

Petition #: 2007-106

DEVELOPMENT DATA

Tract Parcel #': 069-041-26, 069-041-23, 069-041-24, and 069-041-01
Acreage: 28.31 Acres Total
Existing Zoning: R-5B/MF, B-2, and I-1
Proposed Zoning: I-2 (CD)

DEVELOPMENT NOTES:

Binding Effect of the Resoning Documents & Definitions

1. If this Resoning Petition is approved, all conditions applicable to development of this site are imposed under these Development Notes and Technical Data Sheet, unless amended in the manner provided under the Ordinance, by binding upon Petitioner and the current and subsequent owners of the site or sites and their successors in interest and assigns.
2. Throughout these Development Notes, the term "Petitioner" and "Owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the site who may be involved in any future development thereof.

General Provision

1. Unless more stringent standards are established by this Technical Data Sheet or these Development Notes, all requirements established under the Charlotte Zoning Ordinance (the "Ordinance") for the I-2 zoning district classification shall be followed.
2. The development depicted on this plan is schematic in nature, not to be considered as specific development plans, but rather as a preliminary graphic representation of the type of development and layout proposed for the site. Accordingly, subject to the final design, the configuration, placement and size of the building footprint, parcel lines, parking, service areas, and driveways are conceptual in nature and may be altered or modified during development and construction document phases.

Permitted Uses

1. The site may be developed for all uses as permitted under the Ordinance by right, or under prescribed conditions, along with accessory uses, as permitted to a I-2 Zoning District, except that car-wash, tobacco, horse shows, shooting ranges, bottle filling, dry cleaning, storage, auto wash for professional cleaning, veterinary, drive-in theaters, animal hospitals, animal kennels, abortion clinics, junk yards, building, storage or processing of scrap metal, glass, paper or rags, or storage or processing of wood or junk motor vehicles, truck stops, utility and non-utility trailer sales and rentals, waste transfer, adult book stores, adult establishments or similar business operations which sell or display material of an "adult" nature shall not be allowed.

Setbacks, Side Yards and Rear Yards

1. The buildings and/or structures to be constructed on this site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the I-2 Zoning District.

Barriers and Screening

1. Barriers and screening shall conform to the standards specified in Sections 12.302, 12.303 and 12.304 of the 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.
2. All mechanical equipment including roof top equipment shall be screened from view from adjoining streets and adjoining properties.
3. All parking lot lighting shall be "fully shielded" by design such that direct illumination does not extend past any exterior property line.
4. No wall pole lighting will be permitted.
5. Maximum building height to be forty feet (40').
6. The Property Owner's Association (POA) will maintain the master detention basins as well as any areas not located within parcels to be developed and/or devoted to the County.
7. No parking or maneuvering will be allowed between the new and existing buildings on Rozzelle's Ferry Road.
8. All existing driveways that are not to be used in the redevelopment of the site will be removed and replaced with curb and gutter.
9. The redeveloped site will consist of a maximum of 150,000 SF building space.

10. The petitioner will not be responsible for constructing the park and/or greenway, but only delineation of the land to the County for those purposes.

11. A City Lot (50') wide access easement will be granted between the donated land to the County and Zebulon Avenue for purposes of accessing the future greenway. The location of the easement shall be established after the design of the stormwater BMP's and other improvements have been finalized.

Storm Water Management

1. No storm water detention will be allowed in buffers or wetlands.

Storm Water Quality Control

1. The petitioner shall design the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that the development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.

Storm Water Quality Treatment

1. For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCEM) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be not according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.

Volume and Peak Control

1. For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.

1. For residential projects with greater than 24% BUIA, control the peak to match the predevelopment runoff rates for the 10-year, 6-hour storms and perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency. "Residential" shall be defined as "a development consisting of dwelling units with open yards on at least two sides where land is sold with each dwelling unit."

1. For commercial projects with greater than 24% BUIA, control the peak to match the predevelopment runoff rates for the 10-year, 6-hour storms and perform a downstream analysis to determine whether additional peak control is needed, and if so, for what level of storm frequency. If a downstream analysis is not performed, control peak for the 10-year and 25-year, 6-hour storms.

1. For commercial projects with less than or equal to 24% BUIA, but greater than one-half of disturbed area, control the peak to match predevelopment runoff rates for the 2 and 10-year, 6-hour storms.

Utilities Access/Obstacles

1. The number of driveways shown indicated the maximum which may be constructed.
2. The exact location and design is subject to the approval of the Charlotte Department of Transportation.

Signs

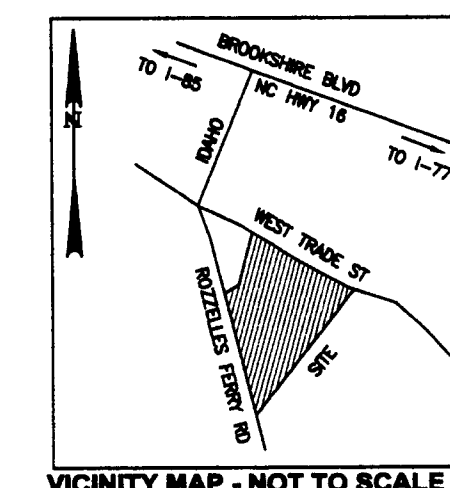
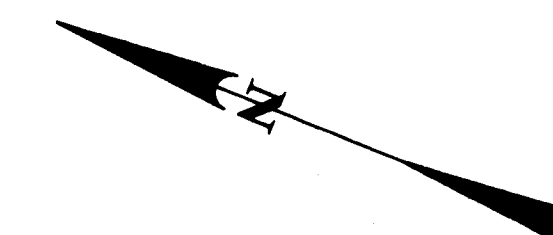
1. Signs shall conform to the standards as established under the Ordinance.

Parking

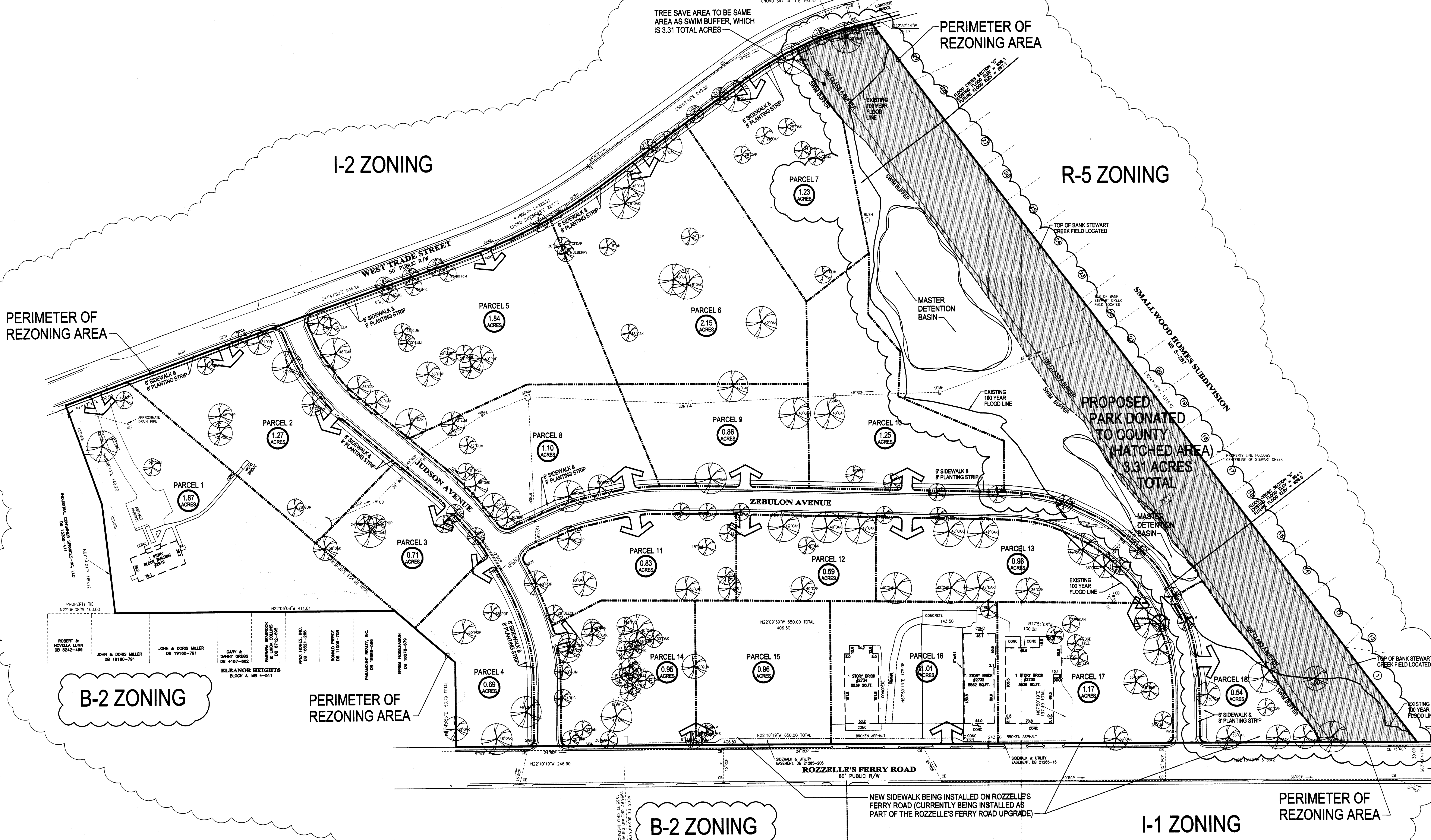
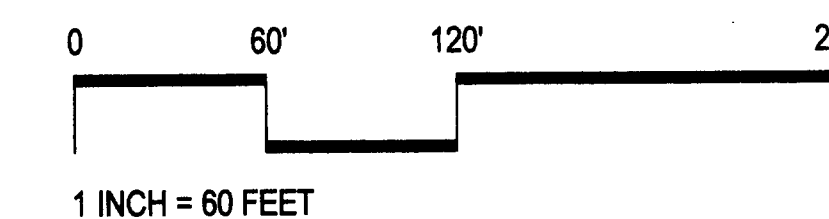
1. Off-street parking shall meet the minimum standards as established under the Ordinance.

Tree Preservation Compliance

1. Numerous large mature trees currently exist on the site. It is the intent of the petitioner to preserve these trees during the development of the proposed parcels.
2. However, if during development of the parcels the existing trees cannot be incorporated into the development without creating a health risk, the tree is diseased, and/or development will compromise the health of the tree the Urban Forestry Staff may grant permission to remove such tree or trees.



VICINITY MAP - NOT TO SCALE



FILE #	CODE	ITEM
REV. 1 DATE		
REV. 2 DATE		
REV. 3 DATE		
REV. 4 DATE		
REV. 5 DATE		
REV. 6 DATE		
REV. 7 DATE		
REV. 8 DATE		

Master Planning

For Public Hearing
Petition # 2007-106

Technical Data Sheet

ISSUE DATE	OCTOBER 16, 2007
CHECKED	JW
SHEET BY	BAK
PROJECT NUMBER	RZ-1