

## DEVELOPMENT STANDARDS

### GENERAL PROVISIONS

THE DEVELOPMENT DEPICTED ON THE REZONING SITE PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE FINAL CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE, AND THE STANDARDS ESTABLISHED BY THE REZONING SITE PLAN AND THESE DEVELOPMENT STANDARDS DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. PARKING LAYOUTS MAY BE MODIFIED TO ACCOMMODATE THE FINAL BUILDING LOCATION. ONE OR MORE BUILDINGS MAY BE LOCATED WITHIN THE PARCELS ON THE SITE.

### PERMITTED USES/MAXIMUM GROSS FLOOR AREA

#### PARCEL A

1. PARCEL A MAY BE DEVOTED TO USES AS PERMITTED IN THE I-1 ZONING CLASSIFICATION ALONG WITH ANY ACCESSORY USES THAT ARE CLEARLY INCIDENTAL AND RELATED THERETO WITH THE EXCEPTION OF THE FOLLOWING DISALLOWED USES:

- MOTELS AND HOTELS,
- FAST FOOD RESTAURANTS WITH DRIVE THROUGH FACILITIES,
- CONVENIENCE STORES WITH GASOLINE SALES,
- CAR WASHES AS A PRINCIPAL USE,
- AUTOMOTIVE SERVICE STATIONS,
- ADULT ESTABLISHMENTS, AND
- NIGHTCLUBS.

2. IN THE EVENT PARCEL A IS REDEVELOPED OR THE EXISTING BUILDING LOCATED ON PARCEL A IS EXPANDED, NEW DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE REGULATIONS UNDER THE I-1 ZONING DISTRICT IN EFFECT AT THE TIME OF SUCH REDEVELOPMENT.

#### PARCEL B

1. PARCEL B MAY BE DEVOTED TO:

- SALES OF TRUCK CHASSIS AND PARTS
- TRUCK REPAIR AND SERVICING
- OTHER USES ALONG WITH ANY ACCESSORY USES AS PERMITTED IN THE B-2 ZONING CLASSIFICATION WITH THE EXCEPTION OF THE FOLLOWING DISALLOWED USES:

- MOTELS AND HOTELS,
- FAST FOOD RESTAURANTS WITH DRIVE THROUGH FACILITIES,
- CONVENIENCE STORES WITH GASOLINE SALES,
- CAR WASHES AS A PRINCIPAL USE,
- AUTOMOTIVE SERVICE STATIONS,
- ADULT ESTABLISHMENTS, AND
- NIGHTCLUBS.

2. ANY DEVELOPMENT ON PARCEL B SHALL CONFORM WITH ALL APPLICABLE REGULATIONS UNDER THE B-2 ZONING DISTRICT PLUS THE FOLLOWING ADDITIONAL STANDARDS AND PROVISIONS:

- a. PARCEL B OF THE SITE MAY BE DEVELOPED WITH UP TO 110,000 SQUARE FEET OF GROSS FLOOR AREA.
- b. A MINIMUM OF 15 PERCENT OF PARCEL B OF THE SITE SHALL BE DEVOTED TO TREE SAVE AREA.
- c. NO WALL PACK STYLE LIGHT FIXTURES WILL BE PERMITTED ON THOSE PORTIONS OF BUILDINGS ORIENTED DIRECTLY TO THE I-85 SERVICE ROAD (EQUIPMENT DRIVE) AND ANY WALL MOUNTED LIGHT FIXTURES INSTALLED ON PARCEL B OF THE SITE SHALL BE CARPED AND FULLY SHIELDED SO THAT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

- d. ALL SIGNS PLACED ON PARCEL B OF THE SITE WILL BE ERECTED IN ACCORDANCE WITH CHAPTER 13 OF THE ORDINANCE. DETACHED SIGNAGE ON PARCEL B OF THE SITE SHALL NOT EXCEED 40 FEET IN HEIGHT AND 128 SQUARE FEET IN AREA. THE PETITIONER SHALL INSTALL DIRECTIONAL SIGNAGE ON THE PARCEL B DRIVEWAYS ON THE I-85 SERVICE ROAD (EQUIPMENT DRIVE) DIRECTING TRAFFIC TOWARDS SUGAR CREEK ROAD.
- e. A CLASS C BUFFER SHALL BE PROVIDED ON PARCEL B OF THE SITE WHERE IT ADJOINS INST(CD) ZONING. SUCH BUFFER SHALL COMPLY WITH CHAPTER 12, PART 3 OF THE ORDINANCE.

- f. ALL SCREENING AND LANDSCAPING ON PARCEL B OF THE SITE SHALL MEET OR EXCEED THE STANDARDS OF THE ORDINANCE.

- g. DUMPSTER AREAS WILL BE ENCLOSED ON ALL THREE SIDES BY AN OPAQUE WALL WITH THE FOURTH SIDE BEING A HINGED OR ROLLING GATE OR MORE. THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.

- h. IN THE EVENT PARCEL B OF THE SITE DEVELOPS AS A TRUCK SALES/SERVICE CENTER, THE TRUCK SALES COMPONENT OF THE USE WILL NOT OPERATE ON SUNDAYS.

- i. PARKING AND LOADING ON PARCEL B OF THE SITE SHALL CONFORM TO CHAPTER 12, PART 2 OF THE ORDINANCE.

- j. STORMWATER VOLUME CONTROL - FOR COMMERCIAL PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUA, THE PETITIONER SHALL PROVIDE STORMWATER MEASURES TO CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24 HOUR, 24 HOUR, RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS BUT NOT MORE THAN 120 HOURS.

- k. STORMWATER PEAK CONTROL - FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA, THE PETITIONER SHALL PROVIDE STORMWATER MEASURES TO CONTROL THE PEAK DISCHARGE TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR, 6-HOUR STORM AND PERFORM A DOWNSCREEN ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSCREEN ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YEAR AND 25 YEAR, 6-HOUR STORMS.

FOR COMMERCIAL PROJECTS WITH LESS THAN OR EQUAL TO 24% BUA BUT GREATER THAN ONE ACRE OF DISTURBED AREA, THE PETITIONER SHALL PROVIDE STORMWATER MEASURES TO CONTROL THE PEAK DISCHARGE TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 2 AND 10 YEAR, 6 HOUR STORM.

- l. STORMWATER QUALITY TREATMENT - FOR COMMERCIAL PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, THE PETITIONER WILL CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) THAT ARE DESIGNED TO ACHIEVE 85% TOTAL SUSPENDED SOLIDS REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMP'S SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MECKLENBURG COUNTY BMP DESIGN MANUAL, JULY 2007 OR NORTH CAROLINA DIVISION OF WATER QUALITY STORMWATER BEST MANAGEMENT PRACTICES MANUAL JULY 2007.

- m. STREAM BUFFERS - ALL PERENNIAL AND INTERMITTENT STREAMS DRAINING LESS THAN 50 ACRES SHALL HAVE A MINIMUM 30-FOOT VEGETATED BUFFER INCLUDING A 10-FOOT ZONE ADJACENT TO THE BANK. NO DISTURBANCE OF THE BUFFER IS ALLOWED; HOWEVER, ANY DISTURBED AREA MUST BE REVEGETATED AND DISTURBANCE OF THE 10-FOOT ZONE ADJACENT TO THE BANK SHALL REQUIRE STREAM BANK STABILIZATION USING BIOENGINEERING TECHNIQUES AS SPECIFIED IN THE BMP DESIGN MANUAL.

ALL STREAMS DRAINING GREATER THAN OR EQUAL TO 50 ACRES AND LESS THAN 300 ACRES SHALL HAVE A 35-FOOT BUFFER WITH TWO (2) ZONES, INCLUDING STREAM SIDE AND UPLAND. STREAMS DRAINING GREATER THAN OR EQUAL TO 300 ACRES AND LESS THAN 640 ACRES SHALL HAVE A 50-FOOT BUFFER WITH THREE (3) ZONES, INCLUDING STREAM SIDE, MANAGED USE, AND UPLAND.

STREAMS DRAINING GREATER THAN OR EQUAL TO 640 ACRES SHALL HAVE A 100-FOOT BUFFER, PLUS 50% OF THE AREA OF THE FLOOD FRINGE BEYOND 100 FEET. THIS BUFFER SHALL CONSIST OF THREE (3) ZONES, INCLUDING STREAM SIDE, MANAGED USE AND UPLAND.

ALL BUFFERS SHALL BE MEASURED FROM THE TOP OF BANK ON BOTH SIDES OF THE STREAM. THE USES ALLOWED IN THE BUFFER ZONES AS DESCRIBED IN THE S.W.I.M. STREAM BUFFER REQUIREMENTS IN THE ZONING ORDINANCE, CHAPTER 12, AS WELL AS THE OTHER PROVISIONS OF THE S.W.I.M. ORDINANCE SHALL APPLY (EXCEPT BUFFER WIDTHS).

- n. THE FRONT ELEVATION OF BUILDINGS LOCATED ON THAT PORTION OF PARCEL B OF THE SITE WITHIN 100 FEET OF THE EQUIPMENT DRIVE RIGHT-OF-WAY LINE SHALL BE COMPRISED OF SPLIT FACE BLOCK, BRICK, PRECAST OR OTHER MASONRY MATERIALS.
- o. SIDEWALK ALONG THE I-85 SERVICE ROAD (EQUIPMENT DRIVE) SHALL CONFORM TO THE REGULATIONS OF THE CITY CODE.

### UNIFIED DEVELOPMENT

THE SITE MAY BE CONSIDERED A UNIFIED DEVELOPMENT PLAN AND AS SUCH INTERNAL SIDE AND/OR REAR YARDS MAY BE ELIMINATED, SUBJECT TO THE NORMALLY REQUIRED STAFF REVIEW AND APPROVAL PROCESS.

### AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE REZONING SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

### BINDING EFFECT OF THE REZONING APPLICATION

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING SITE 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.

## LEGEND



## SITE DATA TABLE

### PARCEL A

TAX PARCEL NO.: 04701132

SITE AREA: 8.69 ACRES

EXISTING ZONING: BP

PROPOSED ZONING: I1 (CD)

EXISTING USE: COMMERCIAL (OFFICE/WAREHOUSE)

PROPOSED USE: COMMERCIAL (OFFICE/WAREHOUSE)

#### SETBACKS:

FRONT: 20'

SIDE: NONE

REAR: 10'

MAXIMUM BUILDING HEIGHT: 40' \*

### PARCEL B

TAX PARCEL NO.: 04701134 & 04701135

SITE AREA: 20.0 ACRES

EXISTING ZONING: BP

PROPOSED ZONING: B2 (CD)

EXISTING USE: VACANT

PROPOSED USE: TRUCK SALES/SERVICE

#### SETBACKS:

FRONT: 20'

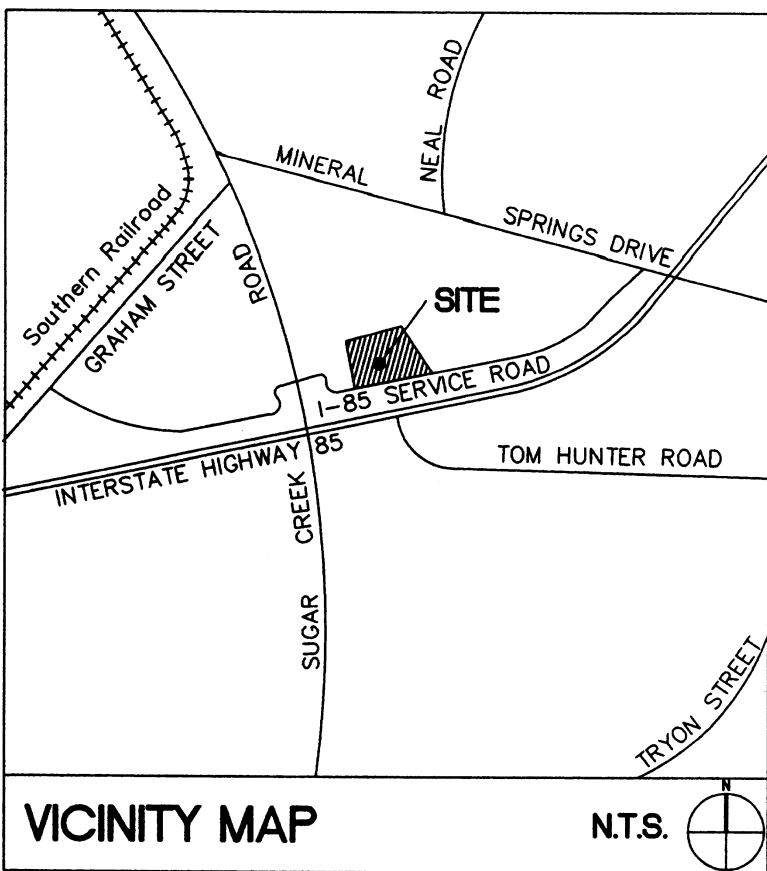
SIDE: NONE

REAR: 10'

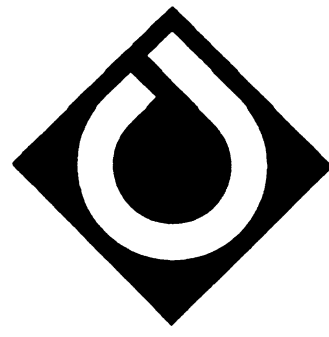
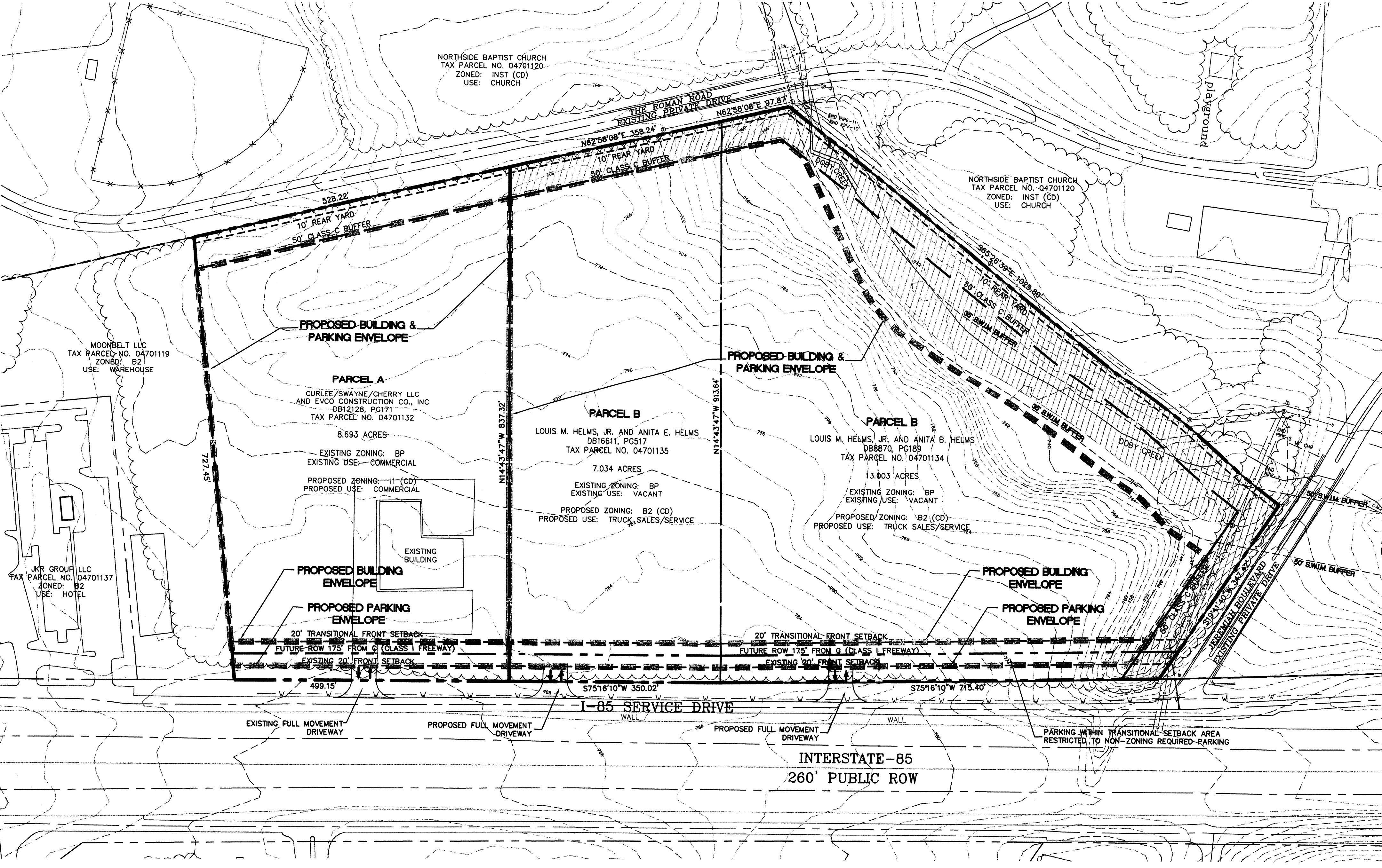
MAXIMUM BUILDING HEIGHT: 40' \*

PROPOSED TREE SAVE AREA: 3.0 Ac. = 15%

\* A BUILDING MAY BE ERECTED TO A HEIGHT IN EXCESS OF 40' PROVIDED THE MINIMUM SIDE YARD IS INCREASED 1' FOR EVERY 2' IN BUILDING HEIGHT IN EXCESS OF 40'.



BOUNDARY INFORMATION FOR PARCEL B OBTAINED FROM SURVEYS PREPARED BY R.B. PHARR & ASSOCIATES, P.A., DATED JUNE 2, 1994, AND DECEMBER 19, 1996.



**ColeJenest & Stone**

Shaping the Environment  
Realizing the Possibilities

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

200 South Tryon Street, Suite 1400 Charlotte, NC 28202  
704.376.1555 • 704.376.1553 • www.colejeneststone.com

## Virginia Truck Center

267 Lee Highway  
Roanoke, Virginia 24019

## Charlotte Truck Center

Charlotte, North Carolina

## TECHNICAL DATA SHEET Petition #2008-023

### Project No.

3766

### Issued

10/12/07

### Revised

01/17/08



SCALE: 1"= 100'

0 50 100 200

## RZ1.0

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2007 ©