

**ColeJenest
& Stone**

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
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url www.colejeneststone.com

**INVESTICORE
HOLDINGS LLC.**
7804 FAIRVIEW RD.
CHARLOTTE, NC 28226

**SOUTH
BOULEVARD
REZONING**
3232 SOUTH BLVD.
CHARLOTTE, NC 28209

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE/RIGHT-OF-WAY
	CATS RAIL LINE
	EXISTING BUILDING
	CONTOUR (2' INTERVAL)

GENERAL REZONING NOTES:

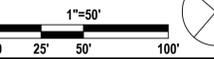
1. SEE SHEET RZ-2 FOR TECHNICAL DATA PLAN
2. SEE SHEET RZ-3 FOR DEVELOPMENT STANDARDS

**EXISTING
CONDITIONS**

Project No.
32242

Issued
01/28/19

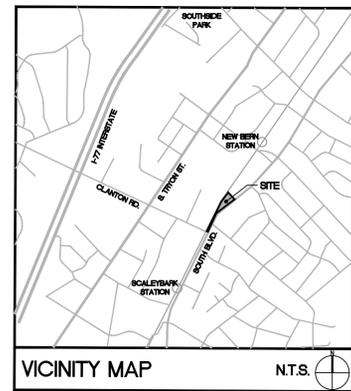
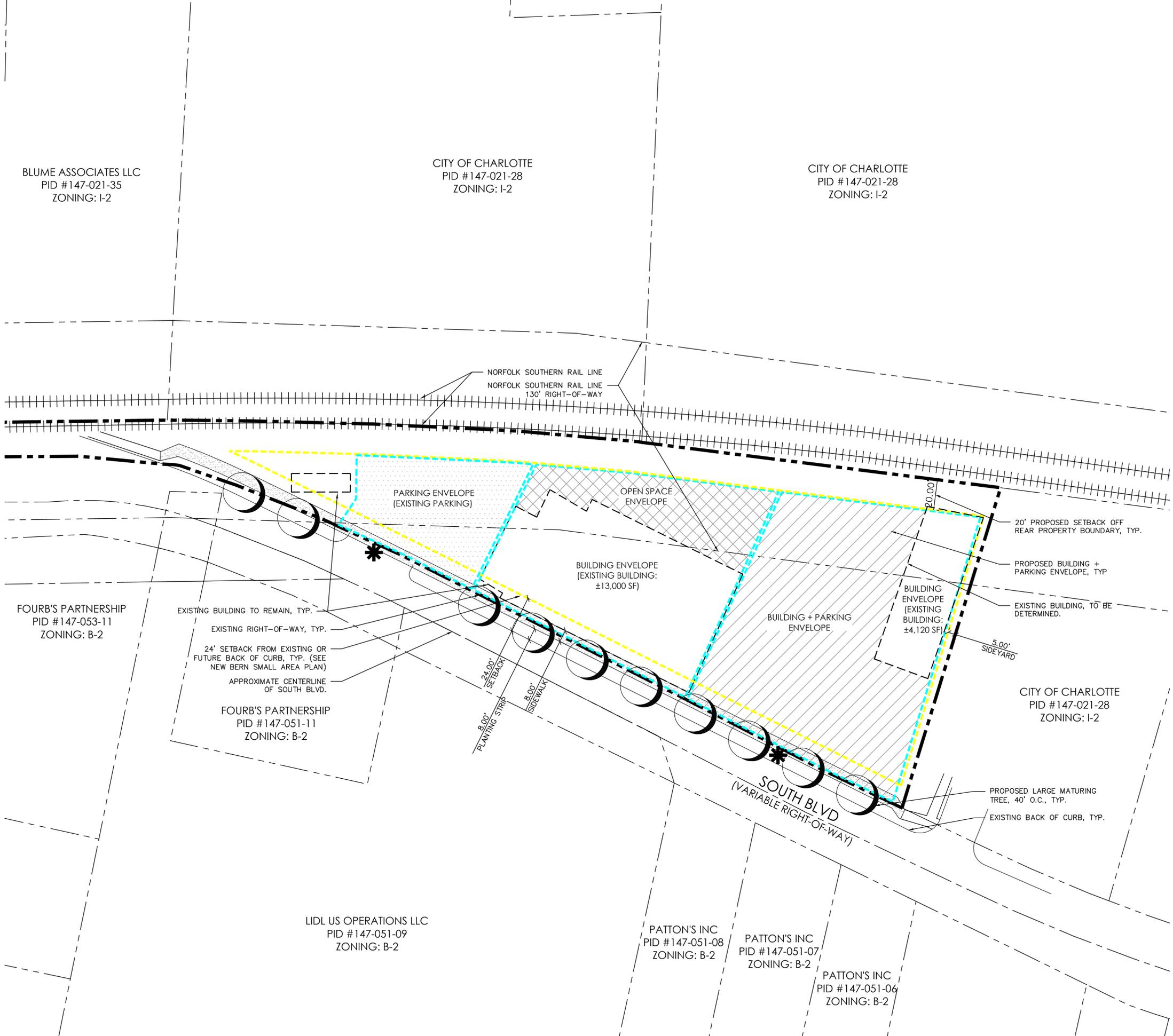
Revised



RZ-1

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TECHNICAL DATA SHEET

LEGEND

- SYMBOL
- PROPERTY LINE/RIGHT-OF-WAY
- CATS RAIL LINE
- VEHICULAR ACCESS
- BUILDING SETBACK
- BUILDING/OPEN SPACE/PARKING ENVELOPE
- EXISTING BUILDING

REZONING SUMMARY:

PETITIONER:	INVESTICORE HOLDINGS, LLC
PROPERTY OWNER:	THE SHUMAN COMPANY
REZONING SITE AREA:	1.738± AC
TAX PARCEL#:	147-021-11
EXISTING ZONING:	I-1 & I-2
PROPOSED ZONING:	TOD-M
PREVIOUS PETITION NO.:	N/A
EXISTING USE:	INDUSTRIAL (METAL FABRICATION)
PROPOSED USE:	NON-RESIDENTIAL USES ALLOWED IN TOD-M DISTRICT
BUILDING SETBACK:	24' FROM BACK-OF-CURB (PER NEW BERN TRANSIT STATION AREA PLAN)
MIN. SIDE YARD:	5'
MIN. REAR YARD:	20'
MAX. HEIGHT:	40'
NO. OF RESIDENTIAL UNITS:	N/A
RESIDENTIAL DENSITY:	N/A
AREA OF NON-RESIDENTIAL USES:	MAX 30,000 SQ. FT.
MAX. NO. OF BUILDINGS:	3
MIN. FLOOR AREA RATIO (F.A.R.):	0.50
REQUIRED PARKING:	PER ORDINANCE
REQUIRED OPEN SPACE:	PER ORDINANCE

GENERAL REZONING NOTES:

- SEE SHEET RZ-2 FOR DEVELOPMENT STANDARDS
- SEE SHEET RZ-2 FOR ZONING EXHIBIT

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RZ-2

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DEVELOPMENT STANDARDS

GENERAL PROVISIONS

1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
2. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CHARLOTTE ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CHARLOTTE ORDINANCES.
3. THROUGHOUT THIS REZONING PETITION, THE TERMS OWNER, OWNERS, PETITIONER OR PETITIONERS, SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
4. ALTERATIONS TO THE CONDITIONAL ZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.

PERMITTED USES

THE SITE MAY BE DEVOTED TO ALL NON-RESIDENTIAL USES IN THE TOD-MO ZONING DISTRICT PERMITTED UNDER THE CHARLOTTE ZONING ORDINANCE.

TRANSPORTATION

THE SITE WILL HAVE A TWO FULL ACCESS DRIVEWAY ON SOUTH BOULEVARD AS GENERALLY DEPICTED ON THE SITE PLAN. FINAL DRIVEWAY LOCATION AND TYPE WILL BE DETERMINED DURING SITE PERMITTING.

ARCHITECTURAL STANDARDS

RESERVED

PARKING, STREETScape AND LANDSCAPING

1. PLANTING STRIPS AND SIDEWALKS ALONG SOUTH BOULEVARD ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE. PETITIONER MAY PROVIDE TREE GRATES OR RAISED PLANTERS IN LIEU OF PLANTING STRIPS.
2. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

ENVIRONMENTAL FEATURES

1. ALL REQUIREMENTS OF THE ITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.
2. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
3. NO TREES WILL BE PLANTED IN THE PUBLIC RIGHT-OF-WAY WITHOUT AUTHORIZATION FROM THE CITY ARBORIST'S OFFICE.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

LIGHTING

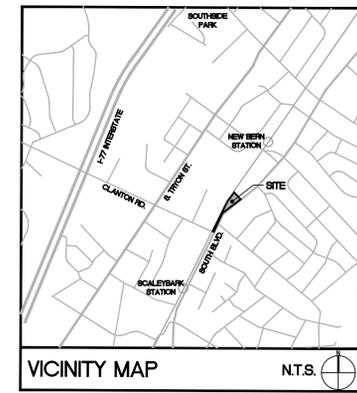
FREESTANDING LIGHT WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 21' IN HEIGHT.

PHASING

RESERVED

OPTIONAL PROVISIONS

RESERVED



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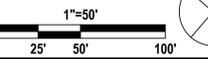
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DEVELOPMENT STANDARDS

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