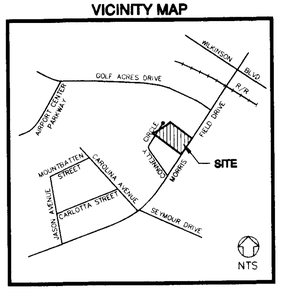
VICINITY MAP



PETITIONER

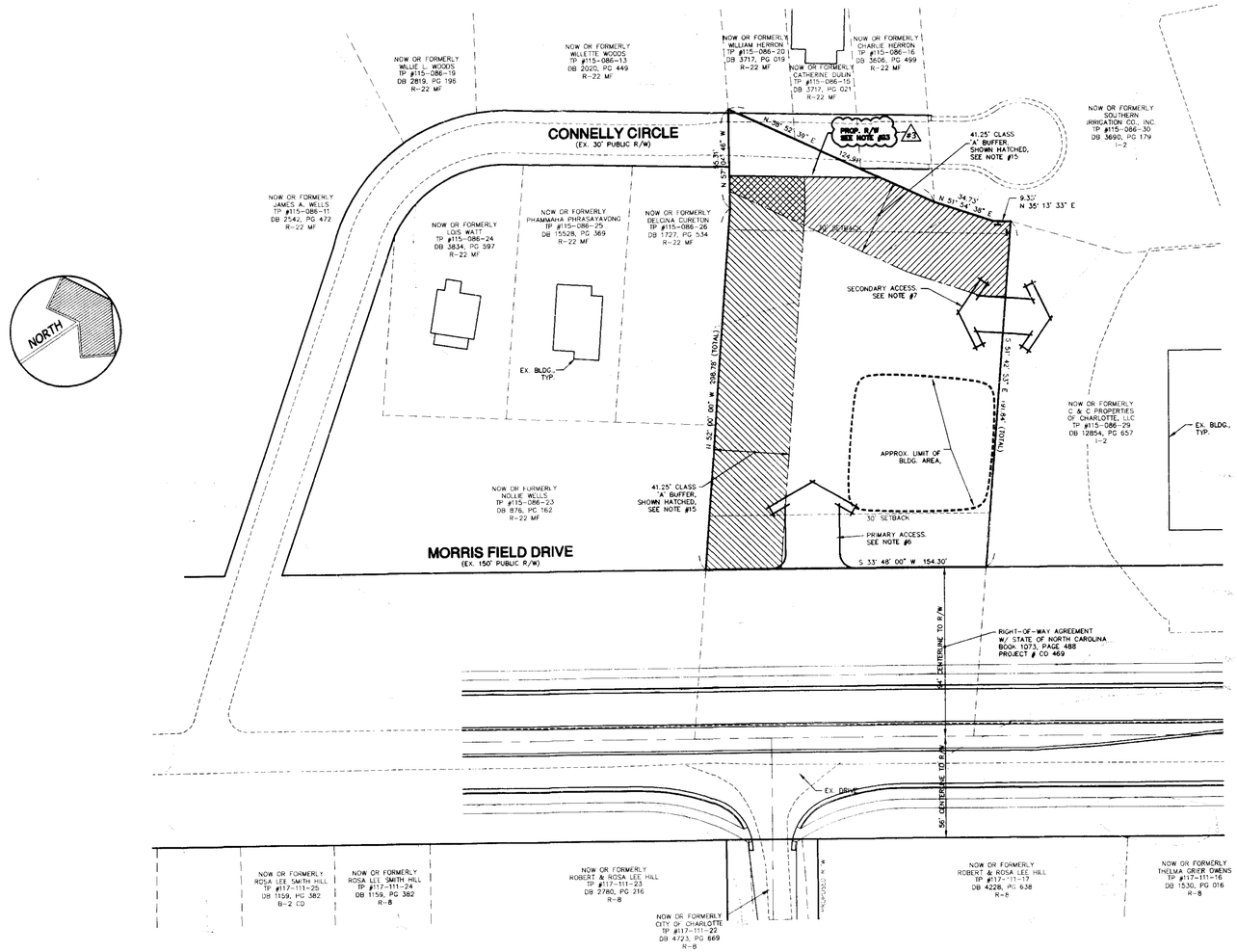
C & C PROPERTIES OF CHARLOTTE, LLC
4205 GOLF ACRES DRIVE
CHARLOTTE, NC 28203
TP #115-086-27
DB 13641, PG 784

OWNER

C & C PROPERTIES OF CHARLOTTE, LLC
4205 GOLF ACRES DRIVE
CHARLOTTE, NC 28203
TP #115-086-27
DB 13641, PG 784

SITE DEVELOPMENT DATA

TAX PARCEL NO.: 115-086-27
EXISTING ZONING: R-22 MF
PROPOSED ZONING: I-2 CD
TOTAL SITE AREA: 0.75± ACRES
REQ'D. BUFFER ADJOINING R-22 MF: 55'
BUFFER PROVIDED : 41.25' (W/ 25% REDUCTION)
LOT DATA:
MINIMUM LOT AREA: 8,000 SF
MAXIMUM FLOOR AREA RATIO: 1.00
MINIMUM LOT WIDTH: 50'
MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: 0' OR 5'
MINIMUM SIDE YARD ON CORNER: 7.5'
MINIMUM REAR YARD: 10'
MAXIMUM BUILDING HEIGHT: 40'



DEVELOPMENT NOTES

1. DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THE SITE PLAN AND THE STANDARDS OF THE CITY OF 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. MINOR CHANGES TO THE SITE PLAN MAY BE PERMITTED IN ACCORDANCE WITH SECTION 6.206(2) OF THE ZONING ORDINANCE.

2. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.

3. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.

4. ALL SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE. ALL PERMANENT GARBAGE/TRASH DISPOSAL FACILITIES (I.E., DUMPSTERS OR COMPACTORS IF PROVIDED) WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES. OUTDOOR STORAGE SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 12.303 OF THE ORDINANCE.

5. THE PROPOSED SITE DEVELOPMENT AREA SHALL BE APPROXIMATELY 16,000 SF OF BUILDING AREA, WITH REQUIRED PARKING AND VEHICLE MANEUVERING AREAS. THE SITE MAY BE DEVELOPED FOR USES PERMITTED IN THE I-2 ZONING DISTRICT, HOWEVER, THE FOLLOWING USES SHALL NOT BE PERMITTED:
- HEAVY MANUFACTURING
- JUNK YARDS
- LANDFILLS
- WASTE INCINERATORS, EXCLUDING MEDICAL WASTE INCINERATORS
- JAILS AND PRISONS
- MEDICAL WASTE DISPOSAL FACILITIES
- SOLID WASTE TRANSFER STATIONS
- RETAIL USES

#2 6. PRIMARY ACCESS TO THE SITE WILL BE PROVIDED BY A COMMERCIAL DRIVEWAY CONNECTION TO MORRIS FIELD DRIVE IF THE SITE IS USED BY OR SOLD TO A TENTANT OR OWNER OTHER THAN C & C PROPERTIES OF CHARLOTTE (a.k.a., SOUTHERN MECHANICAL OF THE CAROLINAS). IF THE SITE IS DEVELOPED AS AN EXPANSION OF THE EXISTING SOUTHERN MECHANICAL BUSINESS OPERATION, EITHER AS AN ADDITION TO THE EXISTING FACILITY OR AS A STAND-ALONE BUILDING, ACCESS TO THE SITE WILL BE PROVIDED VIA AN INTERNAL CONNECTION TO THE ADJOINING PROPERTY OWNED BY C & C PROPERTIES OF CHARLOTTE (SEE NOTE #7). IF THE SITE IS INITIALLY DEVELOPED AS AN EXPANSION OF THE SOUTHERN MECHANICAL OPERATION (i.e., WITHOUT THE CONNECTION TO MORRIS FIELD DRIVE) BUT CONVERTS TO A SEPARATE USE OR OWNERSHIP AT SOME FUTURE TIME, A PRIMARY ACCESS CONNECTION TO MORRIS FIELD DRIVE CAN BE MADE SUBJECT TO THE REVIEW AND APPROVAL OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION. FINAL LOCATION AND DESIGN OF THE DRIVEWAY WILL BE DETERMINED DURING THE DRIVEWAY PERMIT REVIEW AND APPROVAL PROCESS.

7. SECONDARY ACCESS SHALL BE PROVIDED BY AN INTERNAL DRIVE CONNECTION TO TAX PARCEL # 115-086-29, WHICH IS OWNED BY THE PETITIONER. FINAL LOCATION OF THE DRIVEWAY WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.

8. BOUNDARY SURVEY INFORMATION PER SURVEY BY R.B. PHARR & ASSOCIATES, P.A., DATED 8/29/00, REVISED 9/12/00 AND 3/5/02.

9. TOPOGRAPHIC INFORMATION TAKEN FROM CURRENT MECKLENBURG COUNTY AERIAL MAPPING.

10. WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY EXTENSIONS OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT SYSTEM.

11. ALL SITE IMPROVEMENTS WILL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.

12. ANY DETACHED LIGHTING LOCATED ANYWHERE WITHIN THE SITE WILL BE SHIELDED TO PREVENT GLARE ONTO ADJACENT RESIDENTIAL PROPERTIES. THE USE OF "WALL PAK" LIGHTING IS NOT ALLOWED.

13. SITE DEVELOPMENT AND GRADING PERMIT SHALL BE IN ACCORDANCE WITH THE CHARLOTTE CITY CODE. NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ALL WORK WITHIN THE EXISTING RIGHT-OF-WAY.

#3 14. STORM WATER DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLOTTE CITY ENGINEERING DEPT. DETENTION FACILITIES WILL NOT BE ALLOWED IN ANY CLASS 'A' BUFFER OR IN THE MORRIS FIELD DRIVE SETBACK. DETENTION MAY BE PLACED IN THE CONNELLY CIRCLE SETBACK, PROVIDED THAT THE BUFFER VARIANCE (NOTE #17) IS APPROVED AND THAT SCREENING IS PROVIDED ALONG CONNELLY CIRCLE. THE DETENTION SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ADEQUATE DETENTION TO PREVENT THIS FROM OCCURING.

15. A 55-FOOT (55') CLASS 'A' BUFFER SHALL BE PROVIDED ALONG THE SOUTHERN BOUNDARY. THE BUFFER WIDTH MAY BE REDUCED BY 25%, TO 41.25', IF A WALL OR FENCE IS PROVIDED IN ACCORDANCE WITH SECTION 12.303 OF THE ORDINANCE. EXISTING TREES LOCATED IN THE BUFFER SHALL REMAIN. IF THE ADJOINING PROPERTY IS REZONED SUCH THAT A BUFFER IS NO LONGER REQUIRED, THE BUFFER INDICATED ON THIS PLAN MAY BE REMOVED.

16. EXISTING TREES LOCATED IN THE REQUIRED SETBACK ALONG MORRIS FIELD DRIVE SHALL BE PRESERVED EXCEPT WHERE REMOVAL IS REQUIRED TO COMPLETE DRIVEWAY, STORM DRAINAGE AND/OR UTILITY IMPROVEMENTS. ADDITIONAL TREE PLANTING REQUIREMENTS MAY BE APPLICABLE AS SPECIFIED IN THE CITY OF CHARLOTTE TREE ORDINANCE, AS IT APPLIES TO THE DEVELOPMENT OF COMMERCIAL SITES.

17. A 55-FOOT (55') CLASS 'A' BUFFER SHALL BE PROVIDED ALONG THE WESTERN BOUNDARY, ADJOINING THE PARCELS ZONED R-22 MF (ALONG CONNELLY CIRCLE). THE BUFFER WIDTH MAY BE REDUCED BY 25%, TO 41.25', IF A WALL OR FENCE IS PROVIDED IN ACCORDANCE WITH SECTION 12.303 OF THE ORDINANCE. THE PETITIONER RESERVES THE THE RIGHT TO REQUEST A VARIANCE FROM THIS BUFFER REQUIREMENT THROUGH THE ZONING BOARD OF ADJUSTMENT. IF THE VARIANCE REQUEST IS APPROVED, THIS BUFFER REQUIREMENT WILL BE REMOVED.

18. THE CLASS 'A' BUFFER WIDTHS FOR TAX PARCEL #115-086-27 (SUBJECT SITE) SHALL BE BASED ON THE COMBINED ACREAGE OF THE SUBJECT PARCEL AND PARCEL #115-086-29. THE AREA OF PARCEL #115-086-29, NET OF DEDICATED RIGHT-OF-WAY IS APPROXIMATELY 1.48 ACRES AND THE COMBINED AREA IS APPROXIMATELY 2.23 ACRES.

19. ANY BUILDING(S) LOCATED ON THE SUBJECT PARCEL SHALL BE ORIENTED TO MORRIS FIELD DRIVE.

20. THE PETITIONER MAY REQUEST AN INTERPRETATION FROM THE ZONING ADMINISTRATOR TO ALLOW 20' SETBACKS ALONG MORRIS FIELD DRIVE AND CONNELLY CIRCLE IN ACCORDANCE WITH SECTION 12.102(1) AND 9.305(1)(e) OF THE ORDINANCE.

21. ALL FRONTAGE IMPROVEMENTS ALONG MORRIS FIELD DRIVE WILL BE COORDINATED WITH THE "MORRIS FIELD DRIVE WIDENING PROJECT".

22. ANY WALL OR FENCE PROVIDED TO SATISFY THE 25% BUFFER REDUCTION SHALL BE SPECIFIED, DESIGNED, AND LOCATED IN ACCORDANCE WITH SECTION 12.302(8) OF THE ORDINANCE.

#3 23. THE PETITIONER SHALL DEDICATE RIGHT-OF-WAY FOR CONNELLY CIRCLE, MEASURED 20' FROM THE CENTERLINE. THE RIGHT-OF-WAY SHALL BE DEDICATED AND CONVEYED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE SUBJECT PARCEL.

RECEIVED
FEB 23 2004

APPROVED BY CITY COUNCIL
DATE 3/15/04

FOR PUBLIC HEARING

#3 – 2/20/04: REVISED NOTE #14 AND ADDED NOTE #23 PER STORM WATER AND CMPC COMMENTS.
#2 – 2/10/04: REVISED NOTE #6 PER CMPC AND CDOT COMMENTS.
#1 – 12/10/03: REVISED PER CMPC AND CDOT COMMENTS.
REVISION SUMMARY:

HARRIS ENGINEERING
Engineering
Planning • Surveying
1325 Harding Place
Charlotte, NC 28204
704.334.1325
704.334.1330 Fax

C & C Properties
Morris Field Drive

TECHNICAL DATA SHEET
for
REZONING PETITION #04-11

Job No.: 20314	Proj. Mgr.: WMH	Sheet No.	
Date: 10/27/03	Drawn: HM/WH	RZ-1	
Scale: 1" = 40'	Checked: WMH	of 1	

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