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PROJECT NUMBER	10.05.2020 CON
DESIGN BY	HAR
APPROVED BY	ME
DRAWN BY	HAR
Date	10.05.2020

DIGITAL FILE  
 2021PROJECTWESTING HOUSE

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1.	PER STAFF COMMENTS 10.11.21

REVISION

**OWNER**  
 M-H CAROLINA LLC  
 11120 TOWAHAWK CREEK PY  
 LEAWOOD, KS. 66211

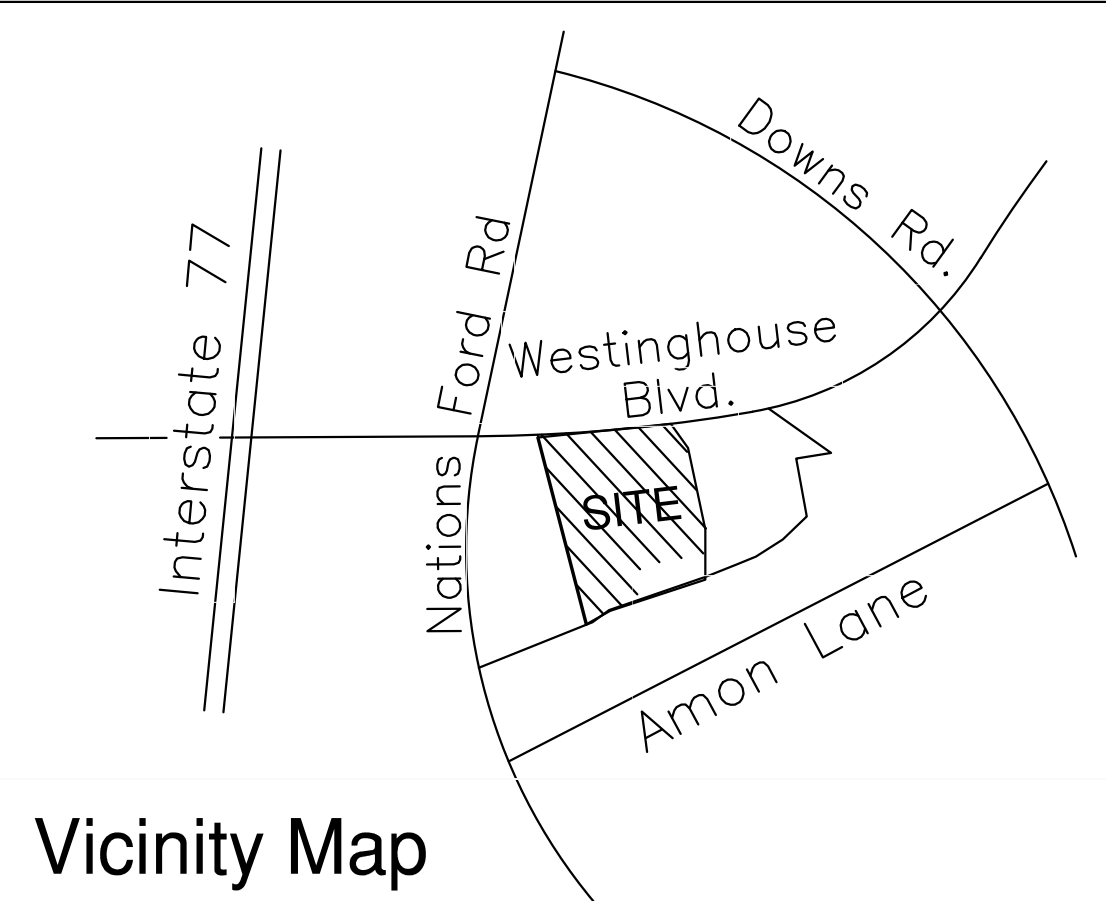
**FOR PUBLIC HEARING PETITION**  
 2021-126

**230 E. WESTINHOUSE BLVD.**  
 CHARLOTTE NC  
 PN#205-053-34

**REZONING SITE PLAN**

**RZ-1**

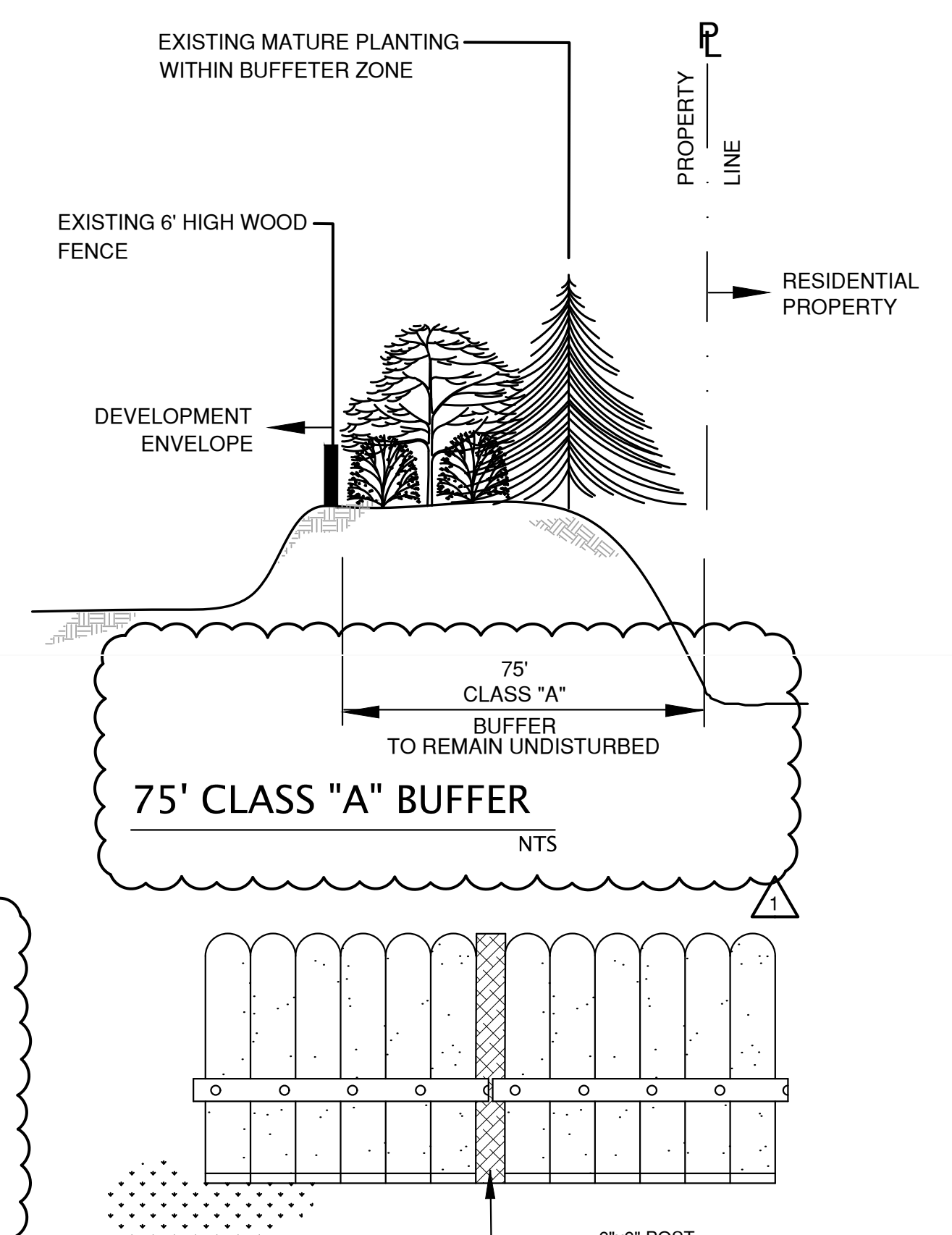
PRINTING SHEET SIZE 24X36



**Vicinity Map**

**Site Development Data:**  
 --Acreage: ± 5.569 acres  
 --Tax Parcel #: 205-053-34  
 --Existing Zoning: I-2 (CD)  
 --Proposed Zoning: I-1(CD)  
 --Existing Uses: Industrial  
 --Proposed Uses: Uses allowed in the I-1 zoning district by right and under prescribed conditions together with accessory uses, (as more specifically described and restricted in the Development Standards below).  
 --Maximum Gross Square feet of Development: As allowed by the I-1 zoning district,  
 --Maximum Building Height: Height as permitted by Ordinance and will be measured as defined by the Ordinance.  
 --Parking: As required by the Ordinance.

FOR DEVELOPMENT STANDARD REFER TO SHEET RZ-2

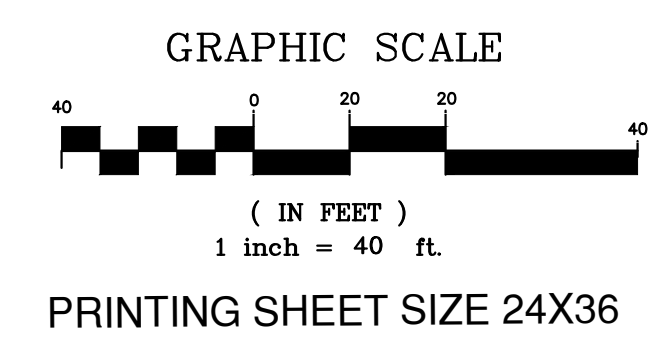
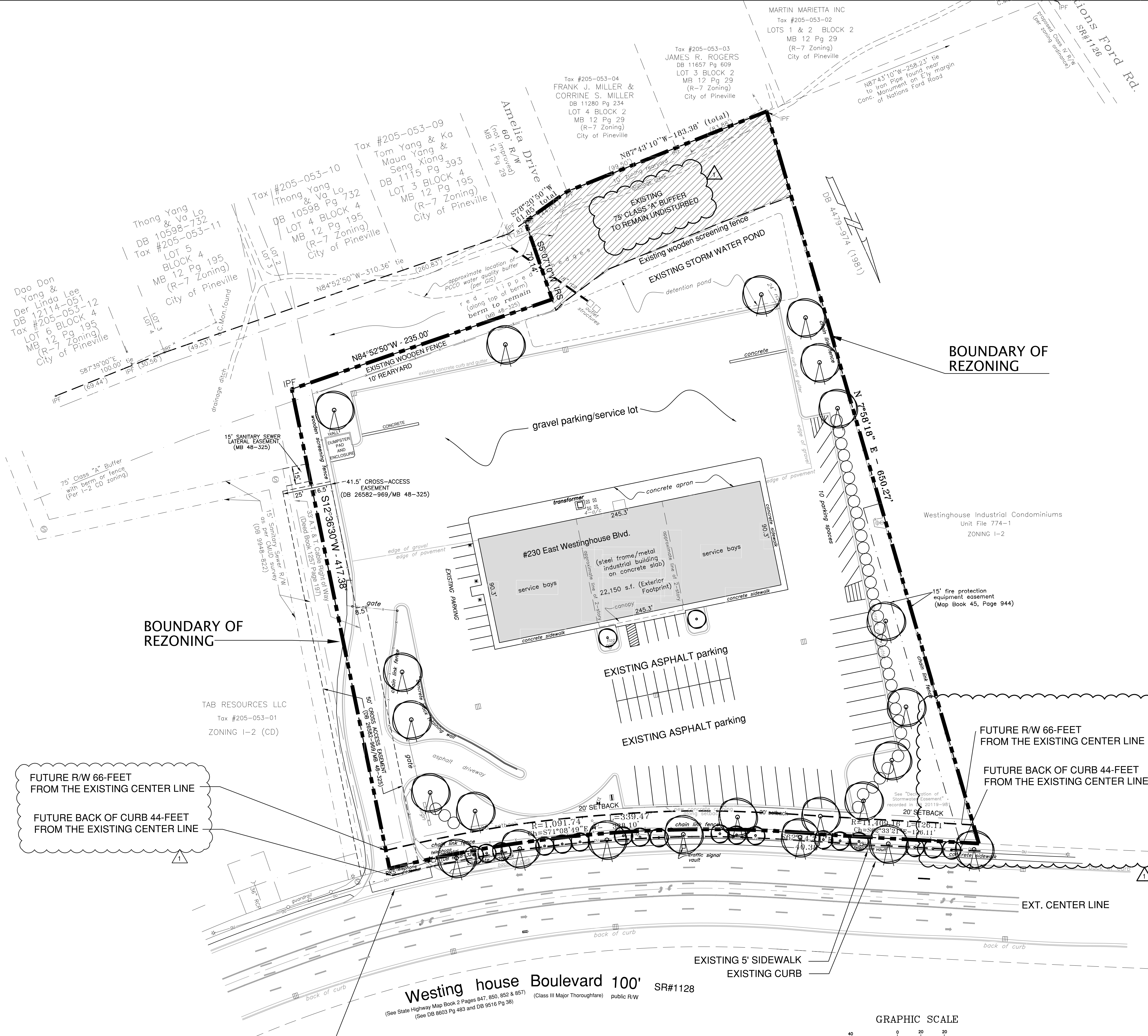


**NOTE:**  
 BUFFER FENCE SHALL BE 6' HIGH OF WOOD AND PLANK CONSTRUCTION, NO MORE THAN 25% OF FENCE SHALL BE OPEN AND FINISH SIDE OF FENCE MUST FACE ABUTTING PROPERTY

**FENCE DETAIL**

**LEGEND**

- SHRUBS
- UNDERSTORY TREE
- CANOPY TREE
- BOUNDARY OF REZONING



**NOTE:**  
 BASE SITE PLAN IS BASED ON SURVEY BY ZOUTEWELLE SURVEYORS ON OCTOBER 19, 2012  
 STREET AND SIDE TREES SHOWN ON SITE PLAN ARE PER INFORMATION GATHERED BY MEC ON 05.10.2021

**Westing house Boulevard 100'** SR#1128  
 (See State Highway Map Book 2 Pages 847, 850, 852 & 857)  
 (See DB 8603 Pg 483 and DB 9516 Pg 38)

**Murphy-Hoffman Company  
Development Standards  
10/11/2021  
Rezoning Petition No. 2021-126**

**Site Development Data:**

- Acreage: ± 5.569 acres
- Tax Parcel #: 205-053-34
- Existing Zoning: I-2 (CD)
- Proposed Zoning: I-1(CD)
- Existing Uses: Industrial
- Proposed Uses: Uses allowed in the I-1 zoning district by right and under prescribed conditions together with accessory uses, (as more specifically described and restricted in the Development Standards below).

- Maximum Gross Square feet of Development: As allowed by the I-1 zoning district,
- 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 Murphy-Hoffman Company ("Petitioner") to accommodate the development of industrial uses on an approximately 5.569 acre site located at 230 E. Westinghouse Boulevard (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-1 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

**h.** Due to the change in topography (the Site is lower than Westinghouse Blvd.) landscape screening along Westinghouse Blvd. is not required.

**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.

**6. Lighting:**

**a.** Lighting will comply with the Ordinance.

**7. Signage:**

**a.** All signs placed on the site will be erected in accordance with the requirements of the ordinance.

**8. 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.

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.

**2. Permitted Uses, Development Area Limitations:**

**a.** The Site may be developed with truck and automobile sales, repair, and maintenance uses as well as other uses allowed in the I-1 zoning district by right or under prescribed conditions together with accessory uses.

**b.** The total amount of allowed gross square feet of development will be limited to the amount allowed by the I-1 zoning district.

- c.** The following uses shall not be permitted:
1. abattoirs
  2. adult establishments
  3. demolition landfills
  4. heliports and helistops, limited
  5. jails and prisons
  6. land clearing and debris landfill
  7. petroleum storage facilities with storage capacity with no more than 200,000 gallons
  8. tire recapping and retreading

**3. Access and Transportation:**

**a.** Access to the Site will be from Westinghouse Boulevard from one shared existing driveway 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.** 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 request that a bond be posted for any improvements not in place at the time of the issuance of the first certificate of occupancy.

**d.** The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalk located along the public street that is located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

**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.

**f.** All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north central Mecklenburg area, by way of a private/public partnership effort or other public sector project support."

**4. Setbacks, Buffers and Screening:**

**a.** Buffer areas established on this technical data sheet shall conform to the standards of section 12.302 of the ordinance; subject, however, to the provisions of section 12.304. The existing 75-foot Class A Buffer will be maintained as an undisturbed buffer.

**b.** Buffer areas shall remain as open space.

**c.** Petitioner reserves the right to install utilities within buffer areas. However, utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.

**d.** No buildings, parking spaces, maneuvering areas or storm water detention facilities may be located within the buffer areas.

**e.** Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or pathways or the installation of utilities, the cleared, unimproved areas will be landscaped with trees and shrubs

**f.** Outdoor storage areas will be located at the rear of the Site behind the existing building.

**g.** A sidewalk connection from the building to street as required by Section 12.529 will be provided.

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OWNER

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FOR PUBLIC HEARING  
PETITION  
2021-126

230  
E. WESTINGHOUSE  
BLVD.  
CHARLOTTE NC  
PN#205-053-34

DEVELOPMENT  
STANDARDS

RZ-2