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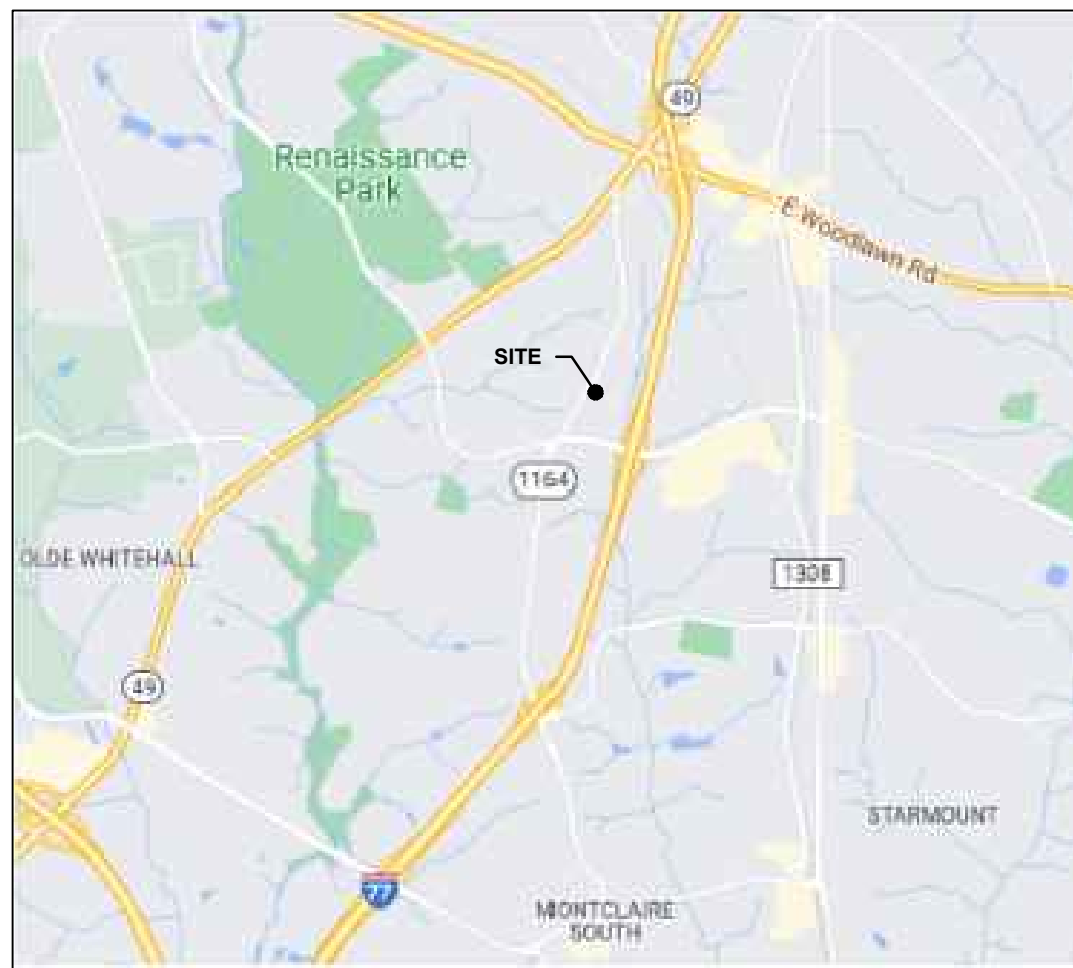
**SCHEMATIC REZONING SITE PLAN**

**NATIONS FORD - EV CHARGING STATION**

CHARLOTTE, NORTH CAROLINA

KOULOMB FAST EV CHARGING

PROJECT INFORMATION	
PROJECT MANAGER:	MTK
DESIGNED BY:	MTK
DRAWN BY:	MTK
PROJECT NUMBER:	2022-062
ORIGINAL DATE:	11/14/2022
SHEET:	<b>RZ-101</b>



VICINITY MAP

**REZONING PETITION #:2022-062**  
**DEVELOPMENT DATA TABLE**

SITE ACREAGE:	0.38 ACRES
TAX PARCELS INCLUDED IN REZONING:	16912105, 16912106
EXISTING ZONING:	R-17MF
EXISTING USE:	VACANT
PROPOSED ZONING:	NS (NEIGHBORHOOD SERVICES DISTRICT)
PROPOSED USE:	AUTOMOTIVE SERVICE STATION - FOR ELECTRIC VEHICLE FAST CHARGING ONLY
NUMBER OR RESIDENTIAL UNITY BY HOUSE TYPE:	0
RESIDENTIAL DENSITY:	N/A
SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (BUSINESS-1):	900-SQFT.
FLOOR AREA RATIO:	0.50
MAXIMUM BUILDING HEIGHT:	ALL BUILDINGS WILL BE LIMITED TO 40-FEET
MAXIMUM NUMBER OF BUILDINGS:	1
NUMBER AND/OR RATIO OF PARKING SPACES:	0 PARKING SPACES, 12 CHARGING STALLS
AMOUNT OF OPEN SPACE:	N/A

**GENERAL PROVISIONS**

- SITE LOCATION:** THESE DEVELOPMENT STANDARDS FROM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY KOLUMB LLC, ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A AUTOMOTIVE SERVICE STATION EXCLUSIVELY FOR ELECTRIC VEHICLE FAST CHARGING ON APPROXIMATELY 0.38 ACRES SITE IS GENERALLY LOCATED ON NATIONS FORD ROAD SOUTH OF OLD STONEBROOK DRIVE BETWEEN NATIONS FORD COMMUNITY CHURCH AND STAYBRIDGE SUITES HOTEL.
- 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 NEIGHBORHOOD SERVICES DISTRICT (NS) ZONING CLASSIFICATION SHALL GOVERN. PER THE ORDINANCE OFFICE AND BUSINESS USES PERMITTED BY RIGHT AND WITH PRESCRIBED CONDITIONS IN THE B-1 ZONING CLASSIFICATION ARE PERMITTED IN THE NEIGHBORHOOD SERVICES DISTRICT (NS) ZONING CLASSIFICATION.
- DEVELOPMENT AND STREET LAYOUT:** THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USE AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND DEVELOPMENT STANDARDS, PROVIDED, HOWEVER THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

**PERMITTED USES**

- THE SITE MAY BE DEVOTED ONLY TO AN AUTOMOTIVE SERVICE STATION EXCLUSIVELY FOR FAST CHARGING OF ELECTRIC VEHICLES CONTAINING TWELVE (12) ELECTRIC VEHICLE CHARGING STALLS, INCLUDING ANY INCIDENTAL AND ACCESSORY USES PERMITTED BY RIGHT AND WITH PRESCRIBED CONDITIONS IN THE NS AND B-1 ZONING DISTRICT AND UP TO 900 SQUARE FEET OF NON-RESIDENTIAL ACCESSORY USE STRUCTURE FOR RESTROOMS AND VENDING MACHINES.

**PROHIBITED USES: RESERVED.**

**TRANSPORTATION**

- VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. MINOR MODIFICATIONS TO THE ACCESS POINT SHALL BE PERMITTED BASED ON CDOT REQUIREMENTS AND DURING PERMITTING. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY A SINGLE TYPE I MODIFIED DRIVEWAY (CLDSM 10.25E) AND AN INTERNAL ONE-WAY ACCESS DRIVE ISLE, AND MINOR ADJUSTMENTS TO THE LOCATION OF THE INTERNAL DRIVE AND/OR ISLE SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- THE PETITIONER COMMITS TO THE DEDICATION OF 43-FEET OF FEE SIMPLE RIGHT-OF-WAY (MEASURED FROM THE CENTERLINE OF NATIONS FORD ROAD) TO THE CITY OF CHARLOTTE.
- THE PETITIONER COMMITS TO CONSTRUCTING AND 8-FOOT PLANTING STRIP, AND 6-FOOT SIDEWALK ALONG THE SITE'S FRONTAGE OF NATIONS FORD ROAD.
- THE PETITIONER SHALL ENSURE THAT ALL RIGHTS-OF-WAY IS CONVEYED TO THE CITY OF CHARLOTTE AND THAT ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

**ARCHITECTURAL STANDARDS**

- PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), AND WOOD MATERIALS APPROVED BY THE PLANNING DIRECTOR.
- PROHIBITED EXTERIOR BUILDING MATERIALS: VINYL (EXCEPT FOR WINDOWS, TRIM, SOFFITS, HANDRAILS, AND DOORS) AND CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
- PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- ELECTRICAL EQUIPMENT PAD(S) WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ABUTTING PUBLIC STREETS BY SCREENING SHRUBS PER THE ORDINANCE.
- HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.

**STREETSCAPE AND LANDSCAPING**

- A 14 FOOT SETBACK WILL BE PROVIDED AT THE PROPOSED RIGHT-OF-WAY AS MEASURED FROM THE FUTURE CURB LINE 27-FEET FROM THE CENTERLINE OF NATIONS FORD ROAD AS DETERMINED BY CDOT AND THE PLANNING DIRECTOR AND GENERALLY DEPICTED ON THE REZONING PLAN.
- ALONG THE SITE'S INTERNAL ACCESS DRIVE ISLE THE PETITIONER WILL PROVIDE A SIDEWALK NETWORK THAT LINKS TO THE BUILDING ON THE SITE AND TO THE PROPOSED 6-FOOT SIDEWALK ALONG NATIONS FORD ROAD IN THE MANNER DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.
- LANDSCAPE SCREENING SHRUBS WILL BE PROVIDED PER THE ORDINANCE, MINIMUM SIZE OF FIVE(5) GALLON.

**PARKS, GREENWAYS, AND OPEN SPACE**

- NO PUBLIC PARKS, GREENWAYS OR OPEN SPACE IS PROPOSED AS GENERALLY DEPICTED ON THE REZONING PLAN.

N/F  
NATIONS FORD BAPTIST CHURCH INC  
PARCEL PIN#: 16912101  
D.B. 09427, PG. 903  
ZONING: INST(CD)  
USE: INSTITUTIONAL (CHURCH)

N/F  
CATHERINE C HILL  
PARCEL PIN#: 16703404  
D.B. 01159, PG. 215  
ZONING: R-4  
USE: RESIDENTIAL

N/F  
CATHERINE C & NORMAN H. HILL  
PARCEL PIN#: 16703416  
D.B. 11751, PG. 580  
ZONING: R-4  
USE: VACANT

N/F  
GFCP - NATIONS FORD ROAD LLC  
PARCEL PIN#: 16912105  
D.B. 37354, PG. 454  
ZONING: R-17MF  
8,021 SqFt / 0.188 ACRES ±

N/F  
GFCP - NATIONS FORD LLC  
PARCEL PIN#: 16912106  
D.B. 37354, PG. 454  
ZONING: R-17MF  
8,314 SqFt / 0.192 ACRES ±

N/F  
BUNYON W JR & LOIS L. BAKER  
PARCEL PIN#: 16912102  
D.B. 04263, PG. 837  
ZONING: R-17MF  
USE: VACANT

N/F  
AGS HOSPITALITY LLC  
PARCEL PIN#: 16912107  
D.B. 30729, PG. 676  
ZONING: CC  
USE: COMMERCIAL

**FIRE PROTECTION**

- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. GFD'S LARGEST TRUCKS HAVE A GROSS VEHICLE WEIGHT (GVW) OF 85,000 LBS.

**ENVIRONMENTAL FEATURES**

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
- THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

**SIGNAGE**

- SIGNS ARE PERMITTED IN NS DISTRICTS AS PERMITTED IN THE B-1 DISTRICTS IN ACCORDANCE WITH CHAPTER 13 OF THE ORDINANCE

**LIGHTING**

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE SHALL A MAXIMUM OF TWENTY ONE (21) FEET IN HEIGHT AND FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED.

**PHASING**

- ALL DEVELOPMENT OF THIS SITE SHALL CONSIST OF ONE (1) PHASE OF CONSTRUCTION.

