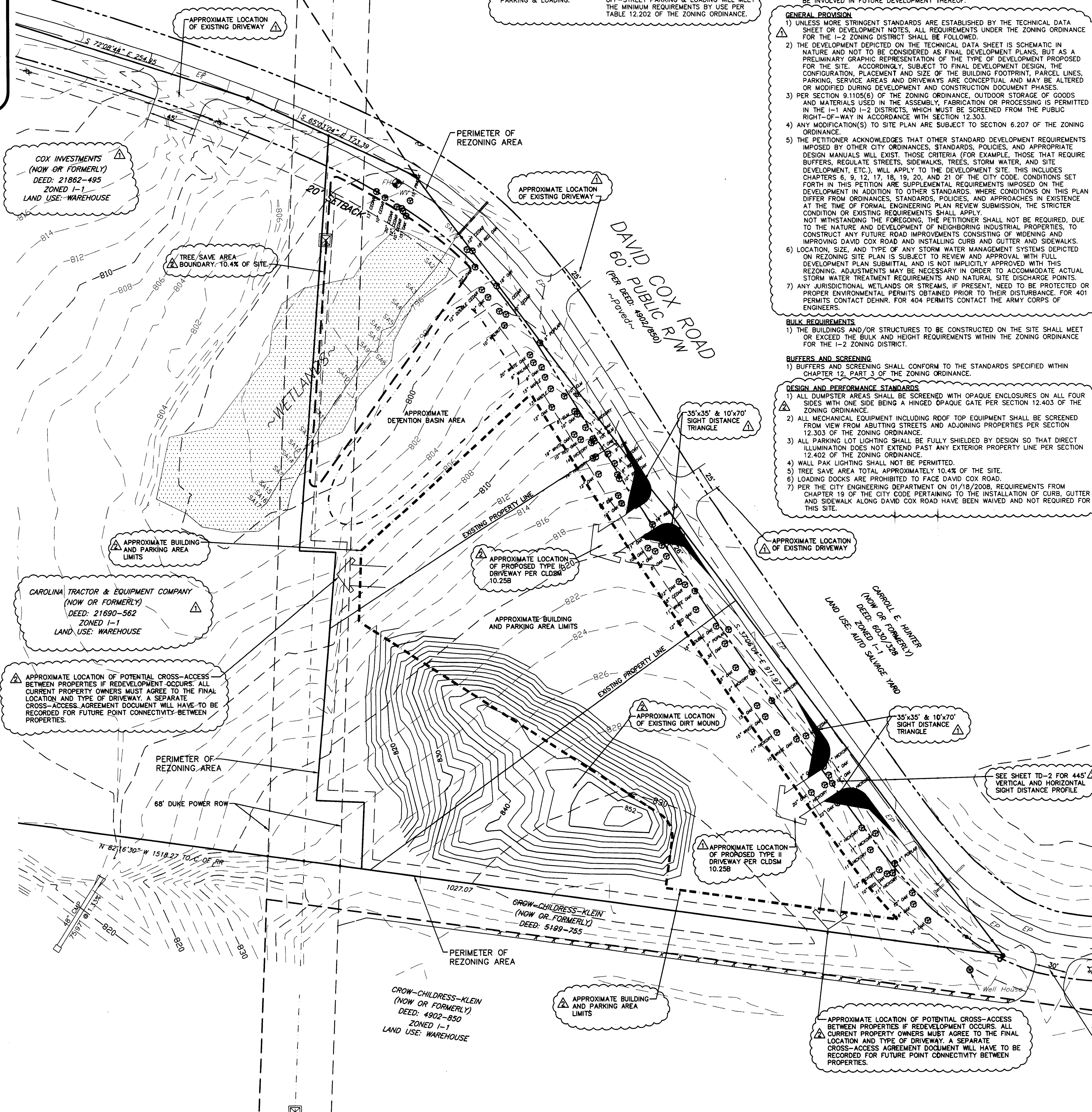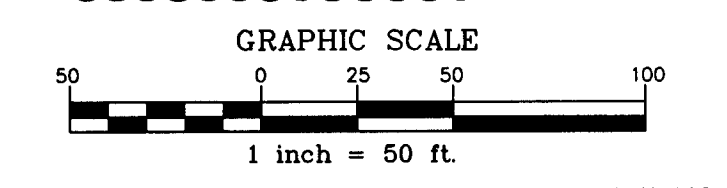
SIGNAGE
1) PROPOSED SIGNAGE SHALL CONFORM TO THE STANDARDS ESTABLISHED WITHIN CHAPTER 13 OF THE ZONING ORDINANCE.

PARKING AND LOADING AREAS
1) OFF-STREET PARKING AND LOADING AREAS SHALL MEET THE MINIMUM STANDARDS ESTABLISHED WITHIN CHAPTER 12, PART 2 OF THE ZONING ORDINANCE.

TREE ORDINANCE COMPLIANCE
1) NUMEROUS LARGE TREES CURRENTLY EXIST ALONG DAVID COX ROAD. IT IS THE INTENT OF THE PETITIONER TO PRESERVE THESE TREES DURING THE DEVELOPMENT OF THE SITE PER THE TREE ORDINANCE.
2) HOWEVER, IF DURING DEVELOPMENT OF THE SITE THE EXISTING TREES ALONG DAVID COX ROAD CANNOT BE INCORPORATED INTO THE DEVELOPMENT WITHOUT CREATING A HARDSHIP, TREES ARE DISEASED AND/OR DEVELOPMENT WILL COMPROMISE THE HEALTH OF TREES, THE URBAN FORESTRY STAFF SHALL GRANT PERMISSION TO REMOVE SUCH TREES.

USES
THE SITE MAY BE DEVELOPED FOR ALL I-2 USES AS PERMITTED UNDER THE ZONING ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS, ALONG WITH ACCESSORY USES, AS PERMITTED IN THE I-2 DISTRICT, EXCEPT THAT:

1) ABATTORS;
2) AIRPORTS;
3) FOUNDRIES;
4) HELIPORTS AND HELISTOPS, UNLIMITED;
5) HEAVY MANUFACTURE OF:
A) ABRASIVE AND ASBESTOS PRODUCTS,
B) AIRCRAFT AND PARTS,
C) AGRICULTURAL CHEMICALS,
D) ASPHALT PAVING AND ROOFING MATERIALS,
E) CHEMICAL MANUFACTURE,
F) REFINING AND PROCESSING,
G) CONCRETE,
H) GYPSUM AND PLASTER PRODUCTS,
I) CONSTRUCTION AND RELATED MACHINERY,
J) ENGINES AND TURBINES,
K) FATS AND OILS PROCESSING,
L) GUIDED MISSILES,
M) MOTOR VEHICLES AND PARTS,
N) LEATHER TANNING,
O) MANUFACTURED HOMES,
P) MEAT PRODUCTS,
Q) INCLUDING SLAUGHTERING AND DRESSING,
R) PAPER AND ALLIED PRODUCTS,
S) PETROLEUM AND COAL PRODUCTS,
T) RAILROAD EQUIPMENT,
U) SUGAR REFINING,
V) TEXTILE MILL PRODUCTS AND TIRES AND INNER TUBES;
6) POWER GENERATION PLANTS;
7) RAILROAD FREIGHT YARDS, REPAIR SHOPS AND MARSHALING YARDS;
8) THEATERS, DRIVE-IN MOTION PICTURE;
9) TRUCK STOPS;
10) WASTE INCINERATORS;
11) ADULT ESTABLISHMENTS;
12) BENEFICIAL FILL SITES;
13) BUS STOP SHELTERS;
14) CONSTRUCTION AND DEMOLITION LANDFILLS;
15) CEMETERIES;
16) DONATION DROP-OFF FACILITY;
17) DEMOLITION LANDFILLS AS A MAJOR SPECIAL USE PERMIT;
18) JAILS AND PRISONS;
19) JUNK YARDS;
20) LAND CLEARING AND INERT DEBRIS LANDFILLS: OFFSITE;
21) MEDICAL WASTE DISPOSAL FACILITIES;
22) NIGHTCLUBS, BARS AND LOUNGES UP TO 25,000 SQUARE FEET;
23) OFF-STREET PARKING LOTS;
24) PETROLEUM STORAGE FACILITIES WITH A STORAGE CAPACITY NO MORE THAN 200,000 GALLONS;
25) PETROLEUM STORAGE FACILITIES WITH A STORAGE CAPACITY OF MORE THAN 200,000 GALLONS;
26) QUARRIES;
27) RACEWAYS AND DRAG STRIPS;
28) SANITARY LANDFILLS;
29) SOLID WASTE TRANSFER STATIONS;
30) STADIUMS AND ARENAS OF NO MORE THAN 5,000 SEATS;
31) TEMPORARY BUILDINGS AND STORAGE OF MATERIALS AND;
32) UNIVERSITIES, COLLEGES AND JUNIOR COLLEGES SHALL NOT BE ALLOWED.
33) PER I-2 ZONING, NO RETAIL ESTABLISHMENT OR SHOPPING CENTER MAY EXCEED 25,000 SQUARE FEET AND NO OFFICE ESTABLISHMENT MAY EXCEED 100,000 SQUARE FEET.

COX INVESTMENTS
(NOW OR FORMERLY)
DEED: 21862-495
ZONED I-1
LAND USE: WAREHOUSE

CAROLINA TRACTOR & EQUIPMENT COMPANY
(NOW OR FORMERLY)
DEED: 21690-562
ZONED I-1
LAND USE: WAREHOUSE

CARROLL E. HUNTER
(NOW OR FORMERLY)
DEED: 6030-3208
ZONED I-1
LAND USE: AUTO SALVAGE YARD

CROW-CHILDRESS-KLEIN
(NOW OR FORMERLY)
DEED: 5199-755

CROW-CHILDRESS-KLEIN
(NOW OR FORMERLY)
DEED: 4902-850
ZONED I-1
LAND USE: WAREHOUSE

DAVID COX ROAD
60' PUBLIC R/W
PER DEED 4902/850
-PAVED-

PERIMETER OF REZONING AREA

APPROXIMATE LOCATION OF EXISTING DRIVEWAY

APPROXIMATE DETENTION BASIN AREA

WETLANDS

20' SETBACK

TREE SAVE AREA BOUNDARY: 10.4% OF SITE.

APPROXIMATE BUILDING AND PARKING AREA LIMITS

EXISTING PROPERTY LINE

35'x35' & 10'x70' SIGHT DISTANCE TRIANGLE

APPROXIMATE LOCATION OF PROPOSED TYPE II DRIVEWAY PER CLDSM 10.25B

APPROXIMATE LOCATION OF EXISTING DRIVEWAY

APPROXIMATE LOCATION OF POTENTIAL CROSS-ACCESS BETWEEN PROPERTIES IF REDEVELOPMENT OCCURS. ALL CURRENT PROPERTY OWNERS MUST AGREE TO THE FINAL LOCATION AND TYPE OF DRIVEWAY. A SEPARATE CROSS-ACCESS AGREEMENT DOCUMENT WILL HAVE TO BE RECORDED FOR FUTURE POINT CONNECTIVITY BETWEEN PROPERTIES.

APPROXIMATE LOCATION OF EXISTING DIRT MOUND

PERIMETER OF REZONING AREA

68' DUKE POWER ROW

PERIMETER OF REZONING AREA

APPROXIMATE BUILDING AND PARKING AREA LIMITS

35'x35' & 10'x70' SIGHT DISTANCE TRIANGLE

SEE SHEET TD-2 FOR 445' VERTICAL AND HORIZONTAL SIGHT DISTANCE PROFILE

APPROXIMATE LOCATION OF PROPOSED TYPE II DRIVEWAY PER CLDSM 10.25B

WELL HOUSE

APPROXIMATE LOCATION OF POTENTIAL CROSS-ACCESS BETWEEN PROPERTIES IF REDEVELOPMENT OCCURS. ALL CURRENT PROPERTY OWNERS MUST AGREE TO THE FINAL LOCATION AND TYPE OF DRIVEWAY. A SEPARATE CROSS-ACCESS AGREEMENT DOCUMENT WILL HAVE TO BE RECORDED FOR FUTURE POINT CONNECTIVITY BETWEEN PROPERTIES.

APPROXIMATE LOCATION OF EXISTING DRIVEWAY

N 82°16'30" W 1518.27 TO C OF RR

DAVID COX ROAD SITE
CHARLOTTE, NORTH CAROLINA
TECHNICAL DATA SHEET

REZONING PETITION
PETITION# 2008-020

GRAPHIC SCALE
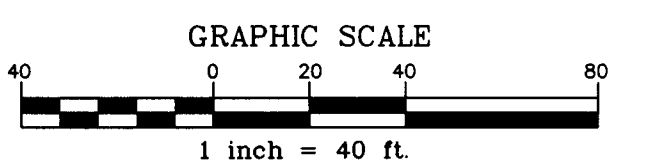50   0   25   50   100
1 inch = 50 ft.

PROJECT NO.: BCP-07010
FILENAME: BCP07010-TD
DESIGNED BY: CSS
DRAWN BY: CSS
SCALE: 1"=50'
DATE: 10-10-2007
SHEET NO. TD-1
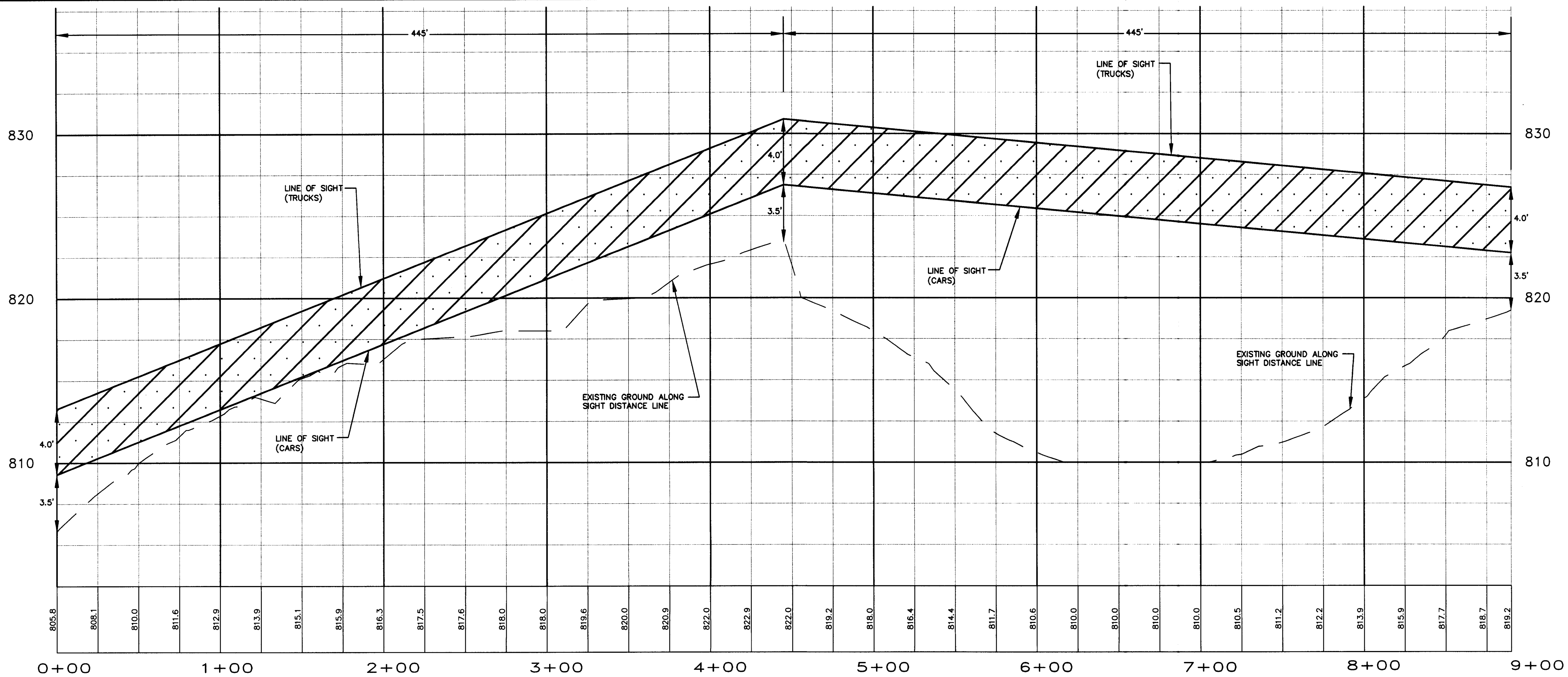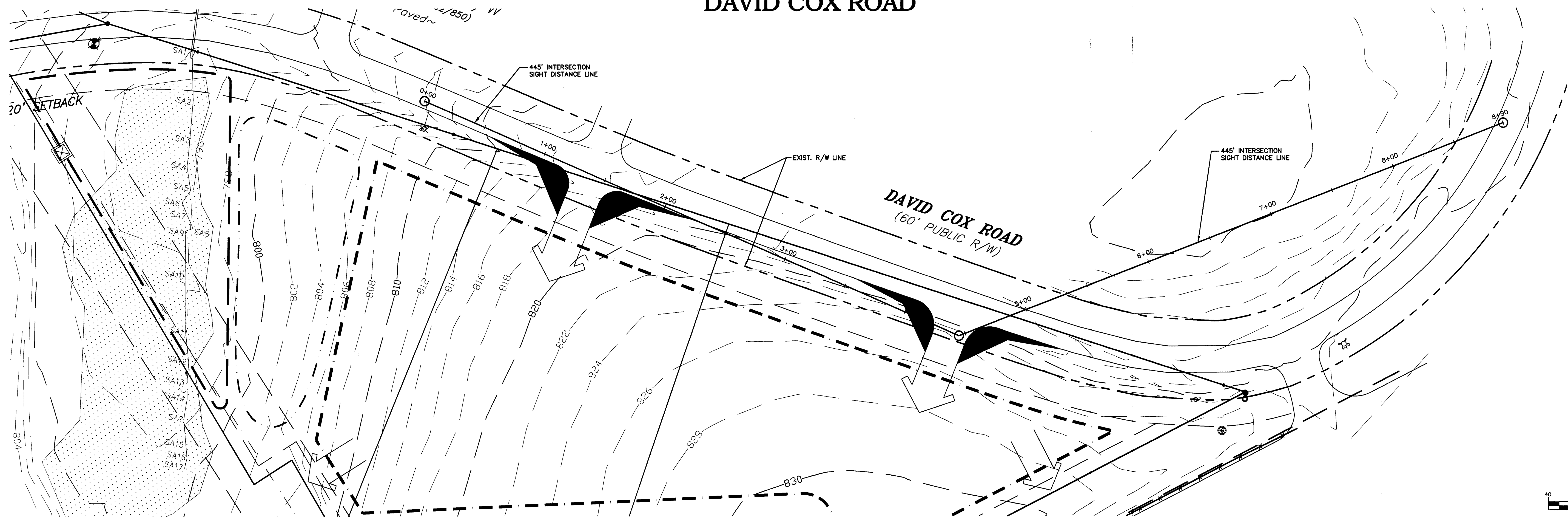
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

DAVID COX ROAD

Profile annotations:
- 445'
- 445'
- LINE OF SIGHT (TRUCKS)
- LINE OF SIGHT (TRUCKS)
- LINE OF SIGHT (TRUCKS)
- LINE OF SIGHT (CARS)
- LINE OF SIGHT (CARS)
- EXISTING GROUND ALONG SIGHT DISTANCE LINE
- EXISTING GROUND ALONG SIGHT DISTANCE LINE
- EXISTING GROUND ALONG SIGHT DISTANCE LINE
- 4.0' 3.5' 4.0' 3.5' 4.0' 3.5'

Elevation labels: 830, 820, 810 (left and right)

Station elevations (bottom of profile):
805.8, 808.1, 810.0, 811.6, 812.9, 813.9, 815.1, 815.9, 816.3, 817.5, 817.6, 818.0, 818.0, 819.6, 820.0, 820.9, 822.0, 822.9, 822.0, 819.2, 818.0, 816.4, 814.4, 811.7, 810.6, 810.0, 810.0, 810.0, 810.0, 810.5, 811.2, 812.2, 813.9, 815.9, 817.7, 818.7, 819.2

Stations: 0+00, 1+00, 2+00, 3+00, 4+00, 5+00, 6+00, 7+00, 8+00, 9+00

Plan view annotations:
- ~Paved~ (850') R/W
- 445' INTERSECTION SIGHT DISTANCE LINE
- 445' INTERSECTION SIGHT DISTANCE LINE
- EXIST. R/W LINE
- DAVID COX ROAD (60' PUBLIC R/W)
- 30' SETBACK
- SA1, SA2, SA3, SA4, SA5, SA6, SA7, SA8, SA9, SA10, SA11, SA12, SA13, SA14, SA15, SA16, SA17
- 0+00, 1+00, 2+00, 3+00, 4+00, 6+00, 7+00, 8+00
- Contours: 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830

REZONING PETITION
PETITION# 2008-020

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.

6			
5			
4			
3			
2	REVISIONS PER REZONING COMMENTS	01-18-2008	
1	REVISIONS PER REZONING COMMENTS	01-08-2008	
REVISIONS		DATE	

PROJECT NO.	BCP-07010
FILENAME:	BCP07010-TD-SD
DESIGNED BY:	CSS
DRAWN BY:	CSS
HORIZ. SCALE:	1" = 40'
VERT. SCALE:	1" = 4'
DATE:	10-10-2007

PLAN & PROFILE
DAVID COX ROAD
HORIZONTAL/VERTICAL SIGHT DISTANCE PLAN
STA. 0+00 THRU 8+90

DAVID COX ROAD SITE
CHARLOTTE, NORTH CAROLINA

SHEET NO.
TD-2

McADAMS

PRINT DATE: