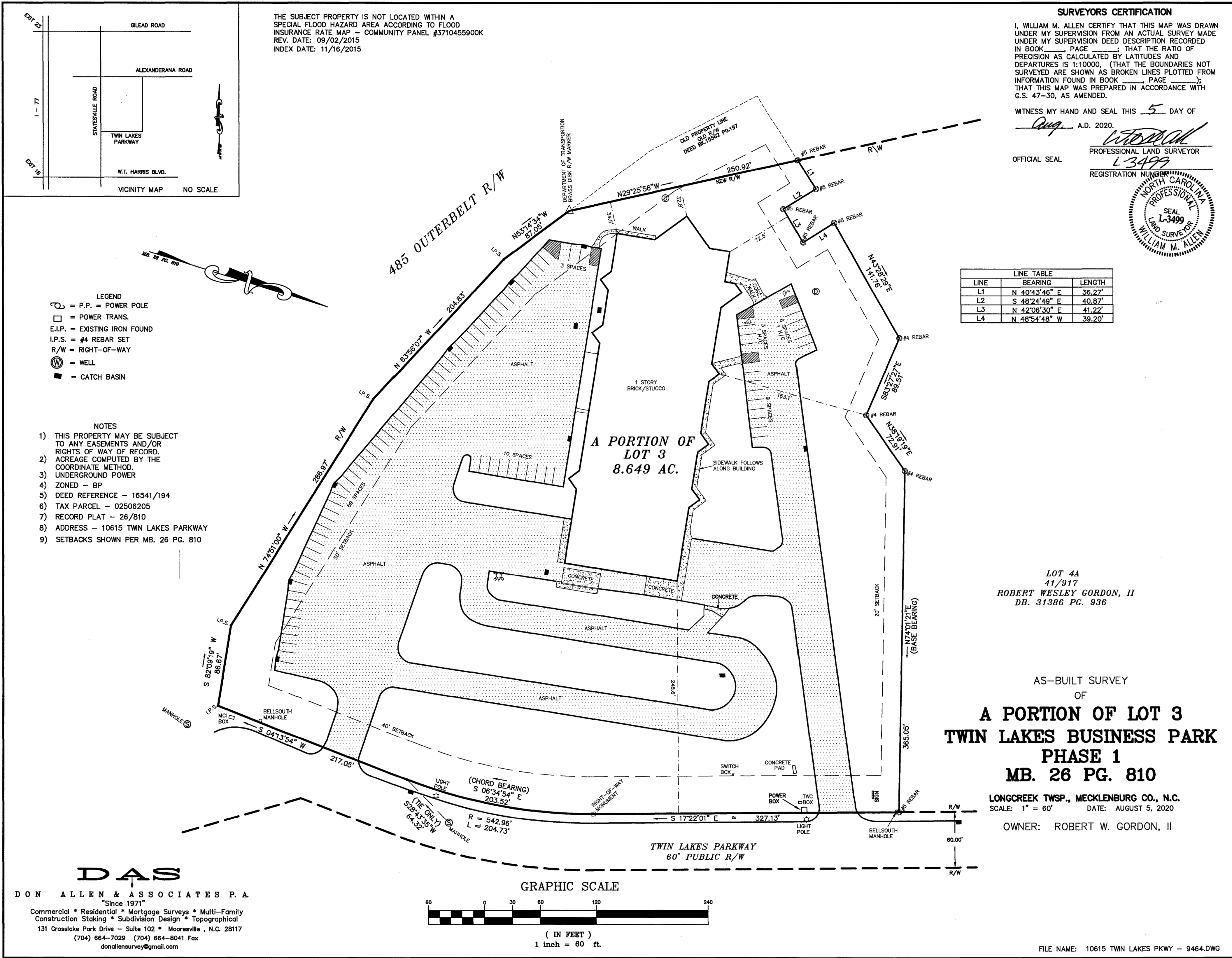


Plotted By: Hanson, Andy. Sheet Set: TWIN LAKES REZONING. Layout: RZ-00 EXISTING CONDITIONS. February 13, 2023. 01:45:14pm. K:\CHL - PROJ\016051 Shorewood\000 Twin Lakes Pkwy\02 - DWG\Rezonning\Plan\Sheet\RZ-00 EXISTING CONDITIONS. 016051.dwg

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CONSTRUCTION

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



Know what's below.
Call before you dig.

DATE
2/13/2023

REVISIONS
BY



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- ACREAGE: ± 8.65 ACRES
- TAX PARCEL #S: 025-062-05
- EXISTING ZONING: BP
- 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 APPROPRIATE USES AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN THE DEVELOPMENT STANDARDS BELOW).
- MAXIMUM GROSS FLOOR AREA FOR 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.

a. SITE LOCATION. THESE DEVELOPMENT STANDARDS, SCHEMATIC SITE PLAN AND OTHER GRAPHICS SET FORTH ON SHEET R-1 FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY SHOREWOOD DEVELOPMENT GROUP, INC. ("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 THIS CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATION 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 THOSE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. ANY CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 5.207 OF THE ORDINANCE.

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.

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

a. THE SITE MAY BE DEVELOPED WITH UP TO 65,000 SQUARE FEET GROSS FLOOR AREA OF AUTO SALES, AUTO REPAIR, AND OFFICE USES AS PERMITTED BY RIGHT 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.

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.

c. 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.

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.

a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE

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 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.

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.

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

8. BINDING EFFECT OF THE REZONING APPLICATION:

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.

GRAPHIC SCALE IN FEET



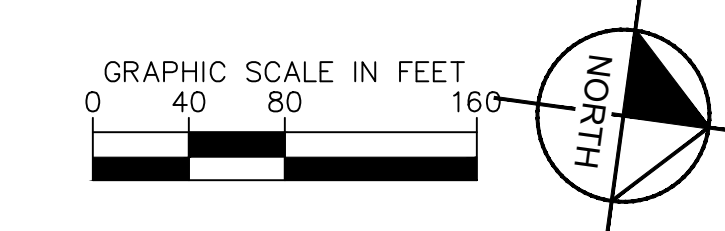
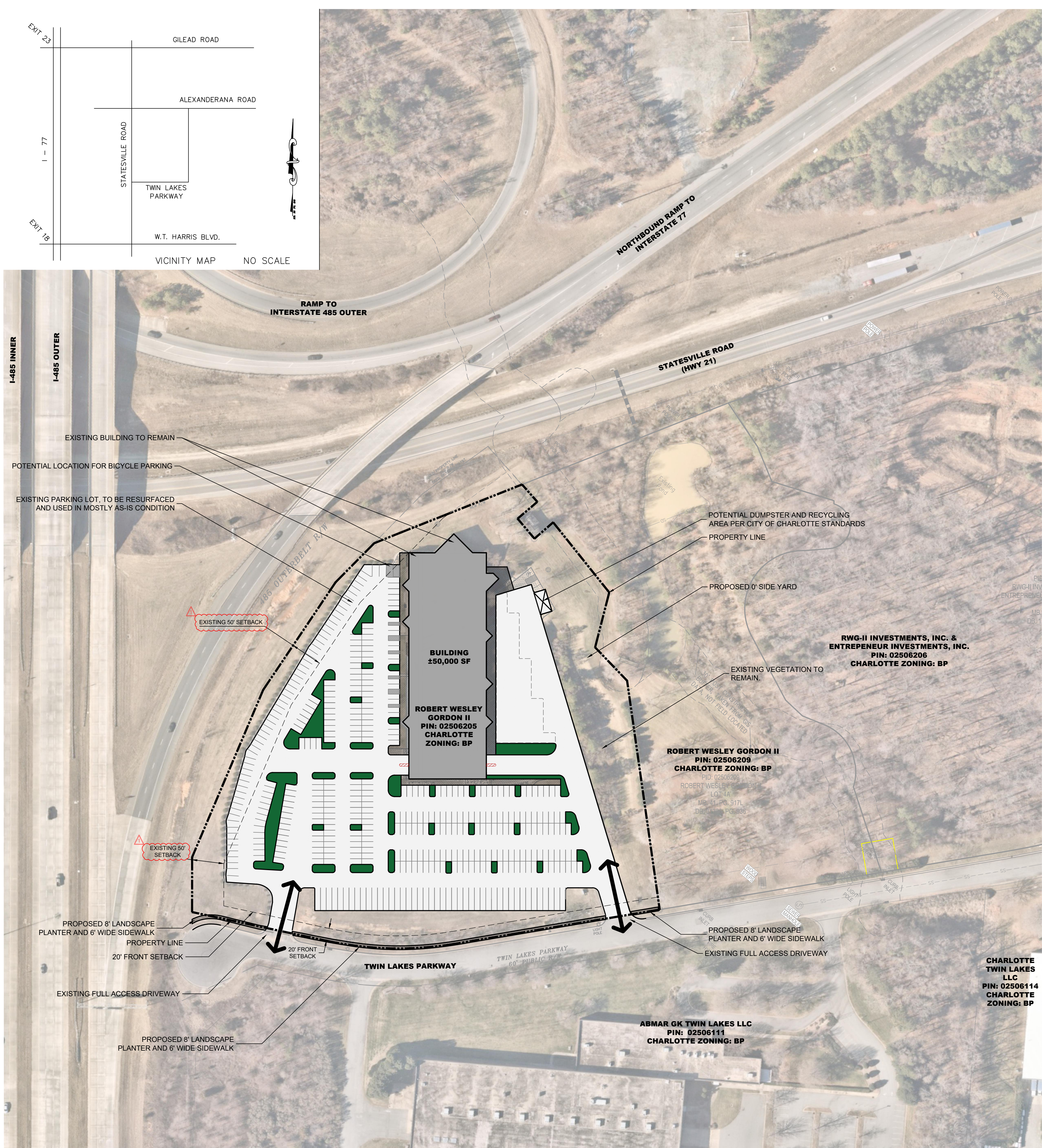
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Plotted By:Hanson, Andy, Sheet Set:TWIN LAKES REZONING, Layout:36x24-0A, February 13, 2023, 01:45:24pm, K:\CHL - PRJ\016051 Shorewood\000 Twin Lakes Private\02 - DWG\Rezoning\Plan\Sheets\RZ-02 SITE PLAN 016051.dwg



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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KH PROJECT
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
SHOREWOOD PROPERTY GROUP
CHARLOTTE

SHEET NUMBER
RZ-02

2/13/2023
REVISED PER CITY COMMENTS

DATE
2/13/2023

BY
RBD

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