

DEVELOPMENT NOTES

I. General Provisions:

- a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Second Harvest Food Bank of Metrolina, Inc. to accommodate the expansion of its existing facilities on that approximately 15.128 acre site located at the southern terminus of Spratt Street, south of Oliver Street (the "Site").
- b. The Site is comprised of Tax Parcel Nos. 078-45-403, 078-45-438 and 078-45-405. Nothing herein shall prohibit the further subdivision of the Site or the recombination of any parcels that comprise the Site provided that the further subdivision of the Site or the recombination of any parcels complies with the applicable ordinances.
- c. For the purposes of this rezoning request and the allocation of gross building area only, the Site is divided into Building Area A and Building Area B. The specific allocation of gross building area between Building Area A and Building Area B is set out below under Architectural Standards.
- d. The use and development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- e. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-1 zoning district shall govern the use and development of the Site.
- f. The depiction and layout of the building additions are conceptual in nature and may be altered or modified during design development and construction phases subject to the requirements of the Ordinance and the Rezoning Plan.
- g. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Section 6.207 of the Ordinance.

2. Permitted Uses:

- a. The Site may be devoted to any uses permitted by right and any uses permitted under prescribed conditions in the I-1 zoning district, and to any accessory uses relating thereto that are permitted in the I-1 zoning district.

3. Transportation:

- a. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- b. Off street parking will meet the minimum standards established under the Ordinance.
- c. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.

4. Architectural Standards:

- a. The total maximum gross building area that may be developed on the Site shall be 207,000 square feet.
- b. A maximum of 125,000 square feet of gross building area may be located within Building Area A, and a maximum of 82,000 square feet of gross building area may be located within Building Area B.
- c. New dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a new dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.
5. Streetscape, Buffers and Landscaping:
- a. Landscaping will meet or exceed the requirements of the Ordinance.
- b. Buffers shall be established on the Site as depicted on the Rezoning Plan, which buffers shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to Section 12.302(8) of the Ordinance, Petitioner may reduce the width of the buffers by 25% by installing a wall, fence or berm that meets the standards of Section 12.302(8) of the Ordinance.
- c. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer area set out on the Rezoning Plan accordingly.
- d. The buffers shall not be disturbed except for required driveways, sidewalks, or other pedestrian paths, walls, fences, or required landscaping, landscaping maintenance and replacement or the installation and maintenance of utility lines in accordance with Section 12.302(12) of the Ordinance.
- e. Where existing trees and natural vegetation have been cleared to accommodate those items set out above in paragraph 4, the cleared unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.

6. Environmental Features:

- a. Storm water detention shall be provided only for the new impervious areas constructed on the Site. Storm water detention shall not be provided for the existing impervious areas located on the Site.

7. Signage:

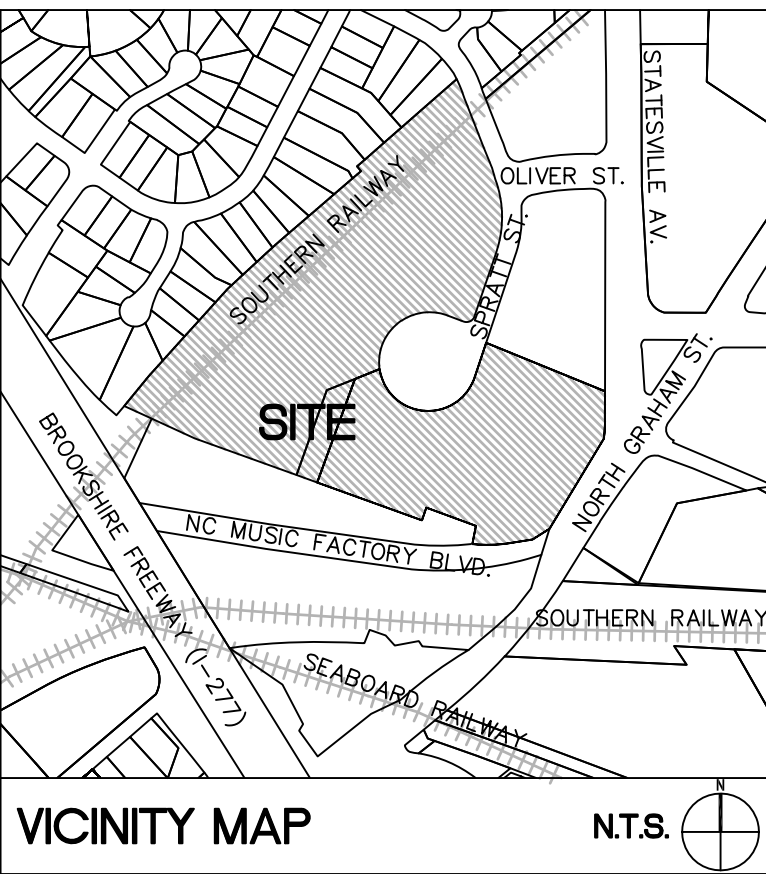
- a. All new signs installed on the Site shall comply with the requirements of the Ordinance.

8. Lighting:

- a. All newly installed freestanding lighting fixtures on the Site (excluding street lights) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- b. Any lighting fixtures attached to the building additions to be constructed on the Site shall be decorative, capped and downwardly directed. No "wall pak" type lighting fixtures may be installed on the building additions.

9. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- b. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- c. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



**SURVEY NOTE**  
TOPOGRAPHIC OR "ALTA/ASCM LAND TITLE SURVEY" SURVEY JANUARY 17, 2012; REVISED MARCH 5, 2012. PROVIDED BY A.G. ZOUTEWELLE SURVEYORS, 1418 EAST FIFTH ST. CHARLOTTE, NC. 28204. P: 704-372-9444. F: 704-372-9555.

REZONING SUMMARY

PETITIONER & OWNER: SECOND HARVEST FOOD BANK OF METROLINA  
500-B SPRATT STREET  
CHARLOTTE, NC 28206

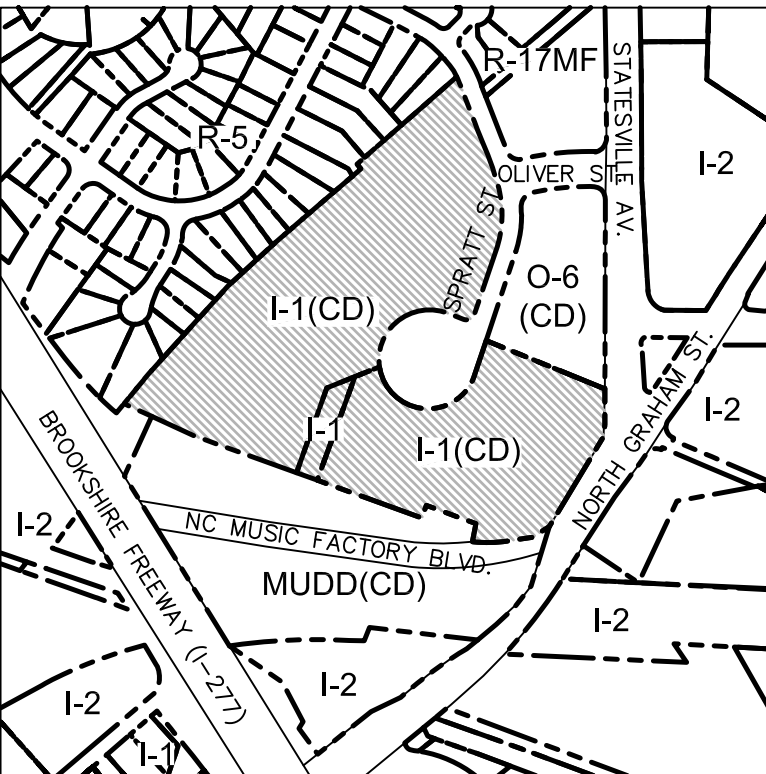
REZONING SITE AREA: 15.128 ACRES  
TAX PARCEL #: 078-45-403, 078-45-438, 078-45-405

EXISTING ZONING: I-1 AND I-1(CD)  
PROPOSED ZONING: I-1(CD)  
EXISTING USES: WAREHOUSING / OFFICE  
PROPOSED USES: WAREHOUSING / OFFICE

MAX. BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE

MAX. BUILDING AREA: BUILDABLE AREA A 125,000 SQ.FT.  
BUILDABLE AREA B 82,000 SQ.FT.

PARKING: AS REQUIRED BY THE ORDINANCE



EXISTING ZONING EXHIBIT

**LEGEND:**  
BUILDABLE AREA A  
BUILDABLE AREA B

PIN	OWNER	DEED	PAGE	ADDRESS	EXISTING ZONING	EXISTING USE
1 078-45-106	CONGREGATION OF JEHOVAH'S WITNESSES	6831	299	1315 STATESVILLE AVE.	R-17MF	CHURCH
2 078-45-404	THE SALVATION ARMY	6476	733	534 SPRATT ST.	O-6(CD)	OFFICE
3 078-42-110	LLC SEABOARD STREET CONDOMINIUMS	26614	442	NC MUSIC FACTORY	MUDD(CD)	INDUSTRIAL
4 078-45-424	GLORIA A LIVERMAN	6853	396	500 WEARN CT.	R-5	RESIDENTIAL
5 078-45-423	CAROLYN STRAITE	6905	81	504 WEARN CT.	R-5	RESIDENTIAL
6 078-45-422	KATRINA PATTERSON	10668	121	508 WEARN CT.	R-5	RESIDENTIAL
7 078-45-421	LEE ANTOINE LITTLE	19358	704	512 WEARN CT.	R-5	RESIDENTIAL
8 078-45-420	ANNIE L BRYANT	7223	217	514 WEARN CT.	R-5	RESIDENTIAL
9 078-45-419	JOYCE W ANDERSON	7167	370	520 WEARN CT.	R-5	RESIDENTIAL
10 078-45-418	MARGARET ALEXANDER	15414	514	1121 POLK ST.	R-5	RESIDENTIAL
11 078-45-417	BERNICE SELLERS	6920	513	1113 POLK ST.	R-5	RESIDENTIAL
12 078-45-416	BRENDA E UNDERWOOD	6616	701	1109 POLK ST.	R-5	RESIDENTIAL
13 078-45-415	ALICE FARRAR ANDERSON	6584	109	1105 POLK ST.	R-5	RESIDENTIAL
14 078-45-414	JACQUELINE P DAVIS	6578	500	1101 POLK ST.	R-5	RESIDENTIAL
15 078-45-413	ROBERT LEE BLOCKER	6583	680	1031 POLK ST.	R-5	RESIDENTIAL
16 078-45-412	MAE FOSTER KIAMU	10137	91	1027 POLK ST.	R-5	RESIDENTIAL
17 078-45-411	WILLIAM E. WILSON AND WIFE MARY J. WILSON	6562	707	1021 POLK ST.	R-5	RESIDENTIAL
18 078-45-410	GONZIE L JR BALLARD AND WIFE YULANDUS M BALLARD	6532	48	1015 POLK ST.	R-5	RESIDENTIAL
19 078-45-437	SHERRY L CHAMBERS	7462	229	707 SPRATT ST.	R-5	RESIDENTIAL



**ColeJenest & Stone**

Shaping the Environment  
Realizing the Possibilities

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Landscape Architecture  
Civil Engineering  
Urban Design

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SECOND HARVEST  
FOOD BANK

500-B Spratt Street  
Charlotte  
North Carolina, 28206

SECOND HARVEST  
FOOD BANK

BLDG ADDITION  
500-B Spratt Street  
Charlotte  
North Carolina, 28206

REZONING  
PLAN

PETITION # 2013-###

Project No.

4132

Issued

09/23/13

Revised



SCALE: 1"=60'

0 30 60 120

RZ1.0

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REZONING PETITION # 2013-###