USE: WAREHOUSE

A SJBDIVISION OF PARCEL I-A

G:\SDSKPROJ\041-141 Perimeter Woods II\Vault - Plot Sheets\041-141 PL-RZ.dwg, Rezoning Site Plan, 4/25/2011 10:13:38 AM, scott

PERIMETER WOODS, MAP 2, TRACT "I-A"

DB. 13521, PG. 275

PIN: 025-113-10

ZONING I-1(CD)USE: WAREHOUSE

A SUBDIVISION OF PARCEL I-A, PERIMETER WOODS, MAP 2, TRACT "I-C"

## **DEVELOPMENT SUMMARY**

TAX PARCEL ID: TOTAL SITE AREA:

EXISTING ZONING AND USE:

PROPOSED ZONING AND USE:

MAXIMUM FLOOR AREA RATIO: PROPOSED UNITS:

MINIMUM SETBACK: PROPOSED MINIMUM SETBACK: MINIMUM SIDE YARD: MINIMUM REAR YARD:

MAXIMUM BUILDING HEIGHT:

MINIMUM PARKING REQUIRED: PROPOSED PARKING:

REQUIRED BIKE PARKING: PROPOSED BIKE PARKING: TRASH COLLECTION:

**RECYCLE COLLECTION:** 

025-113-12 10.63 ACRES

COMMERCIAL CENTER, CC

VACANT URBAN RESIDENTIAL, UR-2 (CD)

MULTI-FAMILY FOR RENT 1.0 or 463,042.8 S.F.

275 MAX. 14' FROM BACK OF CURB

35' FROM R/W

40' (CAN BE INCREASED 10' FOR EVERY 1' OF INCREASED REAR OR SIDE YARD)

413 SPACES (1.5 FOR 275 UNITS) +413 SPACES

14 SHORT TERM 14 SHORT TERM 40 C.Y. COMPACTOR (4) 144 S.F. STATIONS

## **DEVELOPMENT NOTES**

1. UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE UR-2 ZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE. THE REZONING PLAN IS SUBJECT TO MODIFICATIONS DURING THE DESIGN DEVELOPMENT STAGES AS PROVIDED BELOW.

2. BUILDING ENVELOPES ONE AND TWO MAY CONTAIN SINGLE U-SHAPED BUILDINGS OR A COMBINATION OF 2 OR THREE BUILDINGS. EXACT LOCATIONS OF BUILDINGS AND PARKING WILL BE SUBJECT TO MINOR MODIFICATIONS DURING FINAL DESIGN DEVELOPMENT AND THE CONSTRUCTION DOCUMENT PHASE. BUILDING ENVELOPES 1-3 MAY BE 3 OR 4 STORIES IN HEIGHT. ADDITIONAL CARRIAGE UNITS / GARAGE BUILDINGS MAY BE ADDED AS INDICATED ON THE PLAN

- 3. THE VEHICULAR ACCESS POINTS/DRIVEWAYS SHALL BE LOCATED IN THE GENERAL AREA DEPICTED ON THE PLAN BUT THE FINAL CONFIGURATION OF THESE ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE THE FINAL SITE PLAN OR REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- 4. THE AMENITY COURTYARDS SHOWN ON THE SITE PLAN MAY INCLUDE A SWIMMING POOL, SUNNING DECK, BBQ AND SITTING/EATING AREAS.
- 5. ALONG PERIMETER PARKWAY A 35' SETBACK WILL BE ESTABLISHED.
- 6. AN 8' PLANTING STRIP AND 6' SIDEWALK ALONG THE ADJACENT NORTHERN PRIVATE DRIVE WILL BE PROVIDED WITH STREET TREES.
- 7. INTERIOR LANDSCAPING AND SCREENING SHALL MEET OR EXCEED THE STANDARDS IN THE ORDINANCE.
- 8. THE SITE SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE.
- 9. ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE
- 10. THE PROPOSED DEVELOPMENT FALLS WITHIN THE APPROVED MASTER DRAINAGE PLAN FOR THE OVERALL PERIMETER WOODS DEVELOPMENT. STORMWATER QUALITY AND QUANTITY REQUIREMENTS WILL BE MET THROUGH THE EXISTING STORMWATER FACILITIES.
- 11. BUILDING HEIGHT WILL MEET ORDINANCE STANDARDS.
- 12. BUILDINGS WILL HAVE COMMON ENTRANCES.
- 13. PARKING LOT LIGHTING WILL BE PROVIDED; LIGHTING FIXTURES SHALL BE CLASSIFIED AS FULL CUT-OFF IN DESIGN, AND NOT CAUSE GLARE ON ADJOINING PROPERTIES.
- 14. PETITIONER WILL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES; WHEN APPLICABLE. THE PLAN WILL ALSO SPECIFY THAT ALL LAND CLEARING AND/OR INERT DEBRIS SHALL BE TAKEN TO A PROPERLY PERMITTED FACILITY. THE PLAN WILL ALSO STATE THAT MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM INCLUDING THE IDENTIFICATION AND LOCATION OF ALL FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.

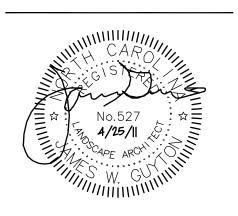


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REZONING DOCUMENTS



SCALE: 1"=60'

PROJECT #: DRAWN BY

CHECKED BY:

**REZONING** PLAN FOR PUBLIC HEARING REZONING PETITION

#2011-\_\_\_

APRIL 25, 2011

**REVISIONS:**