



REZONING PETITION

STORM WATER QUANTITY CONTROL AND QUALITY TREATMENT / VOLUME AND PEAK CONTROL:
THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED
POST CONSTRUCTION CONTROLS ORDINANCE.

S.W.I.M. BUFFER

WHEN APPLICABLE, THE S.W.I.M. STREAM BUFFER REQUIREMENTS SHALL BE APPLIED AS DESCRIBED IN THE CITY OF CHARLOTTE ZONING ORDINANCE, CHAPTER 12. IN ADDITION, INTERMITTENT AND PERENNIAL STREAMS WITHIN THE PROJECT BOUNDARY SHALL BE DELINEATED BY A CERTIFIED PROFESSIONAL USING U.S. ARMY CORPS OF ENGINEERS AND N.C. DIVISION OF WATER QUALITY METHODOLOGY AND SHALL BE SHOWN IN THE SITE PLAN SUBMITTAL ALONG WITH ALL BUFFER AREAS. 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. DISTURBANCE OF THE BUFFER IS ALLOWED; HOWEVER, ANY DISTURBED AREA MUST BE RE-VEGETATED AND DISTURBANCE OF THE 10-FOOT ZONE ADJACENT TO THE BANK SHALL REQUIRE STREAM BANK STABILIZATION USING BIOENGINEERING TECHNIQUES AS SPECIFIED IN THE 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 THE BANK ON BOTH SIDES OF THE STREAM. THE USES ALLOWED IN THE DIFFERENT 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 WIDTH).

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 8, 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.

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST PROPERTY CORNER OF THE BELTWAY BUSINESS PARK; THENCE WITH SAID PROPERTY LINE THE FOLLOWING COURSES:

N26°54'17"E, 2606.98 FEET TO A POINT;
S86°44'11"E, 49.85 FEET TO A POINT;
S37°18'11"E, 473.00 FEET TO A POINT;
N30°11'13"E, 228.48 FEET TO A POINT;
N48°33'35"E, 238.54 FEET TO A POINT;
S87°27'20"E, 320.04 FEET TO A POINT;
S88°36'29"E, 811.88 FEET TO A POINT;
S28°18'11"E, 127.89 FEET TO A POINT;
S21°14'45"W, 1914.57 FEET TO A POINT;
N68°36'12"W, 258.68 FEET TO A POINT;
S82°21'38"E, 335.80 FEET TO A POINT;
S87°50'18"W, 407.87 FEET TO A POINT;
S27°6'18"E, 159.27 FEET TO A POINT;
S87°53'44"W, 60.01 FEET TO A POINT;
N2°6'16"W, 122.06 FEET TO A POINT;
S83°27'38"W, 425.07 FEET TO A POINT;
S33°17'49"W, 414.76 FEET TO A POINT;
N76°3'51"W, 538.22 FEET TO A POINT;
N63°9'45"W, 22.14 FEET TO A POINT OF BEGINNING CONTAINING 95.59 ACRES, MORE OR LESS.

CONDITIONAL NOTES:

1. ALL ACCESS TO THIS PARCEL WILL BE THROUGH THE ADJOINING "BELTWAY BUSINESS PARK, PHASE 1". ALL ADJOINING PROPERTIES ARE ZONED RESIDENTIAL SO NO CONNECTION IS PROPOSED OR WILL BE ALLOWED THROUGH THIS PROPERTY UNTIL ADJOINING PROPERTIES ARE NO LONGER USED OR ZONED FOR RESIDENTIAL PURPOSES.
2. A 100 FOOT WIDE CLASS "A" BUFFER IS PROPOSED ALONG THE OUTSIDE BOUNDARY OF THIS PARCEL TO TIE IN TO THE EXISTING 100-FOOT UNDISTURBED BUFFER PROVIDED ON THE BELTWAY BUSINESS PARK, PHASE 1. THIS 100' CLASS "A" BUFFER MAY BE REDUCED BY 25' TO 75' WIDTH PER CITY ORDINANCE SECTION 12.302(8)(A). 100' BUILDING SETBACK WILL BE RETAINED. IF THE EXISTING VEGETATION WITHIN THIS BUFFER AREA IS NOT SUFFICIENT TO MEET CLASS "A" STANDARDS, SUPPLEMENTAL PLANTINGS WILL BE PROVIDED TO COMPLY. THIS BUFFER WILL BE ELIMINATED IN ANY AREAS WHERE ADJOINING PROPERTIES ARE NO LONGER USED OR ZONED FOR RESIDENTIAL PURPOSES.
3. STORM WATER DETENTION AND WATER QUALITY CONTROL BMPs WILL BE PROVIDED FOR THESE PARCELS WITHIN THE EXISTING "BELTWAY BUSINESS PARK" IN ACCORDANCE WITH ALL CURRENT ORDINANCES. NO STORM WATER STRUCTURES OR BMPs WILL BE LOCATED WITHIN ANY BUFFER AREA.
4. THE PROPOSED USES ON THIS PROPERTY ARE THOSE ALLOWED UNDER THE I-1 ZONING CLASSIFICATION OF THE LATEST EDITION OF THE CHARLOTTE ZONING ORDINANCE. HOWEVER, ANY MANUFACTURING, ASSEMBLY AND / OF REPAIR CAN BE DONE ONLY WITHIN AN ENCLOSED BUILDING; NO USE INVOLVING OUTDOOR MANUFACTURING OR ASSEMBLY WILL BE ALLOWED.
5. MAXIMUM HEIGHT OF ANY DETACHED LIGHTING=40 FEET. ALL LIGHTING WILL BE SHIELDED WITH FULL CUT-OFF FIXTURES.
6. MAXIMUM BUILDING HEIGHT =80 FEET PER ORDINANCE REQUIREMENTS. ROOF TOP MECHANICAL EQUIPMENT TO BE SCREENED.
7. SITE ACREAGE= 95.59 ACRES; THIS SITE TO HAVE A MINIMUM 17.5% TREE SAVE. EXISTING ZONING: I-1 (CD) PROPOSED ZONING: I-1 (CD) S.P.A.
8. UNDERGROUND DRAINAGE MAY BE LOCATED WITHIN THE BUFFER AREA.



N/F LEONARD MARQUETTE
053-201-06
DB 1852 PG 136
RESIDENTIAL USE
ZONED R-3

N/F SHARPE H. CRAIG JR.
053-201-13
MB 28 PG 278
UNDEVELOPED
ZONED R-3

N/F JERRY DALE PRICE
& WF PAULA AUTEN
053-201-04
DB 3620 PG 308
RESIDENTIAL USE
ZONED R-3

N/F CHARLES DENTON
FERNALD
053-143-02
DB 3982 PG 601
RESIDENTIAL USE
ZONED R-3

N/F MEMORIAL PRESBYTERIAN
CHURCH TRUSTEES
053-144-01
DB 3511 PG 233
OFFICE USE
ZONED R-3

N/F JIMMY L. HODGES
& WF BECKY J.
053-142-23
DB 5110 PG 899
RESIDENTIAL USE
ZONED R-3

N/F MARSHALL & THOMAS JR.
& WF KATHA GOLDEN-THOMAS
053-142-28
DB 10607 PG 845
UNDEVELOPED
ZONED R-3

N/F ROY DOMER REEVES
& WF CAROL M.
053-142-28
DB 10607 PG 845
UNDEVELOPED
ZONED BD

N/F BELTWAY PROPS.
LLC AND VERUS
PROPERTIES LLC
053-201-26
DB 20612 PG 387
VACANT
ZONED I-1(CD)

N/F BELTWAY PROPS.
LLC AND VERUS
PROPERTIES LLC
053-201-16
DB 20612 PG 387
VACANT
ZONED I-1(CD)

N/F PERFORMANCE
LAMB GROUP LLC
053-201-17
DB 18801 PG 560
WAREHOUSE
ZONED I-1(CD)

N/F FRED D. UPCHURCH
DB 4043 PG 862
053-131-06
UNDEVELOPED
ZONED BD

N/F HERSHELL D. PORTER
& WF CATHERINE F.
053-201-01
DB 4731 PG 574
INDUSTRIAL USE
ZONED I-1CD

PERFORMANCE ROAD
60' PUBLIC R/W
MB. 38 PG 575

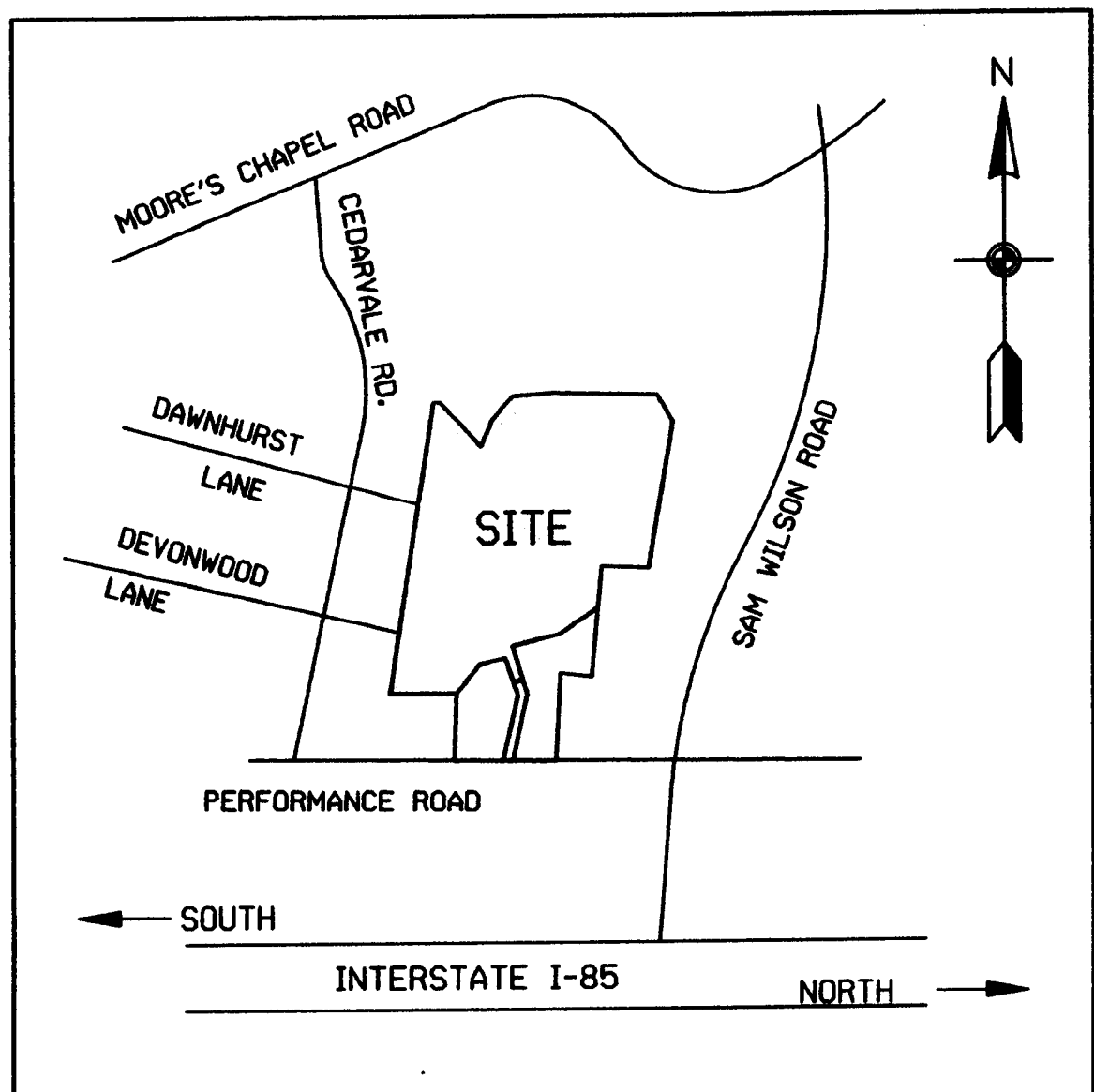
38' ADDITIONAL R/W
DEDICATED TO I-85
MB. 38 PG 575
0.21 ACRES

THE FUTURE PHASE III REEVES RIDGE ROAD DESIGN, APPROVAL, DEDICATION, AND CONSTRUCTION TO THE PROPERTY LINE WILL BE COMPLETED UNDER ONE OF THE FOLLOWING OPTIONS AS DETERMINED BY THE OWNER/DEVELOPER:
1. THE REEVES RIDGE ROAD DESIGN, APPROVAL, RIGHT-OF-WAY DEDICATION, AND CONSTRUCTION TO THE PROPERTY LINE WILL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY BUILDING IN PHASE III, OR
2. THE REEVES RIDGE ROAD DESIGN PLANS WILL BE SUBMITTED FOR APPROVAL AND THE OWNER/DEVELOPER WILL POST A BOND FOR THE CONSTRUCTION OF THESE IMPROVEMENTS TO THE PROPERTY LINE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY BUILDING IN PHASE III. REEVES RIDGE ROAD WILL HAVE RIGHT-OF-WAY DEDICATED AND WILL BE CONSTRUCTED TO THE PROPERTY LINE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN PHASE III.

200 100 0 200 400
SCALE: 1" = 200'



FOR PUBLIC HEARING
PETITION NO.: 2009-20



1	01/13/09	CMPC REVIEW COMMENTS
REV. NO.	DATE	DESCRIPTION
<div><div></div><div></div></div>		
ADMINISTRATIVE SITE PLAN AMENDMENT FOR BELTWAY BUSINESS PARK REZONING PETITIONS CHARLOTTE, NORTH CAROLINA		
CAMPCO ENGINEERING, INC. 156 OAKLAND AVENUE ROCK HILL, SC 29731 PH. 803-327-7121 FAX 803-327-7343 E-MAIL: CAMPCO@CAMPCOENGINEERING.COM		
CE#: 9465RZ	CAD FILE: PARCEL DESCRIPTION	
SCALE: 1" = 200'	ISSUED: 11/24/08	SHEET: 1