

CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

COMMERCIAL DROP CURB TYPE II DRIVEWAY WITH PLANTING STRIP (6" X 18" VERTICAL CURB)

10.25D 19

- GENERAL NOTES:**
- CURRENT ZONING OF SITE IS SPLIT: R-4 LWPA AND I-2 LWPA.
 - A TREE SURVEY IS REQUIRED WHICH SHALL IDENTIFY ALL TREES OF 8-INCH DBH AND GREATER, AND ALL PLANTED TREES OF 2-INCH CALIPER AND GREATER THAT ARE 6-FEET IN HEIGHT AND GROWING PARTIALLY OR WHOLLY WITHIN THE CITY ROW.
 - THE PROJECT SITE IS WITHIN THE LOWER LAKE WYLIE PROTECTED AREA. PERENNIAL STREAMS WITHIN THIS WATERSHED REQUIRE A WATERSHED BUFFER OF 40-FT (OR 100-FT DEPENDING ON BUILT UPON AREA).
 - PROPOSED SITE IS FOR SEMI TRAILER PARKING ONLY—NO VEHICLES WILL BE PARKED AT SITE. THEREFORE NO ELECTRIC VEHICLE CHARGING SPACES ARE NECESSARY. OPERATIONAL HOURS EXPECTED TO BE DAYLIGHT HOURS ONLY.
 - PROPOSED LIGHTING IN PARKING AREA SHALL NOT NEGATIVELY IMPACT NEIGHBORING RESIDENTIAL LOTS. A PROPOSED LIGHTING PLAN WILL BE SUBMITTED WITH LAND DEVELOPMENT PLANS SHOWING ZERO FOOT CANDLES ALONG ALL RESIDENTIAL PROPERTY LINES.
 - PER CHARLOTTE CODE, CLASS A BUFFER FOR 3.8 AC. = 64-FT. (*25% BUFFER REDUCTION CAN BE APPLIED FOR WITH APPROVED BERM.)
 - FLOODING AND SURFACE WATER QUALITY IMPACTS ASSOCIATED WITH IMPERVIOUS SURFACES ON THIS SITE WILL BE ADDRESSED THROUGH COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER ORDINANCE.
 - PER CDOT, A TRAFFIC IMPACT STUDY IS NOT NEEDED DUE TO THE SITE RECEIVING LESS THAN 2,500 TRIPS PER DAY.
 - ANY BERM OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET ROW SHALL REQUIRE A CERTIFICATE ISSUED BY CDOT.
 - GROUNDWATER RECORDS INDICATE CONTAMINATION SITE(S) EXIST ON OR WITHIN 1,000-FT OF THE PROPERTY. PER MECKLENBURG COUNTY GROUNDWATER WELL REGULATIONS, WATER SUPPLY WELLS OR OPEN LOOP GEOTHERMAL SYSTEMS SHALL NOT BE CONSTRUCTED WITHIN 1,000-FT OF CONTAMINATION SITE(S).

UTILITIES:

POWER: DUKE POWER ENERGY 806-777-9898

TELEPHONE: BELL SOUTH TELECOMMUNICATIONS (704) 374-8333

WATER & SEWER: CHARLOTTE WATER/CLT WATER (704) 336-7906

GAS: FIEDMONT NATURAL GAS CO 806-752-7594

TELECOM: SPECTRUM 806-556-3039

ALTA CERTIFICATION:

TO: S.C. HONDROS & ASSOCIATES, INC.

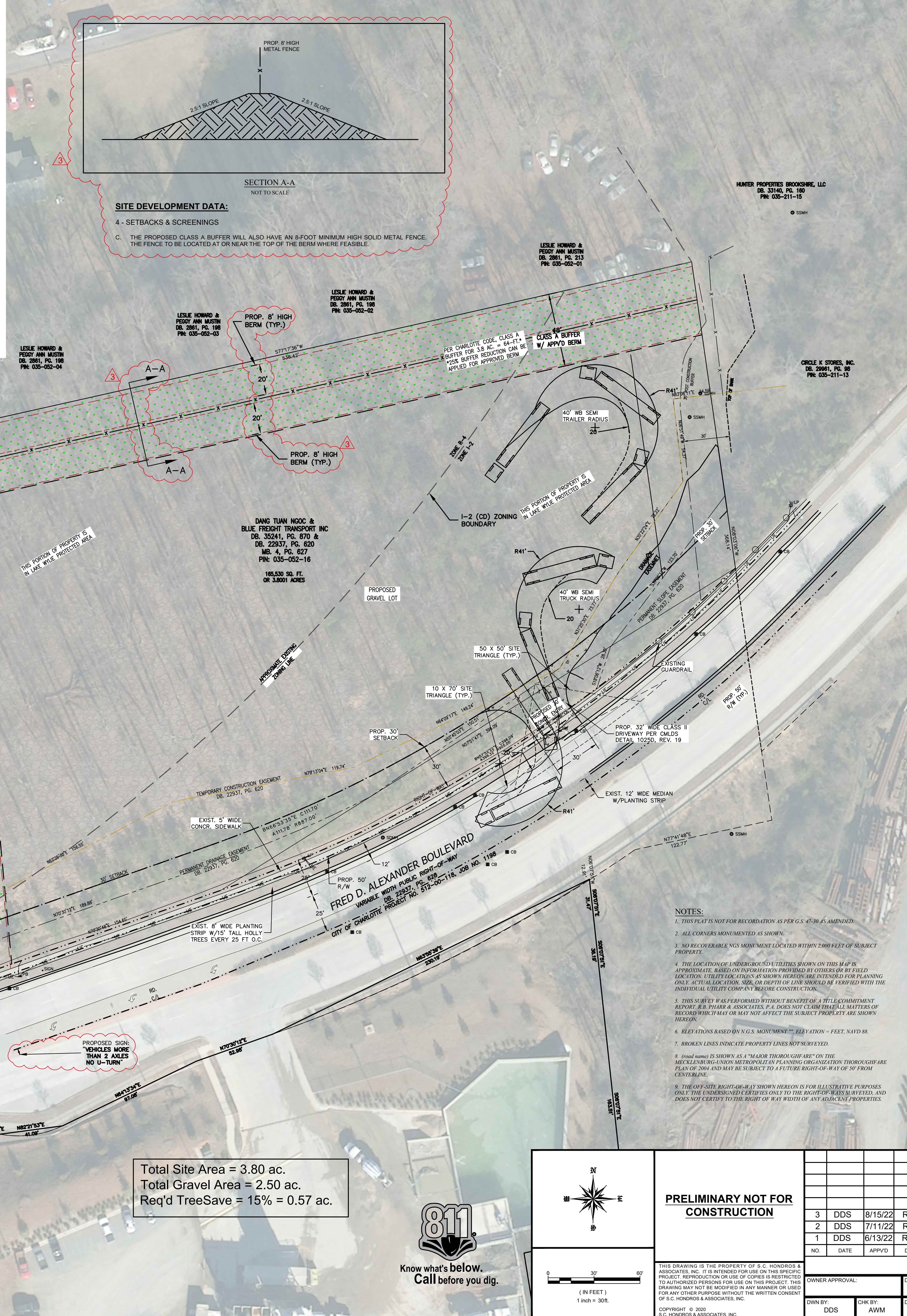
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSRS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 7(b), 7c, 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 24, 2021.

ANDREW B. BAKER DATE
NCPES, L-4542
abaker@phd.com

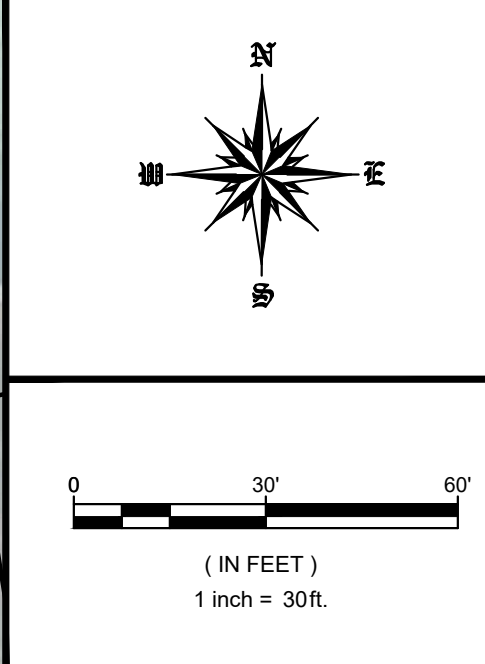
GPS CERTIFICATION:

1. ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: A1-10-000
- POSITIONAL ACCURACY: HORZ. NORTH = 0.0016, EAST = 0.0010, VERT = 0.010
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- DATE OF SURVEY: JANUARY 4, 2016
- DATE OF PLOT: N/A
- PUBLISHED FEDERAL CONTROL USE: NGS MONUMENT "RESERVE" OR
- GRID MODEL: GEOID12NAD83
- COMBINED GRID FACTOR: 0.99983859
- UNITS: US FEET



Total Site Area = 3.80 ac.
Total Gravel Area = 2.50 ac.
Req'd TreeSave = 15% = 0.57 ac.



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NO.	DATE	APPY'D	DESCRIPTION
3	DDS	8/15/22	REVISED PER MECK. CO. COMMENTS
2	DDS	7/11/22	REVISED PER MECK. CO. COMMENTS
1	DDS	6/13/22	REVISED PER MECK. CO. COMMENTS

OWNER APPROVAL:		REVISIONS	
DATE:	FILE NAME:	DATE:	FILE NAME:
	R_REYNOLDS.dwg		

REZONING PETITION 2021-281
6519 BROOKSHIRE BOULEVARD
CHARLOTTE, NORTH CAROLINA

SC HONDROS & ASSOCIATES, INC.
PLANNING, DESIGN, CONSTRUCTION
POST OFFICE BOX 220456
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C1.0 - SITE/REZONING PLAN

CHARLOTTE CODE

PART 3: BUFFERS AND SCREENING

Table 12.200(a)
BUFFER REQUIREMENTS
(Minimum Widths and Required Plantings)

ACRES	BUFFER REQUIREMENTS																					
	less than 0.5	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5	8.0	8.5	9.0	9.5	10 or more	
A CLASS	WIDTH (ft.)	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
	TREES (per 100 ft.)	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
B CLASS	WIDTH (ft.)	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42
	TREES (per 100 ft.)	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
C CLASS	WIDTH (ft.)	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
	TREES (per 100 ft.)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3

* The minimum width of a buffer may be reduced an additional 25% if a fence or wall is constructed in accordance with these regulations.
** Shrubs are not required if a fence or wall is constructed in accordance with these regulations.
ft. = Feet

BLUE FREIGHT TRANSPORT INC. - DEVELOPMENT STANDARDS
11/29/21 - REZONING PETITION NO. 2021 SITE DEVELOPMENT DATA:

-ACREAGE: ± 3.80 ACRES
-TAX PARCEL #S: 035-052-18
-EXISTING ZONING: R-4, I-2 & LWPA
-PROPOSED ZONING: I-2(CD) LWPA
-EXISTING USES: VACANT
-PROPOSED USES: THE SITE MAY BE DEVELOPED WITH USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE I-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN THE DEVELOPMENT STANDARDS BELOW)
-MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 40,000 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT AND OUTSIDE BUFFER AREAS (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN THE DEVELOPMENT STANDARDS BELOW)
-MAXIMUM BUILDING HEIGHT: AS ALLOWED AND REQUIRED BY THE ORDINANCE.
-PARKING: AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USE.

1. GENERAL PROVISIONS:

A. **SITE LOCATION:** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS REFORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY BLUE FREIGHT TRANSPORT INC. ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF THE SITE WITH A VARIETY OF USES ALLOWED IN THE I-2 ZONING DISTRICT ON AN APPROXIMATELY 2.83 ACRE SITE LOCATED ON FRED D. ALEXANDER BLVD., JUST WEST OF HWY 81, (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"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-2 ZONING CLASSIFICATIONS SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

C. **GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, 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, THE LAYOUT, 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 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:

- MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT 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 OUTDOOR STORAGE AND UP TO 40,000 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE I-2 ZONING DISTRICT, SUBJECT TO THE RESTRICTION AND LIMITATIONS LISTED BELOW.

B. THE FOLLOWING USES WILL NOT BE LISTED ON THE SITE:

- THE FOLLOWING USES PERMITTED BY RIGHT IN THE I-2 ZONING DISTRICT WILL NOT BE ALLOWED: AIRPORTS; AMUSEMENT, COMMERCIAL OUTDOORS, ANIMAL CREMATORIES; ASSEMBLY OF INDUSTRIAL MACHINERY & EQUIPMENT, LUMBER AND WOOD PRODUCTS, PAPER & ALLIED PRODUCTS, PLASTIC & RUBBER PRODUCTS, METAL PRODUCTS, AUCTION SALES, AUTOMOTIVE SERVICE STATIONS, HELIPADS & HELIPIERS, UNLIMITED MANUFACTURED HOUSING (GENERATION PLANTS, PROTOTYPE PRODUCTION FACILITIES & PILOT PLANTS, RAILROAD FREIGHT YARDS, REPAIR SHOPS & MARSHALLING YARDS, RECYCLING CENTERS, EATING DRINKING & ENTERTAINMENT ESTABLISHMENTS (TYPE I) WITH AN ACCESSORY BROWSE-THROUGH WINDOW, RETAIL ESTABLISHMENTS, THEATERS, DRIVE-IN MOTION PICTURE, TRUCK STOPS, TRUCK TERMINALS, AND UTILITY OPERATIONS CENTERS.
- THE FOLLOWING USES PERMITTED UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT WILL NOT BE ALLOWED: ABATTOIRS; AGRICULTURAL INDUSTRIES; CONSTRUCTION & DEMOLITION (C/D) LANDFILLS; CROUDESTY FACILITIES; EATING DRINKING & ENTERTAINMENT FACILITIES (TYPE 2) WITH AN ACCESSORY DRIVE-THROUGH WINDOW; FOUNDRY; JAILS & PRISONS; JUNIOR GARDENS; LUMBER MILLS; MANUFACTURING (LIGHT USES); BOAT & SHIP BUILDING; FABRICATED METAL PRODUCTS; GRAM MILLS; MEAT PRODUCTS; MANUFACTURING (HEAVY) USES; MEDICAL WASTE DISPOSAL FACILITIES; PETROLEUM STORAGE FACILITIES WITH STORAGE OF MORE THAN 200,000 GALLONS; QUARRIES; SANITARY LANDFILLS; SOLID WASTE TRANSFER STATIONS; THE RECAPPING & RETREADING, AND WASTE INCINERATORS.

FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSIDERED AS A DEFINITION ON FAR REQUIREMENTS), THE FOLLOWING ITEMS WILL NOT BE COUNTED AS PART OF THE ALLOWED GROSS FLOOR AREA (PLANNING AREA AS LIMITED BY THE ORDINANCE) FOR THE SITE SURFACE, AND ALL LOADING DOCK AREAS (OPEN OR ENCLOSED).

3. ACCESS:

A. ACCESS TO THE SITE WILL BE FROM FRED D. ALEXANDER BLVD. AS GENERALLY DEPICTED ON THE REZONING PLAN.

B. ANY REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE 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.

C. 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.

D. THE EXACT ALIGNMENT, DIMENSIONS AND LOCATION OF THE ACCESS POINTS TO THE SITE, THE DRIVEWAYS ON THE SITE MAY BE MODIFIED FROM THE ELEMENTS SHOWN ON THE REZONING PLAN.

4. SETBACKS, BUFFERS AND SCREENING:

A. A 30-FOOT BUILDING AND PARKING SETBACK WILL BE PROVIDED ALONG FRED D. ALEXANDER BLVD. AS GENERALLY DEPICTED ON THE REZONING PLAN.

B. A 64-FOOT CLASS A BUFFER AS REQUIRED BY ORDINANCE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. BUFFER WIDTH MAY BE REDUCED TO 48 FEET AS ALLOWED BY THE ORDINANCE.

C. **DESIGN GUIDELINES:**

- HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.
- DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL OR BERM WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR BERM USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING.

6. ENVIRONMENTAL FEATURES:

THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. 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 IMPROVED APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

B. THE SITE WILL COMPLY WITH TREE ORDINANCE.

7. SIGNAGE:

A. SIGNS AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.

8. LIGHTING:

A. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

B. LIGHTING FIXTURES THAT ARE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED WILL BE ALLOWED ON THE PROPOSED BUILDING WALLS.

9. 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 IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

10. BINDING EFFECT OF THE REZONING PLAN:

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.