



## SITE DEVELOPMENT DATA

- ACREAGE: ± 42.11 ACRES
- TAX PARCEL #: 113-031-08, 113-031-09, 113-031-10, AND 113-031-11
- EXISTING ZONING: I-1 (CD) LLWPA
- PROPOSED ZONING: I-1 (CD) LLWPA SPA
- EXISTING USES: WAREHOUSE AND DISTRIBUTION BUILDINGS AND VACANT.
- PROPOSED USES: WAREHOUSING, WAREHOUSE DISTRIBUTION, MANUFACTURING, OFFICE, AND INDUSTRIAL 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 IN THE DEVELOPMENT STANDARDS BELOW).
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 462,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE, WAREHOUSING, DISTRIBUTION, MANUFACTURING AND INDUSTRIAL USES; ALL AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN THE DEVELOPMENT STANDARDS ON SHEET RZ-3). THE EXISTING SQUARE FOOTAGE ON THE SITE IS ±337,886 BASED ON TAX RECORD INFORMATION.
- MAXIMUM BUILDING HEIGHT: THE MAXIMUM ALLOWED BUILDING HEIGHT WILL BE THREE (3) STORIES NOT TO EXCEED 40 FEET; BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USE(S).

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REZONING  
PETITION  
2017-061

BERRYHILL ROAD PROPERTY  
MECKLENBURG COUNTY, NC  
CONCEPTUAL SITE PLAN

BURTON  
ENGINEERING  
ASSOCIATES  
CIVIL ENGINEERS  
LAND SURVEYORS  
5950 Fairview Rd • Suite 100-Charlotte, NC 28210  
Firm License #C-1157

Project: Lord Baltimore Properties  
Sheet: 1200 EAST MOREHEAD STREET  
Title: CHARLOTTE, NORTH CAROLINA  
28204

CTB  
Engineer: GM/KT/JKM  
Drawn By: 6/26/2017  
Date:

Revisions:

Project Number: 017.407.010

Sheet:

RZ2.0

## BUILDING AREA DATA

EXISTING BUILDINGS TO REMAIN	337,886SF
POTENTIAL ADDITIONS TO EX. BUILDINGS	+ 27,300SF
<b>TOTAL</b>	<b>365,186SF</b>
AREA FOR PROPOSED BUILDINGS	462,000SF - 365,186SF = <b>96,814SF</b>

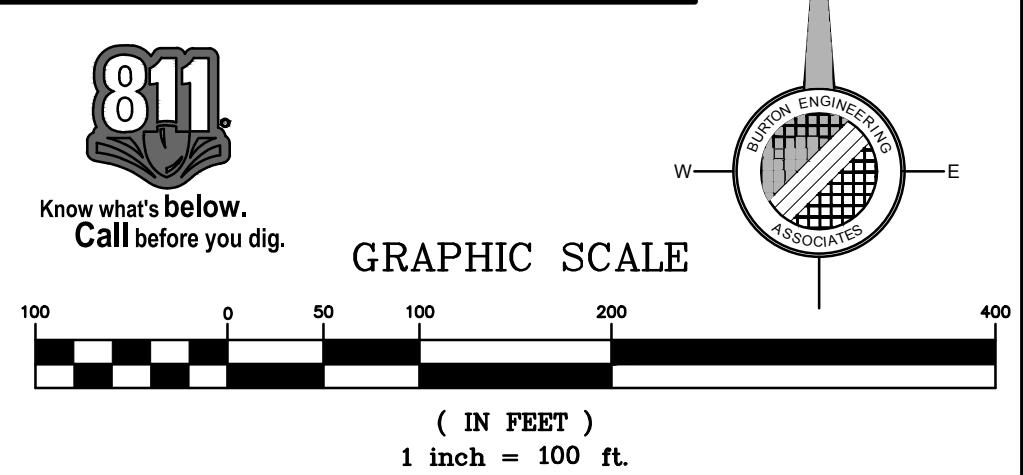
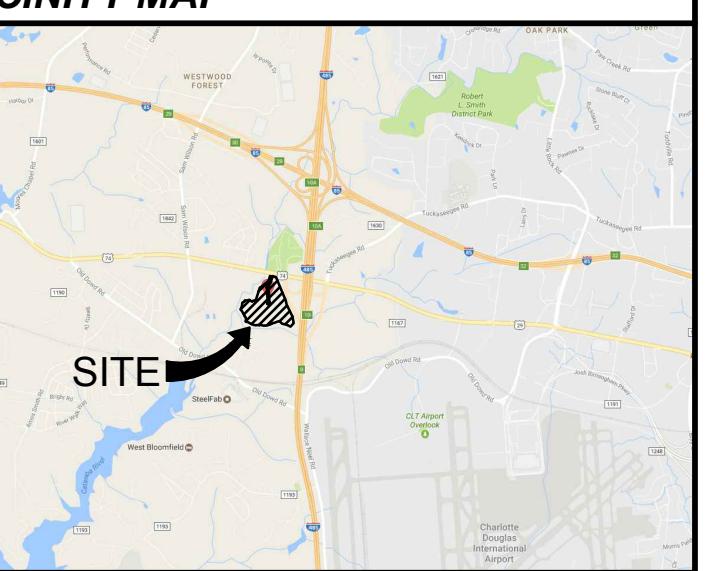
## BUILT UPON AREA

EXISTING BUILDINGS & PAVED AREAS	337,886SF + 154,455SF = 492,341SF
POTENTIAL ADDITIONS TO EX. BLDGS & PAVING	49,841SF
PROPOSED BUILDINGS & PAVED AREAS	74,240SF + 164,288SF = 238,528SF
<b>TOTAL</b>	<b>17.92AC or 780,710SF</b>
DENSITY OF BUA	17.92AC / 42.11AC = 42.56%

## LEGEND

	EXISTING DEVELOPED SITES TO REMAIN
	APPROX. WETLAND

## VICINITY MAP



**DEVELOPMENT STANDARDS****1. General Provisions:**

a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-1 and RZ-2 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by LBP Berryhill, LLC ("Petitioner") to amend the conditions on the previously approved conditional plan regarding the maximum amount of warehouse/distribution space on an approximately 42.11 acre site located on the southwest corner of the intersection of Wilkinson 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 and LLWPA overlay district 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, building elevations, 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. The layout, 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 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 Development/Site 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;

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. **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 seven (7). 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).

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

a. Subject to the restrictions and limitations listed below in b., the principal building constructed on the Site may be developed with up to 462,000 square feet of gross floor area of warehousing, warehouse distribution, office, manufacturing, and other industrial uses together with accessory uses allowed in the I-1 zoning district. The existing square footage on the Site is ±337,886 based on tax record information.

b. In no event shall any of the following uses be permitted on the Site:

- adult entertainment establishments,
- armories,
- auction sales,
- automobiles, truck and utility trailer rental,
- automotive repair garages,
- automotive sales and repair,
- automotive service stations,
- billboards,
- car washes,
- civic, social service and fraternal facilities,
- convenience stores,
- dog kennels,
- dry cleaning and laundry establishments,
- farms,
- flea markets,
- industrial process discharges requiring NPDES permits,
- jails or prisons,
- off-site or sanitary landfills,
- manufactured housing sales or repair,
- nightclubs, bars and lounges,
- petroleum storage facilities,
- raceways and dragstrips,
- recycling or drop off centers,
- restaurants with drive-in or drive through services,
- stadiums and arenas,
- treatment or disposal of petroleum contaminated soils, or
- wastewater treatment facilities.

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: surface or structured parking facilities, and all loading dock areas (open or enclosed).

**3. Access:**

a. Access to the Site will be from Wilkinson Boulevard via Perimeter West Drive an existing public street as generally depicted on the Rezoning Plan. Buildings located within the Site shall be accessed internally via existing Perimeter West Drive.

b. The exact alignment, dimensions and location of the access point to the Site, the driveway on the Site may be modified from the elements shown on the Rezoning Plan provided that the overall design intent is not materially altered and requirements described in this Section 3 are met.

**4. Parking Areas, Access and Circulation Design Guidelines.**

- a. Off street parking will meet the minimum standards established under the Ordinance.
- b. Loading dock facilities on the Site shall not face directly onto the internal public street located on the Site.
- c. Parking layouts may be modified to accommodate final building locations and ancillary facilities and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance.
- d. The Petitioner will provide sidewalk connections from street facing entrances to the sidewalk along Perimeter West Drive as required by Section 12.529 of the Ordinance.

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

- a. A landscape area of 30 feet in width will be provided along Wilkinson Boulevard as generally depicted on the Rezoning Plan. The required 20 foot building setback will be included within the 30 foot landscape area.
- b. A setback as required by the I-1 zoning district will be provided along Perimeter West Drive.
- c. The provided building setback areas will predominately contain areas of existing trees, new trees/landscaping, and the required water quality/storm water detention area designed as a shallow grassed detention area that will store/treat water only during rain/storm events. The provided building setback areas may also include limited areas for access and parking for the building in the manner as generally depicted on the Rezoning Plan.
- d. A 50 foot Class C Buffer will be established along I-485 as generally depicted on Rezoning Plan.

**6. Environmental Features and Lower Lake Wylie Protected Area Impervious Cover:**

- a. The Site will comply with the adopted Post Construction Stormwater Ordinance as applicable to the Site.
- b. The Site will comply with the Tree Ordinance as applicable.
- c. The Site will utilize the high density option of the LLWPA.

**7. Signage:**

- a. All signs will conform to the Ordinance.

**8. 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. The height of the new lighting will match the height of the existing lighting.
- b. Lighting fixtures that are decorative, capped and downwardly directed will be allowed on the proposed building walls.

**9. Connection and Parking for Paw Creek Greenway:**

- a. The Petitioner will provide a pedestrian trail of at least eight (8) feet in width from Perimeter West Drive to the Paw Creek Greenway once the Paw Creek Greenway has been developed with a greenway trail.
- b. The Petitioner will work with Mecklenburg County Park and Recreation to allow users of the Paw Creek Greenway (once improved with a trail) to park in one of the parking areas of the Site closest to the proposed eight (8) foot pedestrian trail.

**10. 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 in accordance with the provisions herein and of Chapter 6 of the Ordinance.

**11. 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 or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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**REZONING PETITION**  
2017-061

**BERRYHILL ROAD PROPERTY**  
MECKLENBURG COUNTY, NC

**DEVELOPMENT STANDARDS**

Project: Lord Baltimore Properties  
Sheet: 1200 EAST MOREHEAD STREET  
CTB: CHARLOTTE, NORTH CAROLINA  
28204

Engineer: GM/KT/KM  
Drawn By: 6/26/2017  
Date: 1-5/12/2017 - RESUBMITTAL  
2-6/26/2017 - RESUBMITTAL

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2-6/26/2017 - RESUBMITTAL

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