SITE AND PROJECT DEVELOPMENT DATA:

SUBJECT TRACTS:

3239 STATESVILLE AVE
TP 07706303
NOW OR FORMERLY
DH GRIFFIN INFRASTRUCTURE, LLC
DB 32702-632

TOTAL SITE AREA = ±16.7 AC
AREA TO BE REZONED = ±9.9 AC
(SEE SITE MAP)

F.E.M.A. - F.I.R.M. INFORMATION
COMMUNITY 370159, MAP NUMBER 3710455500L, ZONE AE,
EFFECTIVE 09.02.2015. ZONE AE "IS" A SPECIAL FLOOD
HAZARD AREA.

ZONING: I-1 (CURRENT)
I-2(CD) (PROPOSED)

SETBACKS:
FRONT 20'
REAR 10'
SIDE 0 OR 5'

PARKING: PER ZONING REQUIREMENTS

D. H. Griffin Infrasdtructure
Conditional Development Standards

1. General Provisions.

a. 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.

b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, 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 city ordinances.

c. 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.

2. Purpose

The purpose of this Rezoning application is to provide for the use of an industrial tract of land fronting Statesville Avenue. The site may be used for any I-2 uses that are also permitted in I-1 district plus a contractor's office and accessory storage including the storage of construction equipment. To achieve this purpose, the application seeks the rezoning of the site to the I-2 district as a conditional district (I-2 (CD)).

3. Permitted Uses

The property included in this Petition may be used for any I-2 uses that are also permitted in I-1 district plus a contractor's office and accessory storage including the storage of construction equipment.

4. Transportation

a. The site will has two driveway connections to Statesville Avenue at with two existing driveways curb cuts.
b. Parking areas are allowed anywhere within the building and parking envelop as generally depicted on the concept plan for the site.
c. The Petitioner will dedicate and convey the fee simple interest any right-of way along the property frontage that does not already comply with City standards before the site's first new building certificate of occupancy is issued.

5. Architectural Standards

Reserved.

6. Streetscape and Landscaping

The Petitioner will install a landscape screen along the front of the site to screen outdoor storage areas from Statesville Avenue in accordance with Section 12.303 of the Ordinance. This landscaped area may include existing trees and vegetation as well as new trees and evergreen shrubbery.

7. Environmental Features

The Petitioner will submit a tree survey for all trees two-inches or larger located in the rights of way of all streets if any are present. In addition, the survey shall include all trees eight-inches or larger in the setback if any are present..

8. Parks, Greenways, and Open Space

Reserved

9. Fire Protection

Reserved

10. Signage

Reserved

11. Lighting

New freestanding lighting will be limited to 30' in height but none will be permitted to be installed within 100' of any property used for residential uses. Architectural lighting on the exterior of buildings is permitted provided it is capped and downwardly directed.

12. Phasing

Reserved

Revised for staff comments6 -10-19. 1.0
P

VICINITY MAP
n.t.s.

0 25 50 100
1 inch = 50 ft.

DRAWING ISSUE & REVISION STATUS

ISSUE DATE	BY	DESCRIPTION
03.12.2019	CHH	UPDATES PER OWNER COMMENTS
06.06.2019	CHH	UPDATES PER ZONING COMMENTS

SEAL

PROGRESS DRAWINGS
NOT FOR
CONSTRUCTION

Lucas-Forman Incorporated
Land Surveying
Planning & Engineering

4000 Stuart Andrew Boulevard
Charlotte, North Carolina 28217

P.O. Box 11386 28220-1386

(704) 527-6626 Fax 527-9640
email: postmaster@lucas-forman.com

PROJECT NAME

DH GRIFFIN OFFICES
3239 STATESVILLE AVE.
CHARLOTTE, MECKLENBURG CO, NC

SHEET NAME

REZONING EXHIBIT

SURVEYED BY	DESIGNED BY	DRAWN BY
-	CHH	CHH
JOB NUMBER	DATE	SHEET NUMBER
18103	03.18.2019	1
FILE NUMBER	DWG FILE NAME	
-	18103.REZONE	