ENLARGEMENT DETAIL

SCALE: 1"=40'

CHARLOTTE

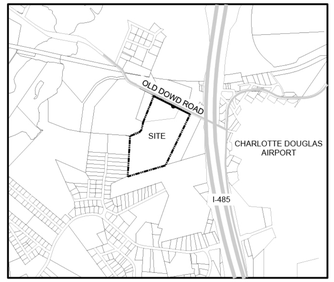
Planning Department

APPROVED BY CITY COUNCIL

December 16, 2019

LEGEND

- SITE ACCESS
- PROPERTY LINE
- DEVELOPMENT ENVELOPE
- POTENTIAL TREE SAVE AREA



VICINITY MAP NTS

DEVELOPMENT SUMMARY

PID #: 11312255, 11312256
TOTAL PROJECT SIZE: ±34.6 ACRES
EXISTING ZONING: R-3, R-MH WATERSHED OVERLAY, LOWER LAKE WYLIE CA

PROPOSED ZONING: I-2(CD) WATERSHED OVERLAY, LOWER LAKE WYLIE CA

EXISTING USE: SINGLE FAMILY, VACANT

PROPOSED USE: CONTRACTOR OFFICES & ACCESSORY STORAGE

MAXIMUM BUILDING HEIGHT: AS ALLOWED BY ORDINANCE

TREE SAVE AREA REQUIRED: 5.19 AC BASED ON 15% OF 34.6 GROSS ACRES

BUILDING SETBACKS:
FRONT SETBACK - 30 FEET
REAR YARD - 30 FEET AGAINST R-MH

SITE DEVELOPMENT IS VESTED FOR A PERIOD OF 5 YEARS.

1. GENERAL PROVISIONS

A. THESE DEVELOPMENT NOTES FORM A PART OF THE CONDITIONAL PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY CULP ROAD MATERIALS, LLC ("PETITIONER" OR "OWNER") TO ACCOMMODATE THE DEVELOPMENT OF APPROXIMATELY 34.6 ACRES LOCATED OFF OF OLD DOWD ROAD IN CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA (THE "SITE").

B. THESE DEVELOPMENT NOTES, THE SITE PLAN, PETITIONER'S REZONING APPLICATION AND ANY ADDITIONS OR REVISIONS THEREOF ARE COLLECTIVELY REFERRED TO AS THE "REZONING PETITION" OR "CONDITIONAL PLAN " DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE CONDITIONAL PLAN AS WELL AS APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE ("ORDINANCE").

C. DEVELOPMENT OF THE SITE IS PROPOSED WITHIN TWO (2) PARCELS THAT ARE TO BE CONSOLIDATED. THEREFORE, ANY YARD, BUFFER, BUILDING HEIGHT, SEPARATION REQUIREMENTS AND ANY OTHER REGULATIONS RELATED TO PARCEL BOUNDARIES SHALL NOT BE REQUIRED INTERNALLY.

D. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL OF THE ORDINANCE.

2. PERMITTED USES

A. THE SITE MAY BE DEVELOPED FOR USE AS CONTRACTOR OFFICES AND ACCESSORY STORAGE, INCLUDING OUTDOOR STORAGE OF CONSTRUCTION EQUIPMENT, AND SUCH OTHER ACCESSORY USES AND STRUCTURES INCIDENTAL AND RELATED THERETO, AS WELL AS ANY OTHER USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT, INCLUDING, BUT NOT LIMITED TO, TRUCK TERMINAL, TOGETHER WITH THOSE ACCESSORY USES AND STRUCTURES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS ON THE SITE WITH THE EXCEPTION OF THOSE USES EXPRESSLY PROHIBITED HEREIN, AND PROVIDED THAT ANY STORAGE OF PETROLEUM ON THE SITE AS AN ACCESSORY USE SHALL BE STORED ABOVE GROUND.

B. PROHIBITED USES FOR THE SITE ARE AS FOLLOWS: AGRICULTURAL INDUSTRIES, ADULT ESTABLISHMENTS; FOUNDRIES, JUNK YARDS, LUMBER MILLS, MEDICAL WASTE DISPOSAL FACILITIES, PETROLEUM STORAGE FACILITIES, LANDFILLS- SANITARY, C&D, LAND CLEARING & INERT DEBRIS, SOLID WASTE TRANSFER STATIONS, WASTE INCINERATORS, WASTE WATER TREATMENT PLANTS (NEW PRIVATELY OWNED OR OPERATED FOR DOMESTIC WASTE REQUIRING NPDES PERMIT) PETROLEUM CONTAMINATED SOILS, TREATMENT OR DISPOSAL, SLUDGE APPLICATIONS AND COMMERCIAL GAS STATIONS.

C. SITE IS LOCATED WITHIN THE LOWER LAKE WYLIE CRITICAL AREA. BUILT UPON AREA NOT TO EXCEED FIFTY PERCENT (50%) OF THE SITE FOR HIGH INTENSITY DEVELOPMENT; 20% LOW DENSITY OPTION.

3. TRANSPORTATION

A. DRIVEWAYS:
(1) THE SITE SHALL HAVE PRIMARY VEHICULAR ACCESS ALONG OLD DOWD ROAD VIA ACCESS POINTS IN LOCATIONS AS GENERALLY DEPICTED ON THE SITE PLAN. EXACT LOCATION OF ACCESS TO AND FROM THE SITE WILL BE DETERMINED AFTER ORIENTATION OF THE PROPOSED BUILDINGS AND STRUCTURES IN RELATION TO THE ADJACENT RIGHT OF WAY IS ESTABLISHED.
(2) ANY PROPOSED DRIVEWAY CONNECTIONS TO OLD DOWD ROAD WILL REQUIRE DRIVEWAY PERMITS TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATIONS AND TYPE/WIDTH OF THE DRIVEWAYS WILL BE DETERMINED BY NCDOT AND CDOT DURING THE DRIVEWAY PERMIT PROCESS.
(3) PARKING AREAS ARE ALLOWED ANYWHERE WITHIN THE DEVELOPMENT ENVELOPE AS GENERALLY DEPICTED ON THE SITE PLAN.

B. PETITIONER SHALL CONVEY 55 FEET OF ROAD RIGHT OF WAY IN FEE SIMPLE ALONG THE SITE'S OLD DOWD ROAD FRONTAGE AS MEASURED FROM THE EXISTING CENTERLINE OF OLD DOWD ROAD AND AS SHOWN ON THE SITE PLAN (THE "RIGHT OF WAY"). AT CDOT'S REQUEST, PETITIONER HAS AGREED TO PROVIDE THE ADDITIONAL RIGHT OF WAY FOR THE FUTURE REALIGNMENT OF OLD DOWD ROAD AND/OR DIXIE RIVER ROAD.

C. PETITIONER SHALL PROVIDE A LEFT TURN LANE WITHIN THE RIGHT OF WAY ON OLD DOWD ROAD AT THE SITE'S PROPOSED ACCESS POINT. IN THE EVENT THE PROPERTY ACROSS THE OLD DOWD ROAD HAS INSTALLED A CENTER TWO-WAY TURN LANE ACROSS THAT PROPERTY'S FRONTAGE AS REQUIRED BY APPROVED CITY OF CHARLOTTE REZONING PETITION # 2018-129, PETITIONER'S REQUIREMENT TO PROVIDE A LEFT TURN LANE IS WAIVED.
D. SUBJECT TO THE WAIVER IN SECTION 3(C), PETITIONER SHALL HAVE APPROVED AND CONSTRUCTED THE TRANSPORTATION IMPROVEMENTS DESCRIBED IN 3 (B), 3(C) AND 4(F) (COLLECTIVELY, THE "TRANSPORTATION IMPROVEMENTS") PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE SITE.
E. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, THE REQUIREMENT TO CONVEY AND HAVE APPROVED AND CONSTRUCTED THE TRANSPORTATION IMPROVEMENTS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING CONSTRUCTED ON THE SITE SHALL NOT BE TRIGGERED BY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE EXISTING BUILDING (A RESIDENTIAL HOUSE) LOCATED ON THE SITE.

4. STREETSCAPE AND LANDSCAPING:

A. PETITIONER SHALL ESTABLISH A 100 FOOT WIDE CLASS A BUFFER ALONG THE SIDE AND REAR OF THE SITE AS GENERALLY DEPICTED ON THE SITE PLAN AND AS REQUIRED TO SEPARATE ABUTTING RESIDENTIALLY ZONED OR USED PROPERTY. ALTERNATIVELY, PETITIONER, PURSUANT TO SECTION 12.304 OF THE ORDINANCE, RESERVES THE RIGHT TO PROVIDE AN ALTERNATIVE BUFFER AND SCREENING SUBJECT TO ZONING ADMINISTRATOR'S APPROVAL.

B. SHOULD THE LAND USE RELATIONSHIP BETWEEN THE SITE AND ABUTTING PROPERTIES CHANGE SUCH THAT A LESSER BUFFER WOULD BE REQUIRED, PETITIONER RESERVES THE RIGHT TO REDUCE OR ELIMINATE THE AFOREMENTIONED BUFFERS IN ACCORDANCE WITH ORDINANCE REQUIREMENTS AND THE LIMITS OF THE DEVELOPMENT ENVELOPE MAY BE EXPANDED TO INCLUDE THE FORMER BUFFER AREA(S).
C. PETITIONER SHALL SCREEN OUTDOOR STORAGE FROM VIEW ALONG OLD DOWD ROAD.
D. WHERE APPLICABLE, PETITIONER RESERVES THE RIGHT TO USE EXISTING VEGETATION TO MEET ANY BUFFER AND SCREENING REQUIREMENTS.

E. THE SITE WILL COMPLY WITH THE TREE ORDINANCE. THE SITE IS IN A WEDGE AND PETITIONER WILL PROVIDE A TREE SAVE AREA(S) TOTALING 15% OF THE GROSS ACREAGE OF THE SITE OR 5.19 AC. TREE SAVE AREA MUST BE A MINIMUM WIDTH OF 30 FEET AND CONTAIN EXISTING HEALTHY TREES.

F. ALONG THE SITE'S OLD DOWD ROAD FRONTAGE WITHIN THE RIGHT OF WAY, PETITIONER WILL PROVIDE AN 8 FOOT PLANTING STRIP AND A 12 FOOT MULTIUSE PATH. THE BACK OF THE MULTIUSE PATH WILL BE LOCATED 53 FEET FROM THE EXISTING CENTERLINE OF OLD DOWD ROAD. PETITIONER RESERVES THE RIGHT TO ADJUST THE LIMITS OF THE MULTIUSE PATH IN ORDER TO MINIMIZE IMPACTS TO EXISTING CULVERTS AND OTHER FEATURES. THE MULTIUSE PATH IS PROVIDED IN LIEU OF ON STREET BICYCLE FACILITIES.

5. ENVIRONMENTAL FEATURES:

A. DEVELOPMENT WITHIN THE POST-CONSTRUCTION STORMWATER ORDINANCE STREAM BUFFERS AND LOWER LAKE WYLIE WATERSHED PROTECTION BUFFERS SHALL BE SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORMWATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.

6. BINDING EFFECT OF THE REZONING PETITION:

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT CONDITIONS AND THE CONDITIONAL PLAN, WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND OWNER, INCLUDING ANY SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

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CULP ROAD
MATERIALS, LLC

KEY MAP

SEAL

PROJECT

OLD DOWD ROAD INDUSTRIAL

8329, OLD DOWD ROAD,
CHARLOTTE, NC 28214

REZONING PETITION
NO. 2019 - 090

LANDDESIGN PROJ.# 1019269
1019269

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	06/11/19
2	1ST CYCLE COMMENTS	09/16/19
3	2ND CYCLE COMMENTS	10/28/19
4	3RD CYCLE COMMENTS	11/13/19

DESIGNED BY:
DRAWN BY: NYG
CHECKED BY: LDI

SCALE
VERT:
HORZ: 1"=100'
0 50' 100' 200'

NORTH

SHEET TITLE

TECHNICAL DATA SHEET & DEVELOPMENT NOTES

SHEET NUMBER

RZ-1.0