



Charlotte-Mecklenburg Planning Department

DATE: March 14, 2016

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2014-082 Brookwood Capital Partners

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- Relocation of proposed buildings.

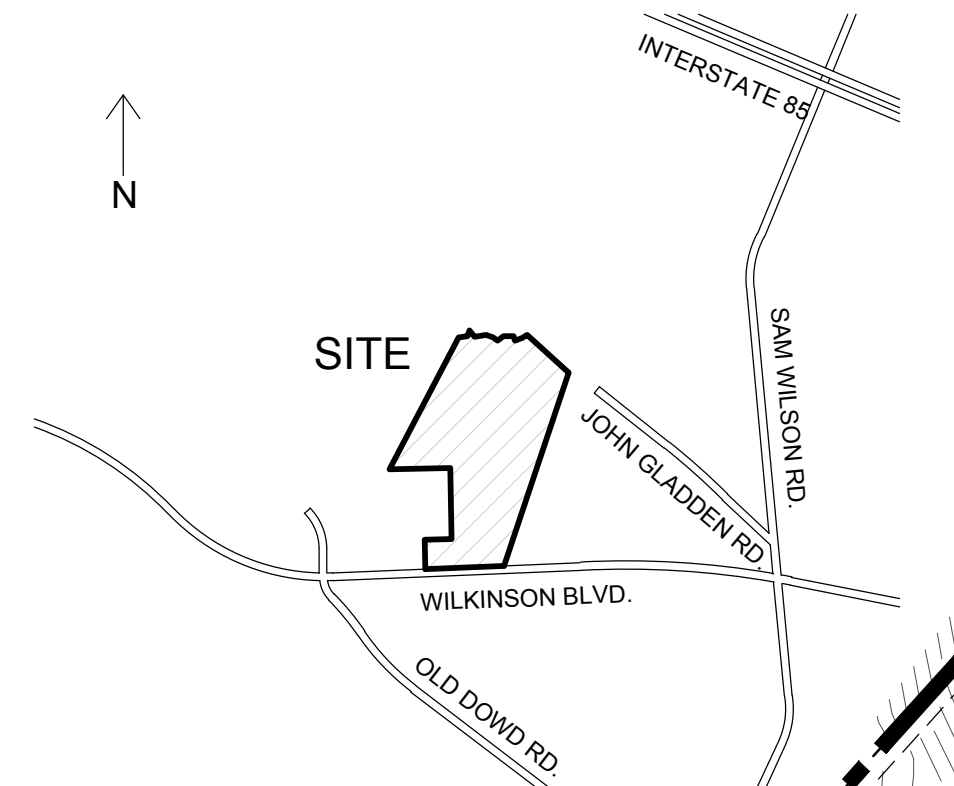
Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council. No proposed building is moving closer to residentially zoned properties.

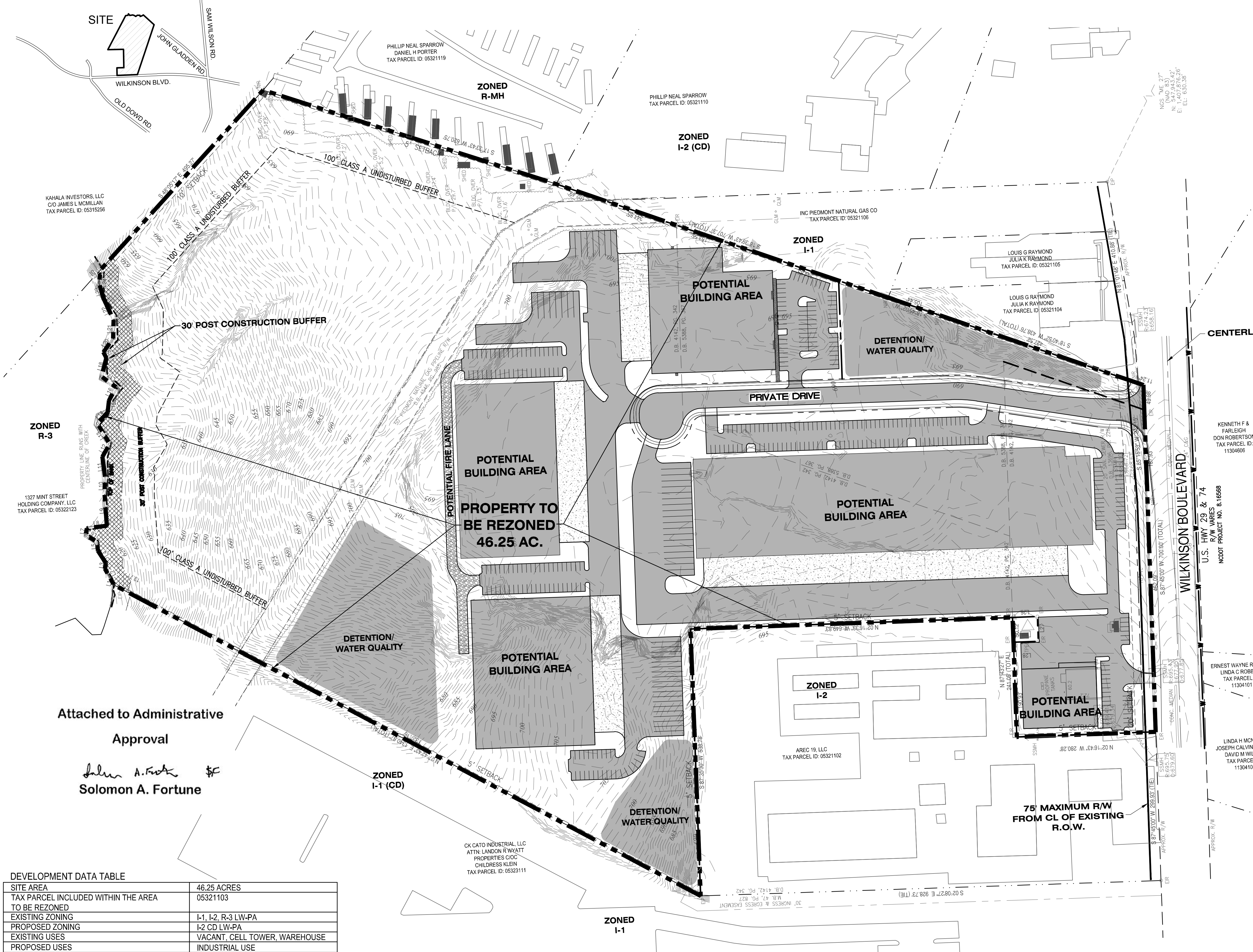
Note: All other Zoning, Subdivision, Tree Ordinances, Building Codes, and conditional requirements still apply.

Signage was note reviewed as part of this request.

VICINITY MAP



9040 WILKINSON BOULEVARD



WILKINSON BOULEVARD
CONDITIONAL DEVELOPMENT STANDARDS

GENERAL PROVISIONS.

A. 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.

B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS AND 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 REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

C. 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 DEVELOPMENT OF THE SITE FOR INDUSTRIAL USES. 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 THOSE USES AND RELATED ACCESSORY USES THAT ARE PERMITTED IN THE I-2 DISTRICT EXCEPT AS MAY BE FURTHER LIMITED BY THE SPECIFIC PROVISIONS OF THIS SITE PLAN. THE PETITIONER RESERVES THE RIGHT TO CONSTRUCT AS MANY AS SIX (6) PRINCIPAL STRUCTURES ON THE SITE AS GENERALLY DEPICTED ON THE CONCEPT SITE PLAN. THE FOLLOWING USES ARE SPECIFICALLY PROHIBITED.

- PETROLEUM STORAGE FACILITIES
- JUNK YARD
- MEDICAL WASTE DISPOSAL FACILITIES
- ADULT ESTABLISHMENTS
- RAILROAD FREIGHT YARDS
- ABATTOR
- CONSTRUCTION AND DEMOLITION LANDFILLS AS A PRINCIPAL USE
- DEMOLITION LANDFILLS
- FOUNDRIES
- QUARRIES
- RACEWAYS OR DRAG STRIPS
- WASTE INCINERATORS
- NO OUTDOOR STORAGE WILL BE PERMITTED ON ANY PORTION OF THE SITE THAT FRONTS ALONG OR IS WITHIN 100' OF WILKINSON BLVD.

TRANSPORTATION

A. THE SITE WILL HAVE A TWO DRIVEWAY CONNECTIONS TO WILKINSON BLVD. AS GENERALLY DEPICTED ON THE SITE PLAN. FINAL DRIVEWAY LOCATION AND DESIGN WILL BE SUBJECT TO NCDOT APPROVAL.

B. THE PETITIONER WILL RESERVE RIGHT OF WAY AREA ON THE SITE SUFFICIENT TO PROVIDE FOR 75' OF RIGHT OF WAY MEASURED FROM THE CURRENT RIGHT OF WAY CENTERLINE FOR FUTURE ROAD EXPANSION, IF NEEDED BY NCDOT. ALL SITE SETBACKS WILL BE MEASURED FROM THIS LINE AS GENERALLY DEPICTED ON THE SITE PLAN.

C. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

D. THE PETITIONER WILL INSTALL A SIX FOOT SIDEWALK BEHIND AN EIGHT FOOT PLANTING STRIP ALONG THE WILKINSON BLVD. FRONTAGE IF ALLOWED BY NCDOT. IF NOT ALLOWED BY NCDOT, THE PETITIONER WILL INSTALL A SIX FOOT SIDEWALK ON THE SITE BEHIND THE RIGHT-OF-WAY LINE AT THE TIME THAT THE SITE IS DEVELOPED.

E. THE PETITIONER WILL INSTALL SIDEWALKS IN THE INTERIOR OF THE SITE TO CONNECT BUILDING ENTRANCES AND PARKING AREAS TO EACH OTHER AND TO THE PUBLIC SIDEWALK TO BE CONSTRUCTED ALONG WILKINSON BLVD.

F. THE PETITIONER WILL WORK WITH CATS DURING THE DEVELOPMENT REVIEW AND PERMITTING PROCESS TO DETERMINE A MUTUALLY AGREEABLE LOCATION FOR A CONCRETE BENCH PAD FOR A NEW BUS STOP TO BE CONSTRUCTED BY THE PETITIONER. SUCH CONSTRUCTION WILL OCCUR AT THE TIME THAT SIDEWALK ALONG WILKINSON BLVD. IS CONSTRUCTED, WHETHER THE SIDEWALK IS CONSTRUCTED WITHIN THE NCDOT RIGHT-OF-WAY OR ON THE PETITIONER'S PROPERTY. ANY SUCH BUS PAD AND/OR ANY SIDEWALK CONNECTING THE BUS PAD TO OR WITHIN THE NCDOT RIGHT-OF-WAY WILL BE SUBJECT TO NCDOT APPROVAL.

G. THE EXACT DRIVEWAY LOCATIONS WILL BE DETERMINED AT THE TIME OF PERMITTING.

ARCHITECTURAL STANDARDS

THE PETITIONER WILL UTILIZE "OUR SIDE" ARCHITECTURE FOCUSED ON THE BUILDING FACADES THAT ARE IN PROXIMITY TO AND READILY VISIBLE FROM WILKINSON BLVD.

STREETSCAPE AND LANDSCAPING

THE PETITIONER WILL INSTALL LANDSCAPE SCREENING ALONG THE FRONT OF THE SITE TO SCREEN SURFACE PARKING AND TO PROVIDE A VISUAL TRANSITION TO THE TRUCK MANEUVERING AREAS ON THE SITE.

ENVIRONMENTAL FEATURES

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 FACILITY THAT MAY BE CONSTRUCTED ALONG THE FRONTAGE OF THE SITE WILL BE DESIGNED AND MAINTAINED AS PART OF THE OVERALL LANDSCAPE PLAN FOR THE SITE AND WILL BE LOCATED OUTSIDE OF THE FUTURE RIGHT OF WAY. THE DESIGN WILL NOT INCLUDE AN OPEN DETENTION BASIN BUT MAY INCLUDE ONE OR MORE RECOGNIZED BMP'S INCLUDING A RAIN GARDEN, GRASSED SWALES, EXTENDED DETENTION WETLANDS, AND/OR OTHER RECOGNIZED BMP'S THAT CAN BE DESIGNED TO BE INTEGRATED INTO AND MAINTAINED AS PART OF THE LANDSCAPING FOR THE SITE.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

RESERVED

LIGHTING

A. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES. DETACHED LIGHTING WILL BE LIMITED TO 30' IN HEIGHT.

PHASING

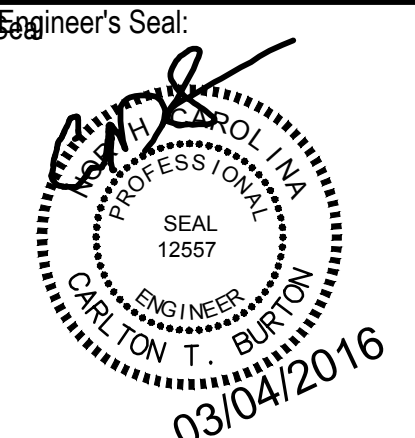
NO DEVELOPMENT WILL OCCUR ON THE PORTION OF THE REAR OF THE SITE THAT LIES ACROSS THE NATURAL GAS PIPELINE RIGHT-OF-WAY AND THIS AREA WILL REMAIN AS OPEN SPACE. HOWEVER, THIS AREA MAY BE SUBDIVIDED INTO A SEPARATE PARCEL AT THE SOLE DISCRETION OF THE PETITIONER SO LONG AS THE RESTRICTIONS ABOVE ARE MAINTAINED.

INITIAL SUBMISSION- 6-23-14, 1.1
REVISED PER STAFF COMMENTS- 8-15-14
REVISED PER STAFF ANALYSIS- 9-19-14
REVISED PER ZONING COMMITTEE APPROVAL- 10-10-14
REVISED PER COOT COMMENT- 10-13-14

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LAND PLANNERS

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9040 WILKINSON BLVD
CHARLOTTE, NORTH CAROLINA

CONCEPTUAL SITE PLAN

Project	9040 WILKINSON BLVD
Engineer	CTB
Drawn By	ChB
Date	03/04/16
Revisions	

PETITION NUMBER
2014-082

C1

P:\DWG\2016-003 WILKINSON COMMERCE CENTER - BUILDING 01\WILKINSON.DWG SITE 3/4/2016 2:57:25 PM LANER-LICB CHASE

Attached to Administrative Approval
Solomon A. Fortune
Solomon A. Fortune

SITE AREA	46.25 ACRES
TAX PARCEL INCLUDED WITHIN THE AREA TO BE REZONED	05321103
EXISTING ZONING	I-1, I-2, R-3 LW-PA
PROPOSED ZONING	I-2 CD LW-PA
EXISTING USES	VACANT, CELL TOWER, WAREHOUSE
PROPOSED USES	INDUSTRIAL USE
MAXIMUM FLOOR AREA	430,000 S.F.
MAXIMUM FLOOR AREA RATIO	100% (I-2)
MINIMUM SETBACK	20'
MINIMUM SIDE YARD	5'
MINIMUM REAR YARD	10'
MAXIMUM BUILDING HEIGHT	WILL COMPLY WITH ORDINANCE
NUMBER OR RATIO OF PARKING SPACES REQUIRED	WILL COMPLY WITH ORDINANCE STANDARDS

