SITE DEVELOPMENT DATA

ACREAGE: ± 20.51 ACRES

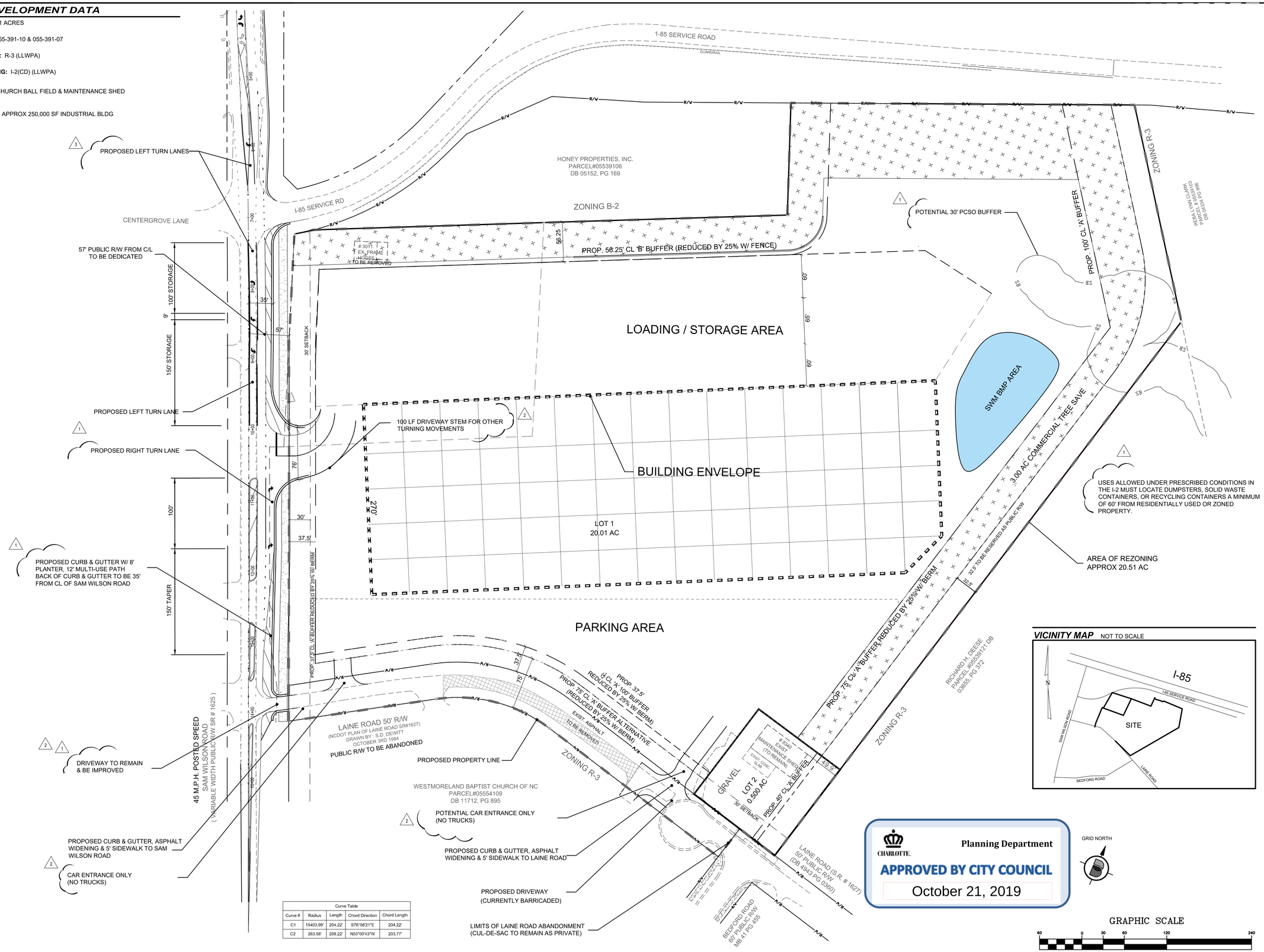
TAX PARCEL #: 055-391-10 & 055-391-07

EXISTING ZONING: R-3 (LLWPA)

PROPOSED ZONING: I-2(CD) (LLWPA)

EXISTING USES: CHURCH BALL FIELD & MAINTENANCE SHED

PROPOSED USES: APPROX 250,000 SF INDUSTRIAL BLDG



Curve Table				
Curve #	Radius	Length	Chord Direction	Chord Length
C1	15403.99'	204.22'	S76°08'21"E	204.22'
C2	263.58'	209.22'	N53°00'43"W	203.77'

VICINITY MAP NOT TO SCALE

CHARLOTTE
Planning Department
APPROVED BY CITY COUNCIL
October 21, 2019

BURTON ENGINEERING
5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(T) 704.553.8881
www.burtoneng.com
FIRM #C-1157

CARLTON T. BURTON, JR. NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 12557 09/23/19

LIBERTY LOGISTICS CENTER

8340 LAINE ROAD
CITY OF CHARLOTTE E.T.J., NORTH CAROLINA

TECHNICAL DATA SHEET

PRT	GDM
ENG	CTB
DRAWN BY	GDM
DATE	02/11/2019

REVISIONS
1. 4/15/19 GDM: CITY COMMENTS
2. 8/12/19 GDM: OWNER & CITY COMMENTS
3. 9/23/19 GDM: CITY COMMENTS

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PROJECT NUMBER
018.536.003

RZ-1

Sheet 1 of 2

DEVELOPMENT STANDARDS

AUGUST 12, 2019

1. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LIBERTY PROPERTY TRUST FOR AN APPROXIMATELY 20.5 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF SAM WILSON ROAD AND THE I-85 SERVICE ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 055-391-07 AND 055-391-10.

B. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").

C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-2 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

D. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. ALTERATIONS AND MODIFICATIONS SHALL BE IN ACCORDANCE WITH SECTION 6.207 OF THE ORDINANCE.

E. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. SUBJECT TO THE LIMITATIONS SET OUT BELOW, THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE I-2 ZONING DISTRICT.

B. NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, THE FOLLOWING USES SHALL BE PROHIBITED ON THE SITE:

(1) PETROLEUM STORAGE FACILITIES.

(2) JUNK YARDS.

(3) MEDICAL WASTE DISPOSAL FACILITIES.

(4) ADULT ESTABLISHMENTS.

(5) RAILROAD FREIGHT YARDS.

(6) ABATTOIR.

(7) CONSTRUCTION AND DEMOLITION LANDFILLS AS A PRINCIPAL USE.

(8) DEMOLITION LANDFILLS.

(9) FOUNDRIES.

(10) QUARRIES.

(11) RACEWAYS OR DRAGSTRIPS.

(12) WASTE INCINERATORS.

(13) ANIMAL CREMATORIUMS.

(14) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2).

(15) RETAIL SALES ESTABLISHMENTS, SHOPPING CENTERS AND BUSINESS, PERSONAL AND RECREATION SERVICES.

(16) BREWERIES.

(17) CREMATORY FACILITIES.

(18) SANITARY LANDFILLS.

(19 INDOOR TRAINING AND SHOOTING FACILITIES.

C. A TOTAL MAXIMUM OF 250,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED ON THE SITE.

D. NOTWITHSTANDING THE FOREGOING, OF THE ALLOWED 250,000 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE DEVELOPED ON THE SITE, A MAXIMUM OF 20% PERCENT OF SUCH ALLOWABLE GROSS FLOOR AREA, OR 50,000 SQUARE FEET, MAY BE DEVOTED TO OFFICE USES.

3. TRANSPORTATION

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

B. THE ALIGNMENTS OF THE INTERNAL PRIVATE DRIVES AND DRIVEWAYS AND THE VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

C. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

D. PETITIONER SHALL RESERVE FOR FUTURE RIGHT OF WAY FOR A NEW PUBLIC STREET TO BE CONSTRUCTED BY OTHERS (AND NOT PETITIONER) THAT PORTION OF THE SITE LOCATED ALONG THE EASTERN BOUNDARY LINE OF THE SITE AND MEASURING 32.5 FEET FROM THE EASTERN BOUNDARY LINE OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN (THE "FUTURE RIGHT OF WAY"). THE FUTURE RIGHT OF WAY SHALL BE DEDICATED AND CONVEYED TO THE CITY OR TO NCDOT BY PETITIONER UPON THE REQUEST OF THE CITY OR NCDOT WHEN THE NEW PUBLIC STREET IS TO BE CONSTRUCTED BY OTHERS. THE FUTURE RIGHT OF WAY SHALL BE A PORTION OF THE 75 FOOT WIDE CLASS A BUFFER UNTIL SUCH TIME THAT IT IS DEDICATED AND CONVEYED TO THE CITY OR NCDOT.

E. THE RIGHT OF WAY FOR LAINE ROAD THAT IS DEPICTED ON THE REZONING PLAN WAS GRANTED TO NCDOT BY THE PREDECESSOR IN INTEREST OF HOPE COMMUNITY CHURCH OF METROLINA. LAINE ROAD HAS NOT BEEN IMPROVED TO NCDOT STANDARDS. HOPE COMMUNITY CHURCH OF METROLINA IS THE OWNER OF THE UNDERLYING FEE SIMPLE TITLE TO THE LAINE ROAD RIGHT OF WAY, AND THE LAINE ROAD RIGHT OF WAY IS A PORTION OF THE SITE SUBJECT TO THIS REZONING PETITION. HOPE COMMUNITY CHURCH OF METROLINA HAS SUBMITTED A PETITION TO NCDOT REQUESTING THE ABANDONMENT OR RELEASE OF THE LAINE ROAD RIGHT OF WAY.

F. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AS APPLICABLE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO SAM WILSON ROAD THAT ARE NECESSARY TO EXTEND THE EXISTING RIGHT OF WAY FOR SAM WILSON ROAD TO THAT POINT THAT IS LOCATED 57 FEET FROM THE EXISTING CENTERLINE OF SAM WILSON ROAD AS DEPICTED ON THE REZONING PLAN TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

G. PETITIONER SHALL CONSTRUCT A SOUTHBOUND LEFT TURN LANE ON SAM WILSON ROAD AT THE NORTHERNMOST VEHICULAR ACCESS POINT INTO THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

H. PETITIONER SHALL CONSTRUCT A NORTHBOUND RIGHT TURN LANE ON SAM WILSON ROAD AT THE NORTHERNMOST VEHICULAR ACCESS POINT INTO THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

I. PETITIONER SHALL STRIPE A SOUTHBOUND LEFT TURN LANE ON SAM WILSON ROAD AT THE INTERSECTION OF SAM WILSON ROAD AND THE I-85 SERVICE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

J. PETITIONER SHALL STRIPE A NORTHBOUND LEFT TURN LANE ON SAM WILSON ROAD AT THE INTERSECTION OF SAM WILSON ROAD AND CENTERGROVE LANE AS GENERALLY DEPICTED ON THE REZONING PLAN.

K. THE NORTHERNMOST VEHICULAR ACCESS POINT INTO THE SITE SHALL HAVE A MINIMUM 100 FOOT DRIVEWAY STEM.

L. THE SOUTHERNMOST VEHICULAR ACCESS POINTS INTO THE SITE SHALL BE LIMITED TO CARS, PICK-UP TRUCKS AND VANS.

M. PETITIONER SHALL CONSTRUCT AND INSTALL ALONG THE SITE'S FRONTAGE ON SAM WILSON ROAD CURB AND GUTTER IN ITS FUTURE LOCATION AS DEPICTED ON THE REZONING PLAN.

N. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.

4. ARCHITECTURAL STANDARDS

A. THE MAXIMUM HEIGHT IN FEET OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 50 FEET AS MEASURED UNDER THE ORDINANCE.

B. ALL BUILDING ENTRANCES WILL BE CONNECTED BY SIDEWALKS TO THE MULTI-USE PATH ALONG THE SITE'S FRONTAGE ON SAM WILSON ROAD.

5. STREETSCAPE, LANDSCAPING AND BUFFERS

A. BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE REZONING PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO THE ORDINANCE, PETITIONER MAY REDUCE THE REQUIRED WIDTH OF A BUFFER BY 25% BY INSTALLING A BERM THAT MEETS THE STANDARDS OF SECTION 12.302(8A) OF THE ORDINANCE OR A FENCE THAT MEETS THE STANDARDS OF SECTION 12.302(8) OF THE ORDINANCE AS APPLICABLE.

B. A CLASS B BUFFER REDUCED IN WIDTH BY 25% TO 56.25 FEET THROUGH THE INSTALLATION OF A FENCE PURSUANT TO SECTION 12.302(8) OF THE ORDINANCE IS DEPICTED ON THE REZONING PLAN AS BEING ESTABLISHED ALONG A PORTION OF THE NORTHERN BOUNDARY LINE OF THE SITE ADJACENT TO TAX PARCEL NO. 055-391-06. IF A USE OR USES ARE LOCATED ON THE SITE THAT REQUIRE A CLASS C BUFFER RATHER THAN A CLASS B BUFFER ADJACENT TO TAX PARCEL NO. 055-391-06, THEN THE WIDTH OF THIS BUFFER MAY BE REDUCED ACCORDINGLY AS ALLOWED UNDER THE ORDINANCE.

C. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, OR IN THE EVENT THAT A FUTURE STREET IS CONSTRUCTED BY OTHERS ALONG THE EASTERN BOUNDARY LINE OF THE SITE OR PORTIONS THEREOF, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.

D. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, IN THE EVENT THAT THE LAINE ROAD RIGHT OF WAY IS ABANDONED OR RELEASED, AN ALTERNATIVE BUFFER IS BEING PROVIDED ALONG A PORTION OF THE SOUTHERN BOUNDARY LINE OF THE SITE AS DEPICTED ON THE REZONING PLAN PURSUANT TO SECTION 12.304 OF THE ORDINANCE.

E. IN THE EVENT THAT THE LAINE ROAD RIGHT OF WAY IS NOT ABANDONED OR RELEASED, A CLASS A BUFFER REDUCED IN WIDTH FROM 50 FEET TO 37.5 FEET THROUGH THE INSTALLATION OF A BERM THAT MEETS THE REQUIREMENTS OF SECTION 12.302(8A) OF THE ORDINANCE SHALL BE ESTABLISHED ON THE SITE ALONG THE RELEVANT PORTIONS OF THE NORTHERN BOUNDARY OF THE LAINE ROAD RIGHT OF WAY. THIS 37.5 FOOT CLASS A BUFFER SHALL BE IN LIEU OF THE 75 FOOT CLASS A BUFFER DEPICTED ON THE REZONING PLAN.

F. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE MULTI-USE PATH SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON SAM WILSON ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. PORTIONS OF THE 12 FOOT WIDE MULTI-USE PATH MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT IF NECESSARY.

6. ENVIRONMENTAL FEATURES

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.

B. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE.

C. 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.

7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

PETITION 2019-027

BURTON ENGINEERING
5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(T) 704.553.8881
www.burtoneng.com
FIRM #C-1157

NORTH CAROLINA PROFESSIONAL SEAL 12557 ENGINEER CARLTON T. BURTON 09/23/19

LIBERTY LOGISTICS CENTER

8340 LAINE ROAD
CITY OF CHARLOTTE E.T.J. , NORTH CAROLINA

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CTB — ENG
GDM — DRAWN BY
02/11/2019 — DATE

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RZ-2
Sheet 2 of 2

P:\DWG\PRELIMINARY P\018-536 LPT SAM WILSON RD\RZ 2019 SKETCH_1_RZ_P018-536 SAM WILSON LOPTDWG4-16-19.DWG 422 9/23/2019 11:54:54 PM WRIGHT-SCOTT,CTB GPM2865