


CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

TO: Gary Huss
Zoning Coordinator

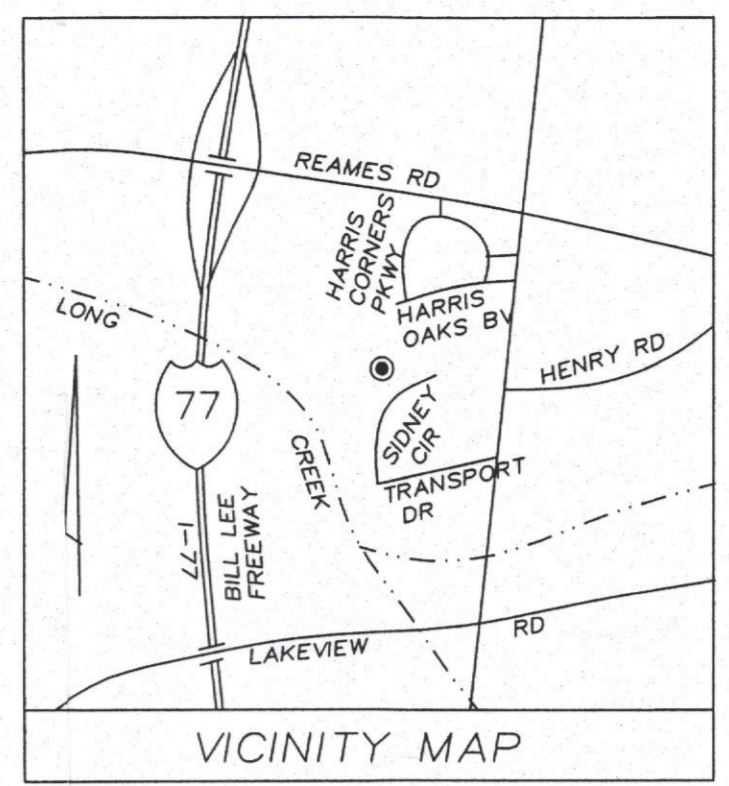
DATE: November 9, 2006

FROM: 
Debra Campbell
Planning Director

SUBJECT: Administrative approval for petition 2006-47 by Silver Northlake.

Attached is a revised plan for the above conditional rezoning. The plan has been revised to address comments from Fire, Parks and Recreation, and Storm Water Services. Since these changes are minor I am administratively approving the attached revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

Note that all ordinance and departmental requirements still apply.



SYMBOL LEGEND

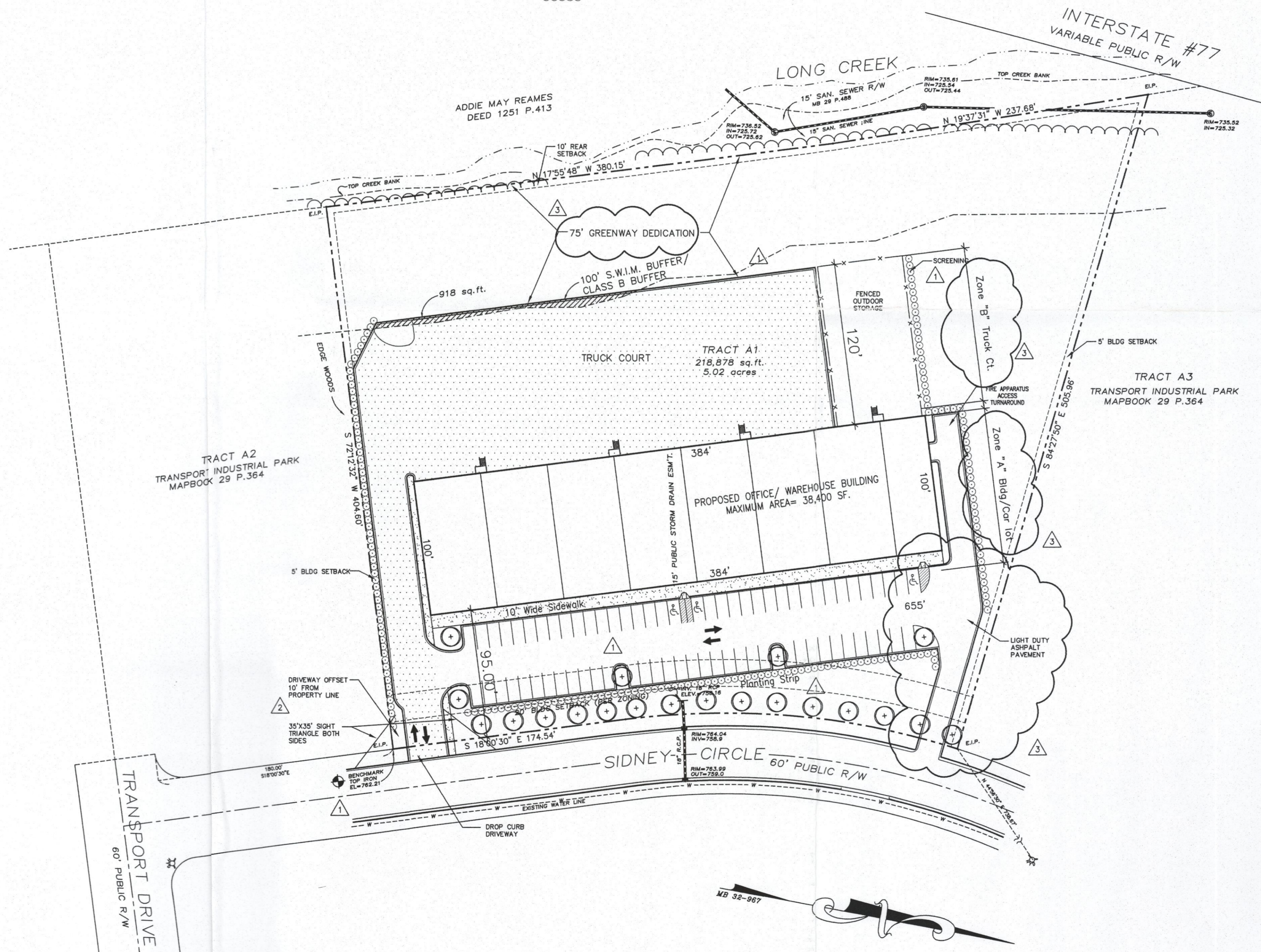
⊕	POWER POLE (P.P.)
⊗	WATER VALVE
⊙	SEWER MAN HOLE
⊚	DRAINAGE MAN HOLE
⊕	FIRE HYDRANT
⊕	CURB INLET
—	ELECTRIC LINE
—	RCP REINFORCED CONC. PIPE
⊕	WATER METER
⊕	BENCHMARK
→	FLOW DIRECTION
—	N.L.P. NEW IRON PIN (#5 REBAR)
—	E.L.P. EXISTING IRON PIN

LEGEND

---	SETBACK/BUFFER LINE
---	PROPOSED CONC. SIDEWALK
---	PROPOSED CURB & GUTTER
---	HEAVY DUTY ASPHALT PAVING
⊕	LARGE MATURING TREE
⊙	SHRUBS

General Notes

- Boundary survey by Jack R. Christian & Associates— Surveying, dated September 10, 2004.
- Building footprint from architectural plans by Urban Architectural Group, John R. Linnan, AIA, registered Architect. (704-841-1899)
- City inspector shall be given 48 hours advance notice prior to beginning of construction.
- The location of the subject property has been checked against area FEMA/FIRM maps, and it has been determined that this property lies within FEMA floodplain boundaries.
- deleted
- Uses on the site shall be limited to the following: office, warehouse, parking and storage, and related accessory uses.
- deleted
- Maximum building area allowed for this project is 38,400 square feet to be located within the limits of developed shown on the plan. The remainder of this area shall be used for vehicular storage and parking, and accessory uses to any proposed buildings.
- deleted
- deleted
- deleted
- deleted
- Dumpster to be provided by individual tenants.
- deleted
- deleted
- Right-of-way equal to 30' from the centerline of Sidney Circle shall be dedicated to the Charlotte Department of Transportation prior to occupancy of the property.
- Bill boards will not be allowed on the property.
- Lights will be fully shielded. Only shielded wall pack lighting shall be used when facing improved properties. Down lighting is acceptable.
- 100 foot greenway dedication of the S.W.I.M. buffer for greenway to be provided along the west side of the property. Supplement existing vegetation in the S.W.I.M. buffer area to meet the standard of a Class B Buffer.
- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development), will apply to the development site. This includes chapters 6.9, 12.17, 16.19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter conditions or existing requirements shall apply.
- Site will comply with CHAPTER 21 City Code—Trees, including tree preservation and tree planting.
- A tree survey of the setbacks is required with the rezoning petition for commercial sites.



REZONING PETITION NOTES:

- Storm Water Quantity Control Zone A & B**
The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s), down to the culvert at I-77, 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 alternate methods to prevent this from occurring.
- Storm Water Quality Treatment Zone A**
For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solids (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environmental and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.
- Volume and Peak Control**
For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.
For residential projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.
For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency. If a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hr storms.
For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10-yr, 6-hr storm.

Stream Buffers
The S.W.I.M. Stream Buffer requirements apply described in the City of Charlotte Zoning Ordinance, Chapter 12. In addition, intermittent and perennial streams within the project boundary shall be delineated by a certified professional using U.S. Army Corps of Engineers and N.C. Division of Water quality methodology and shall be shown in the site plan submittal along with all buffer areas.
All perennial and intermittent streams draining less than 50 acres shall have a minimum 30-foot vegetated buffer including a 10-foot zone adjacent to the bank. Disturbance of the buffer is allowed; however, any disturbed area must be re-vegetated and disturbance of the 10-foot zone adjacent to the bank shall require stream bank stabilization using bioengineering techniques as specified in the Design Manual.
All streams draining greater than or equal to 50 acres and less than 300 acres shall have a 35-foot buffer with two (2) zones, including stream side and upland. Streams draining greater than or equal to 300 acres and less than 640 acres shall have a 50-foot buffer with three (3) zones, including stream side, managed use and upland.
Streams draining greater than or equal to 640 acres shall have a 100-foot buffer, plus 50% of the area of the flood fringe beyond 100 feet. This buffer shall consist of three (3) zones, including stream side, managed use and upland.
All buffers shall be measured from the top of the bank on both sides of the stream. The uses allowed in the different buffer zones as described in the S.W.I.M. Stream Buffer requirements in the Zoning Ordinance, Chapter 12, as well as the other provisions of the S.W.I.M. ordinance shall apply (except buffer widths).

Zoning Code Summary

PROJECT NAME: Silver Northlake Industrial Site
OWNER: Silver Investments Limited PHONE: 704-364-8881
SITE PLANS PREPARED BY: Urban Architectural Group, PA PHONE: 704-841-1899
ZONING: Existing: Jurisdiction: City of Charlotte
ZONING: Proposed: I-2 (CD)
TAX ID NO.: 02512211
PROPOSED USE: Warehouse/Industrial
MAX. BUILDING HEIGHT: 30 ft. STORIES: 1
EXISTING BUILDING COVERAGE: 0 s.f. GROSS FLOOR AREA: 0 s.f.
NEW BUILDING COVERAGE: 38,400 s.f. GROSS FLOOR AREA: 38,400 s.f.
OFFICE SPACE ALLOCATION: 2,880 s.f. WAREHOUSE ALLOCATION: 30,720 s.f.
SITE AREA FROM SURVEY: 5.02 AC. MINIMUM OPEN SPACE: 7 AC.
NUMBER OF UNITS/SUITES: 7
YARD REQUIREMENTS:
SETBACK (FRONT): 20 ft.
SIDE YARD (N): 5 ft.
SIDE YARD (S): 5 ft.
REAR YARD (W): 11 ft.
PAVEMENT COVERAGE: 7,043 s.f.
GROSS IMPERVIOUS AREA: 120,283 s.f.
PARKING DATA:
PER ZONING ORD. SECTION 12.202 FOR INDUSTRIAL (WAREHOUSE) USE
MINIMUM REQUIRED SPACES IS AS FOLLOWS: 25 SPACE PER 1000 SF WAREHOUSE
SPACE: 1 SPACE PER 400 SF OFFICE SPACE.
REQUIRED: 28, PROVIDED: 72, Accessible: 3, COMPACT: 0
CARPOOL: 0, LOADING SPACES: 0

Developer

Silver Investments Limited
4425 Randolph Road, Suite 321
Charlotte, North Carolina 28211
Phone: 704-364-8881



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REVISIONS:
 May 23, 2006 Rezoning Comments
 July 13, 2006 Rezoning Comments
 Nov. 1, 2006 Rezoning Comments

FOR PUBLIC HEARING
SITE PLAN
 Rezoning Petition Number 2006-47

Silver Northlake
 Charlotte, North Carolina

01 SITE PLAN
 1" = 50'

ATTACHED TO ADMINISTRATIVE
 APPROVAL
 DATED: November 9, 2006
 BY: DEBRA D. CAMPBELL

May 8, 2006
 UAG- 2620
 RZ-1
 SHEET 1 OF 1

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

TO: Gary Huss
Zoning Coordinator

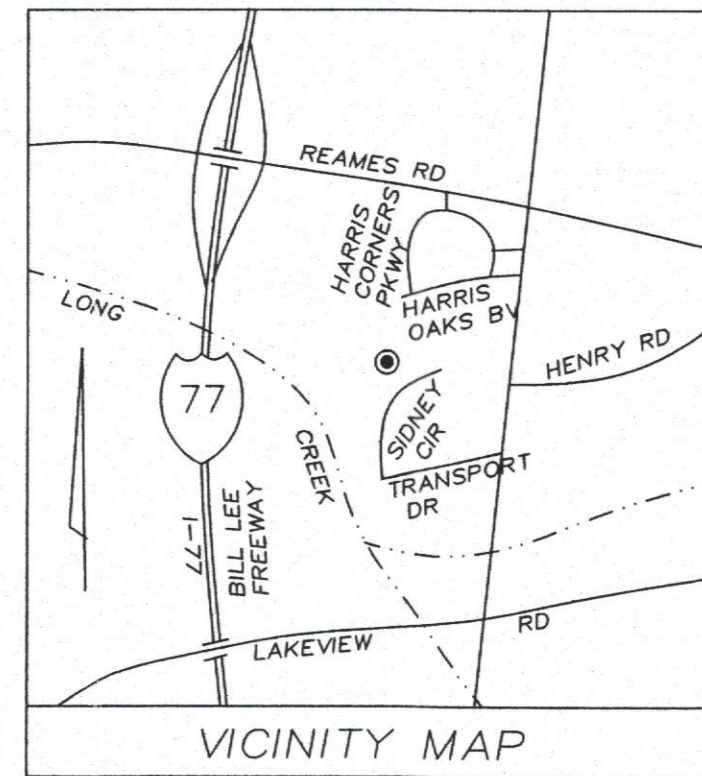
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SYMBOL LEGEND	
(P.P.)	POWER POLE (P.P.)
(V)	WATER VALVE
(M.H.)	SEWER MAN HOLE
(D.M.H.)	DRAINAGE MAN HOLE
(F.H.)	FIRE HYDRANT
(C.I.)	CURB INLET
(E.L.)	ELECTRIC LINE
(R.C.P.)	REINFORCED CONC. PIPE
(W.M.)	WATER METER
(U.G.P.)	U.G. PIPE
(B.M.)	BENCHMARK
(F.D.)	FLOW DIRECTION
(N.I.P.)	NEW IRON PIN (#5 REBAR)
(E.I.P.)	EXISTING IRON PIN

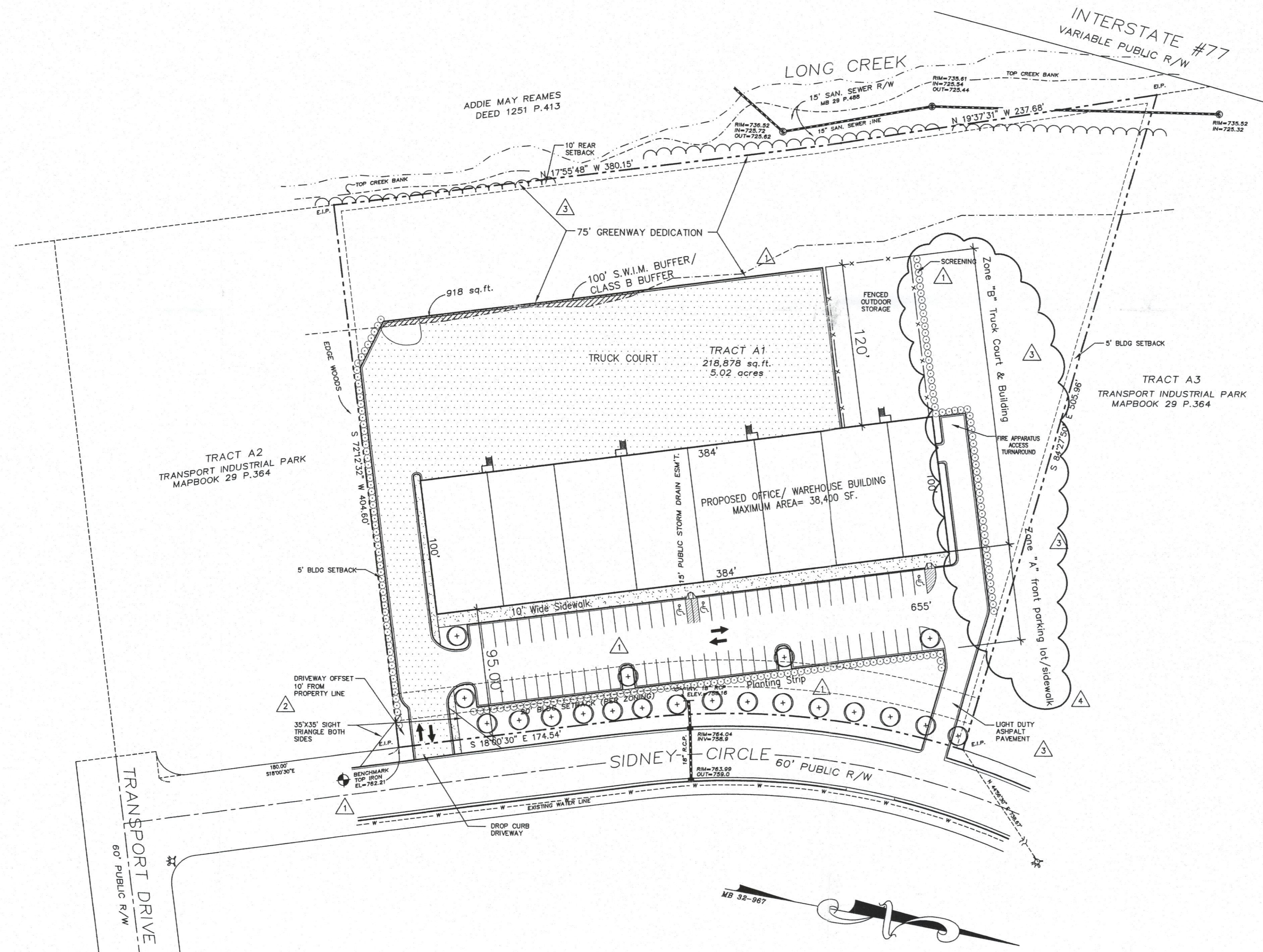
LEGEND	
(---)	SETBACK/BUFFER LINE
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REZONING PETITION NOTES:

- Zone "B" only.** The petitioner shall sheet flow the proposed building and truck court runoff. An earthen berm shall be placed along the edge of the truck court area to act as an energy dissipater and level spreader for discharging into the SWM buffer.
- Storm Water Quality Control Zone A**
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 ZONING: Proposed - I-2 (CD)

TAX ID NO.: 02512211
 PROPOSED USE: Warehouse/Industrial
 MAX. BUILDING HEIGHT: 40 ft. STORES: 1
 EXISTING BUILDING COVERAGE: 0 s.f. GROSS FLOOR AREA: 0 s.f.
 NEW BUILDING COVERAGE: 33,400 s.f. GROSS FLOOR AREA: 38,400 s.f.
 OFFICE SPACE ALLOCATION: 7,680 s.f. WAREHOUSE ALLOCATION: 30,720 s.f.
 SITE AREA FROM SURVEY: 5.02 AC. MINIMUM OPEN SPACE: ? AC.
 NUMBER OF UNITS/SUITES: ?

YARD REQUIREMENTS:
 SETBACK (FRONT): 20 ft.
 SIDE YARD (N): 5 ft.
 SIDE YARD (S): 5 ft.
 REAR YARD (W): 10 ft.

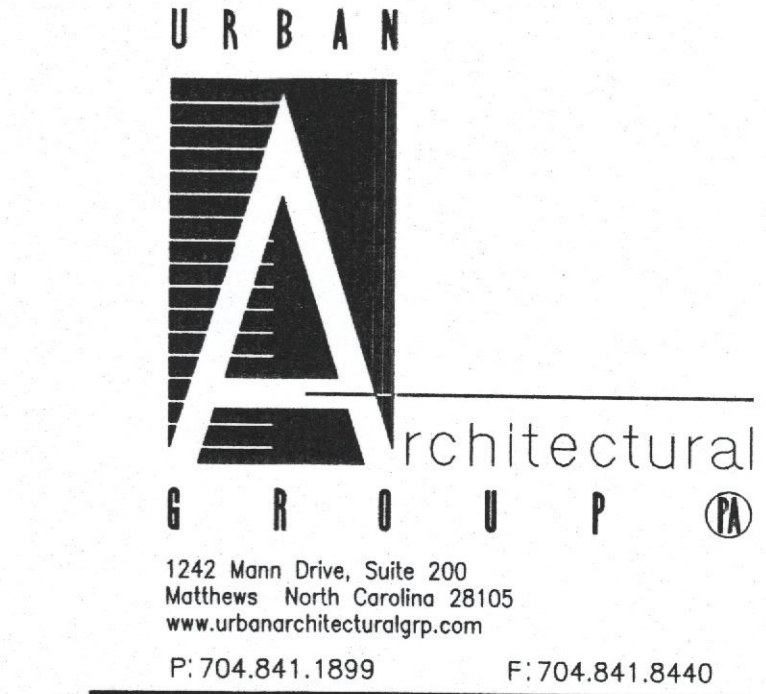
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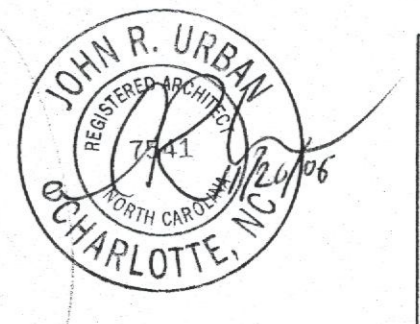
Developer

Silver Investments Limited
 4425 Randolph Road, Suite 321
 Charlotte, North Carolina 28211
 Phone: 704-364-8881

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: *March 21, 2006*
 BY: DEBRA D. CAMPBELL



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REVISIONS:	DATE	DESCRIPTION
1	May 23, 2006	Rezoning Comments
2	July 13, 2006	Rezoning Comments
3	Nov. 1, 2006	Rezoning Comments
4	Nov. 20, 2006	Admin. Rezoning Comments

FOR PUBLIC HEARING
 SITE PLAN
 Rezoning Petition Number 2006-47

Silver Northlake
 Charlotte, North Carolina