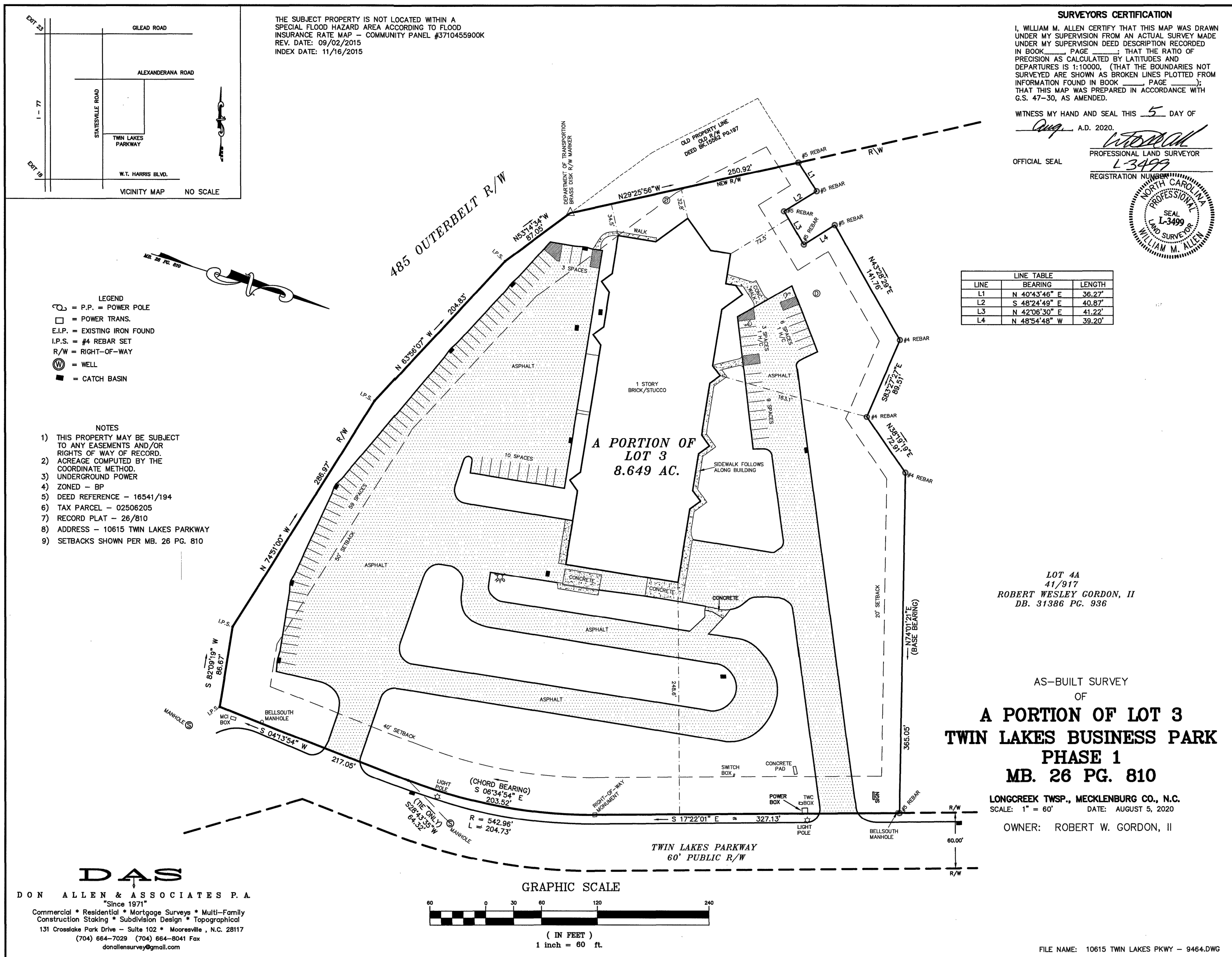


Plotted By: Hanson, Andy. Sheet Set: TWIN LAKES REZONING Layout: RZ-00 EXISTING CONDITIONS February 13, 2023 01:45:14pm K:\CHL PRJ\016051 Shorewood\000 Twin Lakes Pkwy\02 - DWG\Rezonning\Plan\Sheet\RZ-00 EXISTING CONDITIONS 016051.dwg

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KH PROJECT  
016051000  
DATE  
01/01/2022  
SCALE AS SHOWN  
DESIGNED BY  
DRAWN BY  
CHECKED BY

EXISTING  
CONDITIONS

10615 TWIN LAKES PARKWAY  
REZONING  
PREPARED FOR  
SHOREWOOD PROPERTY GROUP  
NORTH CAROLINA  
CHARLOTTE

SHEET NUMBER  
RZ-00



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REVISIONS  
DATE  
BY



**SITE DEVELOPMENT DATA:**

- ACREAGE: ± 8.65 ACRES
- TAX PARCEL #S: 025-062-05
- EXISTING ZONING: B2
- PROPOSED ZONING: I-1 (CD)
- EXISTING USES: COMMERCIAL
- PROPOSED USES: AUTO SALES, REPAIRS, AND OFFICE USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN THE DEVELOPMENT STANDARDS BELOW).
- MAXIMUM GROSS FLOOR DEVELOPMENT: UP TO 65,000 SQUARE FEET OF GROSS FLOOR AREA
- MAXIMUM BUILDING HEIGHT: HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USES.

**1. GENERAL PROVISIONS:**

a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS, SCHEMATIC SITE PLAN AND OTHER GRAPHICS SET FORTH ON SHEET RZ-1 FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY SHOREWOOD DEVELOPMENT GROUP ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF INDUSTRIAL USES ON AN APPROXIMATELY 8.65 ACRE SITE LOCATED ALONG TWIN LAKES PARKWAY ("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 ON THE SITE.

c. **GRAPHICS AND ALTERATIONS.** ANY SCHEMATIC DEPICTIONS OF THE BUILDING ENVELOPES, PARKING AREAS, SIDEWALKS, DRIVEWAYS, STREETS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. ANY LAYOUTS, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDONGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDES FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE PERMITTED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; SUCH AS MINOR MODIFICATIONS TO THE CONFIGURATIONS OF ANY BUILDING ENVELOPE, DRIVEWAYS AND PARKING AREA DIMENSIONS AND THE LIKE AS LONG AS THE MODIFICATIONS MAINTAIN THE GENERAL BUILDING/PARKING ORIENTATION AND CHARACTER OF THE DEVELOPMENT GENERALLY DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

**e. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.**

2. **PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:**

9. THE SITE MAY BE DEVELOPED WITH

AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE I-1 ZONING DISTRICT. IT IS UNDERSTOOD THE EXISTING BUILDING ON THE SITE MAY REMAIN, BE EXPANDED, AND/OR NEW BUILDINGS MAY BE CONSTRUCTED ON THE SITE.

### 3 ACCESS AND TRANSPORTATION

a. ACCESS TO THE SITE WILL BE FROM TWIN LAKES PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. ANY REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE SUBJECT TO THE PETITIONER ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

e. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY, AS APPLICABLE, TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE RIGHTS-OF-WAY SHALL BE SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

d. THE EXACT ALIGNMENT, DIMENSIONS AND LOCATION OF THE ACCESS POINTS TO THE SITE, THE DRIVEWAYS ON THE SITE MAY BE MODIFIED FROM THE ELEMENTS SHOWN ON THE REZONING PLAN.

e. IT IS UNDERSTOOD THAT A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION.

f. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

g. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONOR ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH WESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

#### 4. STREETSCAPES, BUFFERS AND SCREENING:

a. A TWENTY (20) FOOT SETBACK SHALL BE PROVIDED AS DEFINED BY ORDINANCE FROM PUBLIC STREETS.

b. THE PETITIONER SHALL CONSTRUCT AND MAINTAIN AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON TWIN LAKES PARKWAY. THE SIDEWALK SHALL BE OUTSIDE OF THE RIGHT-OF-WAY AND WITHIN A PUBLIC ACCESS EASEMENT.

c. SIDE AND REAR YARDS SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

### 5. ENVIRONMENTAL FEATURES:

a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED 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.

b. DEVELOPMENT WITHIN ANY SWIM/SWIMMING BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS. THE EXISTING POND ON SITE MAY REQUIRE A BUFFER DEPENDING ON RESULTS OF THE DELINEATION REPORT.

c. THE SITE WILL COMPLY WITH TREE ORDINANCE. A TREE SURVEY AS REQUIRED BY THE TREE ORDINANCE WILL BE SUBMITTED WITH THE PROPOSED LAND DEVELOPMENT PLANS FOR THE SITE AS APPLICABLE.

6. LIGHTING:

a. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

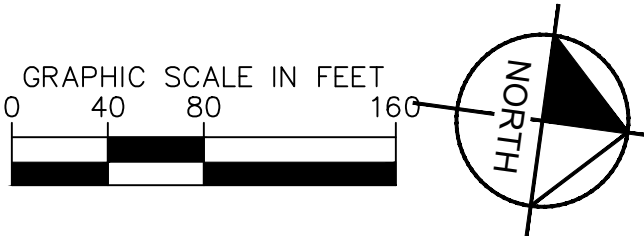
## 7. AMENDMENTS TO THE REZONING PLAN:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF ANY OF THE APPLICABLE PARCELS WITHIN THE SITE IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

## 9. BINDING EFFECT OF THE DEZONING APPLICATION

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE PROVIDED 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 OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

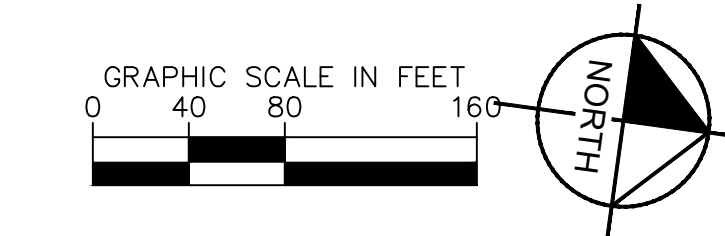
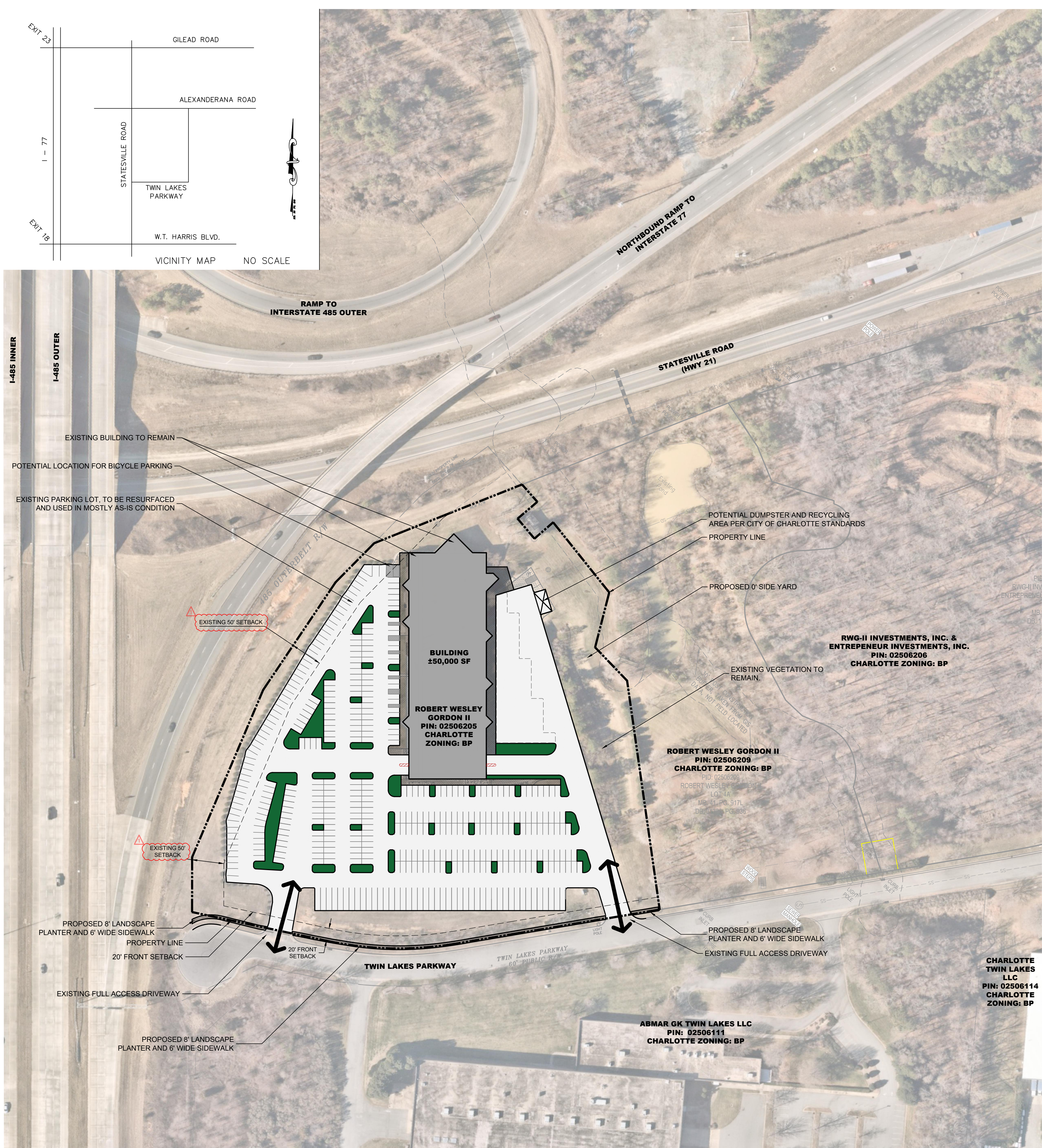
| LEGEND                                                                                |                                     |
|---------------------------------------------------------------------------------------|-------------------------------------|
|  | REZONING BOUNDARY                   |
|  | PROPOSED SETBACK/YARD               |
|  | ALLOWABLE BUILDING AND PARKING AREA |



Know what's below.  
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[illegible]

Plotted By:Hanson, Andy, Sheet Set:TWIN LAKES REZONING Layout:36x24-0A February 13, 2023 01:45:24pm K:\CHL PRJ\0716051 Shorewood\000 Twin Lakes Private\02 - DWG\Rezoning\Plan\Sheets\RZ-02 SITE PLAN 016051.dwg



| LEGEND |                                                         |
|--------|---------------------------------------------------------|
|        | REZONING BOUNDARY                                       |
|        | PROPOSED SETBACK/YARD                                   |
|        | EXISTING BUILDING FOOTPRINT TO REMAIN                   |
|        | PROPOSED PARKING LOT RESURFACING/NEW PAVEMENT PLACEMENT |
|        | PROPOSED PARKING LOT PLANTER/LANDSCAPE ISLAND           |
|        | PROPOSED SIDEWALK                                       |

| SITE DEVELOPMENT NOTES |                                                                                                                                                                                                               |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                     | SITE MAY BE REDEVELOPED IN ACCORDANCE WITH THE PARKING AND BUILDING ENVELOPE DEPICTED ON SHEET RZ-01.                                                                                                         |
| 2.                     | SITE PLAN CONFIGURATION SHOWN IS SCHEMATIC IN NATURE AND MAY CHANGE DURING SITE PLAN DESIGN AND PERMITTING.                                                                                                   |
| 3.                     | FIRE DEPARTMENT NOTES:                                                                                                                                                                                        |
| 3.A.                   | A FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 POUNDS.                                                                                |
| 3.B.                   | ANY FIRE DEPARTMENT ACCESS ROAD THAT EXCEEDS 150' SHALL PROVIDE AN APPROVED TURNAROUND.                                                                                                                       |
| 3.C.                   | THE REQUIRED FIRE TRUCK TURN RADIUS IS 30' INSIDE AND 42' OUTSIDE.                                                                                                                                            |
| 3.D.                   | FOR NON-SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 150' TO ALL EXTERIOR PORTION OF BUILDING.                                                                                                  |
| 3.E.                   | FOR SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTION OF BUILDING.                                                                                                      |
| 3.F.                   | FOR BUILDINGS THAT ARE EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM AND 750' FOR A NFPA 13R SPRINKLER SYSTEM. |
| 3.G.                   | A FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF THE BUILDING AS THE TRUCK TRAVELS FOR ALL BUILDINGS.                                                                                  |

| ZONING SUMMARY TABLE         |                                 |
|------------------------------|---------------------------------|
| PARCEL ID                    | 025-062-05                      |
| PARCEL ACREAGE               | ± 8.65                          |
| FEMA PANEL                   | MAP 3710455900K                 |
| CURRENT ZONING               | BP                              |
| PROPOSED ZONING              | I-1 (CD)                        |
| EXISTING USE                 | COMMERCIAL                      |
| PROPOSED USE                 | AUTO SALES, REPAIRS, AND OFFICE |
| MINIMUM BUILDING SEPARATION  | 10 FEET                         |
| MAX. BUILDING HEIGHT ALLOWED | 40 FEET                         |
| FRONT SETBACK                | 20 FEET                         |
| SIDE YARD                    | 0 FEET                          |
| REAR YARD                    | 10 FT                           |
| PROPOSED PARKING REQUIRED    | AS REQUIRED PER THE ORDINANCE   |

10615 TWIN LAKES PARKWAY  
REZONING  
PREPARED FOR  
SHOREWOOD PROPERTY GROUP  
CHARLOTTE

10615 TWIN LAKES PARKWAY  
REZONING  
PREPARED FOR  
SHOREWOOD PROPERTY GROUP  
CHARLOTTE

SHEET NUMBER  
**RZ-02**

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016051000

DATE  
01/03/2022

SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

CONCEPTUAL SITE  
PLAN

10615 TWIN LAKES PARKWAY  
REZONING  
PREPARED FOR  
SHOREWOOD PROPERTY GROUP  
CHARLOTTE

10615 TWIN LAKES PARKWAY  
REZONING  
PREPARED FOR  
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**RZ-02**

2/13/2023  
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2/13/2023

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