



Charlotte-Mecklenburg Planning Department

DATE: July 2, 2018

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2017-030 DC Property, LLC

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do 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.

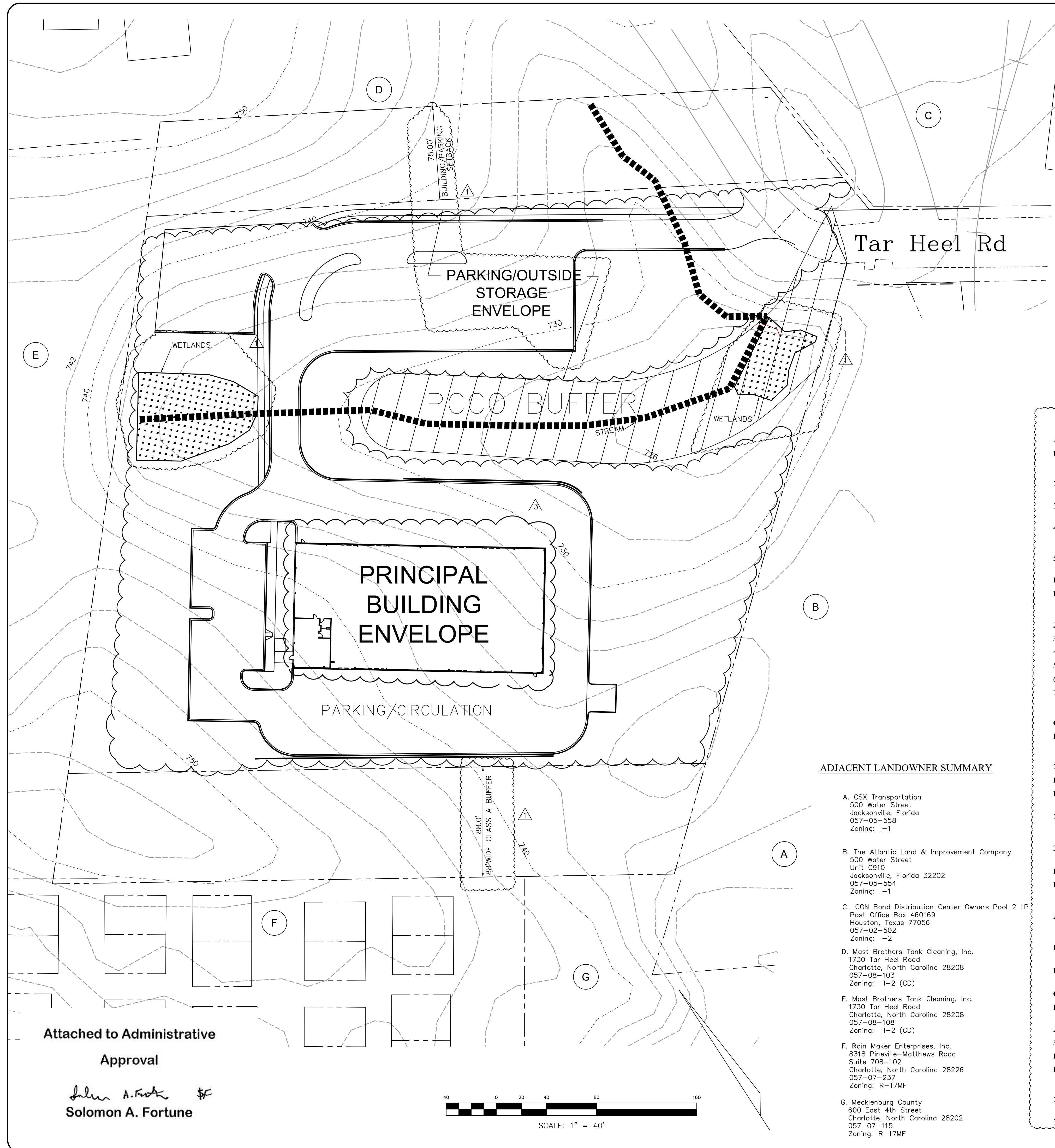
- Site Plan with circulation modification

Staff supports of the request because:

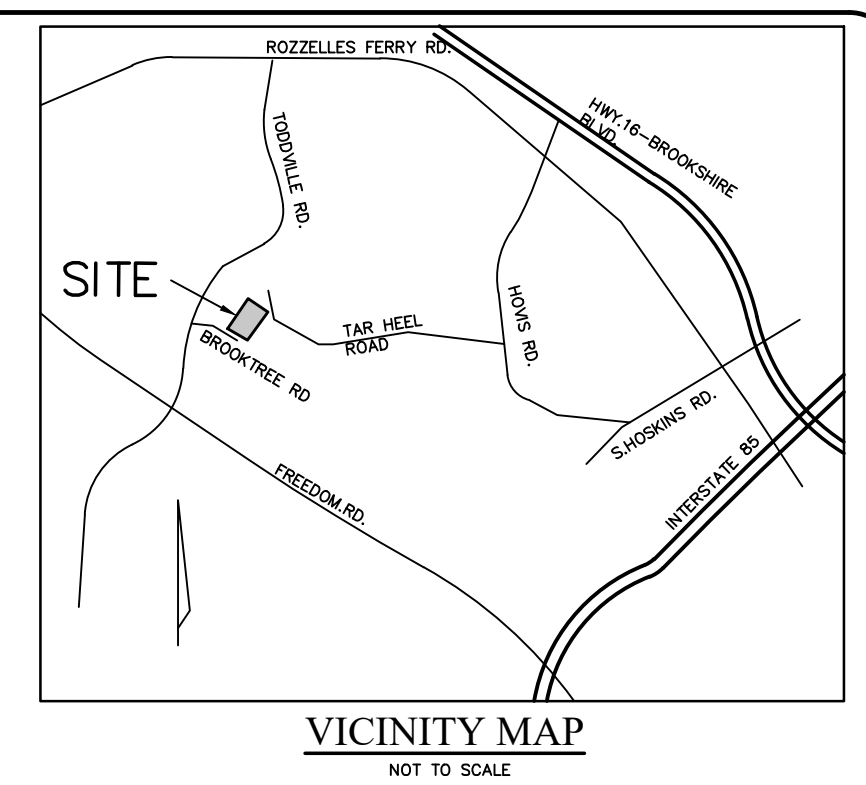
- The site plan complies with the conditional notes and still meets the intent of the original approval by the County City Council.

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

- **Signage was not reviewed as part of this request.**



DEVELOPMENT DATA TABLE (2017-030)	
• ACREAGE:	APPROXIMATELY 7.97 ACRES
• TAX PARCEL:	057-08-109
• EXISTING ZONING:	I-2 (CD) (1994-77)
• EXISTING USE:	VACANT LAND
• PROPOSED ZONING:	I-2 (CD) S.P. A. (LLWPA)
• PROPOSED USES:	SEE DEVELOPMENT STANDARDS
• MAXIMUM BUILDING HEIGHT:	40 FEET
• PARKING PROVIDED:	PER THE ORDINANCE



REV.	DATE	PLANNING COMMENTS
1	2.13.17	
2	3.27.18	
3	5.29.18	
4	6.25.18	

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DEVELOPMENT STANDARDS
 March 27, 2017

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by DC Property, LLC requesting a site plan amendment to accommodate the development of a maximum 30,000 square foot building devoted to uses allowed in the I-2 zoning district on that approximately 7.972 acre site located at the western terminus of Tar Heel Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 057-081-09.
- 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").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-2 zoning district shall govern all development taking place on the Site.
- The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configuration, placement and size of the building footprint as well as the internal drive and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- 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 6.207 of the Ordinance.

B. Permitted Uses/Development Limitations

- The Site may be devoted to any use or uses permitted by right and under prescribed conditions in the I-2 zoning district and to any incidental and accessory uses relating thereto that are allowed in the I-2 zoning district.
- A maximum of 1 principal building may be located on the Site.
- The principal building to be located on the Site shall be located within the principal building envelope depicted on the Rezoning Plan.
- Parking and outside storage may be located within the principal building envelope as well as within the parking/outside storage envelope.
- The maximum gross floor area of the principal building to be located on the Site shall be 30,000 square feet.
- A maximum of 4,500 square feet of gross floor area of the principal building to be located on the Site may be devoted to office uses.
- A 75 foot building and parking setback shall be established along the northern boundary line of the Site as depicted on the Rezoning Plan. Accordingly, neither a building nor parking areas may be located within this 75 foot building and parking setback. Notwithstanding the foregoing, the internal access drive into the Site may be located within this 75 foot building and parking setback.

C. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the 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.
- The alignments of the internal drives to be located on the Site are subject to any minor modifications or alterations required during the construction permitting process.

D. Architectural Standards

- The maximum height of the principal building to be constructed on the Site shall be 40 feet.
- Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.
- All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

E. Streetscape and Landscaping

- A minimum 88 foot wide Class A buffer shall be established along the southern boundary line of the Site, which buffer shall conform to the standards of Section 12.302 of the Ordinance. Subject to paragraph 2 below, the width of this Class A buffer shall not be reduced.
- 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.

F. Environmental Features

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

G. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any freestanding lighting fixture installed on the Site shall be 31 feet.
- Any lighting fixtures attached to the principal building to be constructed on the Site shall be capped and downwardly directed.

II. Binding Effect of the Rezoning Documents and Definitions

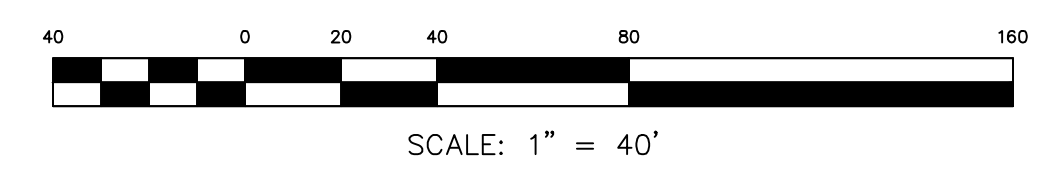
- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current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

ADJACENT LANDOWNER SUMMARY

- A. CSX Transportation
 500 Water Street
 Jacksonville, Florida
 057-05-556
 Zoning: I-1
- B. The Atlantic Land & Improvement Company
 500 Water Street
 Unit C910
 Jacksonville, Florida 32202
 057-05-554
 Zoning: I-1
- C. ICON Band Distribution Center Owners Pool 2 LP
 Post Office Box 460169
 Houston, Texas 77056
 057-02-502
 Zoning: I-2
- D. Mast Brothers Tank Cleaning, Inc.
 1730 Tar Heel Road
 Charlotte, North Carolina 28208
 057-08-103
 Zoning: I-2 (CD)
- E. Mast Brothers Tank Cleaning, Inc.
 1730 Tar Heel Road
 Charlotte, North Carolina 28208
 057-08-108
 Zoning: I-2 (CD)
- F. Rain Maker Enterprises, Inc.
 8318 Pineville-Matthews Road
 Suite 708-102
 Charlotte, North Carolina 28226
 057-07-237
 Zoning: R-17MF
- G. Mecklenburg County
 600 East 4th Street
 Charlotte, North Carolina 28202
 057-07-115
 Zoning: R-17MF

Attached to Administrative
 Approval

Solomon A. Fortune
 Solomon A. Fortune



ADMINISTRATIVE APPROVAL
 FOR PETITION 2017-030
 RZ1