



DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	045-061-07
TOTAL SITE AREA:	1.29 AC (56,192 SF)
EXISTING ZONING:	R-4
PROPOSED ZONING:	B-2 (CD)
SETBACKS:	PER ORDINANCE
PROPOSED USE:	PER ORDINANCE
VEHICULAR PARKING:	PER ORDINANCE
BICYCLE PARKING:	PER ORDINANCE

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS
 - A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Charlotte Truck Center, Inc. (the "Petitioner") for an approximately 1.29 acre site located on the south side of Cannon Avenue between Wild Rose Lane and Equipment Drive, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 045-061-07.
 - B. The development and use 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").
 - C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the B-2 zoning district shall govern the development and use of the Site.
 - D. The Site and that parcel of land designated as Tax Parcel No. 045-061-12 (the "Related Parcel") are controlled and/or owned by Petitioner. The Site and the Related Parcel will be planned and developed as a whole, as a single development project or a definitely programmed series of development operations or phases, and all of the improvements and uses on the Site will be related to the character and purpose of the uses and improvements located on the Related Parcel. Accordingly, the Site and the Related Parcel shall be considered to be a "planned development" under the Ordinance. The Site and the Related Parcel may, at the option of Petitioner, be combined into a one or more parcels.
 - E. As a planned development, side and rear yards, buffers, building height separation requirements and other similar zoning standards shall not be required internally between improvements, uses and other elements located on the Site and the Related Parcel.
 - F. The Related Parcel is zoned B-2 (CD) and I-1 (CD) and is devoted to an automotive sales and repair use, including tractor-trucks, but not accompanying trailer units.
 - G. 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.
2. PERMITTED USES/DEVELOPMENT LIMITATIONS
 - A. The Site may be devoted only to off-street parking that will be utilized as accessory off-street parking for the uses and improvements located on the Related Parcel. Off-street parking shall include, without limitation, customer parking, employee parking and the parking of inventory vehicles.
 - B. No principal or accessory buildings may be developed on the Site.
3. TRANSPORTATION
 - A. Vehicular access to the Site shall be from the Related Parcel only as generally depicted on the Rezoning Plan.
 - B. A vehicular connection to Cannon Avenue shall not be permitted.
 - C. Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Cannon Avenue as required to provide right of way measuring 33.5 feet from the existing centerline of Cannon Avenue, to the extent that such right of way does not already exist.
 - D. A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on Cannon Avenue. The minimum 6 foot wide sidewalk (or portions thereof) may be located in a sidewalk utility easement.
 - E. 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. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
 - F. All transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy for the Site.
 - G. Petitioner will dedicate to the City of Charlotte via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy for the Site. Petitioner will provide a permanent sidewalk easement for any portion of the proposed sidewalk located along Cannon Avenue located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
 - H. The development of the Site will meet the applicable street frontage requirements of the City of Charlotte Land Development Standards Manual.
4. STREETScape, LANDSCAPING AND BUFFERS
 - A. A minimum 75 foot wide Class B buffer shall be established along the western boundary of the Site as depicted on the Rezoning Plan, and such buffer shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to the Ordinance, Petitioner may reduce the required width of this buffer by 25% by installing a berm that meets the standards of Section 12.302(BA) of the Ordinance or a fence that meets the standards of Section 12.302(B) of the Ordinance as applicable.
 - B. 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.
5. ENVIRONMENTAL FEATURES
 - A. Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance.
 - B. Petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance.
6. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
 - A. 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.
 - B. 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.
 - C. 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.



RE/SG Investments LLC
4312 Foxcroft Rd
Charlotte, NC 28211

1719 Cannon Avenue
Rezoning Plan
1719 Cannon Avenue

NO.	DATE:	BY:	REVISIONS:
1	07.17.23	UDP	PER CITY COMMENTS
2	08.22.23	UDP	PER CITY COMMENTS

Project No: 22-CLT-077
Date: 08.05.2022
Designed By: UDP
Checked By: UDP
Sheet No:

RZ-1.0

REZONING PETITION NO: 2023-014

