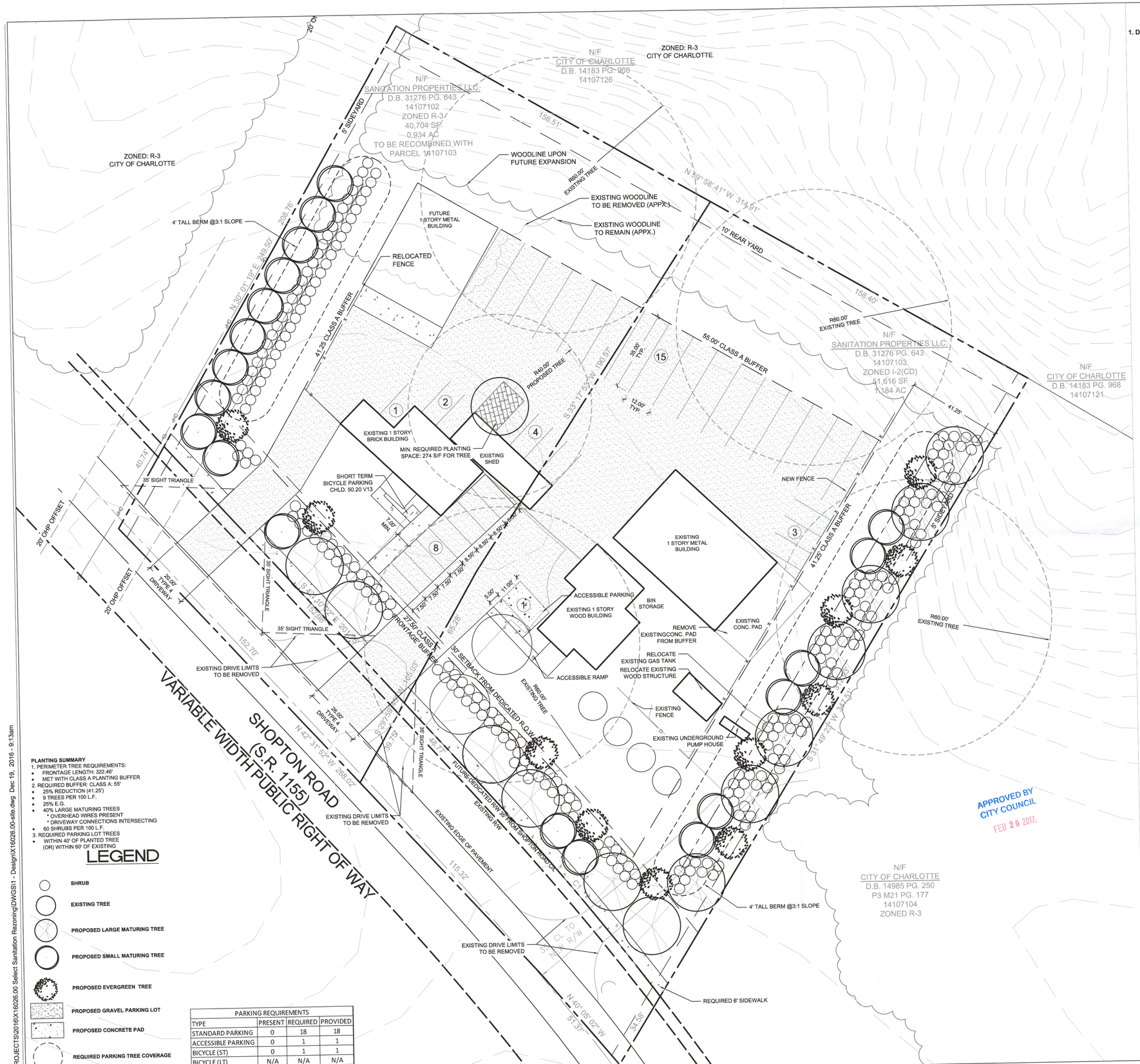


PLANTING SUMMARY

1. PERIMETER TREE REQUIREMENTS:
   - FRONTAGE LENGTH: 322.46'
   - MET WITH CLASS A PLANTING BUFFER
2. REQUIRED BUFFER: CLASS A: 55'
   - 25% REDUCTION (41.25')
   - 9 TREES PER 100 L.F.
   - 25% E.G.
   - 40% LARGE MATURING TREES
     - * OVERHEAD WIRES PRESENT
     - * DRIVEWAY CONNECTIONS INTERSECTING
   - 60 SHRUBS PER 100 L.F.
3. REQUIRED PARKING LOT TREES
   - WITHIN 40' OF PLANTED TREE
     (OR) WITHIN 60' OF EXISTING

LEGEND

- SHRUB
- EXISTING TREE
- PROPOSED LARGE MATURING TREE
- PROPOSED SMALL MATURING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED GRAVEL PARKING LOT
- PROPOSED CONCRETE PAD
- REQUIRED PARKING TREE COVERAGE

PARKING REQUIREMENTS			
TYPE	PRESENT	REQUIRED	PROVIDED
STANDARD PARKING	0	18	18
ACCESSIBLE PARKING	0	1	1
BICYCLE (ST)	0	1	1
BICYCLE (LT)	N/A	N/A	N/A

DEVELOPMENT DATA:

1. Development Data Table:

a. SITE ACREAGE: 2.18 ACRES
b. TAX PARCELS INCLUDED IN REZONING: 14107103 & 14107102
c. EXISTING ZONING: R-3 & I-2 (CD)
d. PROPOSED ZONING: I-2 (CD) SPA
e. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: N/A
f. RESIDENTIAL DENSITY: N/A
g. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE(INDUSTRIAL):
EXISTING: 5,139 S.F. PROPOSED: 2,000 S.F.
h. FLOOR AREA RATIO: 7.5%
i. MAXIMUM BUILDING HEIGHT: 40'
j. MAXIMUM NUMBER OF BUILDINGS: N/A
k. REFERENCE PARKING REQUIREMENTS EXHIBIT THIS PLAN
l. AMOUNT OF OPEN SPACE: N/A

DEVELOPMENT STANDARDS
Rezoning Petition No. 2017-010
Sanitation Properties, LLC

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with Rezoning Petition No. 2017-010 filed by Sanitation Properties, LLC (the "Petitioner") for an approximately 2.18 acre site located on the north side of Shopton Road and designated as Tax Parcel Nos. 141-071-03 and 141-071-02, which site is more particularly depicted on the Rezoning Plan (hereinafter, the "Site").

B. The Rezoning Petition seeks (i) to amend the existing approved I-2 (CD) conditional rezoning plan for Tax Parcel No. 141-071-03 and (ii) to rezone Tax Parcel No. 141-071-02 from the R-3 zoning district to the I-2 (CD) zoning district. Petitioner seeks this rezoning and site plan amendment in order to facilitate the operation of a sanitation business on the Site. No trash will be stored on the Site.

C. The existing use and the development of the Site will be governed by the Rezoning Plan, these Development Standards, and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") for the I-2 zoning district unless more stringent standards are established by these Development Standards or the Rezoning Plan.

D. The development depicted on this Rezoning Plan is intended to reflect the general arrangement of the existing conditions on the Site, but the exact details of the configuration, placement, and size of future buildings and/or Site elements may be altered or modified during the design development and construction document phases; provided, however, that such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan and described in these Developments Standards.

E. Future amendments to the Rezoning Plan and/or 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. Alterations to the Rezoning Plan are subject to Section 6.027 of the Ordinance.

2. PERMITTED USES

A. The Site may only be devoted to the following uses:

(i) offices;

(ii) contractor offices and accessory storage;
(iii) parking of trucks and automobiles on the Site that are related to the principal use of the Site and the repair and maintenance of such trucks and automobiles;

(iv) indoor and outdoor storage, including the storage of equipment, and the repair and maintenance of such equipment; and

(vi) any incidental or accessory uses associated with the uses set out above that are permitted under the Ordinance in the I-2 zoning district.

3. TRANSPORTATION

A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point 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 and/or the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.

B. Petitioner shall dedicate and convey to the City of Charlotte or to NCDOT as applicable (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Shopton Road as required to provide right of way measuring 35 feet from the existing centerline of Shopton Road, to the extent that such right of way does not already exist.

C. All transportation improvements required pursuant to this Rezoning Plan will be constructed and approved before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.

4. ARCHITECTURAL STANDARDS

A. Future buildings constructed on the Site shall comply with all applicable requirements of the Ordinance, including without limitation restrictions on height and scale.

B. Security fencing on the Site shall meet the requirements of Section 9.1105(10)(a)-(b) of the Ordinance.

C. All trucks and stored containers shall be located behind a minimum 8 foot tall solid screen fence.

5. STREETSCAPE AND LANDSCAPING

A. Petitioner shall establish a minimum 55 foot wide Class A buffer along the northern boundary line of the Site as more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to the Ordinance, Petitioner may reduce the required width of this Class A buffer by 25% by installing a berm that meets the standards of Section 12.302(8A) of the Ordinance.

B. Petitioner shall establish a minimum 41.25 foot wide Class A buffer along the western and eastern boundary lines of the Site as more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to Section 12.302(8) of the Ordinance, this Class A buffer has been reduced in width by 25% from 55 feet to 41.25 feet as a result of Petitioner's commitment to install a berm in the Class A buffer that meets the requirements of Section 12.302(8A) of the Ordinance.

C. Petitioner shall establish a minimum 27.5 foot wide Class A buffer along the Site's frontage on Shopton Road as provided under the Ordinance and as more particularly depicted on the Rezoning Plan.

D. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.

E. The buffers shall not be disturbed except for required driveways, sidewalks, or other pedestrian paths, walls, fences, berms or required landscaping, landscaping maintenance and the replacement or the installation and maintenance of utility lines in accordance with Section 12.302(12) of the Ordinance.

F. Where existing trees and natural vegetation have been cleared to accommodate those items set out above in paragraph E, the cleared unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.

G. Petitioner shall maintain a minimum 30 foot setback from the dedicated right-of-way along Shopton Road, which setback shall be maintained as a front lawn area. No outdoor storage shall be permitted between the existing one story brick building and Shopton Road or between the existing one story wood building and Shopton Road.

6. ENVIRONMENTAL FEATURES

A. Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance.

7. LIGHTING

A. All newly installed freestanding lighting fixtures installed on the Site shall have a maximum height of 21 feet and will be fully shielded from adjacent properties.

8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

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

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

C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

PROJECT NAME: SELECT SANITATION

ADDRESS: 3324 SHOPTON ROAD

OWNER: SANITATION PROPERTIES LLC. PHONE # 704.558.4571

STEWART
200 SOUTH COLLEGE ST, STE 720
CHARLOTTE, NC 28202
T 704.334.7925
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: X16026

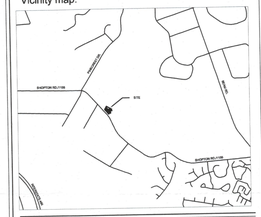
Client:

PETITIONER:
SANITATION
PROPERTIES, LLC
P.O. BOX 28972
CHARLOTTE, NC
28278

Project:

REZONING PETITION
2017-010

Vicinity map:



Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

RECEIVED
DEC 19 2016
BY:

0 10 20 40 NORTH

SCALE: 1"=20'

Project number: X16026
Date: 12.19.2016
Drawn by: CRR
Approved by: JFH

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