

I-2 (CD) - Proposed Site Plan Notes

O'Leary Resource Recovery Center
 Development Standards
 05-2014-12-01-14
 Rezoning Petition No. 2012-047

Site Development Data:
 -Average: 6.3 acres
 -Tax Parcel #'s: 065-123-02,03,06,10 and 14; and p.o. 065-123-01
 -Existing Zoning: I-1
 -Proposed Zoning: I-2(CD)
 -Existing Uses: Warehouse, service garage, office and a single-family home.

Proposed Uses: Facilities that collect discarded materials from businesses (e.g. municipal solid waste, recyclables, etc.) for the purpose of recycling, sorting, re-manufacturing and recycling. The amount of material that is recycled will be in accordance with the North Carolina Department of Environment and Natural Resources (NCEM) regulations. To be known as a "Resource Recovery Center" as well as other facilities. Other uses allowed in the I-2 zoning district as more specifically defined and restricted below together with accessory uses allowed in the I-2 zoning district are also permitted on the Site.

-Maximum Building Height: As allowed by the Ordinance.
 -Parking: As required by the Ordinance.

General Provisions:

- These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by O'Leary Resource Recovery Center to accommodate development of a facility that collects, sorts and recycles materials on an approximately 6.3 acre site located at the end of Darby Avenue between Idaho Road and Odum Avenue (the "Site").
- Development of the Site will be governed by the attached Rezoning Site Plan and these Development Standards (collectively referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the I-2 zoning district classification shall govern development taking place on the Site.
- The development depicted on the Rezoning Site Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of uses and site elements. The depictions of the uses, parking areas, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on the Rezoning Site Plan and in these Development Standards, the ultimate layout of the development proposed; the exact alignments of streets and points of access; the numbers, the sizes, configuration and placements of buildings and parking areas; and the depictions of other site elements on the Rezoning Plan are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the maximum development area envelope generally depicted on the Rezoning Plan as long as the changes maintain the general building and parking orientation and character of the development generally depicted on the Rezoning Site Plan. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207.23.
- Parking layouts for surface and structured parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to variations that do not materially change the design vision generally depicted on the Rezoning Plan.
- Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed 10. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

Permitted Uses & Development Area Limitation:

- The Site may be developed with the following uses: facilities that collect discarded materials from businesses (e.g. municipal solid waste, recyclables, etc.) for the purpose of recycling, sorting, re-manufacturing and recycling. The amount of material that is recycled will be in accordance with the North Carolina Department of Environment and Natural Resources (NCEM) regulations. To be known as a "Resource Recovery Center" as well as other facilities. Other uses allowed in the I-2 zoning district as more specifically defined and restricted below; together with accessory uses allowed in the I-2 zoning district are also permitted on the Site.

- The following uses will not be allowed on the Site: Helicopters and heliports, unlimited power generation plants, theaters, drive-in motion picture, truck stops, truck terminals, abortion, adult establishments, agricultural businesses, construction and demolition (C & D) landfills, foundries, jails and prisons, junk yards, manufacturing, heavy medical waste disposal facilities, nightclubs, bars and lounges, petroleum storage facilities with a storage capacity of more than 200,000 gallons, quarries, sanitary landfill, solid waste transfer stations, and waste incinerators.
- The existing buildings and structures on the Site may be utilized or may be demolished. The existing non-conforming single-family home on tax parcel 065-123-06 will meet the requirements of the Ordinance for nonconformities.

Access:

- Vehicular access to the Site will be from Darby Avenue, Odum Avenue and Centre Street should Darby Avenue be abandoned. Access to Idaho Road will also be allowed. However, Site access to Idaho Road may only be granted after a Transportation Technical Memorandum (TTM) is submitted to CDOT, City Planning and NCDOT for review and approval.
- The Petitioner reserves the right to abandon a portion of Darby Avenue generally depicted on the Rezoning Plan. The abandoned portion of Darby Avenue may be incorporated into the Site. If an agreement with the adjoining property owners can be reached the Petitioner may request the abandonment of Darby Avenue beginning at the intersection with Centre Street and extending into the Site.
- The Petitioner reserves the right to abandon the portion of Odum Avenue abutting the Site.
- If the Petitioner does not abandon the portion of Odum Avenue abutting the Site and provides access to the Site from Odum Avenue the Petitioner will improve the portion of Odum Avenue abutting the Site to public street standards.
- The termination of Darby Avenue and Odum Avenue will comply with the Subdivision regulations.
- The placements and configurations of vehicular access points are subject to any minor modifications, as approved by CDOT, required to accommodate final site and construction plans and designs and to any adjustments required for approval by the CDOT. This includes adjustments required for approval by the CDOT in accordance with published standards. The Site will comply with the Subdivision regulations.

Streetscape, Buffers and Landscaping:

- A 20 foot landscape setback will be provided along Idaho Road and Odum Avenue. These setback areas will be attractively landscaped with combinations of: (i) deciduous and evergreen trees and shrubs, (ii) ornamental flowering trees and shrubs, and (iii) ground cover, turf and seasonal planting areas.
- Buffer requirements of the Ordinance will be met. The buffer generally depicted on the Rezoning Plan may be eliminated if the adjoining use changes to a use that no longer requires a buffer to be provided.
- If half of a Class A Buffer is required by the Ordinance along the Site's frontage on Brookshire Blvd., the Petitioner reserves the right to seek a variance from the Zoning Board of Adjustment to eliminate this buffer requirement.
- HVAC and related mechanical equipment will be screened from public view at grade.
- Meter banks will be screened.
- Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
- The screening requirements of the Ordinance will be met.

Environmental Features:

- The Petitioner shall comply with the Charlotte City Council approval and adopted Post Construction Controls Ordinance.
- The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- The Site will comply with the Tree Ordinance. Tree save areas are generally depicted on the Rezoning Plan but may be relocated to other portions of the Site during the design development and construction phases.

Signage:

- Signage as allowed by the Ordinance will be provided.

Lighting:

- All new lighting shall be fall cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- Detached lighting on the Site will be limited to 30 feet in height.
- No new "wall pack" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.

Other:

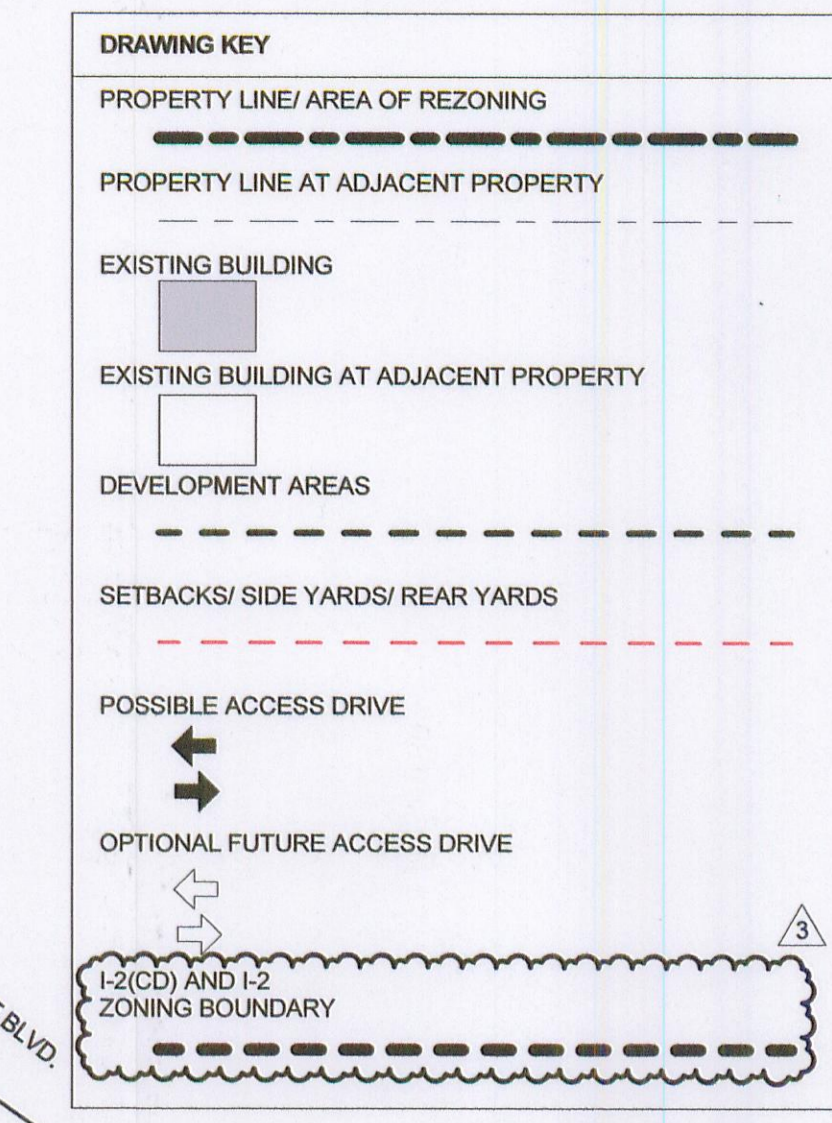
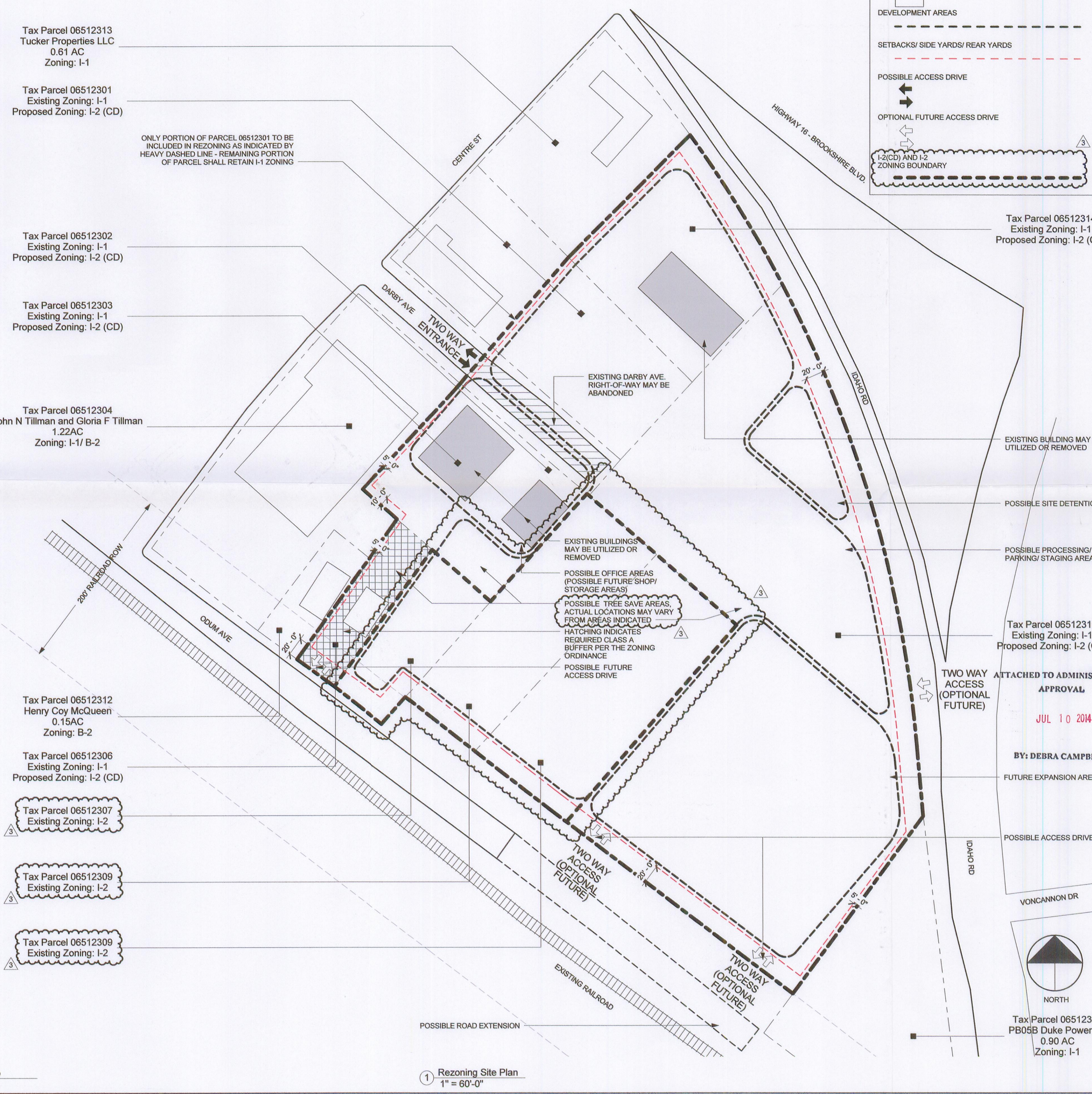
- As generally depicted on the Rezoning Site Plan a Class A Buffer has been provided adjacent to the existing single-family home located on Odum Avenue. This buffer may be eliminated if the adjoining use changes to a use that no longer requires a buffer to be provided. This Class A Buffer will not be required until this portion of the Site is used for non-residential uses (i.e. the buffer is not required until the existing non-conforming single-family home on this portion of the Site is removed and the parcel is combined into the parcel utilized for the allowed non-residential uses).

Amendments to the Rezoning Plan:

- Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

Reserve Effect of the Rezoning Application:

- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

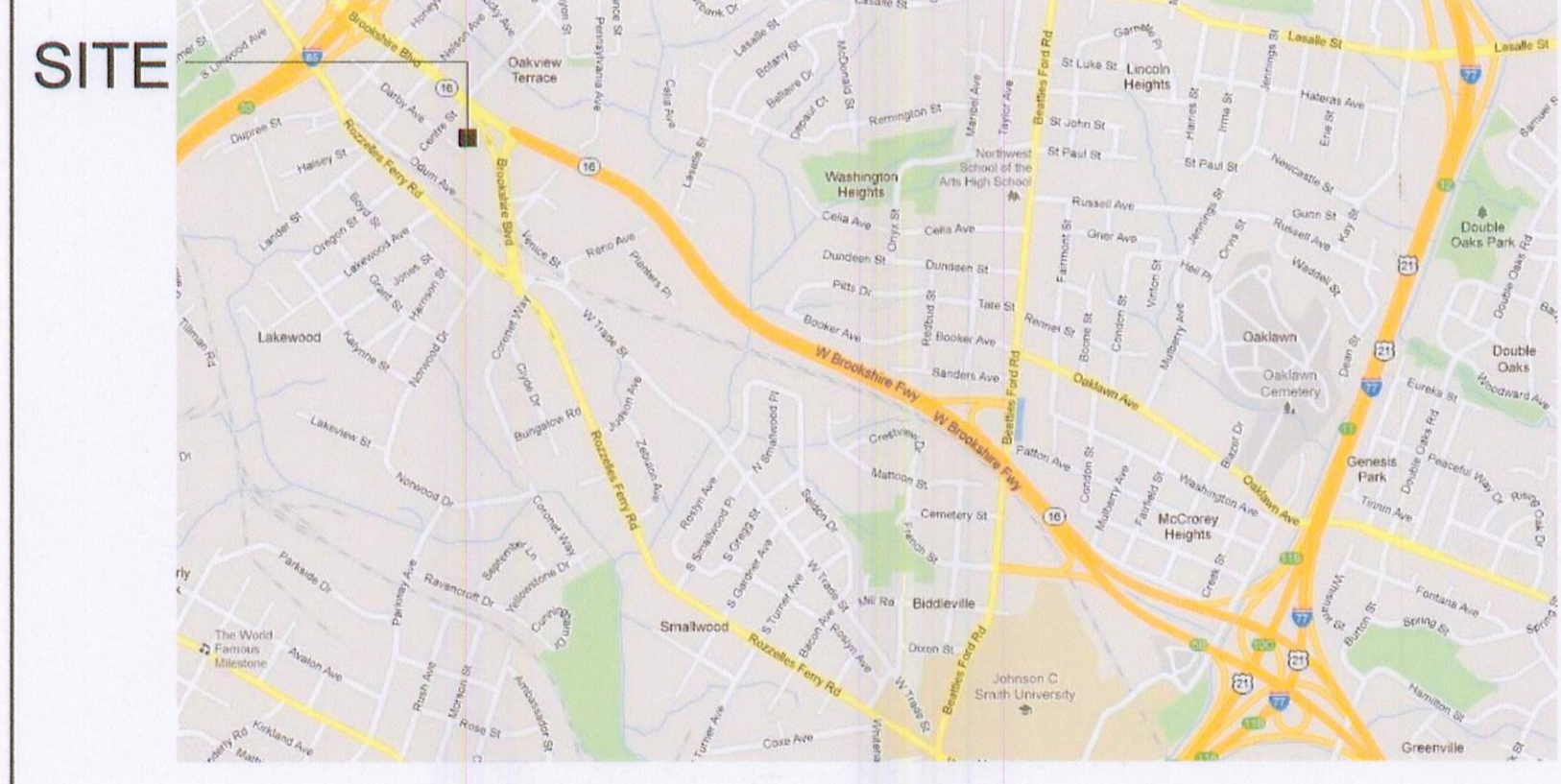


- Tax Parcel 06512313
Tucker Properties LLC
0.61 AC
Zoning: I-1
- Tax Parcel 06512301
Existing Zoning: I-1
Proposed Zoning: I-2 (CD)
- Tax Parcel 06512302
Existing Zoning: I-1
Proposed Zoning: I-2 (CD)
- Tax Parcel 06512303
Existing Zoning: I-1
Proposed Zoning: I-2 (CD)
- Tax Parcel 06512304
John N Tillman and Gloria F Tillman
1.22AC
Zoning: I-1/B-2
- Tax Parcel 06512312
Henry Coy McQueen
0.15AC
Zoning: B-2
- Tax Parcel 06512306
Existing Zoning: I-1
Proposed Zoning: I-2 (CD)
- Tax Parcel 06512307
Existing Zoning: I-2
- Tax Parcel 06512309
Existing Zoning: I-2
- Tax Parcel 06512309
Existing Zoning: I-2

Tax Parcel 06512314
Existing Zoning: I-1
Proposed Zoning: I-2 (CD)

Tax Parcel 06512310
Existing Zoning: I-1
Proposed Zoning: I-2 (CD)

Tax Parcel 06512311
PB05B Duke Power Co
0.90 AC
Zoning: I-1



2 Vicinity Map
NTS

1 Rezoning Site Plan
1" = 60'-0"



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fax: (704) 333-3362
construction@dasarchitecture.com

Rezoning for O'Leary Resource Recovery Center

1928 South Boulevard
Suite 310
Charlotte, NC 28203

No.	Description	Date
1	Review Comments	04.13.12
2	Review Comments	05.24.12
3	Administrative Amendment	05.20.14

APPROVAL
 JUL 10 2014
 BY: DEBRA CAMPBELL
 FUTURE EXPANSION AREA

Rezoning Site Plan and Notes

Petition Number	2012-047
Project Number	12 20200
Date	04.13.12

RZ1.00

Scale As indicated

Charlotte-Mecklenburg Planning Department

DATE: July 10, 2014

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2012-047 O'Leary Resource Recovery Center

Attached is the revised plan which allows a modification to the site to include parcels that were zoned I-2 conventional to be added to the I-2(CD) portion rezoned by the original petition. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Reasons for Staff's support of the request:
 • The proposed change is minor and still meets the intent of the approved site plan by City Council.

Note: All other Zoning, Subdivision, Tree Ordinance and conditional requirements still apply.

Signage was note reviewed as part of this request.

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