

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	

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

REVISIONS	
REV.	COMMENTS

PROJECT #	DATE	DESIGN BY	DRAWN BY	APPROVED BY	SCALE
1200132-01	MARCH 26, 2021	DW	DW	RLG	AS NOTED

SHIELD
ENGINEERING, INC.
4301 TAGGART CREEK ROAD
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JMS ZONING REHABILITATION
5120 WESTINGHOUSE BLVD.
CHARLOTTE, MECKLENBURG COUNTY,
NORTH CAROLINA

SHEET TITLE:
REZONING PLAN

DRAWING NO:
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.

- 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)).

- 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

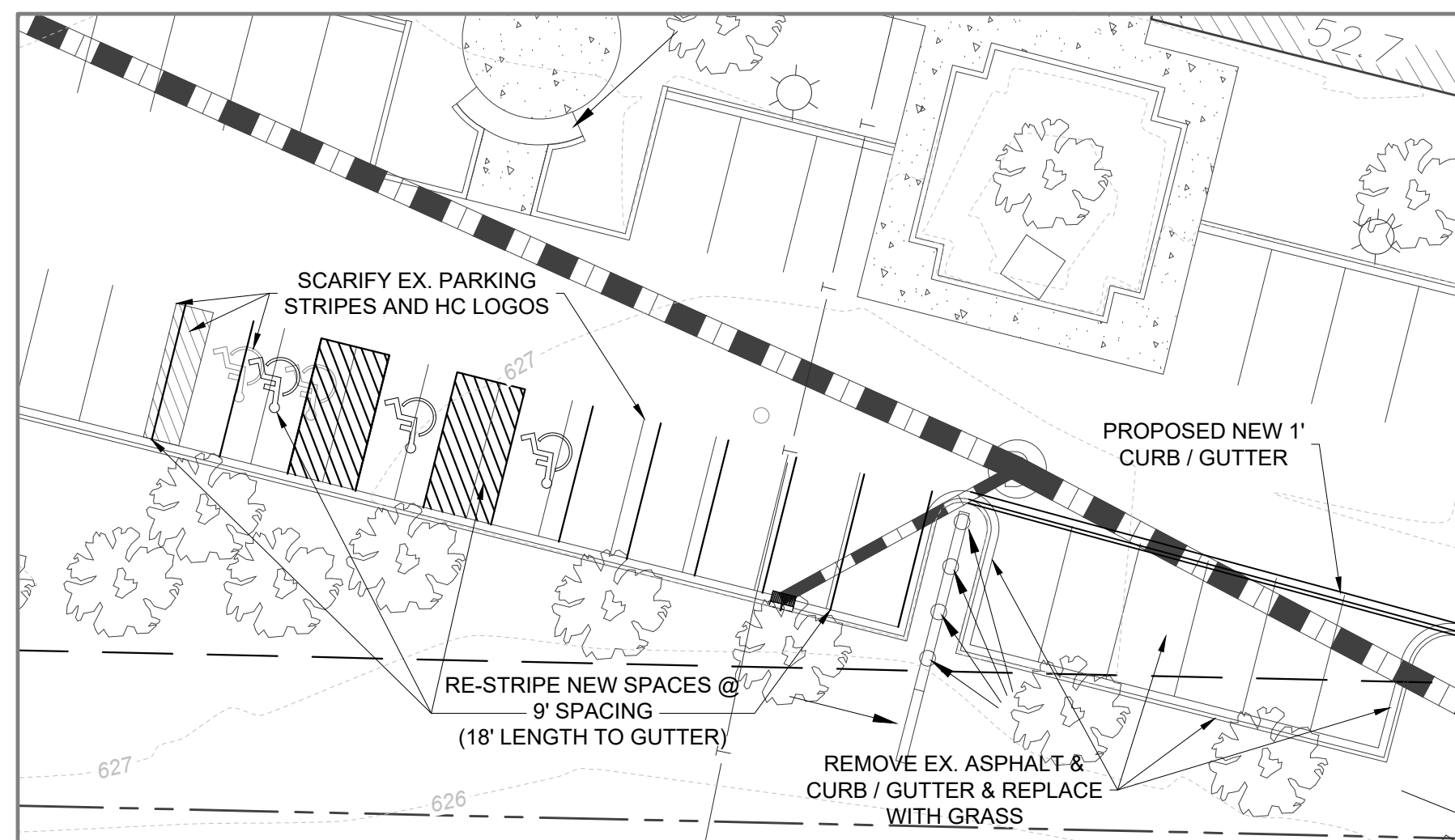
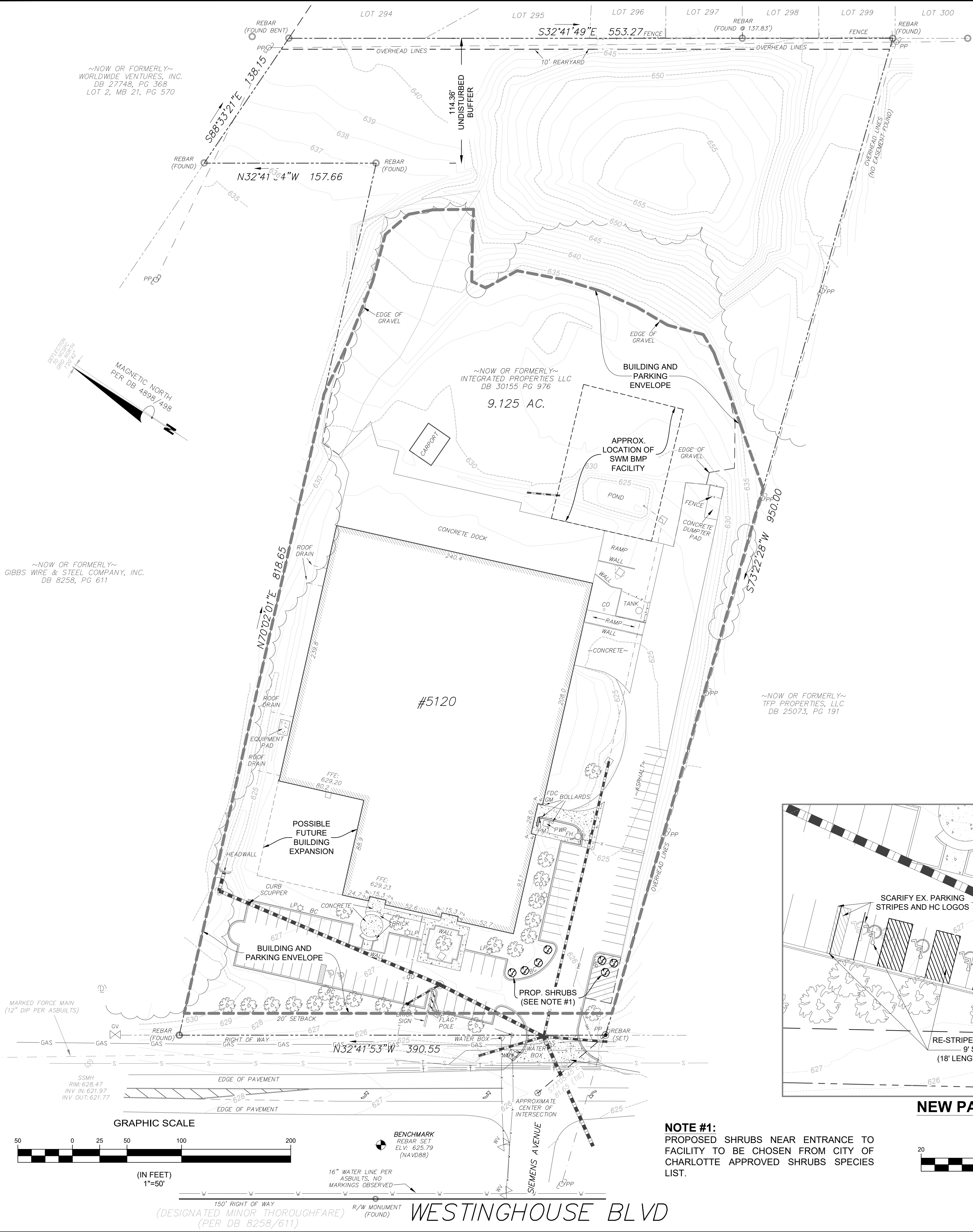
- Transportation
 - The site will have access via an existing private driveway to Westinghouse Blvd. that serves the site.
 - Parking areas are allowed anywhere within the building and parking envelope as generally depicted on the concept plan for the site.
- Architectural Standards
Reserved.
- Streetscape 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.
- Environmental Features
The Petitioner will submit a tree survey for all trees two-inches or larger located in the rights of way of all streets that adjoin the site 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.

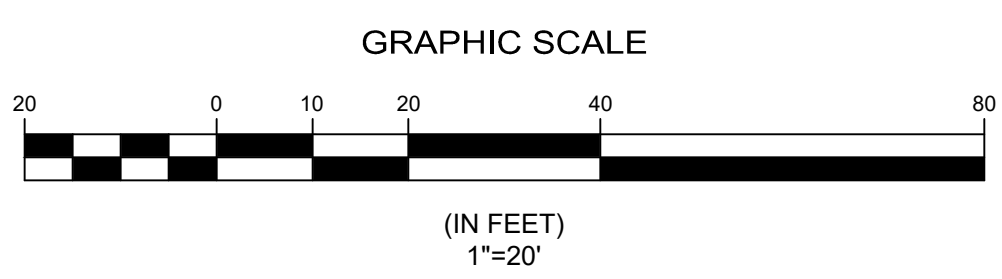
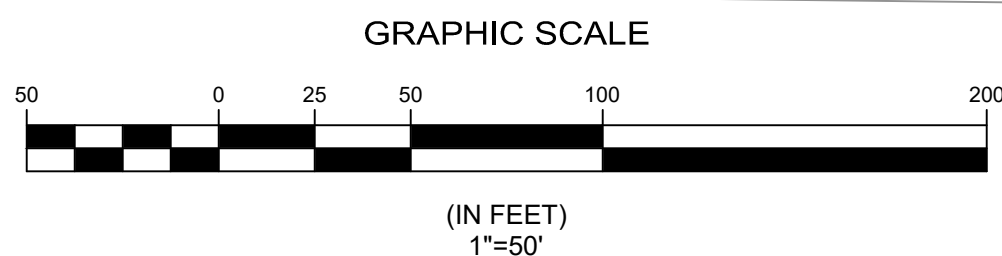
The exact areas and dimensions of the tree save areas on the site will be determined and reviewed during the design development and permit review process.

- Parks, Greenways, and Open Space
Reserved
- Fire Protection
Reserved
- Signage
Reserved
- Lighting
New freestanding lighting will be limited to 30' in height and must be inwardly directed. Architectural lighting on the exterior of buildings is permitted provided it is capped and downwardly directed.

- Phasing
Reserved
- Initial Submission- 4-7-21, I.2



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



WESTINGHOUSE BLVD
(DESIGNATED MINOR THOROUGHFARE)
(PER DB 8258/611)

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