

**GENERAL PROVISIONS**  
**Planning Department**  
**APPROVED BY CITY COUNCIL**

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SELWYN PROPERTY GROUP, INC. (THE "PETITIONER") FOR AN APPROXIMATELY 2.379 ACRE SITE LOCATED NEAR THE SOUTHERLY TERMINUS OF YORKWOOD DRIVE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL 14528213.
- B. THE DEVELOPMENT AND USE 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").
- C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- D. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. ALTERATIONS AND MODIFICATIONS SHALL BE IN ACCORDANCE WITH SECTION 6.207 OF THE ORDINANCE.
- E. 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 CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

**TRANSPORTATION**

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT").
- B. THE ALIGNMENTS OF THE INTERNAL PRIVATE DRIVES AND DRIVEWAYS AND THE VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- C. PETITIONER SHALL CONSTRUCT AND INSTALL A 25 FOOT WIDE DRIVEWAY WITHIN THE EXISTING YORKWOOD DRIVE PAPER RIGHT-OF-WAY FROM THE SITE TO THE SOUTHERN TERMINUS OF THE EXISTING YORKWOOD DRIVE IMPROVEMENTS. THIS DRIVEWAY SHALL BE SUBJECT TO THE APPROVAL OF CDOT.
- D. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR THE SITE.
- E. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

**STREETScape, LANDSCAPING AND BUFFERS**

- A. BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE REZONING PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE STANDARD OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO THE ORDINANCE, PETITIONER MAY REDUCE THE REQUIRED WIDTH OF A BUFFER BY 25% BY INSTALLING A BERM THAT MEETS THE STANDARDS OF SECTION 12.302(BA) OF THE ORDINANCE OR A FENCE THAT MEETS THE STANDARDS OF SECTION 12.302(B) OF THE ORDINANCE AS APPLICABLE.
- B. 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 AREAS ACCORDINGLY.

**ENVIRONMENTAL FEATURES**

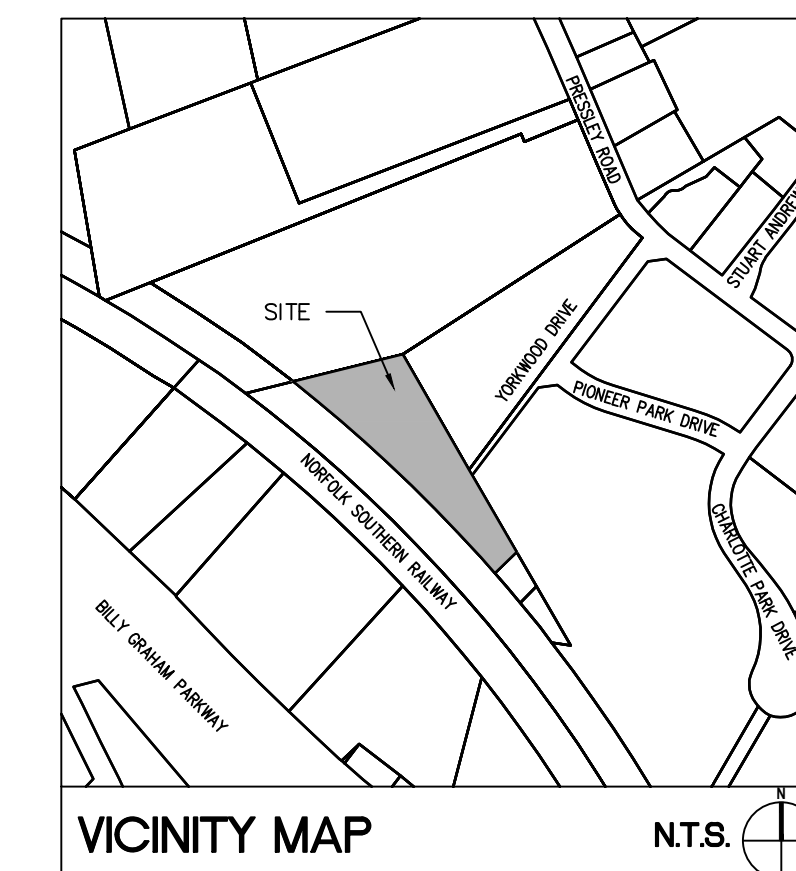
- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.

**BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

- 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.

**PERMITTED USES/DEVELOPMENT LIMITATIONS**

- A. SUBJECT TO THE TERMS OF PARAGRAPHS B THROUGH H BELOW, THE SITE MAY BE DEVOTED ONLY TO THOSE USES THAT ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN BOTH THE I-2 ZONING DISTRICT AND THE I-1 ZONING DISTRICT, AND TO ANY INCIDENTAL OR ACCESSORY USES RELATING THERETO. THEREFORE, USES THAT ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS ONLY IN THE I-1 ZONING DISTRICT AND USES THAT ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS ONLY IN THE I-2 ZONING DISTRICT SHALL NOT BE PERMITTED ON THE SITE.
- B. NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, THE FOLLOWING USES ARE PROHIBITED ON THE SITE:
- (1) ABATOIRIS.
  - (2) ADULT ESTABLISHMENTS.
  - (3) AMUSEMENT, COMMERCIAL OUTDOORS.
  - (4) ANIMAL CREMATORIUMS.
  - (5) AUTOMOBILE RENTALS.
  - (6) AUTOMOTIVE REPAIR GARAGES.
  - (7) AUTOMOTIVE SERVICE STATIONS.
  - (8) BARBER AND BEAUTY SHOPS.
  - (9) CAR WASHES.
  - (10) CONSTRUCTION AND DEMOLITION LANDFILLS.
  - (11) CREMATORY FACILITIES.
  - (12) FINANCIAL INSTITUTIONS.
  - (13) FOUNDRIES.
  - (14) GOVERNMENT BUILDINGS.
  - (15) JUNKYARDS.
  - (16) MEDICAL WASTE DISPOSAL FACILITIES.
  - (17) PETROLEUM STORAGE FACILITIES.
  - (18) QUARRIES.
  - (19) RACEWAYS OR DRAG STRIPS.
  - (20) SANITARY LANDFILLS.
  - (21) TRUCK STOPS.
  - (22) TRUCK TERMINALS.
  - (23) UNDERGROUND FUEL TANKS.
  - (24) WASTE INCINERATORS.
  - (25) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2).
  - (26) RETAIL ESTABLISHMENTS, SHOPPING CENTERS AND BUSINESS, PERSONAL AND RECREATIONAL SERVICES.
- C. NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, THE SITE MAY ALSO BE DEVOTED TO THE USES SET OUT BELOW THAT ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS ONLY IN THE I-2 ZONING DISTRICT.
- (1) CONTRACTOR OFFICES AND ACCESSORY USES.
  - (2) THE OUTDOOR STORAGE OF GOODS AND MATERIALS IN EXCESS OF 25% OF THE FLOOR AREA OF A PRINCIPAL BUILDING LOCATED ON THE SITE.
  - (3) WAREHOUSING.
- D. THE MAXIMUM NUMBER OF PRINCIPAL AND ACCESSORY BUILDINGS THAT MAY BE DEVELOPED ON THE SITE SHALL BE GOVERNED BY THE ORDINANCE.
- E. ANY PRINCIPAL AND ACCESSORY BUILDINGS, OUTDOOR STORAGE AREAS, AND PARKING AND VEHICULAR CIRCULATION AREAS SHALL BE LOCATED WITHIN THE BUILDING, PARKING AND OUTDOOR STORAGE ENVELOPE DEPICTED ON THE REZONING PLAN.
- F. NOTWITHSTANDING THE TERMS OF PARAGRAPH E ABOVE, SUBJECT TO THE TERMS OF PARAGRAPH G BELOW, OUTDOOR STORAGE AREAS AND PARKING AND VEHICULAR CIRCULATION AREAS MAY BE LOCATED WITHIN THE RAILROAD RIGHT-OF-WAY LOCATED ON THE SITE.
- G. IN THE EVENT THAT PETITIONER DESIRES TO UTILIZE THAT PORTION OF THE SITE LOCATED WITHIN THE RAILROAD RIGHT-OF-WAY, PETITIONER SHALL PROVIDE DOCUMENTATION TO THE LAND DEVELOPMENT STAFF EVIDENCING AND CONFIRMING THAT THE RAILROAD HAS APPROVED OF AND CONSENTED TO PETITIONER'S USE OF THAT PORTION OF THE SITE LOCATED WITHIN THE RAILROAD RIGHT-OF-WAY PRIOR TO LAND DEVELOPMENT STAFF REVIEW RELATING TO THE USE OF THE RAILROAD RIGHT-OF-WAY.
- H. A MAXIMUM OF 30,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED ON THE SITE.



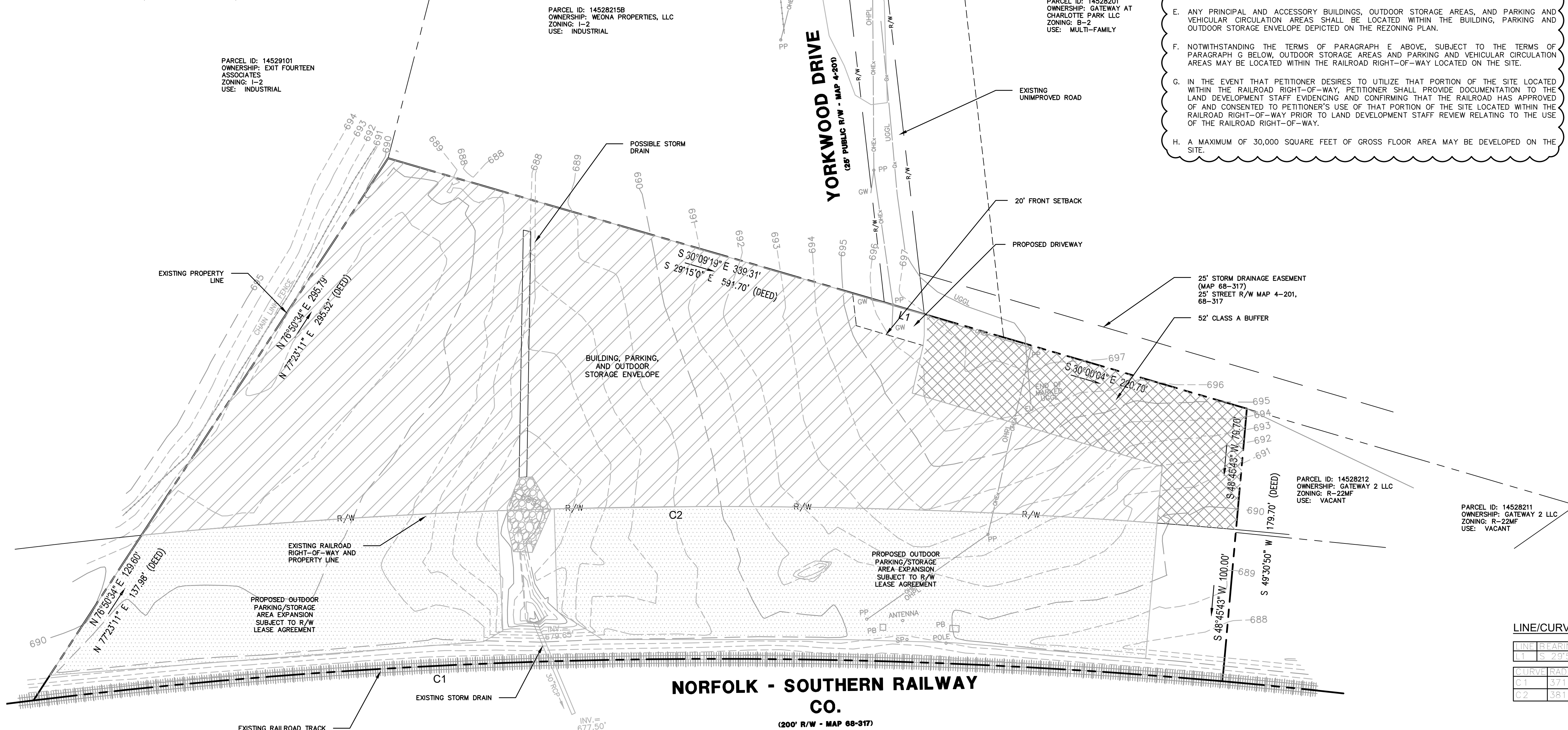
**SURVEY DISCLAIMER**  
 BOUNDARY AND TOPOGRAPHIC SURVEY ISSUE DATE AUGUST 20, 2021. PROVIDED BY WOOTEN SURVEYING & ASSOCIATES, 119 SMITH CIRCLE MATTHEWS, NORTH CAROLINA 28104; PHONE: 980-328-2977

**LEGEND**

SYMBOL	DETAIL
	PROPERTY LINE --
	BUFFER AREA --
	BUILDING, PARKING, AND OUTDOOR STORAGE ENVELOPE --
	OUTDOOR PARKING/STORAGE EXPANSION WITHIN RAILROAD R/W --

**REZONING SUMMARY:**

PETITIONER:	SELWYN PROPERTY GROUP 605 LEXINGTON AVE., SUITE 100 CHARLOTTE, NC 28203
PROPERTY OWNER:	CHARTER PROPERTIES, INC. P.O. BOX 37166 CHARLOTTE, NC 28237
REZONING SITE AREA:	2.379 ± AC
TAX PARCEL#:	145-282-13
EXISTING ZONING:	R22-MF
PROPOSED ZONING:	I-2(CD)
PREVIOUS PETITION NO.:	N/A
EXISTING USE:	VACANT
PROPOSED USE:	AS NOTED
BUILDING SETBACK:	20'
MIN. SIDE YARD:	NONE
MIN. REAR YARD:	NONE (ADJACENT TO RAILROAD R/W)
POTENTIAL TREE SAVE AREA:	15% MIN ± 0.36 ACRES
FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING OR PROJECT MAY PROVIDE ALTERNATE MEANS OF COMPLIANCE PER SECTION 21-94 OF THE TREE ORDINANCE.	



**LINE/CURVE TABLE:**

LINE	BEARING	DISTANCE
L1	S 29°58'38" E	27.59'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3719.83'(TIE)	782.50'(TIE)	N 47°16'01" W	780.66'(TIE)
C2	3819.83'(TIE)	719.79'(TIE)	N 46°38'26" W	718.73'(TIE)

**ColeJenest & Stone**

Shaping the Environment  
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**SELWYN PROPERTY GROUP**

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**YORKWOOD DRIVE PROPERTY**

Charlotte, NC  
 Parcel ID 145-28-213

**TECHNICAL DATA SHEET**

PETITION NO. RZP-2021-223

**Project No.**  
 4761

**Issued**  
 09/09/21

**Revised**  
 03/14/22 - STAFF COMMENTS  
 04/08/22 - STAFF COMMENTS

**NOT FOR CONSTRUCTION**

SCALE: 1"=40'  
 0 20' 40' 80'

**RZ-100**

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