

SITE DATA

DESCRIPTION	EXISTING	REQUESTED
ZONING	I-1, LLW-PA	I-2 (CD) LLW-PA
SITE ACREAGE	9.125	9.125
TAX PARCEL	19918117	19918117
FLOOR AREA RATIO	0.80	1.00
MAXIMUM BUILDING HEIGHT	40	40
MAXIMUM NUMBER OF BUILDINGS	--	NOT TO EXCEED TWO
NUMBER/RATIO OF PARKING SPACES		AS REQUIRED BY CODE
WATERSHED DISTRICT	LOWER LAKE WYLIE PROTECTED AREA	-

JMS
JIM MYERS & SONS, INC.
5120 WESTINGHOUSE BLVD.
CHARLOTTE, NORTH CAROLINA
(704) 554-8397

REVISIONS	
REV.	COMMENTS

PROJECT #	DATE	DESIGN BY	DRAWN BY	APPROVED	SCALE
1200132-01	JANUARY 18, 2022	DW	DW	RLG	AS NOTED

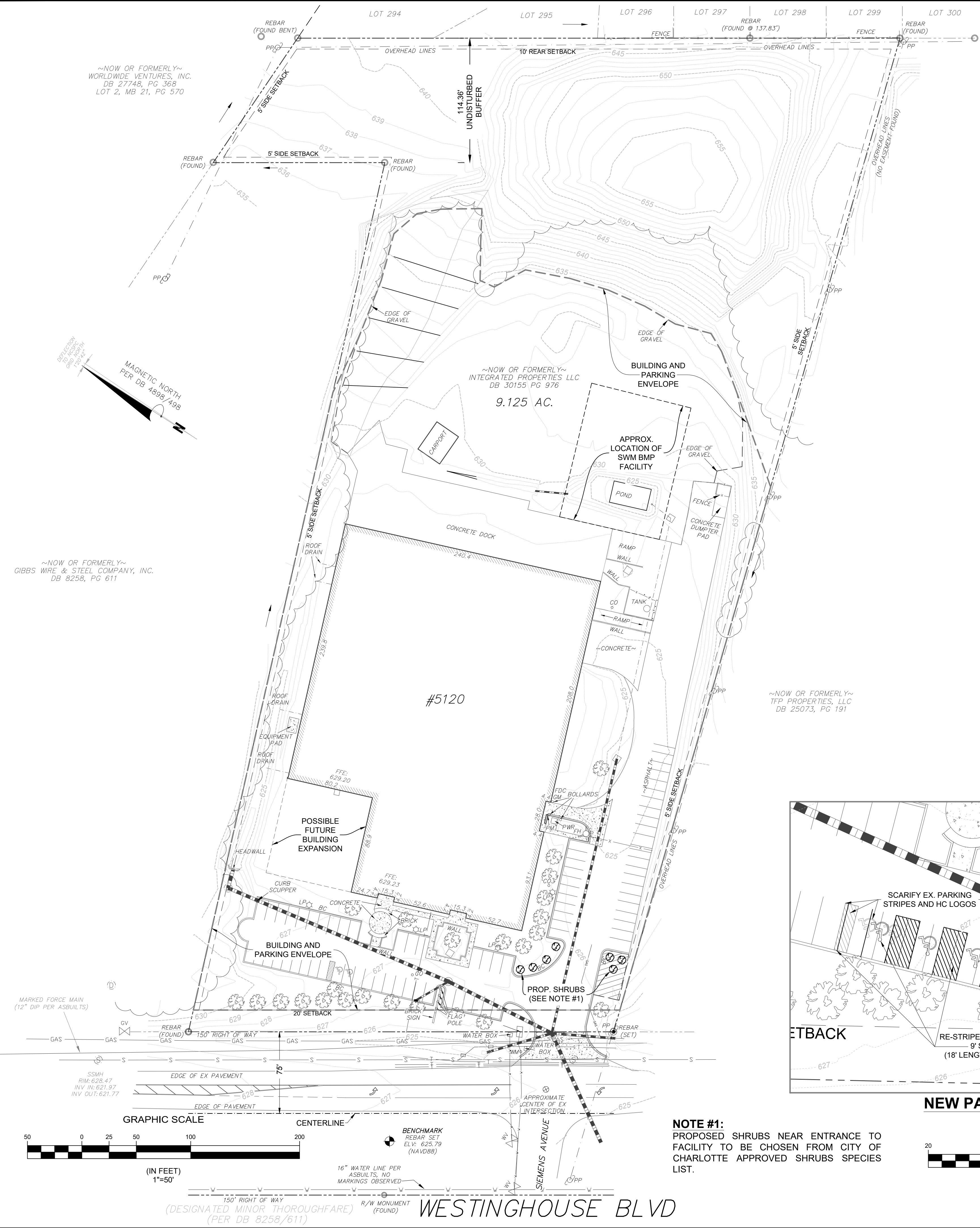
SHIELD
ENGINEERING, INC.
4301 TAGGART CREEK ROAD
CHARLOTTE, NC 28208
Phone: 704-384-6813
Fax: 704-384-6880
www.shieldengineering.com

JMS ZONING REHABILITATION
5120 WESTINGHOUSE BLVD.
CHARLOTTE, MECKLENBURG COUNTY,
NORTH CAROLINA

REVISIONS

REZONING PLAN

1



Westinghouse Blvd.
Conditional Development Standards

- General Provisions
 - 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.
 - 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 as well as building and fire codes. 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 and code requirements will be applied to the development of this site as defined by those other city ordinances through the development review and permitting process.
 - 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 continued use of an industrial tract of land adjoining Westinghouse Blvd. 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
Uses allowed on the property included in this Petition are any use that is allowed in the I-1 district and uses in the I-2 district including an accessory outdoor storage yard and vehicle parking, loading, and staging area. The following uses are specifically prohibited.

- Petroleum storage facilities
- Junk yard
- Medical waste disposal facilities
- Adult establishments
- Railroad freight yards
- Abattoir
- Construction and demolition landfills as a principal use

- Demolition landfills
- Foundries
- Quarries
- Raceways or drag strips
- Waste incinerators
- Automobile service stations
- Underground fuel tanks, but above ground fuel tanks are allowed

4. Transportation
a. The site will have access via an existing private driveway to Westinghouse Blvd. that serves the site.
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 commit to construct an 8-foot planting strip and a 6 foot sidewalk along the site's frontage of Westinghouse Boulevard. The 8' planting strip and 6' sidewalk will be located behind and immediately adjacent to the future back of curb. The installation of these improvements is specifically conditioned on the approval of NCDOT and CDOT.

5. Architectural Standards
Reserved.

6. Streetscape and Landscaping
The Petitioner will install or preserve a landscape screen along the front of the site to screen outdoor storage in accordance with Section 12.303 of the Ordinance. This landscaped area may include existing trees and vegetation, fencing, and new trees and evergreen shrubbery.

7. Environmental Features
The Petitioner will submit a tree survey identifying all trees of eight-inch (8) dbh or greater and all planted trees of (2) two-inch caliper or greater and six feet in height that grow partially or wholly within public street right-of-way if any are present.

The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

The exact areas and dimensions of the tree save areas on the site will be determined and reviewed during the design development and permit review process.

8. Parks, Greenways, and Open Space
Reserved

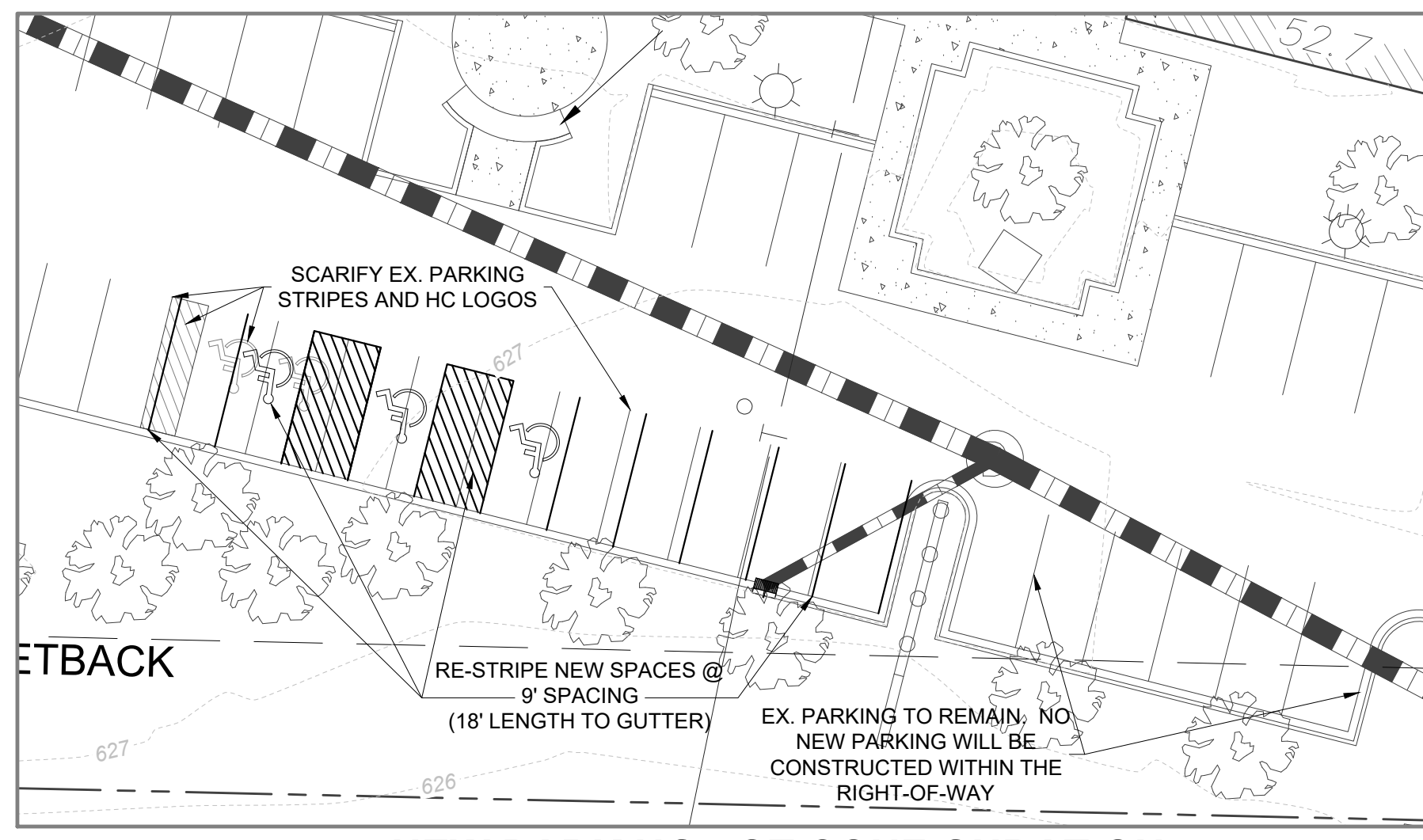
9. Fire Protection
Reserved

10. Signage
Reserved

11. Lighting
New freestanding lighting will be limited to 30' in height and must be downwardly directed. Architectural lighting on the exterior of buildings is permitted provided it is capped and downwardly directed.

12. Phasing
Reserved

Initial Submission- 4-7-21, 1.2
Revised per staff comments- 11-15-21, 1.3
Revised per staff analysis- 12-22-21, 1.4
Revised per staff comments- 12-28-21, 1.5
Revised per Councilmember comments- 1-18-22, 1.6

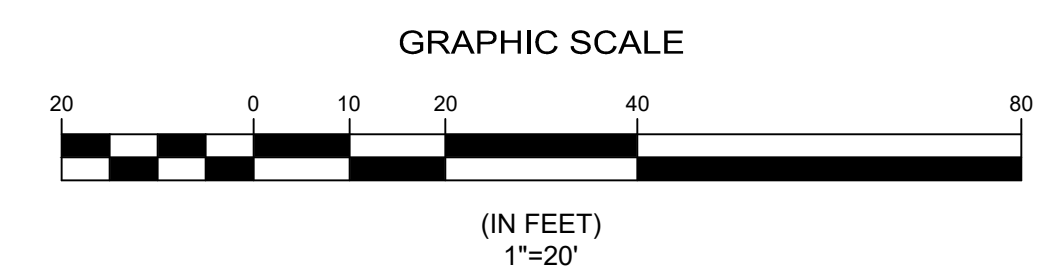
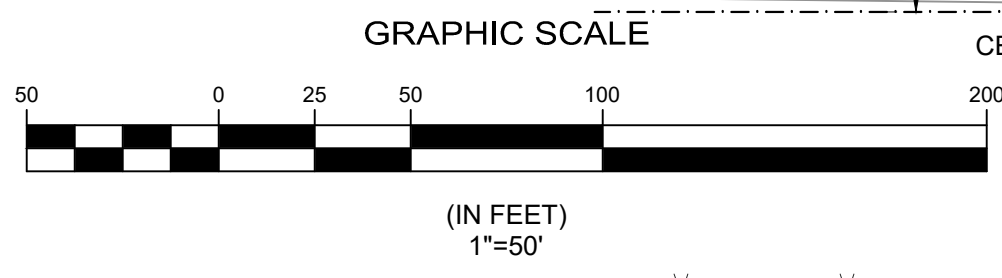


NEW PARKING LOT CONFIGURATION

NOTE #1:
PROPOSED SHRUBS NEAR ENTRANCE TO FACILITY TO BE CHOSEN FROM CITY OF CHARLOTTE APPROVED SHRUBS SPECIES LIST.

Charlotte
Planning Department
APPROVED BY CITY COUNCIL
January 18, 2022

RZP - 2021-118



C:\Users\jms\OneDrive\Projects - 1200132-01 JMS Zoning\Project Details\Drawings\1200132-01 REZONING - STREET IMPROVEMENTS (DWG) - 1/18/2022 10:14 AM, David Weeks