



ColeJenest

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Landscape Architecture
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Charlotte
North Carolina
28202

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The Shelton Companies

3600 One First Union Center, 301 S. College Street
Charlotte, NC 28202
(704) 348-2200 / Fax (704) 348-2260

W T HARRIS BLVD.
PROPERTY

CONDITIONAL
REZONING PLAN

PETITION # 95-37

839

2/24/95

◆ Issued

9/13/95 REDUCE BUFFER SIZE
4/17/95 FOR PUBLIC HEARING

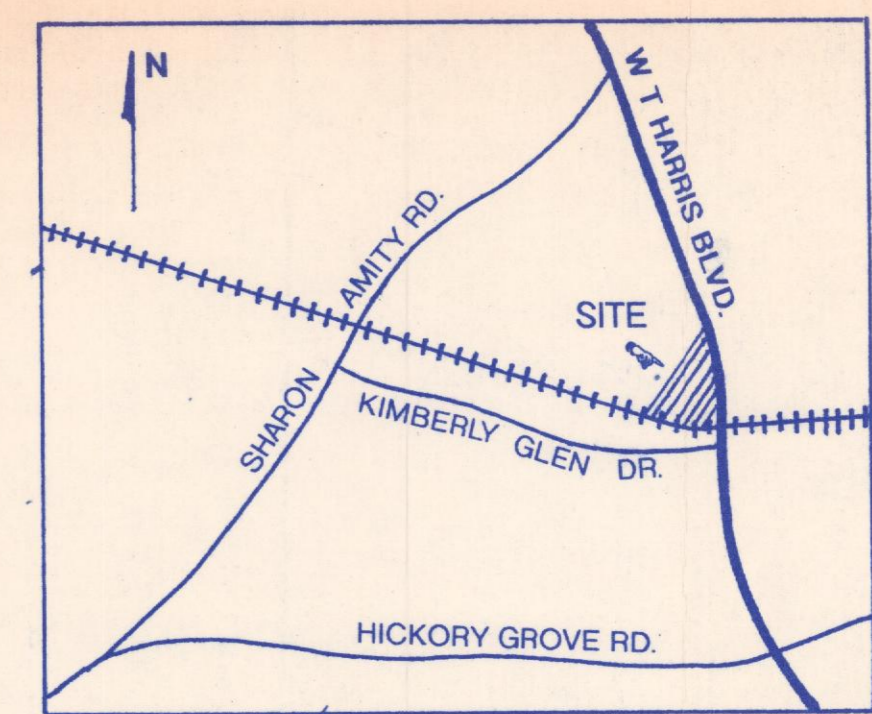
◆ Revised

SCALE: 1" = 50'

0 25 50 100

CRP 1 1

◆ Sheet of



VICINITY MAP NTS

SITE ACREAGE: 2.91 ACRES
EXISTING ZONING: I-2 & O-1
PROPOSED ZONING: B-D (CD)
PROPOSED USE: STORAGE WAREHOUSES (SEE NOTES)
MAXIMUM BUILDING AREA: 46,000 SF

NOTES:

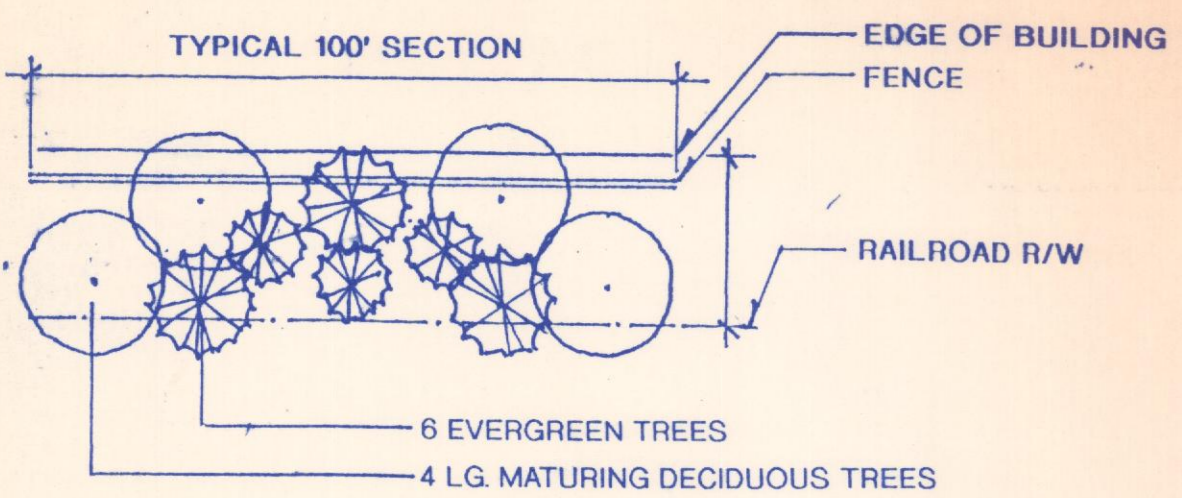
1. USES PERMITTED ON THIS SITE SHALL BE LIMITED TO STORAGE WAREHOUSES AND ALL USES (INCLUDING ACCESSORY USES) ALLOWED IN THE O-1 ZONING DISTRICT.
2. THE BUFFER AREA SHALL BE KEPT OPEN EXCEPT FOR NECESSARY DRIVEWAY ACCESSES, UTILITY CROSSINGS, SIDEWALKS, AND PERMITTED SIGNS. GRADINGS MAY OCCUR WITHIN THE BUFFER AREAS, BUT ANY DISTURBED AREAS SHALL BE REPLANTED AND A FENCE INSTALLED TO MEET ALL THE REQUIREMENTS OF THE CLASS C BUFFER OR CLASS A BUFFER WHICHEVER APPLIES.
3. REQUIRED STORMWATER CONTROL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF THE CITY OF CHARLOTTE'S STORMWATER MANUAL AND LOCATED OUTSIDE OF ANY REQUIRED BUFFER.
4. ONLY GROUND MOUNTED SIGNAGE SHALL BE ERRECTED THE SIZE OF SIGN SHALL BE LIMITED TO 4' IN HEIGHT AND 50 SQUARE FEET, AND THE LOCATION SHALL BE LIMITED TO ASPHALT DRIVE.
5. PARKING SHALL BE PROVIDED SO AS TO BE SUFFICIENT TO SATISFY THE MINIMUM OFF-STREET PARKING STANDARDS ESTABLISHED BY THE ORDINANCE.
6. ALL DEVELOPMENTS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY'S TREE ORDINANCE, AND SCREENING SHALL BE INSTALLED AS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
7. BECAUSE OF THE EXTREME DEPTH OF THE RAILROAD RIGHT-OF-WAY ALONG THE SOUTHERLY EDGE OF THE PROPERTY, A 20-FOOT WIDE BUFFER IS SHOWN. A VARIANCE MAY BE REQUIRED BY THE CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT TO CONSIDER THIS BUFFER WIDTH. IF THAT REQUEST IS NOT GRANTED, THE FULL BUFFER SHALL BE REQUIRED.
8. NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN THE PROPERTY.
9. THE OFFICE WILL BE BRICK WITH A SLOPED SHINGLED ROOF. FENCING AT THE ENTRANCE WILL BE BRICK COLUMNS WITH SIMULATED WROUGHT IRON RAILINGS.
10. FIRE HYDRANTS SHALL BE LOCATED WITHIN 750', AS THE FIRE TRUCK TRAVELS, OF THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS.
11. REFERENCED SURVEY BY E.S.P. ASSOCIATES, P.A. DATED 12-19-94 FOR BOUNDARY INFORMATION, ALL EXISTING EASEMENTS, RESERVATIONS, AND RIGHTS-OF-WAY.

107-302-97
ROBERT H MORRIS, TRUSTEE AND GRACE HELMS, ET AL
4414 MAJOR STREET
CHARLOTTE, NORTH CAROLINA 28208

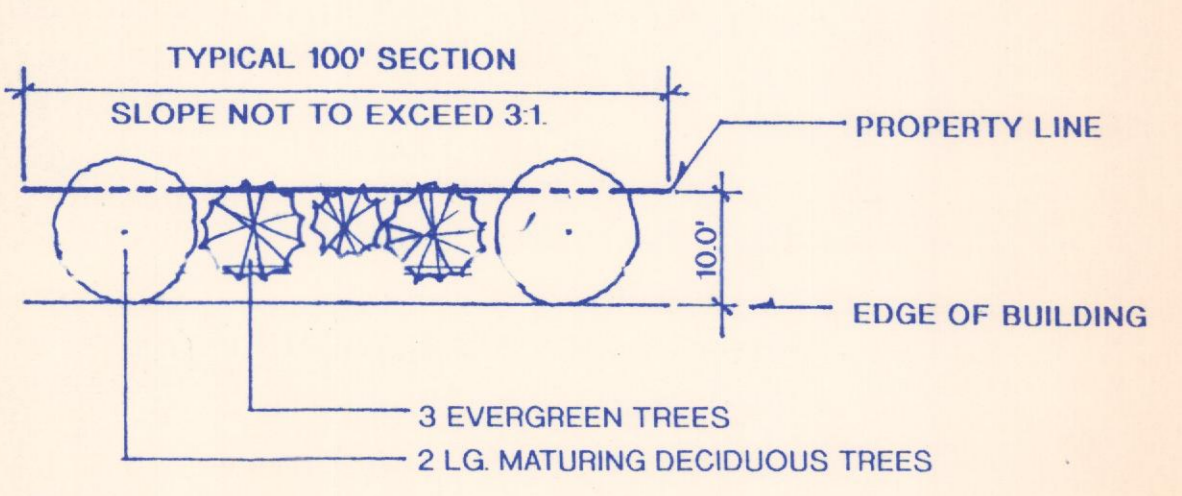
107-312-02
CONTROL SERVICES COMPANY
6835 EAST W.T. HARRIS BOULEVARD
CHARLOTTE, NORTH CAROLINA 28215

ATTACHED TO ADMINISTRATIVE
APPROVAL
DATED: 10/17/95
BY: MARTIN R. CRAMPTON, JR.

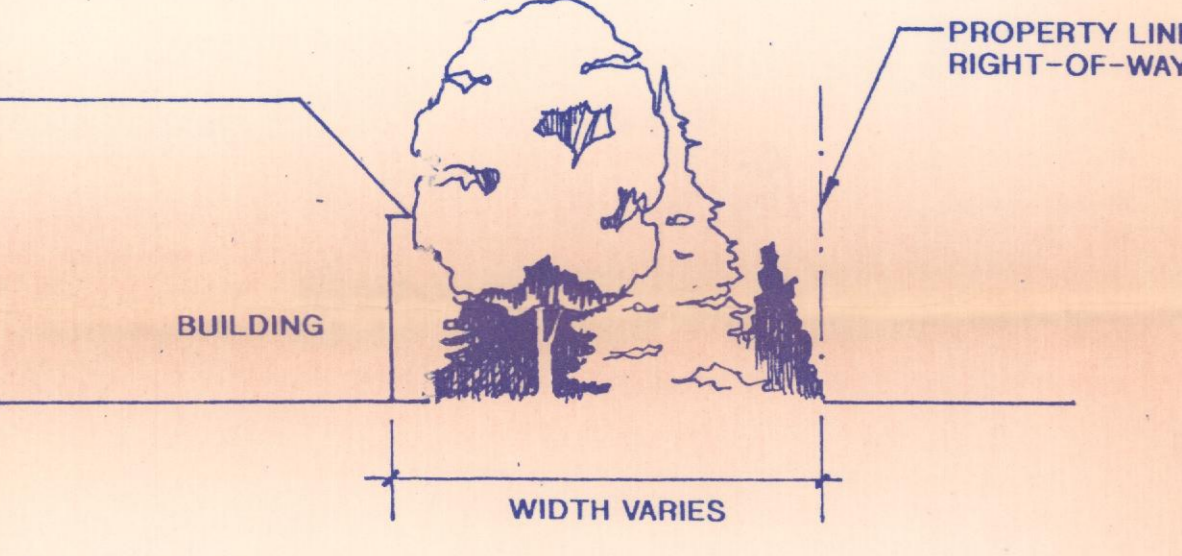
DETAILS A-A & B-B



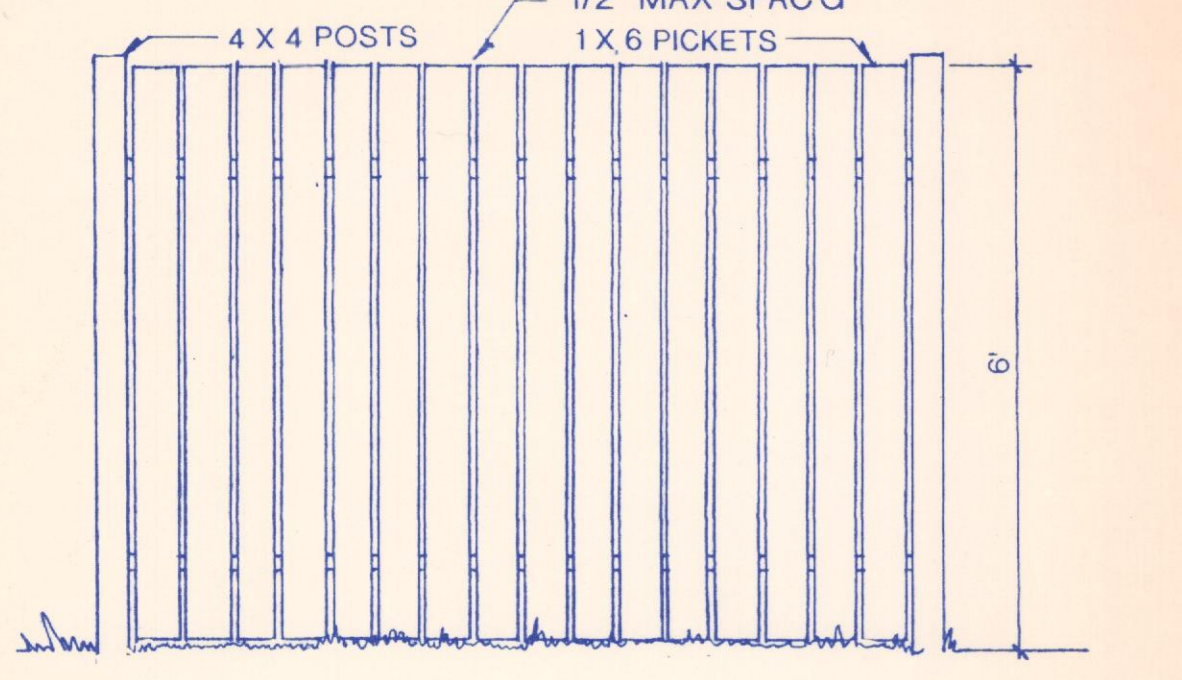
A-A PLAN NTS



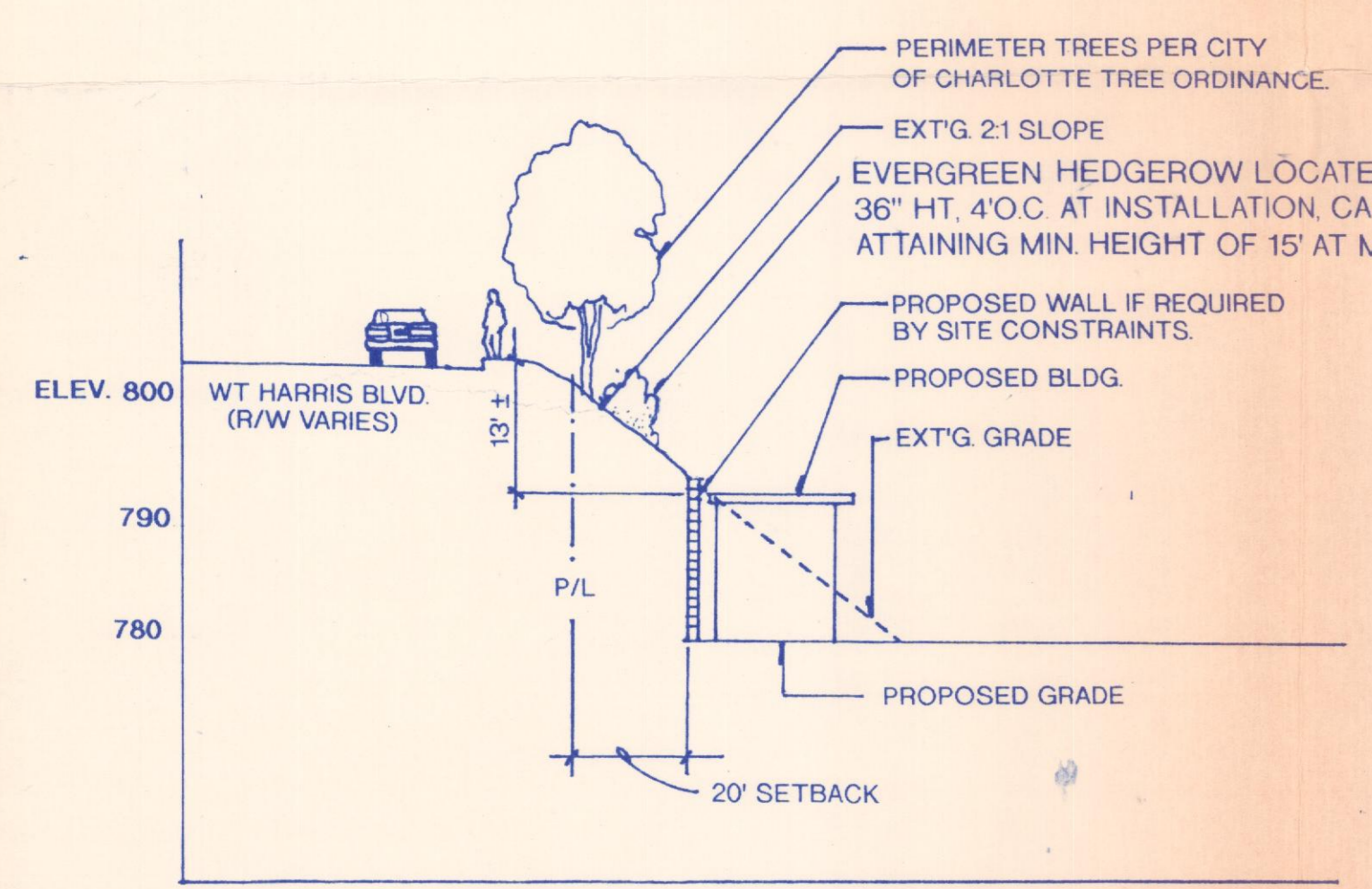
B-B PLAN NTS



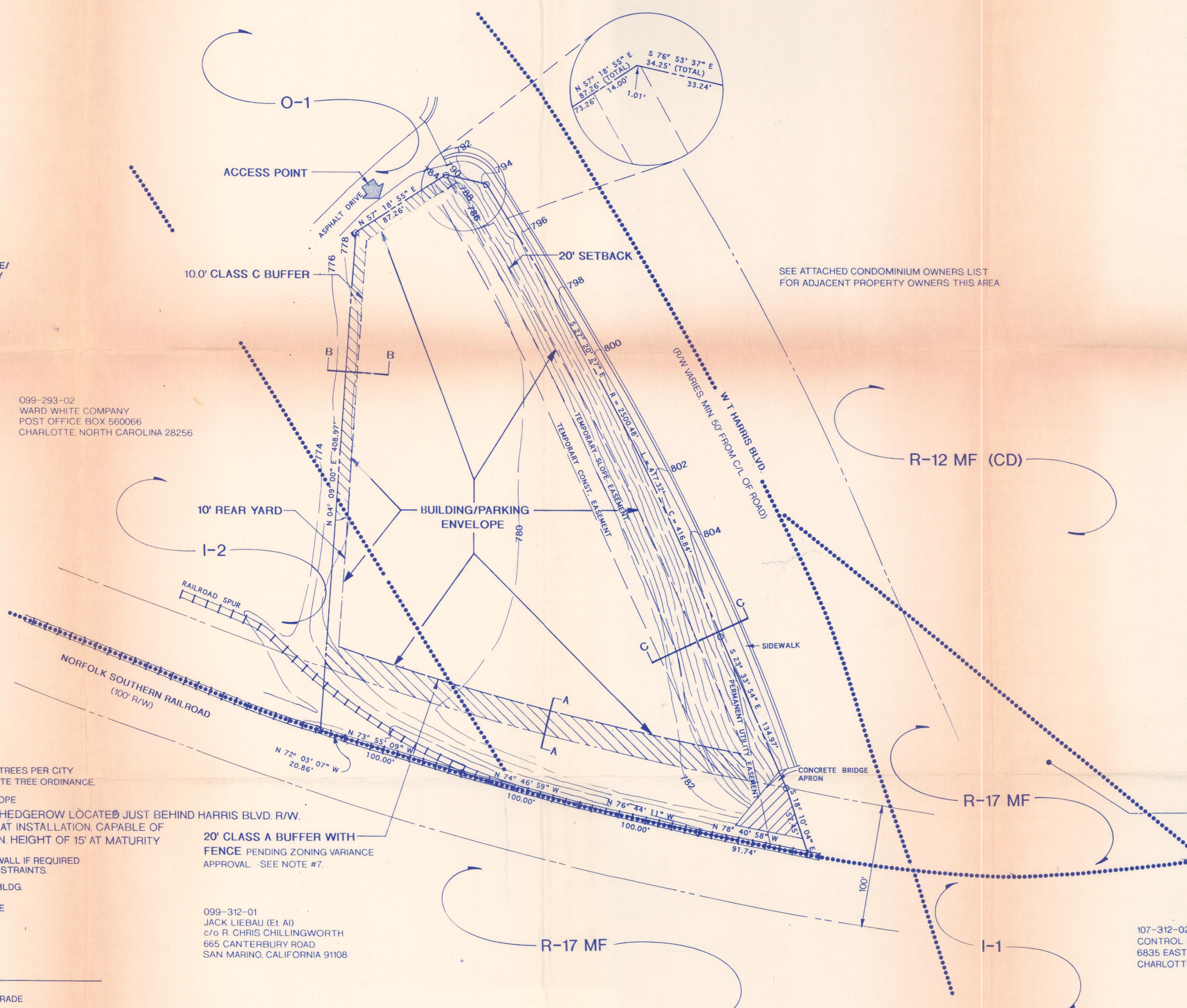
SECTION NTS



DETAIL OF FENCE NTS



SECTION C-C NTS



099-293-02
WARD WHITE COMPANY
POST OFFICE BOX 560066
CHARLOTTE, NORTH CAROLINA 28256

099-312-01
JACK LIEBAU (E1 AI)
c/o R. CHRIS CHILLINGWORTH
685 CANTERBURY ROAD
SAN MARINO, CALIFORNIA 91108

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

TO: Robert Brandon
Zoning Administrator

DATE: October 17, 1995

FROM: Martin R. Crampton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 95-37 by The Shelton Companies Tax Parcel # 099-293-01

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to show a smaller side yard/buffer adjacent to an Office and Industrial zoned parcel developed with a steel manufacturing plant. This revised plan will reduce the buffer along this property line from 16.5 feet to 10 feet. This buffer was originally approved at 16.5 feet because of the interpretation that mini-warehousing is considered an industrial use. However, a recent interpretation by the zoning administrator has determined that mini-warehousing is not an industrial use when located in an business district and does not require a buffer. Since this change is minor I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.