

9349 CHINA GROVE CHURCH RD.

DEVELOPMENT STANDARDS

REZONING PETITION # 2021-085

--Proposed Uses: The Site may be used for any I-1 uses allowed by right and under prescribed conditions that are also allowed in the I-2 zoning district plus outdoor storage, and a trucking company and trucking operations including truck & trailer repair and maintenance, trucking logistics and office uses, storage of trailers and trucks as allowed in the I-2 zoning district together with accessory uses, (as more specifically described and restricted in the Development Standards below).

--Maximum Gross Square Feet of Development: A maximum FAR of .80
--Maximum Building Height: Height as permitted by Ordinance and will be measured as defined by the Ordinance.
--Parking: As required by the Ordinance.

1. General Provisions:

a. Site Location. These Development Standards, Schematic Site Plan and other graphics set forth on Sheet RZ-1 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Raven Property Group, LLC ("Petitioner") to accommodate the development of industrial uses on an approximately 5.86 acre site located at 9349 China Grove Church Road (the "Site").

b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") in existence as of the date of the approval of this Rezoning. Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the I-2 zoning classification shall govern all development taking place on the Site.

c. Graphics and Alterations. Any schematic depictions of the building envelopes, parking areas, sidewalks, driveways, streets, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Any layouts, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; such as minor modifications to the configurations of any building envelope, driveways and parking area dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. Number of Buildings Principal and Accessory. Notwithstanding the number of building(s) shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to seven (7). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

2. Permitted Uses, Development Area Limitations:

a. The Site may be developed with any I-1 uses allowed by right and under prescribed conditions that are also allowed in the I-2 zoning district together with accessory uses, all as allowed in the I-1 and I-2 zoning district and/or with the following use allowed in the I-2 zoning district, subject to the limitations described below:

- Outdoor Storage.
- A trucking company and trucking operations including truck & trailer repair and maintenance, trucking logistics and office uses, storage of trailers and trucks, and accessory warehousing.

b. The amount of development will be limited to an FAR of .80

3. Access and Transportation:

a. Access to the Site will be from China Grove Church Road from three existing driveways in the manner generally depicted on the Rezoning Plan.

b. The placement and configuration of any new vehicular access points is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.

c. The Petitioner will dedicate and convey via a fee simple deed any additional right-of-way indicated on the proposed site plan prior to the issuance of the first certificate of occupancy. Right-of-way conveyance to be located two feet behind the sidewalk or a two (2) utility easement to be provided behind the sidewalk if two (2) feet right-of-way cannot be conveyed behind the sidewalk.

d. Any required roadway and/or streetscape improvement(s) will be approved and constructed prior to the issuance of the first certificate of occupancy subject to the petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

e. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts, and any adjustments required for approval by CDOT in accordance with published standards.

4. Setbacks, Buffers and Screening:

a. A thirty (30)-foot setback as generally depicted on the Rezoning Plan shall be provided along China Grove Church Road. Portions of the Site and improvements in place within the setback are legal non-conforming and may remain (areas associated with the existing building located on the Site).

b. A 91-foot Class A Buffer will be provided along the Site's southern boundary as generally depicted on the Rezoning Plan. A buffer is not required along the portions of the Site that is a legal non-conforming use.

c. Outdoor storage is limited to the location and setbacks indicated on the Rezoning Plan. Outdoor storage areas will be screened as required by the Ordinance.

5. Environmental Features:

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

b. The Site will comply with Tree Ordinance. How the Site will comply with Tree Ordinance will be determined once plans are submitted for land development approval.

c. Existing trees within the right-of-way of China Church Grove are protected and must be preserved per the standards of the tree ordinance. A permit to remove existing trees within the r/w may be requested.

6. Lighting:

a. Lighting will comply with the Ordinance.

7. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners or applicable parcels or development areas within the Site in accordance with the provisions herein and of Chapter 6 of the Ordinance.

8. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



VICINITY MAP
SCALE: 1"=1000'

SITE DATA TABLE

ADDRESS: 9349 CHINA GROVE CHURCH RD.
REZONING AREA SITE ACREAGE: 5.86± ACRES
TAX PARCELS INCLUDED IN REZONING: 205-11-110 AND A PORTION OF 205-111-08 AND 205-111-09
EXISTING ZONING: ML-1, ML-2, AND N1-B
PROPOSED ZONING: I-2 (CD)
CURRENT LAND USE: INDUSTRIAL AND VACANT
PROPOSED LAND USE: SEE DEVELOPMENT STANDARDS FOR PERMITTED USES

SHEET INDEX

SHEET NO.	SHEET NAME
C1	COVER SHEET DEVELOPMENT STANDARDS/GENERAL NOTES
C2	SITE PLAN

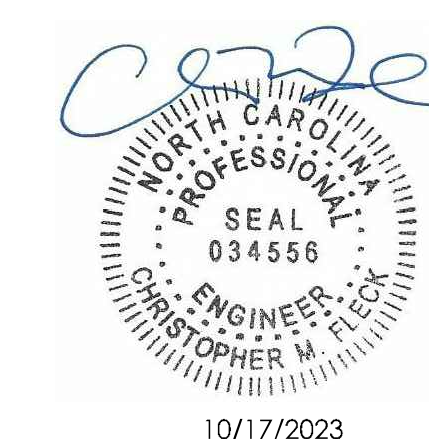
REZONING AGENT:
 MOORE & VAN ALLEN PLLC
 100 N. Tryon St., Suite 4700
 Charlotte NC 28202
 CONTACT: KEITH MACVEAN
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PETITIONER:
 Raven Property Group, LLC
 9349 China Grove Church Rd.
 Charlotte NC 28134
 CONTACT: DAVID VORONIN
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 EMAIL: david@migway.com

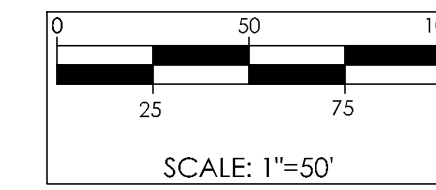
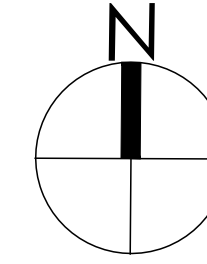
OWNER:
 Raven Property Group, LLC
 9349 China Grove Church Rd.
 Charlotte NC 28134
 CONTACT: DAVID VORONIN
 PHONE: 704.650.5974
 EMAIL: david@migway.com

CIVIL ENGINEER:
 D&A WOLVERINE PLLC (NCBELS #P-1223)
 6120 BROOKSHIRE BLVD UNIT R
 CHARLOTTE, NC 28216
 CONTACT: CHRISTOPHER FLECK, PE
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 www.dnawolverine.com



10/16/23	TTB	REV PER ATTORNEY/CITY
DATE	BY	REVISION
PROJECT #:	DATE:	SHEET:
232019	10/13/2023	C1

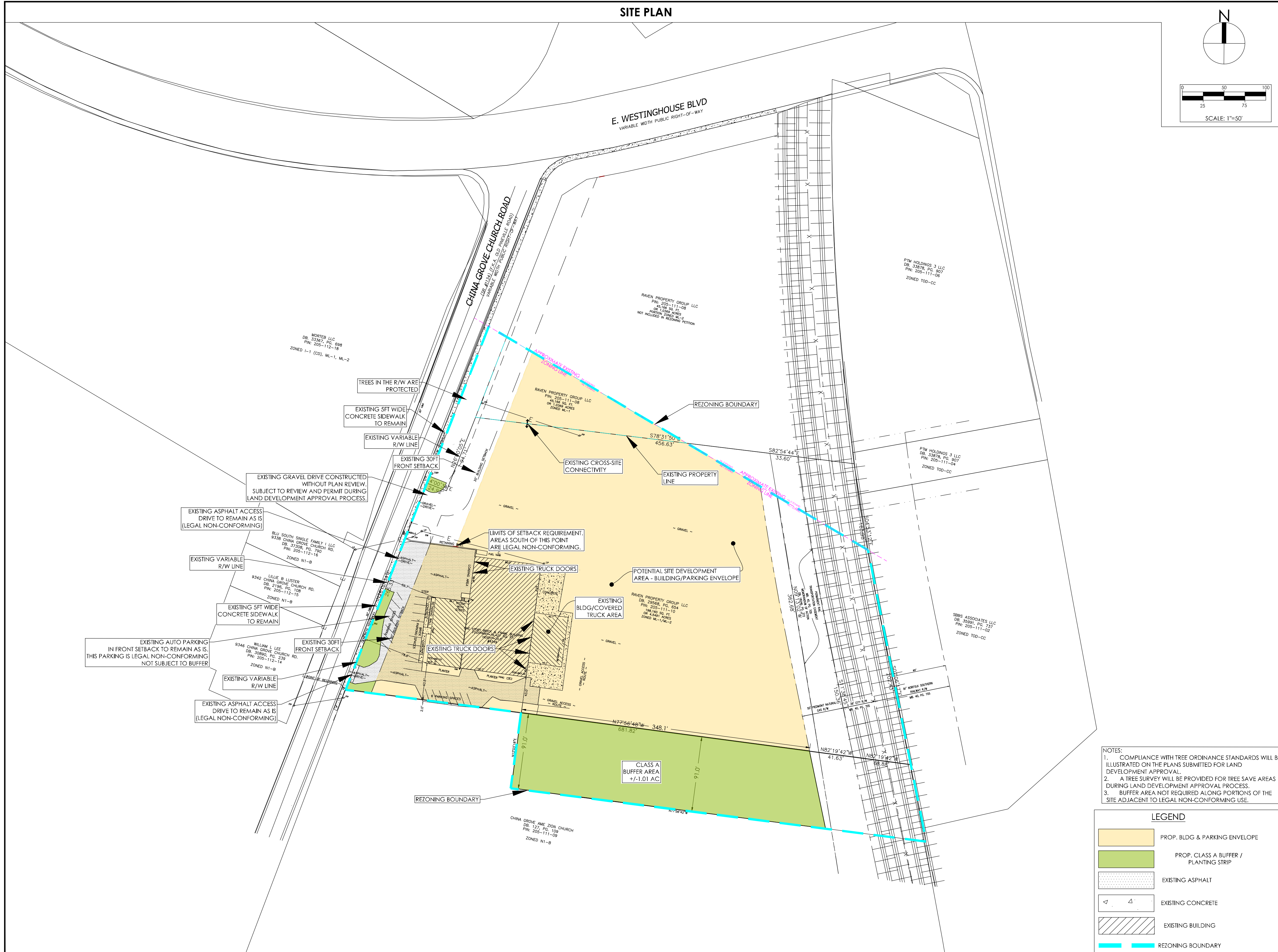
SITE PLAN



D&A WOLVERINE PLLC
CIVIL ENGINEERING
D&A WOLVERINE, PLLC
 6120 BROOKSHIRE BLVD. UNIT R
 CHARLOTTE, NC 28216
 P: 704.494.9776
WWW.DNAWOLVERINE.COM
 NCBELS LICENSE NO: P-1223

SEAL:

 10/17/2023



- NOTES:
1. COMPLIANCE WITH TREE ORDINANCE STANDARDS WILL BE ILLUSTRATED ON THE PLANS SUBMITTED FOR LAND DEVELOPMENT APPROVAL.
 2. A TREE SURVEY WILL BE PROVIDED FOR TREE SAVE AREAS DURING LAND DEVELOPMENT APPROVAL PROCESS.
 3. BUFFER AREA NOT REQUIRED ALONG PORTIONS OF THE SITE ADJACENT TO LEGAL NON-CONFORMING USE.

LEGEND

- PROP. BLDG & PARKING ENVELOPE
- PROP. CLASS A BUFFER / PLANTING STRIP
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING BUILDING
- REZONING BOUNDARY

REZONING PETITION # 2021-085
RAVEN PROPERTY GROUP, LLC
 9349 China Grove Church Rd
 Pineville NC, NC 28134

SITE PLAN

DATE	10/16/23	BY	TTB	REV PER	ATTORNEY/CITY
PROJECT #:	232019	DRAWN BY:	TTB	CHECKED BY:	GLC
DATE:	10/13/2023	APPROVED BY:	CMF	SHEET:	C2
SCALE:	1"=50'				