Rezoning Site Plan and Building Expansion

30 May 2017

1. Development Data Table
a. Site Acreage: 0.78
b. Tax Parcels included in Rezoning: 04115106
c. Existing Zoning (including overlays and vesting): R-4
d. Proposed Zoning (including overlays and vesting): B-2(CD)
e. Number of Residential Units by Housing Type: NA
f. Residential Density: NA
g. Square Footage of Non-Residential Uses by Type: 11,500
h. Floor Area Ratio: 0.34
i. Maximum Building Height: 22'
j. Maximum Number of Buildings: 1 (Attached)
k. Number and/or Ratio of Parking Spaces: 12 provided / 3 required
l. Amount of open space: 0.66

2. General Provisions
a. Note addressing applicability of ordinances: B-2(CD) allows for wholesale business operations.
b. Note that alterations to the conditional plan are subject to Section 6.207 Alterations to Approval

3. Optional Provisions
a. Listing of all optional provisions: NA

4. Permitted uses
a. Allowed uses or prohibited uses: Wholesale and Part Reconditioning
b. Other Use Restrictions: NA

5. Transportation
a. Dedication and reservation of street right-of-way to City/NCDOT: Already done via widening of Statesville Rd
b. Transportation Improvements constructed in conjunction with development: Use of existing drive

6. Architectural Standards
a. Building Materials: Concrete, Aluminum, Steel to match existing
b. Building Scale: Single Story w/ mezzanine and knee wall
c. Treatment of urban design and architectural elements, such as street walls, building entrances, canopies and balconies: Canopies at building entrance.

7. Streetscape and Landscaping
a. Streetscape (sidewalk and planting strip) standards: Bushes planted at back of sidewalk
b. Special landscape, buffer, screening treatment: Fencing around perimeter

8. Environmental Features
a. Tree save areas: See drawing
b. PCCO treatment: NA
c. Environmental provisions per Environmental General Development Policies (reference the EGDP in packet): Existing non-conforming

9. Parks, Greenways, and Open Space
a. Reservation/Dedication of park and or greenway: NA
b. Park and/or greenway improvements: NA
c. Connections to park and/or greenway: NA
d. Privately constructed open space: NA

10. Fire Protection
a. Fire lane treatment: See drawing

11. Signage
a. Sign limitations – size, type, location if different from ordinance requirements: Signage to remain building mounted

12. Lighting
a. Limitations on type or location of lighting: Building mounted security lighting only.
b. Location and height of special lighting, such as pedestrian scale lighting: NA

13. Phasing
a. Development phasing by use, area and/or square footage and trigger for each phase: Single Phase Addition to Existing.

14. Other
a. Indicate if a request for right-of-way abandonment or a variance has been submitted for the subject property. Such request may need approval prior to
a City Council vote on the rezoning: NA
c. Property corner tie points for mapping: Statesville Road and Cindy Lane
c. Public facilities/sites to be provided: NA
d. Provision of public art: NA
e. Underground utilities: Tie to existing
f. Other conditions not previously listed: NA

Grasset Ave

790

R-4

786

30' Setback reduced 25% by fence

794

Cindy Lane

Existing Warehouse Building

B-2

New Warehouse Building

Tree save area

FIRE LANE

FIRE LANE

Existing Parking

New Surface Parking
12 Spaces

Currently R-4

30' Setback

Tree save area

Statesville Road

Scale: 1" = 50'

New Warehouse Building = 11,500sf
Parking at 25 per 1000 SF
3 Parking Spaces Required

Bicycle Parking at 1 per 40,000sf
1 Bicycle Parking Required

Tree save area

Vicinity Map

Project Site

N