

BELLHAVEN INDUSTRIAL DEVELOPMENT

PETITIONER : SATURDAY NIGHT, LLC
 2764 PLEASANT ROAD #11718
 FORT MILL, SOUTH CAROLINA 29708
 PHONE : (803) 396 - 8000

CHARLOTTE, NORTH CAROLINA
REZONING PETITION PLANS

SEAL

REZONING DOCUMENT NOT FOR CONSTRUCTION

SEAL

REZONING DOCUMENT NOT FOR CONSTRUCTION

SCALE : 1 inch = 40 feet

No.	Date	By	Description
2.	09/22/2017	MTK	REV. PER PLANNING COMMENTS
1.	06/05/2017	MTK	REV. PER PLANNING COMMENTS

REVISIONS

DRAWN BY	MTK
APPROVED BY	BJD
CHECKED BY	BJD
DATE	4/11/2017
TITLE	

SCHEMATIC SITE PLAN

PROJECT NO. 50092149

SCHEMATIC SITE PLAN
REZONING PETITION NO. 2017-059

DUKE ENERGY CORP.
 DEED BOOK 16643, PAGE 822
 TAX # 033 - 012 - 13
 10.3 ACRES
 ZONED: R-3
 LAND USE: UTILITY

DUKE ENERGY CORP.
 DEED BOOK 16643, PAGE 822
 TAX # 033 - 012 - 50
 2.46 ACRES
 ZONED: R-3
 LAND USE: UTILITY

GRIFFIN BROTHERS ACQUISITIONS LLC.
 DEED BOOK 18972, PAGE 531
 TAX # 033 - 012 - 14
 3.78 ACRES
 ZONED: R-3 (LWPA)
 PROPOSED LAND USE: I-1 (CD)

MOUNT HOLLY-HUNTERSVILLE MEDICAL I LLC.
 DEED BOOK 20145, PAGE 538
 TAX # 033 - 012 - 43
 4.847 ACRES
 ZONED: CC
 9908 COULOAK DRIVE

SITE DEVELOPMENT DATA:
 --ACREAGE: ± 3.78 ACRES
 --TAX PARCEL #S: 033-012-14
 --EXISTING ZONING: R-3 LWPS
 --PROPOSED ZONING: I-1 (CD)
 --EXISTING USES: VACANT
 --PROHIBITED USES: AUTOMOTIVE SALES AND REPAIR, INCLUDING TRACTOR-TRUCKS AND ACCOMPANYING TRAILER UNITS; CAR WASH; AUTOMOBILES, TRUCK AND UTILITY TRAILER RENTAL; AUTOMOTIVE SERVICE STATION; CONVENIENCE STORE WITH OR WITHOUT FUEL SALES; FLEE MARKET; INDOOR TRAINING AND SHOOTING FACILITIES; MOTELS, BOAT AND SHIP SALES AND REPAIR, ASSEMBLY OR FABRICATION, HOTELS, EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS TYPES 1 AND 2, RETAIL ESTABLISHMENTS, ADULT ESTABLISHMENTS, BUILDING MATERIAL SALES, RETAIL AND WHOLESALE, DAY LABOR SERVICE AGENCY, JAILS, AND PRISONS, EQUIPMENT RENTAL AND LEASING, MANUFACTURING LIGHT USES, OUTDOOR STORAGE.
 --MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: (I) UP TO 20,000 SQUARE FEET OF GROSS FLOOR AREA, (II) PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS III-C (COMMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC.
 --MAXIMUM BUILDING HEIGHT: 40' AS ALLOWED BY THE ORDINANCE.
 --PARKING: AS REQUIRED BY THE ORDINANCE.



VICINITY MAP NOT TO SCALE

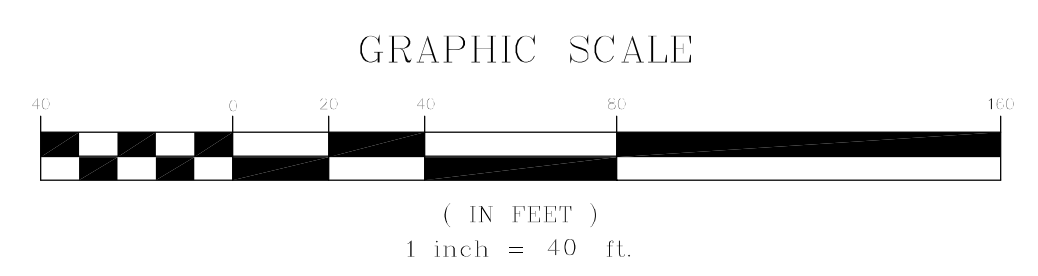
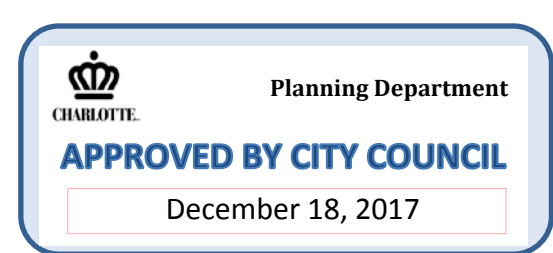
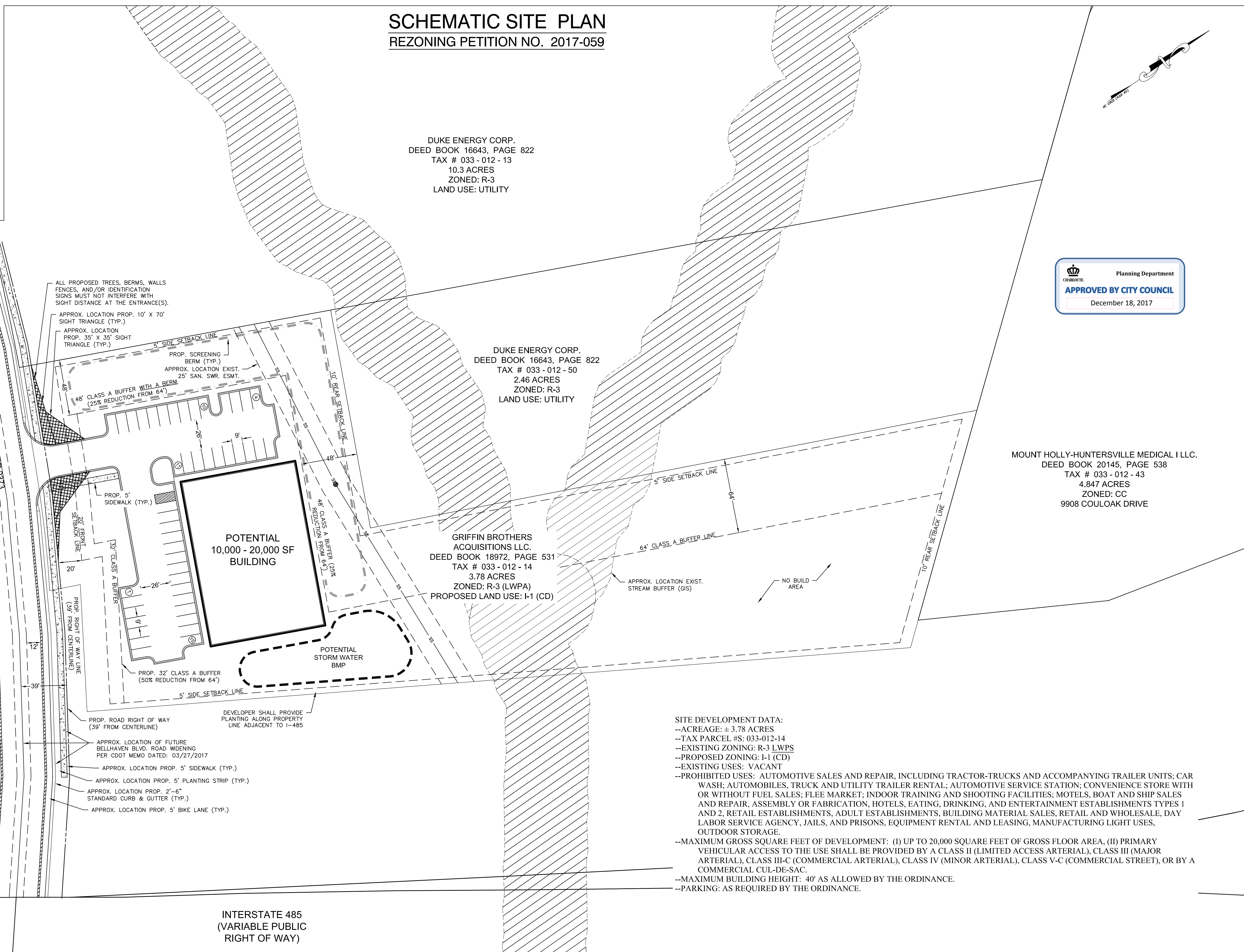
CORPORATION COMMUNITY HOUSING RESOURCE CENTER
 DEED BOOK 27827, PAGE 752
 TAX # 031 - 132 - 39
 1.78 ACRES
 ZONED: R-3
 LAND USE: SINGLE FAMILY RESIDENTIAL - RURAL ACREAGE

PETER GEORGE BURLOS
 DEED BOOK 12023, PAGE 195
 TAX # 031 - 132 - 34
 3.4 ACRES
 ZONED: R-3
 LAND USE: SINGLE FAMILY RESIDENTIAL - RURAL ACREAGE

DEPARTMENT OF TRANSPORTATION
 DEED BOOK 26956, PAGE 456
 TAX # 031 - 132 - 18
 1.18 ACRES
 ZONED: R-3
 LAND USE: ROADWAY CORRIDOR

SITE NOTES:

- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN.
- DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR THE CITY'S SUBDIVISION REGULATIONS ARE TRIGGERED. CDOT REQUESTS RIGHT OF WAY SET AT 2' (TWO FEET) BEHIND BACK OF SIDEWALK.



DEVELOPMENT STANDARDS

SATURDAY NIGHT, LLC
DEVELOPMENT STANDARDS
4/11/2017
REZONING PETITION NO. 2017-059

SITE DEVELOPMENT DATA:
 --ACREAGE: ± 3.78 ACRES
 --TAX PARCEL #S: 03-012-14
 --EXISTING ZONING: R-3 LWPA
 --PROPOSED ZONING: I-1 (CD)
 --EXISTING USES: VACANT
 --PROHIBITED USES: AUTOMOTIVE SALES AND REPAIR, INCLUDING TRACTOR-TRUCKS AND ACCOMPANYING TRAILER UNITS; CAR WASH; AUTOMOBILES, TRUCK AND UTILITY TRAILER RENTAL; AUTOMOTIVE SERVICE STATION; CONVENIENCE STORE WITH OR WITHOUT FUEL SALES; FLEE MARKET; INDOOR TRAINING AND SHOOTING FACILITIES; MOTELS, BOAT AND SHIP SALES AND REPAIR, ASSEMBLY OR FABRICATION, HOTELS, EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS TYPES 1 AND 2, RETAIL ESTABLISHMENTS, ADULT ESTABLISHMENTS, BUILDING MATERIAL SALES, RETAIL AND WHOLESALE, DAY LABOR SERVICE AGENCY, JAILS, AND PRISONS, EQUIPMENT RENTAL AND LEASING, MANUFACTURING LIGHT USES, OUTDOOR STORAGE.
 --MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: (I) UP TO 20,000 SQUARE FEET OF GROSS FLOOR AREA. (II) PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS III-C (COMMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC.
 --MAXIMUM BUILDING HEIGHT: 40' AS ALLOWED BY THE ORDINANCE.
 --PARKING: AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

- a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SATURDAY NIGHT, LLC ("PETITIONER") TO ACCOMMODATE THE FURTHER DEVELOPMENT OF A INDUSTRIAL USE DEVELOPMENT PATTERN ON AN APPROXIMATELY 3.78 ACRE SITE LOCATED ON THE NORTHWEST QUADRANT OF THE INTERSECTION OF BELLHAVEN BOULEVARD AND I-485 (THE "SITE").
- b. **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY 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-1 ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- c. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, 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. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK AND YARD REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
- d. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE PORTIONS OF THE SITE SHALL NOT EXCEED ONE(1). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.
- e. **PLANNED/UNIFIED DEVELOPMENT.** THE SITE SHALL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE ELEMENTS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN AND INDUSTRIAL (I-1) ON THE TECHNICAL DATA SHEET.

NOTE: THESE DEVELOPMENT STANDARDS REPLACE AND SUPERSEDE THE PREVIOUS DEVELOPMENT STANDARDS APPROVED AS PART OF PRIOR REZONING PETITIONS FOR THIS SITE.

2. ACCESS:

- a. ACCESS TO THE SITE WILL BE FROM BELLHAVEN BOULEVARD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. CONSTRUCTION TRAFFIC TO THE SITE WILL ACCESS THE SITE ONLY FROM BELLHAVEN BOULEVARD.
- c. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH PUBLISHED STANDARDS.

4. TRANSPORTATION IMPROVEMENTS:

- a. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN.
- b. DEDICATION AND THE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR THE CITY'S SUBDIVISION REGULATIONS ARE TRIGGERED. CDOT REQUESTS RIGHT OF WAY SET AT 2' (TWO FEET) BEHIND BACK OF SIDEWALK
- c. IF CDOT'S INTERSECTION SITE DISTANCE POLICY CANNOT BE PROVIDED ALONG THE SITE'S BELLHAVEN BOULEVARD FRONTAGE THE SITE DRIVEWAY WILL BE RESTRICTED TO RIGHT-IN / RIGHT-OUT TRAFFIC MOVEMENTS.
- d. COMMIT TO CONSTRUCTION OF IMPROVEMENTS FROM CENTERLINE ALONG THE SITES FRONTAGE (PAVEMENT WIDENING, CURB AND GUTTER, PLANTING STRIP, AND SIDEWALK) IF APPROVED BY CDOT AND NCDOT DURING PERMITTING.

5. STREETScape, LANDSCAPING, BUFFERS AND OPEN SPACE:

- a. ALONG BELLHAVEN BOULEVARD, THE PETITIONER WILL PROVIDE A 20 FOOT SETBACK FROM THE RIGHT OF WAY.
- b. A 5 FOOT MINIMUM SETBACK WILL BE ESTABLISHED ALONG I-485 AS MEASURED FROM THE EXISTING RIGHT-OF-WAY.
- c. TREES IN PLANTING STRIPS AND IN TREE GRATES WILL BE PROVIDED WITH AUTOMATIC IRRIGATION.

6. ENVIRONMENTAL FEATURES:

- a. 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.
- b. 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 DESIGN REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
- d. NO TREES CAN BE REMOVED FROM OR PLANTED IN THE RIGHT-OF-WAY OF ALL STATE MAINTAINED STREETS (BELLHAVEN BOULEVARD AND I-485) WITHOUT PERMISSION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE CITY ARBORISTS OFFICE. TREES MUST BE PLANTED TO MEET NCDOT PLANTING GUIDELINES. THE PETITIONER MUST SUBMIT A TREE SURVEY FOR ALL TREES TWO INCHES OR LARGER LOCATED IN THE RIGHT-OF-WAY. IN ADDITION, THE SURVEY SHALL INCLUDE ALL TREES EIGHT INCHES OR LARGER IN THE SETBACK.

7. PARKING:

- a. PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

8. SIGNAGE:

- a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.

9. LIGHTING:

- a. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 31 FEET IN HEIGHT.

10. MISCELLANEOUS:

- a. ALL NEW UTILITY LINES WILL BE PLACED UNDERGROUND AS REQUIRED BY THE ORDINANCE (SECTION 12.509).

11. AMENDMENTS TO THE REZONING PLAN:

- a. 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 HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

12. BINDING EFFECT OF THE REZONING APPLICATION:

- a. 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 HEREIN AND 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.



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BELLHAVEN INDUSTRIAL DEVELOPMENT

PETITIONER : SATURDAY NIGHT, LLC
 2704 PLEASANT ROAD #11718
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 PHONE : (803) 396 - 8000

CHARLOTTE, NORTH CAROLINA

REZONING PETITION PLANS

SEAL

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SCALE : 1 inch = 60 feet

No.	Date	By	Description
2.	09/22/2017	MTK	REV. PER PLANNING COMMENTS
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REVISIONS

DRAWN BY _____ MTK
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TITLE

DEVELOPMENT STANDARDS

PROJECT NO. 50092149

C2

SHEET NO.