

**DEVELOPMENT STANDARDS**

**General Provisions**

These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Robert E. Mason & Associates, Inc. for an approximately .344 acre site located at the intersection of Keswick Avenue and Bancroft Street (the "Site"). The purpose of this rezoning request is to accommodate the expansion of an existing warehouse located on the abutting parcel to the west of the Site.

Unless the Rezoning Site Plan or these Development Standards establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance ("the Ordinance") for the I-2 Zoning District shall govern all development taking place on the Site.

The development depicted on the Rezoning Site Plan is intended to reflect the arrangement of the proposed use on the Site, but the final configuration, placement and size of individual Site elements may be altered or modified within the limits prescribed by Section 6.2 of the Ordinance and the standards established by the Rezoning Site Plan and these Development Standards during design development and construction phases.

**1. Permitted Uses**

The Site may be devoted to office uses as well as warehouse and manufacturing uses including the manufacture of fabricated metal products and machine shop uses along with accessory uses which are permitted under the Ordinance. Outside storage shall not be permitted.

**2. Maximum Gross Floor Area**

A maximum of 14,984 square feet of gross floor area may be developed on the Site.

**3. Setbacks, Side Yards and Rear Yards**

The building shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the I-2 zoning district. However, the Site may be viewed as a unified development site with the abutting parcel to the west and as such internal side and/or rear yards may be eliminated, subject to the normally required staff review and approval process.

**4. Architectural and Design Commitments**

- A. The proposed building addition will be substantially similar to that depicted on the architectural elevations accompanying the Rezoning Petition.
- B. The building to be located on the Site shall not exceed 40 feet in height.
- C. Detached site lighting will be shielded with full cutoff fixture.
- D. No wall pak lighting will be allowed.
- E. Large Expanses of solid walls in excess of 20 feet will be avoided through the introduction of articulated facades, using various materials such as, brick and other masonry products, stone, different colors of paint, glass windows, water table, and/or soldier courses.

**5. Vehicular Access**

- A. Vehicular access to the Site shall be as generally depicted on the Rezoning Site Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT").
- B. The Petitioner reserves the right to seek abandonment of any alleyways located on the Site.
- C. The vehicular gate located on Bancroft Street shall remain open during delivery hours.

**6. Sidewalks**

Sidewalks of at least six feet in width shall be provided on the Site as generally depicted on the Rezoning Site Plan.

**7. Signs**

Signage placed on the Site shall comply with requirements of the Ordinance.

**8. Parking**

Vehicular and bicycle parking shall conform to the Ordinance and will be located on a newly recombined tax parcel that includes the Site (Tax Parcels 079-102-06 and 079-102-07) and the abutting Tax Parcel under the same ownership (Tax Parcel 079-102-05).

**9. Screening and Landscaping**

- A. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
- B. All landscaping installed on the Site will meet or exceed the requirements of the Ordinance.
- C. Any dumpster visible from a public street will be screened from view by a solid enclosure with gates. If one or more sides of the dumpster area adjoin a rear wall of a building, the rear wall may be substituted for the fence along each such side.

**10. Tree Ordinance**

Development of the Site will comply with the applicable provisions of the City of Charlotte Tree Ordinance as of the date of the approval of this Rezoning Petition.

**11. Solid Waste**

The petitioner shall submit a solid waste management plan to Mecklenburg County prior to initiating land clearing, demolition or construction activities on the site. The solid waste management plan shall include the procedures that will be used to recycle all clean wood, metal, and concrete generated during demolition and construction activities, and the plan will specify that all land clearing and inert debris shall be taken to a properly permitted facility. The plan shall also state that monthly reporting of all tonnage disposed and recycled will be made to the Mecklenburg County solid waste program. The report shall include the identification and location of all facilities receiving disposed or recycled materials.

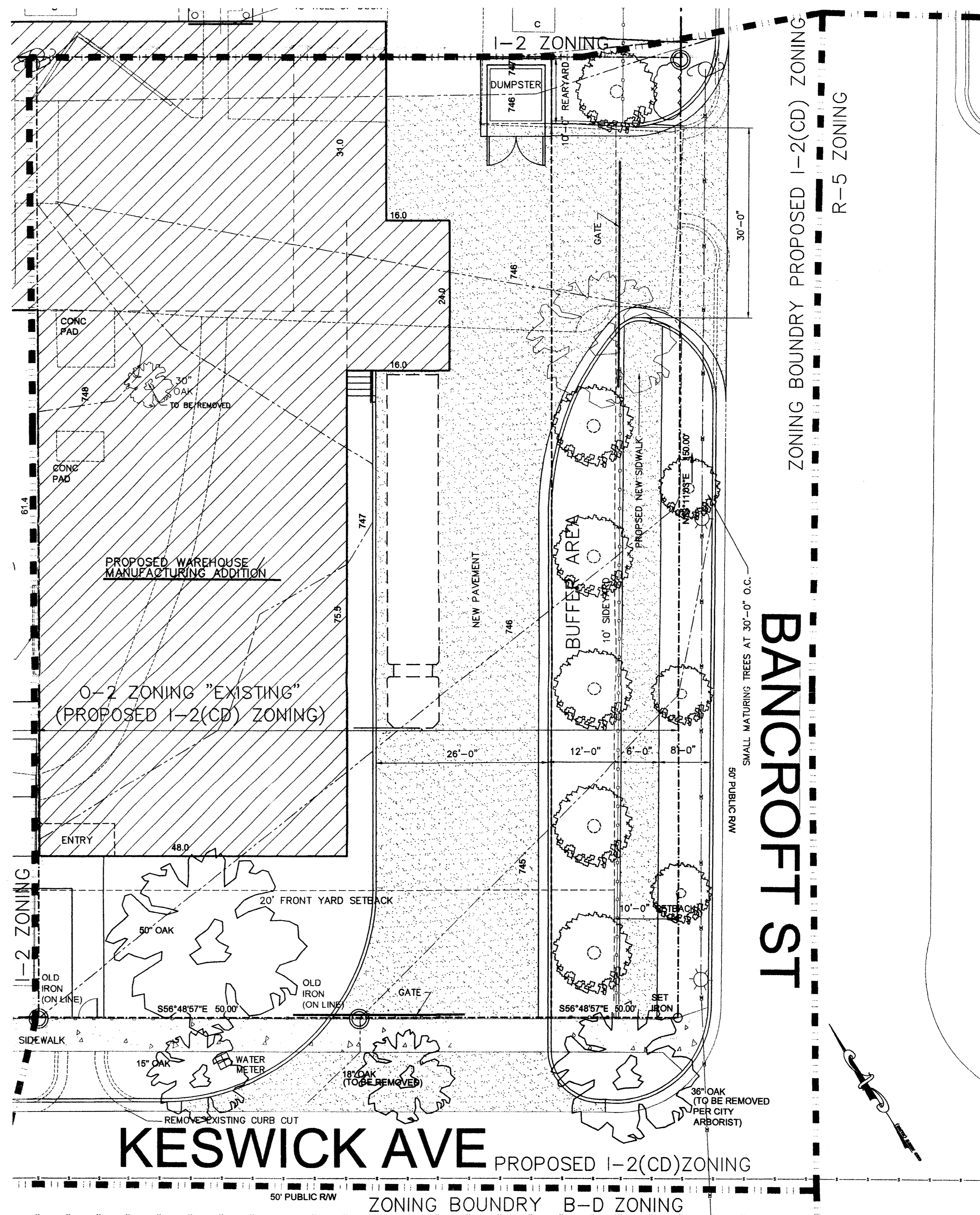
**12. Amendments to Rezoning Plan**

Future amendments to the Technical Data Sheet and Schematic Site Plans and 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.

**13. Binding Effect of the Rezoning Documents and Definitions**

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Site Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current owner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



1  
C1.2

**REZONING SITE PLAN**

1" = 10'-0"

**Site Data Table**

Petitioner:	Robert E. Mason & Associates, Inc.
Tax Parcels:	079-102-06 and 079-102-07
Current Zoning:	O-2
Proposed Zoning:	I-2(CD)
Property Areas:	.344 acres
Proposed Use:	Warehouse, Manufacturing, Machine Shop

**PFAHL ARCHITECTS**

1200 THE PLAZA, SUITE E  
CHARLOTTE, NC 28205  
704 342 1065 FAX 704 342 1093

**RE MASON**  
REZONING  
KESWICK STREET  
CHARLOTTE, NC 28206

**Square Footage:**

1st Floor:	0000
Addition:	0000
Total:	00000

**REZONING PETITION**

APPROVED BY  
CITY COUNCIL

ISSUE DATE  
23 MARCH 2009  
15 APRIL 2009  
6 MAY 2009

SHEET TITLE

**SITE OPTION-1b**

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SHEET NUMBER

**C1.2**