

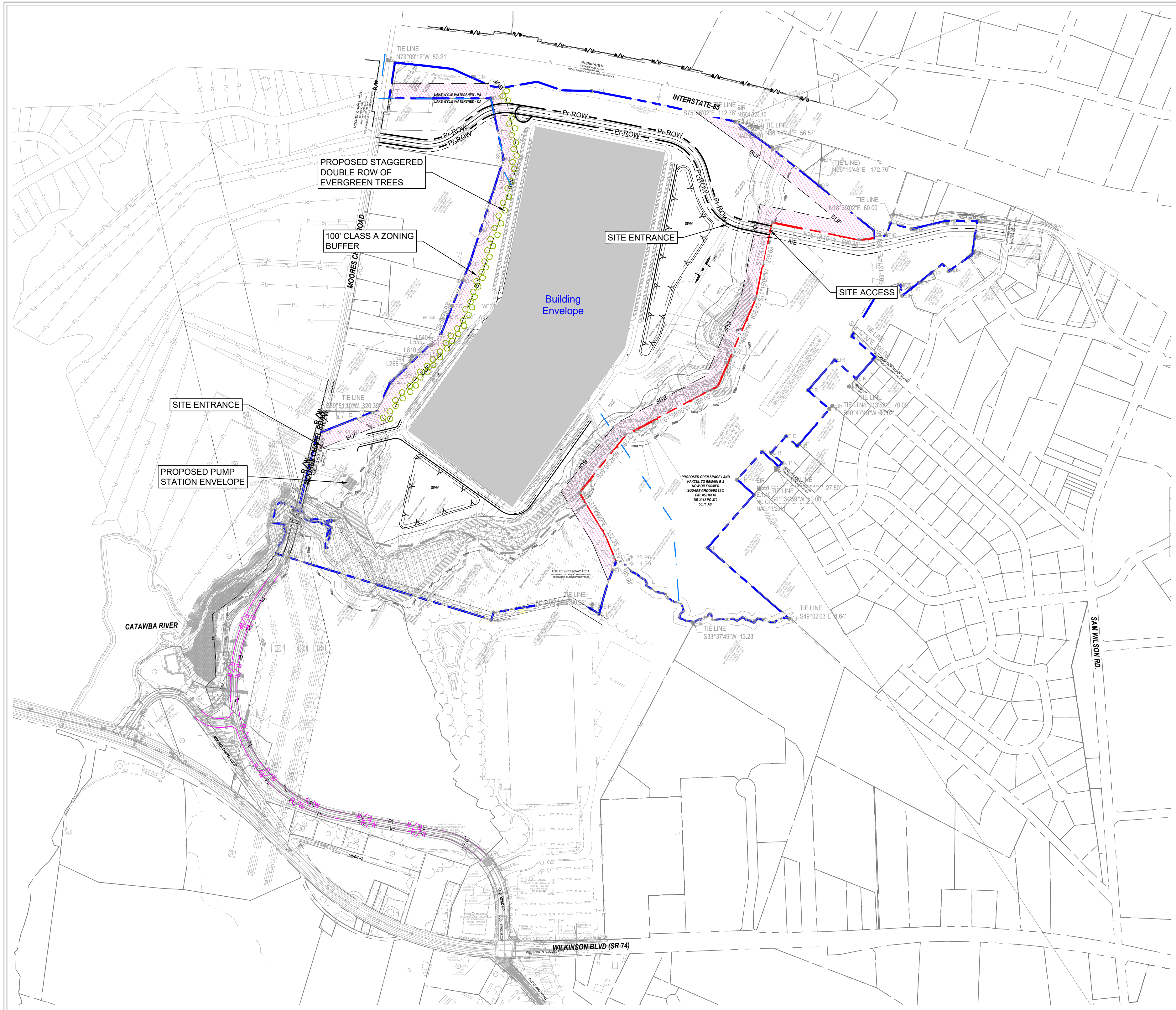
INTERIM SET
RZP-2024-144

REZONING PACKAGE for

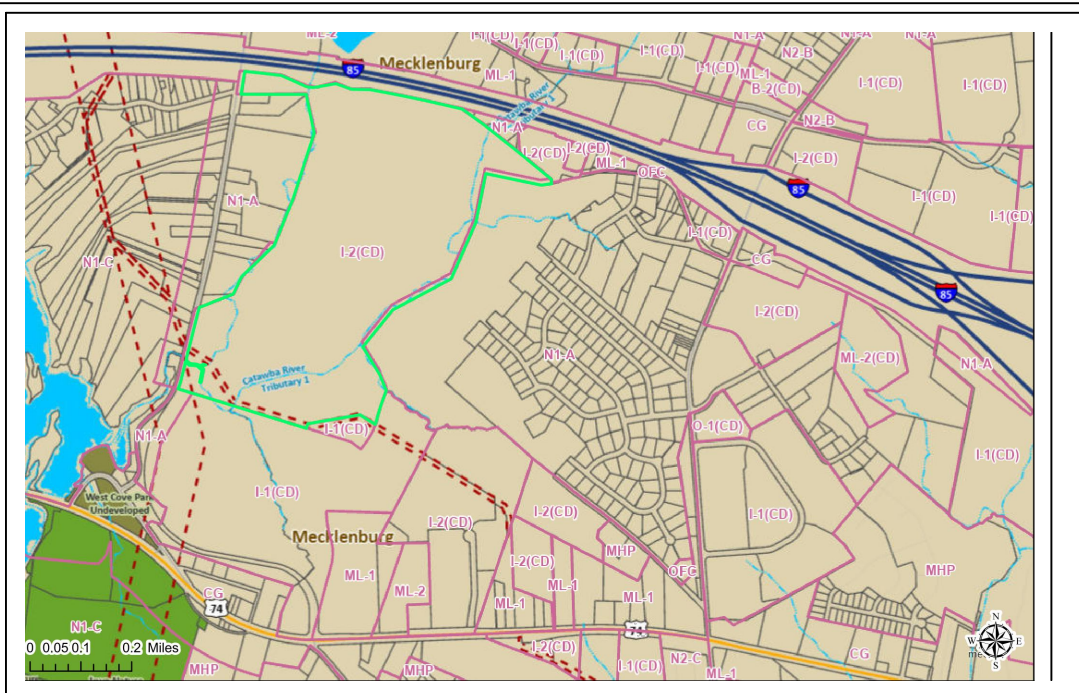
DIGITAL CHARLOTTE MOORES CHAPEL ROAD

12899 MOORES CHAPEL ROAD

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA



SITE LOCATION MAP
NOT TO SCALE



VICINITY ZONING MAP
NOT TO SCALE

SHEET INDEX		
Sheet No.	Sheet Title	REV. No.
RZ-01	COVER SHEET	
RZ-02	OVERALL SITE PLAN	
RZ-03	MOORES CHAPLE ROAD REALIGNMENT	

PROJECT CONTACT INFORMATION	
ARCHITECT: CARLSON DESIGN GROUP 5550 PEACHTREE PARKWAY SUITE #125 PEACHTREE CORNERS, GA 30092 PHONE (770) 217-7119 CONTACT: KIRK DUNN, AIA	SURVEYOR: BURTON ENGINEERING ASSOCIATES, INC. 5950 FAIRVIEW ROAD SUITE #100 CHARLOTTE, NC 28210 PHONE (704) 553-8881 info@burtoneng.com CONTACT: J. MARTIN ZOUTEWELLE, PLS
ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON STREET SUITE 200 CHARLOTTE, NORTH CAROLINA 28202 (704) 333-5131 TEL CONTACT: AUSTIN WATTS, P.E.	PROPERTY OWNER AND DEVELOPER DIGITAL REALTY 10 POST OFFICE SQUARE SUITE 500 BOSTON, MA 02109 (857) 366-9947 TEL CONTACT: GARY BUONO

SITE DEVELOPMENT DATA	
DEVELOPMENT DATA: TAX PARCEL ID 05316101 LEGAL DESCRIPTION INST. # 2024082836 EXISTING ZONING 1-2(CD) (LLWPA & LLWCA) PROPOSED ZONING 1-2(CD) SPA (LLWPA & LLWCA) TOTAL SITE AREA 156.231+ ACRES WATERSHED DISTRICT: LOWER LAKE WYLIE PA & PC WATERSHED RESTRICTIONS: SITE SHALL MEET THE REQUIREMENTS OF THE ZONING ORDINANCE EXISTING USE VACANT PROPOSED USE: DATA CENTER WITH OFFICES, EMPLOYEE PARKING, AND LOADING DOCKS INCLUDES STORM WATER DETENTION. THE USES ALLOWED ON THE SITE WILL BE LIMITED TO THE USES SPECIFIED AS ALLOWED IN THE I-1 AND I-2 ZONING DISTRICT MAX. GROSS SQUARE FEET OF DEVELOPMENT: UP TO 1,530,000 SQ. FT. OF GROSS FLOOR AREA OF INDUSTRIAL USES OR 3,000,000-SF OF DATA CENTER USE MAX. BUILDING HEIGHT: HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY ORDINANCE PARKING: PARKING AS PERMITTED BY ORDINANCE FOR THE PROPOSED USE.	

KIMLEY-HORN SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENT'S DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE KIMLEY-HORN HAS ISSUED FINAL, FULLY-APPROVED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PRELIMINARY PLANS ARE SUBJECT TO SUBSTANTIAL REVISION UNTIL PLANS ARE FULLY APPROVED AND ALL PERMITS OBTAINED.

NOTICE:
ALL WORK AND MATERIALS SHALL CONFORM TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS AS PROVIDED IN THE:
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS MANUAL
CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL
NCDOT STANDARDS SPECIFICATIONS FOR ROADS AND STRUCTURES
OR THE MORE RESTRICTIVE OF ANY STANDARDS THAT CONFLICT.

PRELIMINARY

GEOMETRIC CONTROL
HORIZONTAL DATUM: NAD 83 (2011)
VERTICAL DATUM: NAVD 88
DRAWING UNITS: U.S. SURVEY FEET



PROJECT

DIGITAL CHARLOTTE MOORES CHAPEL ROAD

REFERENCE: REZONING PETITION #2020-049

#2024-XXX

CHARLOTTE

COVER SHEET

SHEET NUMBER

RZ-01

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
PHONE (704) 333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-5102

PRELIMINARY

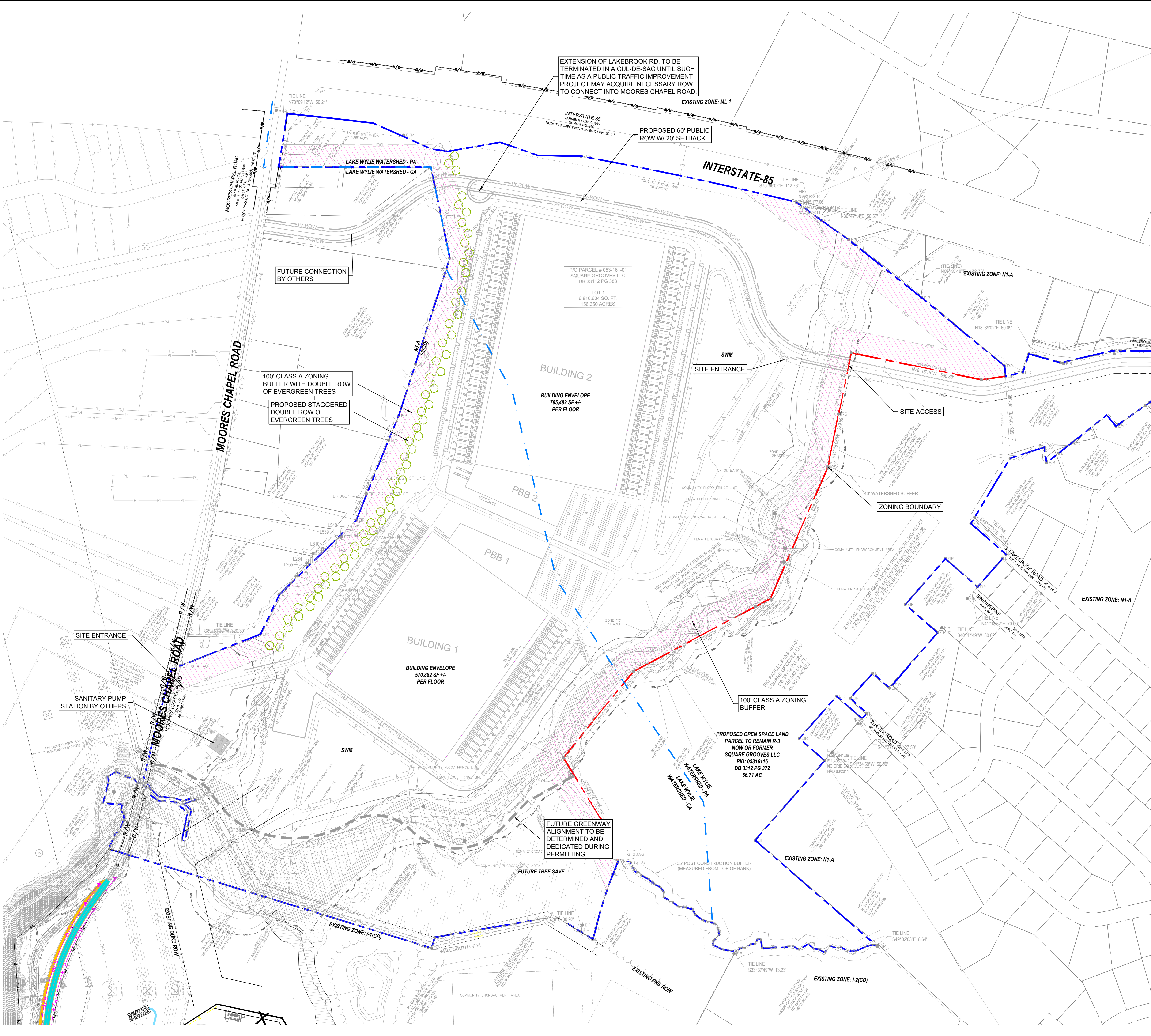
NOT FOR CONSTRUCTION

REVISIONS

DATE

BY

Plotted By:Watts, Arian Street Self-Rezone: Moores Chapel - 000 Layout:RP-02 - SITE OVERALL May 09 2025 03:30:33pm K:\CH\PRJ\016791 Carlson Design Group\000 Moores Chapel\02 - DWG\PlanSheets\Re-Zoning\0202 - SITE OA.dwg



CONDITIONAL ZONING NOTES (ITEMS 1a, 1f, 2a, 3b, 3f, 3g, and 3k MODIFIED FROM THE APPROVED SQUARE GROOVES REZONING)

1. **General Provisions:**

a. **Site Location.** These Development Standards form the Site Plan Amendment associated with the Rezoning Petition filed by Digital Moores Chapel, LLC (the "Petitioner") to accommodate industrial development on an approximately 156-acre site located along Moores Chapel Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 053-161-01.

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-2 (LLWPA & LLWPCA) zoning classification shall govern all development taking place 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 "DevelopmentSite 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 DevelopmentSite Elements depicted on the Rezoning Plan are graphic representations of the DevelopmentSite 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 undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the DevelopmentSite Elements. Therefore, there may be instances where minor modifications will be allowed 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.

d. **Planned/Unplanned Development.** The Site shall be viewed in the aggregate as a planned/unplanned development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. The Petitioner and/or owner(s) of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all square footage maximum requirements will be regulated by any development limitations set forth in Section 2 below as to the Site taken as a whole and not individual portions or lots located therein.

e. **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 Site will be limited to five (5). 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 buildings). In the event more than one principal building is developed on the Site, the Site shall adhere to the Subdivision Ordinance.

f. **Development Phasing.**

The proposed square footage may be developed in up to two phases in any combination of building area up to the allowable limit.

2. **Permitted Uses, Development Area Limitations:**

a. The Site may be developed with up to 1,500,000 square feet of gross floor area of warehousing, warehouse distribution, manufacturing, office, and industrial uses as permitted by right or 3,000,000 square feet for a telecommunications and data storage facility and under prescribed conditions together with accessory uses, as all allowed in the I-1 zoning district and/or with the following use allowed in the I-2 zoning district, subject to the limitations described above:

- **Outdoor Storage.**

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: structured parking facilities and all loading dock areas (open or enclosed).

3. **Transportation Improvements and Access:**

a. Access to the Site will be from Moores Chapel Road and Lakebrook Road as generally depicted on the Rezoning Plan; provided that the exact alignment, dimensions and location of the access points to the Site and the driveways on the Site may be modified from the elements shown on the Rezoning Plan.

b. Deleted

c. The Petitioner will realign Moores Chapel Road as generally depicted on the Rezoning Plan. This realignment will be constructed and substantially completed prior to the issuance of the 1st certificate of occupancy for the Site. The re-aligned and the cross-section for the re-alignment of Moores Chapel Road will be subject to review and approval by CDOT and NCDOT. The location of the proposed 12-foot multi-use path (MUP) along the Site's frontage on existing Moores Chapel Road will be located so that when turn lanes are added along Moores Chapel Road the 12-foot MUP will not need to be relocated.

d. The Petitioner will work with NCDOT during the re-alignment approval process for Moores Chapel Road, to provide/maintain a connection between Moores Chapel Road and Moores Chapel Loop Road.

e. The Petitioner will extend Lakebrook Road as a public street to provide access into the Site from its current terminus as generally depicted on the Rezoning Plan. Lakebrook Road will be extended as a local industrial street (L406).

f. The Petitioner will not make a connection to Lakebrook Road into the Site until: either (a) a building permit for more than 500,000 square feet of development has been applied for; or (b) sooner if required by the approved TIS for the Site. The Petitioner will improve existing Lakebrook Road to have a minimum of 28 feet of pavement (2-12-foot lanes with a two (2) foot shoulder).

g. The Petitioner will work with CDOT and NCDOT to improve existing Lakebrook Road as well as the intersection of Centergrove Lane/L-145 Service Road. The Petitioner will make the following improvements at the intersection of Centergrove Lane/L-145 Service Road and Sam Wilson Road: (i) eastbound throughleft lane with 200 feet of storage at Sam Wilson Road/Centergrove Lane; (ii) a southbound right-turn lane on Sam Wilson Road to Centergrove Lane/L-145 Service Road.

h. The Petitioner will provide a southbound left-turn lane and a northbound right-turn lane on Moores Chapel Road into the Site's access from Moores Chapel Road. The turn lane storage lengths will be determined during the land development approval process for the Site.

i. The Petitioner shall dedicate and convey 35 feet of right of way along the Site's frontage on Moores Chapel Road as measured from the existing centerline of Moores Chapel Road. The Petitioner will also provide a permanent sidewalk and utility easement to accommodate an eight (8) foot planting strip and a 12-foot multi-use path (MUP) along the Site's frontage on existing Moores Chapel Road. The easement will extend two (2) feet behind the location of the proposed 12 MUP to allow for maintenance and utilities.

j. The Petitioner shall dedicate and convey all rights-of-way within the limits of the Site to the City prior to the issuance of the Site's first building certificate of occupancy.

k. The Petitioner shall construct the following offsite improvements (if not completed by others), per the Project Square Grooves TIA dated November 2020:

- Traffic signal and southbound right-turn slip lane with 50 feet of storage at Sam Wilson Road/I-85 SB Ramp
- Traffic signal at Sam Wilson Road/I-85 NB Ramp
- Traffic signal, southbound right-turn lane with 100 feet of storage, and eastbound throughleft lane with 200 feet of storage at Sam Wilson Road/Centergrove Lane
- Construct a flyover interchange from the signal being constructed at Performance Drive/Sam Wilson Road, south through these three intersections, and south to connect with the CDOT system at Wilkinson Boulevard/Sam Wilson Road.
- Second northbound left-turn lane with 200 feet of storage at Realigned Old Dowd Road/Wilkinson Blvd

4. **Setbacks, Buffers and Screening:**

a. A twenty (20) foot building and parking setback will be provided along Moores Chapel Road and Lakebrook Road as defined by Ordinance.

b. A 100-foot Class A Buffer will be provided as generally depicted on the Rezoning Plan.

c. Mechanical Equipment Screening. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties and proposed public streets at grade.

d. Dumpster Screening. Dumpster areas and recycling areas will be enclosed by a solid wall or fence.

5. **Environmental Features:**

a. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater 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 to accommodate actual storm water treatment requirements and natural site discharge points.

b. The Petitioner will work with Mecklenburg County Land Use & Environmental Services Agency Storm Water Services to implement these additional erosion control measures during the development of the Site:

- (i) Implement a continuous monitoring device(s) downstream of the Site to monitor turbidity 24 hours/day during construction and provide alerts to erosion control inspectors if exceedances occur.
- (ii) Participate in bathymetric monitoring of downstream cove before and after construction to observe and document any impacts.
- (iii) Coordinate with City of Charlotte Erosion and Sediment Control to implement enhanced erosion control, as necessary, to minimize down-stream impacts of erosion while the Site is under development.

c. The Site will comply with Tree Ordinance.

d. Proposed buildings shall be constructed to achieve LEED Silver minimum (or equivalent) standards.

e. The petitioner commits to a closed-loop cooling system for the data center use. The closed-loop cooling system shall be maintained in accordance with manufacturer specifications.

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. **Greenway Dedication Along Stream located Along Southern Site Boundary:**

a. The Petitioner will convey to Mecklenburg County for the development of a greenway the portion of 100-foot SWIM buffer associated with the stream extending from Moores Chapel Road to the northeast and located along the Site's southern boundary; this area is generally depicted on the Rezoning Plan. This area will be dedicated and conveyed to Mecklenburg County prior to the issuance of the first certificate of occupancy for the Site.

8. **Open Space Parcel Commitment:**

a. Reference is made to that certain approximately 58-acre parcel adjacent and to the east of the Site as generally depicted on Sheet RZ-100, RZ-101, and RZ-102 (the "Open Space Land"). The Open Space Land is owned by Square Grooves, LLC (together with successors and assigns, the "Open Space Land Owner"), which includes affiliates of the Petitioner as members of the LLC. Petitioner and Open Space Land Owner have agreed, upon approval of this Rezoning, to set aside the Open Space Land for a period of four (4) years for conveyance to the City or County or an acceptable designated third party that is regularly engaged in land ownership for open space related purposes (such as the Catawba Land Conservancy). Such conveyance of the Open Space Land shall be for \$100 and the purpose of open space, nature preserve, greenway, outdoor recreation and similar uses which may include, without limitation, hiking/walking/biking trails and accessory uses such as parking areas, along with any utility easements for development of the Site and access to the Site over the portion of the Open Space Land accessible by Lakebrook Road and/or Centergrove Lane. Upon such conveyance, the City, County or other acceptable third party entity shall be responsible for all maintenance, upkeep and liability associated with the Open Space Land and any improvements to the Open Space Land such as trails, recreation areas, parking areas, access roads to the Open Space Land and the like. The commitment of the Petitioner and Open Space Land Owner as described above is set forth in that Agreement to Convey Open Space Land dated as of 2020 (the "Agreement"), which shall be recorded in the Mecklenburg County Registry within two (2) months of the Rezoning Approval. To encourage implementation of the community benefits associated with the open space reservation described above, the reservation of the Open Space Land for conveyance shall end after the passage of the above-referenced four (4) year period, unless Petitioner and Open Space Land Owner agree to an extension of such period.

9. **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 or applicable parcels within the Site in accordance with the provisions herein and of Chapter 6 of the Ordinance.

10. **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, 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 devisees, personal representatives, successors in interest or assigns.

GRAPHIC SCALE IN FEET
0 100 200 400

811
Know what's below.
Call before you dig.

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRINITY ST SUITE 200, CHARLOTTE, NC 28202
WWW.KIMLEY-HORN.COM
NC LICENSE #P-0102

PRELIMINARY

NOT FOR CONSTRUCTION

KH PROJECT 016791000
DATE 11/01/2024
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

OVERALL SITE PLAN

PROJECT
DIGITAL CHARLOTTE MOORES
CHAPEL ROAD

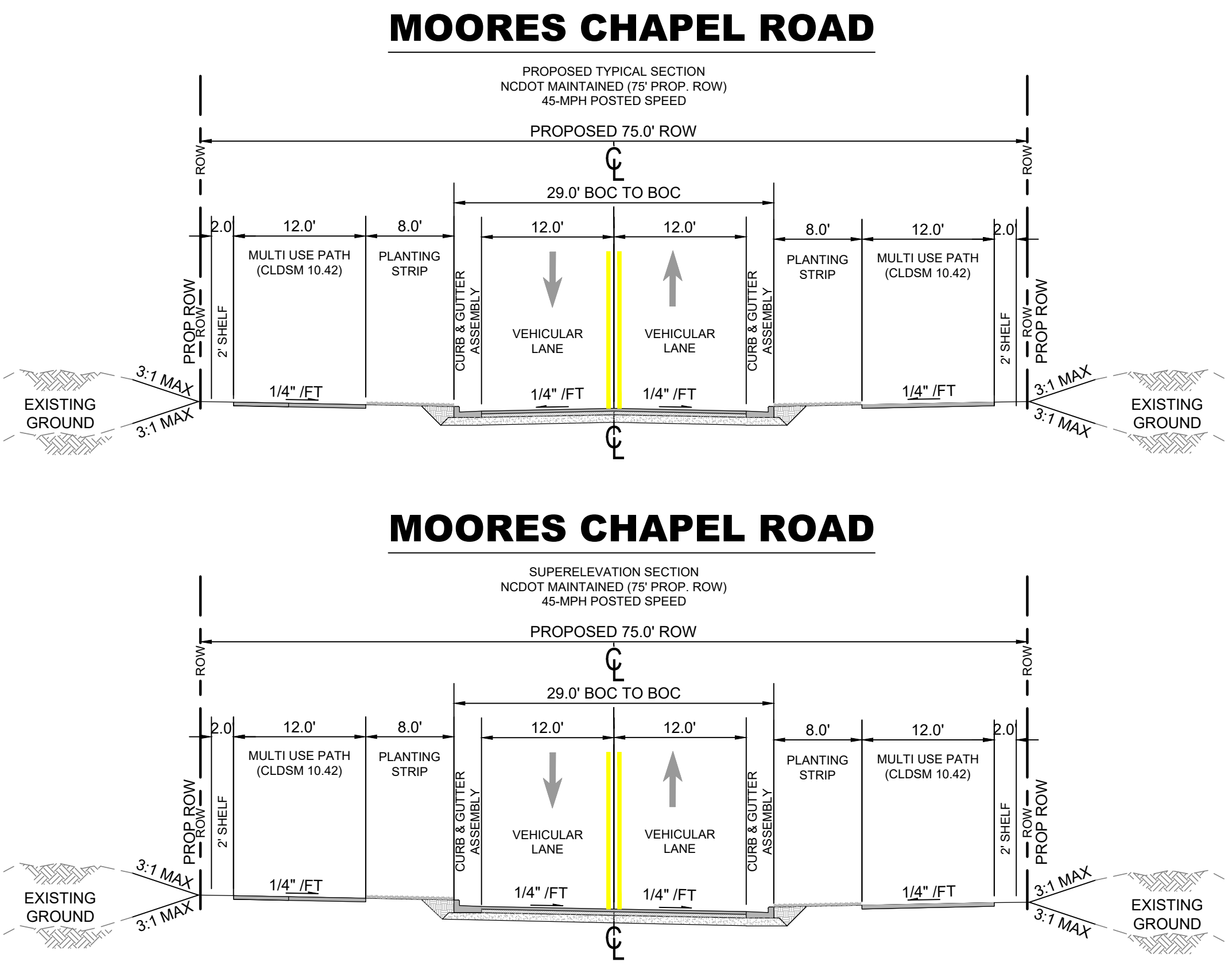
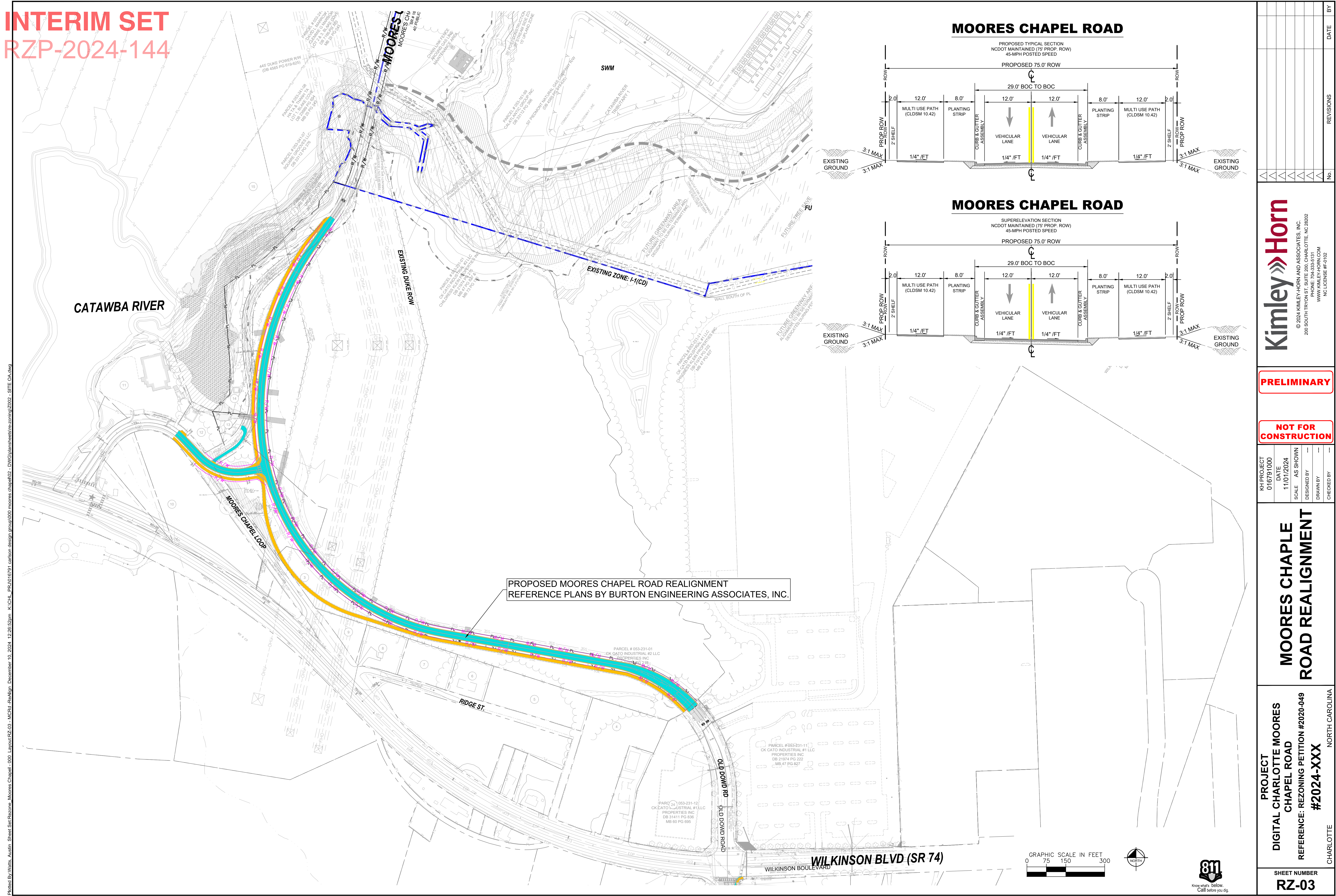
REFERENCE: REZONING PETITION #2020-049
#2024-XXX

SHEET NUMBER
RZ-02

CHARLOTTE
NORTH CAROLINA

BY
DATE
REVISIONS
No.

INTERIM SET
RZP-2024-144



Plotted By:Watts, Austin Sheet Set:Rezone Moores Chapel - 000 Layout:RZ-03 - MCRd Realign December 10, 2024 12:26:52pm K:\CHL_P\1016791_carlson design group\000 moores chapel02 - DWG\plans\sheet\re-zoning\2002 - SITE OA.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT		MOORES CHAPLE		BY	
DIGITAL CHARLOTTE MOORES		ROAD REALIGNMENT		DATE	
CHAPLE ROAD				REVISIONS	
REFERENCE: REZONING PETITION #2020-049				No.	
#2024-XXX					
CHARLOTTE		NORTH CAROLINA			
SHEET NUMBER		RZ-03			

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-335-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-5102

PRELIMINARY

NOT FOR CONSTRUCTION

KH PROJECT	016791000
DATE	11/01/2024
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	