

Prepared By: Publcover, McKenzie Sheet Set: KHK Layout: Layout1 May 31, 2018 02:45:38pm K:\CHL_PRJ\019854 Seefried\001 Quattro\02 - DWG\00 REZONING\RZ1 - TECHNICAL DATA SHEET.dwg
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This map illustrates the vicinity of a site, likely a construction or industrial area. The site is marked with a black dot and a diagonal hatching pattern. It is situated at the intersection of TUCKASEEGEE RD (running diagonally from bottom-left to top-right) and WILKINSON BLVD (a horizontal street). A third road, OLD DOWD RD, is shown as a diagonal line originating from the bottom-left. The terrain is depicted with various line patterns representing different land uses or geological features. A north arrow is located in the bottom right corner.

WILKINSON BLVD

TUCKASEEGEE RD

WILKINSON BLVD

OLD DOWD RD

SITE

VICINITY MAP
(NOT TO SCALE)

VICINITY MAP (NOT TO SCALE)

Kimley Horn

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2	REVISIONS	PER	STAFF	COMMENTS	05/31/18	MHP
1	REVISIONS	PER	STAFF	COMMENTS	04/16/18	MHP
No.	REVISIONS			DATE	BY	

Kimley-Horn

LEGEND	
	REZONING BOUNDARY
	EXISTING PARCELS
	SETBACK
	POTENTIAL JURISDICTIONAL STREAM
	EXISTING POST CONSTRUCTION BUFFER
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	POTENTIAL PARKING ENVELOPE
	POTENTIAL BUILDING ENVELOPE
	POTENTIAL TREE SAVE AREA
	POTENTIAL BMP AREA
	POTENTIAL FULL MOVEMENT ACCESS POINTS

TECHNICAL DATA

SHEE |

REZONING PETITION NO. 2018-025

WHITE DEVELOPMENT DATA:

ACREAGE: ± 108.0 ACRES
TAX PARCEL #S: 055-381-04, 055-381-05, 055-381-09, 055-381-10, 055-381-13, 055-381-15,
055-381-16, 055-381-30, 055-381-32, 055-381-33, 055-381-34, 055-381-46, 055-382-02,
055-382-03, 055-382-05, 055-382-06, 055-382-07, 055-382-08, 055-382-09, 055-382-10,
055-381-01, 055-381-08, 055-381-11, 055-381-14, 055-381-18, 055-381-24, 055-381-25,
055-381-29, 055-381-35, 055-381-44, 055-381-47, 055-381-53, 055-382-01, 055-382-04,
055-382-11, 055-382-13, 055-382-14, 055-381-01, 055-381-03, 055-381-26, 055-371-12,
055-371-05, AND A PORTION OF PARCELS 055-371-11, 055-371-10, 055-371-09, 055-371-07,
055-371-04, 055-371-18, 055-371-17, 055-317-03, 055-371-02, AND 055-371-01

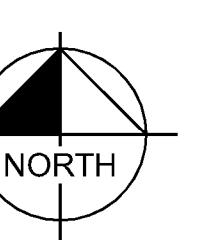
XISTING ZONING: B-2, I-2, R-3, AND R-MH LLWPA & AIRPORT NOISE OVERLAY
ROPOSED ZONING: I-2(CD) LLWPA AIRPORT NOISE OVERLAY AND I-2 LLWPA AND AIRPORT NOISE OVERLAY FOR A PORTION OF 055-371-12 AND A PORTION OF 055-371-05

EXISTING USES: VACANT AND RESIDENTIAL
PROPOSED USES: WAREHOUSING, WAREHOUSE/DISTRIBUTION, MANUFACTURING, OFFICE AND OTHER INDUSTRIAL USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT TOGETHER WITH ACCESSORY USES PERMITTED IN I-2 DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS BELOW)

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 2.4 MILLION SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT TOGETHER WITH ACCESSORY USES PERMITTED IN I-2 DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS BELOW).

MAXIMUM BUILDING HEIGHT: AS ALLOWED AND REQUIRED BY THE ORDINANCE.
PARKING: AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USES.

A horizontal scale bar with a black line and tick marks. The text "GRAPHIC SCALE IN FEET" is at the top. The scale starts at 0 and ends at 400, with major tick marks at 0, 100, 200, and 400. The segments between the tick marks are filled with black, except for the segment between the 100 and 200 marks which is white.



PROJECT QUAI I RO
PREPARED FOR
CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
CITY OF CHARLOTTE
NORTH CAROLINA

**CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT
DEVELOPMENT STANDARDS
MAY 31, 2018
REZONING PETITION NO. 2018-025**

SITE DEVELOPMENT DATA:

-ACREAGE: ± 108.0 ACRES
-TAX PARCEL #: 055-381-04, 055-381-05, 055-381-09, 055-381-10, 055-381-13, 055-381-15, 055-381-16, 055-381-30, 055-381-32, 055-381-33, 055-381-34, 055-381-46, 055-382-02, 055-382-03, 055-382-05, 055-382-06, 055-382-07, 055-382-08, 055-382-09, 055-382-10, 055-381-01, 055-381-08, 055-381-11, 055-381-14, 055-381-18, 055-381-24, 055-381-25, 055-381-29, 055-381-35, 055-381-44, 055-381-47, 055-381-53, 055-382-01, 055-382-04, 055-382-11, 055-382-13, 055-382-14, 055-381-01, 055-381-03, 055-381-26, 055-371-12, 055-371-05, AND A PORTION OF PARCELS 055-371-11, 055-371-10, 055-371-09, 055-371-07, 055-371-04, 055-371-18, 055-371-17, 055-371-03, 055-371-02, AND 055-371-01

-EXISTING ZONING: B-2, I-2, R-3, AND R-MH LLWPA & AIRPORT NOISE OVERLAY
-PROPOSED ZONING: I-2(CD) LLWPA AIRPORT NOISE OVERLAY AND I-2 LLWPA AND AIRPORT NOISE OVERLAY FOR A PORTION OF 055-371-12 AND A PORTION OF 055-371-05
-EXISTING USES: VACANT AND RESIDENTIAL
-PROPOSED USES: WAREHOUSING, WAREHOUSE/DISTRIBUTION, MANUFACTURING, OFFICE AND OTHER INDUSTRIAL USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT TOGETHER WITH ACCESSORY USES PERMITTED IN I-2 DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS BELOW).
-MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 2.4 MILLION SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT TOGETHER WITH ACCESSORY USES PERMITTED IN I-2 DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS BELOW).
-MAXIMUM BUILDING HEIGHT: AS ALLOWED AND REQUIRED BY THE ORDINANCE.
-PARKING: AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USES.

1. GENERAL PROVISIONS:

a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, REZONING BOUNDARY AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS RZ-1, RZ-2 AND RZ-3 FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF INDUSTRIAL USES ON AN APPROXIMATELY 108.0 ACRE SITE LOCATED ALONG TUCKASEEGEE ROAD SOUTH OF THE I-85/I-485 INTERSECTION (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-2 ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

c. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, BUILDING ENVELOPES, AND OTHER DEVELOPMENT MATTERS (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.

2. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:

a. SUBJECT TO THE RESTRICTIONS AND LIMITATIONS LISTED BELOW, IN SUBSECTION 2.B. BELOW, THE PRINCIPAL BUILDING CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO 2.4 MILLION SQUARE FEET OF GROSS FLOOR AREA OF WAREHOUSING, WAREHOUSE DISTRIBUTION, OFFICE, MANUFACTURING, AND INDUSTRIAL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES; ALL ALLOWED IN THE I-2 ZONING DISTRICT.

b. IT IS ACKNOWLEDGED THAT PERMITTED ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, USES SUCH AS REFUELING, MAINTENANCE AND WASHING OF VEHICLES INDOOR AND OUTDOOR, OUTDOOR AND INDOOR LOADING AND UNLOADING, OUTDOOR AND INDOOR STORAGE, PRINTING, OPERATING EQUIPMENT (INCLUDING MODULAR EQUIPMENT) INDOOR OR OUTDOOR, PARKING AND VEHICULAR MANEUVERING INDOOR AND OUTDOOR, DELIVERIES BY VEHICLE AND AERIAL/DRONE (IN COMPLIANCE WITH ANY APPLICABLE REGULATIONS), SALES OF PRODUCTS SUCH AS FOOD ITEMS ON-SITE TO TENANT'S EMPLOYEES, OR TO VISITORS/CUSTOMERS PARTICIPATING IN FACILITY TOURS AND FOR LIMITED CUSTOMER PICK-UP FROM SELF-SERVICE KIOSKS AND THE LIKE.

c. IN NO EVENT SHALL THE FOLLOWING USES BE PERMITTED AS PRINCIPAL USES BUT AS NOTED, USES MAY BE PERMITTED AS ACCESSORY USES AS DESCRIBED ABOVE:

- OUTDOOR STORAGE (ALLOWED AS ACCESSORY USES),
- EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS (ALLOWED AS ACCESSORY USES AS DESCRIBED ABOVE),
- RETAIL ESTABLISHMENTS, SHOPPING CENTERS AND BUSINESS, PERSONAL AND RECREATION SERVICES (CERTAIN LIMITED RETAIL USES AS ACCESSORY USES AS DESCRIBED ABOVE),
- AUCTION SALES,
- AUTOMOBILES, TRUCK AND UTILITY TRAILER RENTAL,
- AUTOMOTIVE REPAIR GARAGES (ALLOWED AS ACCESSORY USES),
- AUTOMOTIVE SALES AND REPAIR (ALLOWED AS ACCESSORY USES AS TO REPAIR ACTIVITIES),
- AUTOMOTIVE SERVICE STATIONS (ALLOWED AS ACCESSORY USES AS TO REFUELING, MAINTENANCE AND REPAIRS),
- MANUFACTURED HOUSING SALES OR REPAIR,
- RECYCLING OR DROP OFF CENTERS (ALLOWED AS ACCESSORY USES),
- BILLBOARDS,
- JUNKYARDS, AND
- PRISONS

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. **PROPOSED IMPROVEMENTS.** THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS THROUGHOUT THE AREA IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS AND AS GENERALLY DEPICTED ON REZONING PLAN:

1. **I-485 OUTER LOOP RAMP AT US 74**
 - CONSTRUCTION OF A CHANNELIZED EASTBOUND RIGHT-TURN LANE WITH 280 FEET OF STORAGE.
 - EXTENSION OF THE WESTBOUND LEFT-TURN LANE TO THE ADJACENT SIGNAL TO CREATE A DROP LANE.
 - INSTALLATION OF LEFT-TURN FLASHING YELLOW ARROW SIGNALS (FYAS) FOR BOTH US 74 APPROACHES.
2. **I-485 INNER LOOP RAMP AT US 74**
 - CONSTRUCTION OF AN ADDITIONAL NORTHBOUND RIGHT-TURN LANE TO CREATE DUAL NORTHBOUND RIGHT-TURN LANES WITH A MINIMUM OF 425 FEET OF STORAGE EACH.
 - THESE TURN LANES SHOULD BE CHANNELIZED WITH A FLARED CHANNELIZATION ISLAND THAT IS LARGE ENOUGH TO SERVE AS A PEDESTRIAN REFUGE AND TO HAVE PEDESTRIAN SIGNALS AND PUSHBUTTONS WITHIN IT
 - CONSTRUCTION OF A SOUTHBOUND RIGHT-TURN LANE WITH A MINIMUM OF 150 FEET OF STORAGE.
 - RESTRIPPING THE SOUTHBOUND LEFT-TURN LANE TO PROVIDE A MINIMUM OF 150 FEET OF STORAGE.

b. **RIGHT-OF-WAY AVAILABILITY.** IT IS UNDERSTOOD THAT SOME OF THE PUBLIC IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS, AS SPECIFIED BY THE CITY OF CHARLOTTE RIGHT-OF-WAY ACQUISITION PROCESS AS ADMINISTERED BY THE CITY OF CHARLOTTE'S ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALLY REASONABLE TERMS AND AT MARKET PRICES, THEN CDOT, THE CITY OF CHARLOTTE ENGINEERING DIVISION OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY MAY ELECT TO PROCEED WITH ACQUISITION OF ANY SUCH LAND. IN SUCH EVENT, THE PETITIONER SHALL REMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION PROCEEDINGS INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN ABOVE, THEN THE PETITIONER WILL CONTACT THE PLANNING DEPARTMENT AND CDOT REGARDING AN APPROPRIATE INFRASTRUCTURE PHASING PLAN THAT APPROPRIATELY MATCHES THE SCALE OF THE DEVELOPMENT PROPOSED TO THE PUBLIC INFRASTRUCTURE MITIGATIONS. IF AFTER CONTACTING THE PLANNING DEPARTMENT AND CDOT TO DETERMINE THE APPROPRIATE INFRASTRUCTURE PHASING PLAN, DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT MAY INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROAD-WAY IMPROVEMENTS; IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

c. **ALTERNATIVE IMPROVEMENTS.** CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT, PLANNING DIRECTOR, PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

d. **ACCESS TO STREETS.** ACCESS TO THE SITE WILL BE FROM THE PROPOSED TUCKASEEGEE ROAD AND PROPOSED INDUSTRIAL DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.

e. **ALIGNMENT/LOCATIONS OF DRIVEWAYS.** THE EXACT ALIGNMENT, DIMENSIONS AND LOCATIONS OF THE ACCESS POINTS TO THE SITE, THE DRIVEWAYS ON THE SITE AND STREETSCAPE CROSS-SECTIONS ON THE SITE MAY BE MODIFIED FROM THE ELEMENTS SHOWN ON THE REZONING PLAN PROVIDED THAT THE OVERALL DESIGN INTENT IS NOT MATERIALLY ALTERED.

f. **PARKING AREAS, AND CIRCULATION DESIGN GUIDELINES.**

g. **SETBACKS, BUFFERS AND SCREENING.**

h. **DESIGN GUIDELINES.**

i. **ENVIRONMENTAL FEATURES:**

j. **AMENDMENTS TO THE REZONING PLAN:**

k. **BINDING EFFECT OF THE REZONING APPLICATION:**

2. **REVISIONS PER STAFF COMMENTS** 05/31/18 MHP

1. **REVISIONS PER STAFF COMMENTS** 04/16/18 MHP

DATE BY

PROJECT QUATTRO PREPARED FOR **CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT** NORTH CAROLINA CITY OF CHARLOTTE

DEVELOPMENT STANDARDS REZONING PETITION NO. 2018-025

KHA PROJECT 019854001 **DATE 02/22/2018** **SCALE AS SHOWN** **DESIGNED BY MHP** **DRAWN BY MHP** **CHECKED BY MHP**

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