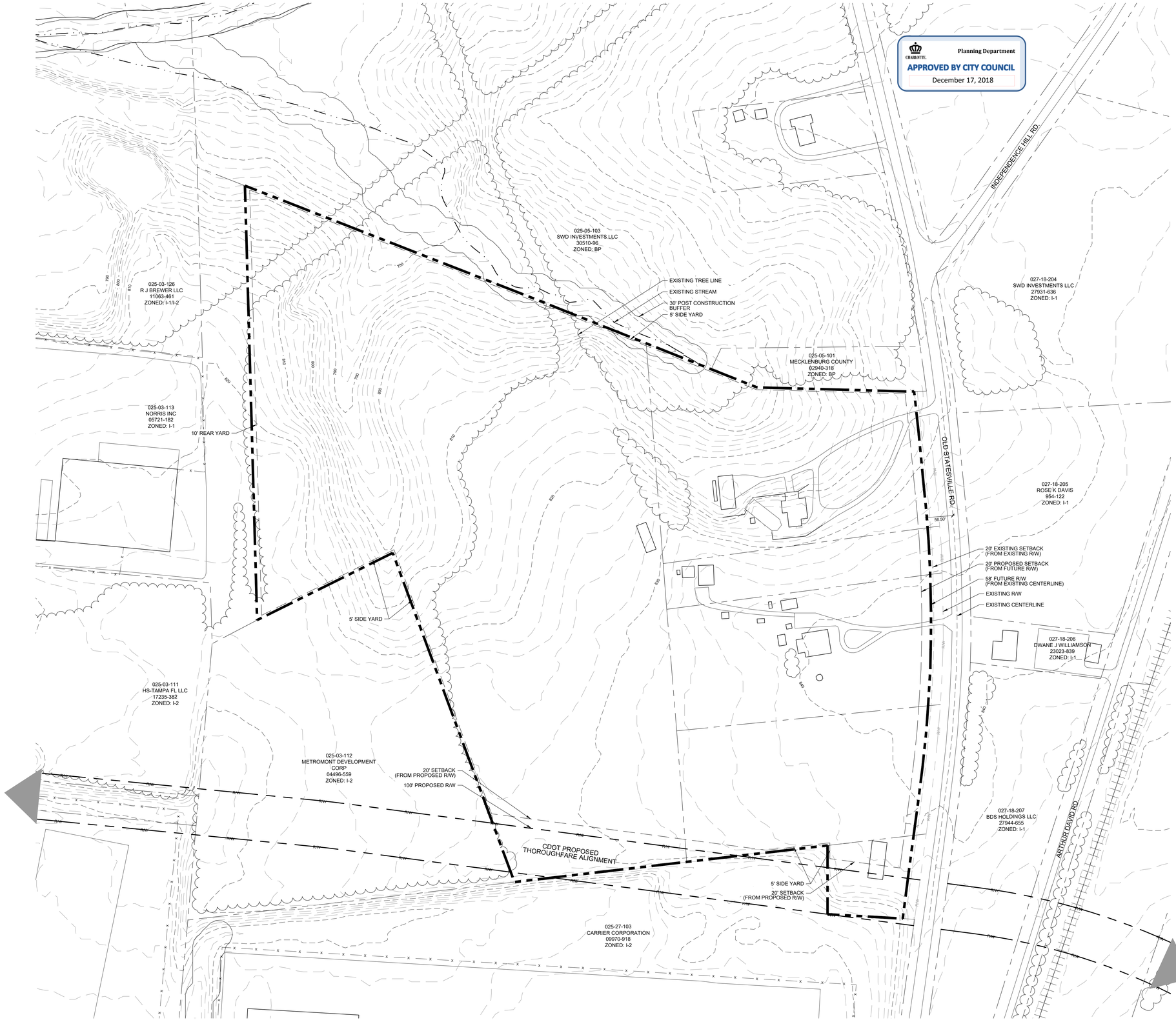

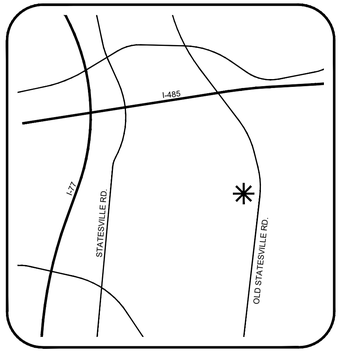

VICINITY MAP
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 35.91 ACRES

TAX PARCELS: 025-27-109, 025-27-108, 025-27-107, 025-27-106, 025-27-105, 025-27-104

EXISTING ZONING: R-4 AND I-1

PROPOSED ZONING: I-2 CD

EXISTING USES: VACANT/RESIDENTIAL

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

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 550,000 SQUARE FEET OF GROSS FLOOR AREA

MAXIMUM BUILDING HEIGHT: HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USES.

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KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

OLD STATESVILLE INDUSTRIAL

CHARLOTTE,NC
REZONING PEITION 2018-103

LANDDESIGN PROJ.#
1018332

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	08.17.18
2	PER STAFF COMMENTS	10.15.18
3	PER STAFF COMMENTS	11.26.18
4	PER STAFF COMMENTS	12.07.18

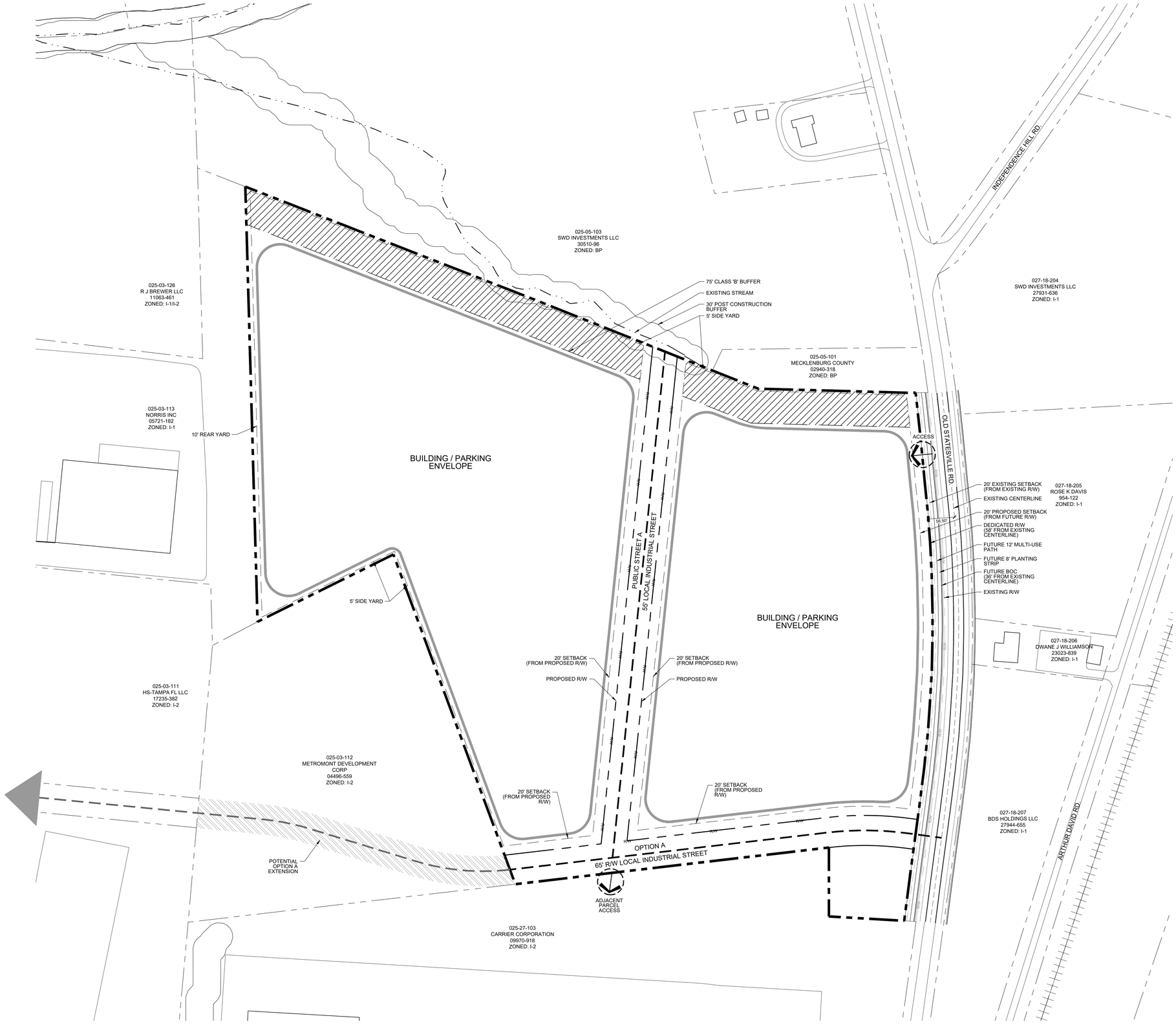
DESIGNED BY: KST
DRAWN BY: JRY
CHECKED BY: KST

SCALE
VERT:
HORZ: 1"=100'
0 50' 100' 200'

NORTH

SHEET TITLE
TECHNICAL DATA

SHEET NUMBER
RZ-1



SITE LEGEND

- PROPERTY LINE
- PROPOSED BUFFER
- PROPOSED PUBLIC STREET
- DEVELOPMENT AREAS
- PROPOSED R/W
- PROPOSED SETBACK
- EXISTING R/W
- EXISTING SETBACK
- POTENTIAL EXTENSION

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DESIGNED BY: KST
DRAWN BY: JRY
CHECKED BY: KST

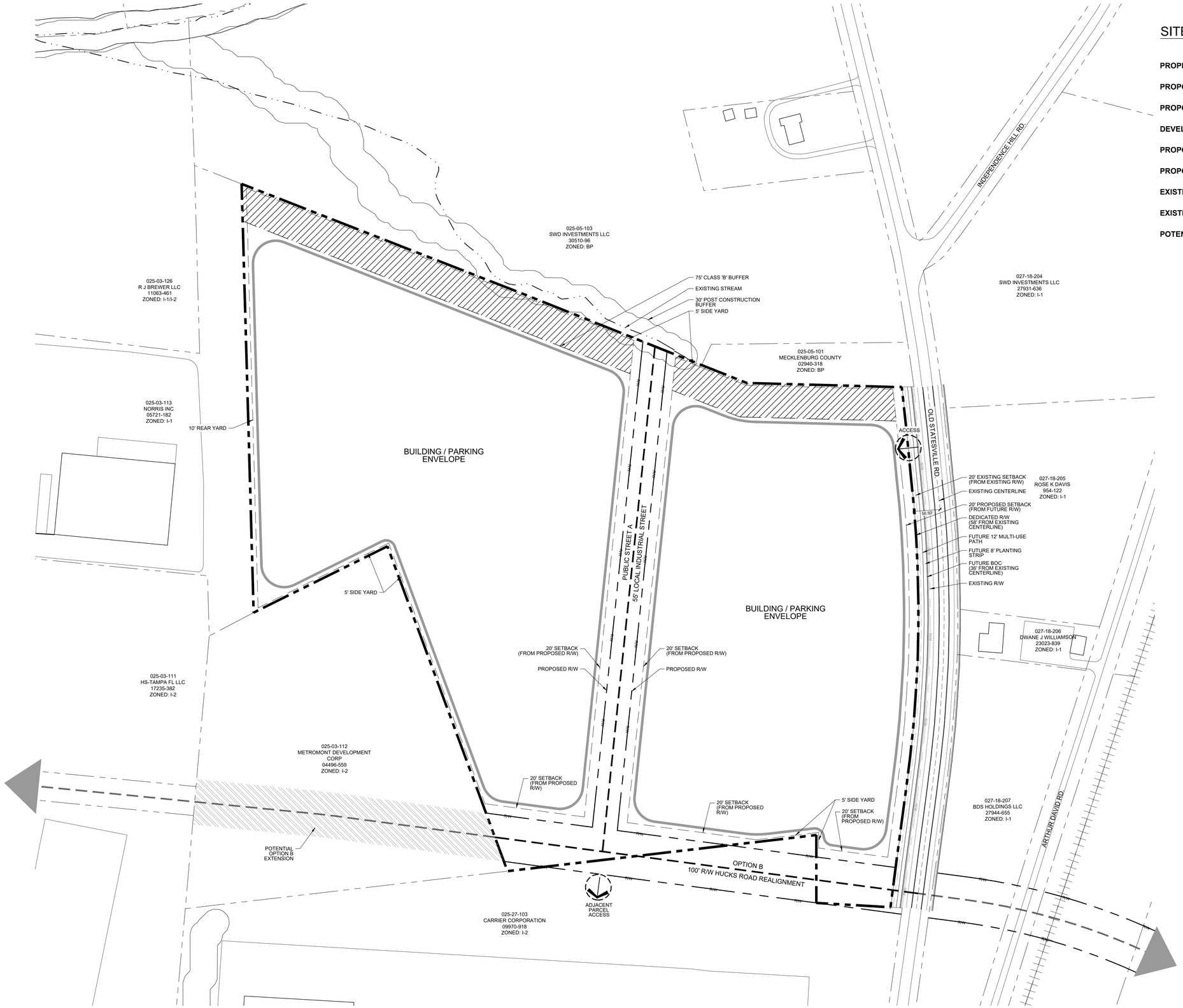
SCALE
NORTH
VERT:
HORZ: 1"=100'
0 50' 100' 200'

SHEET TITLE

SCHEMATIC SITE DATA
OPTION A

SHEET NUMBER

RZ-2



SITE LEGEND

- PROPERTY LINE
- PROPOSED BUFFER
- PROPOSED PUBLIC STREET
- DEVELOPMENT AREAS
- PROPOSED R/W
- PROPOSED SETBACK
- EXISTING R/W
- EXISTING SETBACK
- POTENTIAL EXTENSION

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KEY MAP

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DESIGNED BY: KST
DRAWN BY: JRY
CHECKED BY: KST

SCALE
NORTH
VERT:
HORZ: 1"=100'
0 50' 100' 200'

SHEET TITLE
SCHEMATIC SITE DATA OPTION B

SHEET NUMBER
RZ-3

Griffin Industrial Realty
Development Standards
(12/6/2018) 4
Rezoning Petition No. 2018-103

Site Development Data:

--Acreage: ± 35.91 acres
--Tax Parcel #s: 025-27-109, 025-27-108, 025-27-107, 025-27-106, 025-27-105, 025-27-104
--Existing Zoning: R-4 and I-1
--Proposed Zoning: I-2 CD
--Existing Uses: Vacant/Residential
--Proposed Uses: Warehousing, warehouse distribution, manufacturing, office, and industrial uses as permitted by right and under prescribed conditions together with accessory uses, all as allowed in the I-2 zoning district (as more specifically described and restricted in the Development Standards below).
--Maximum Gross Square feet of Development: Up to 550,000 square feet of gross floor area
--Maximum Building Height: Height as permitted by Ordinance and will be measured as defined by the Ordinance.
--Parking: As required by the Ordinance for the proposed uses.

1. General Provisions:

a. Site Location. These Development Standards, Schematic Site Plan and other graphics set forth on Sheet RZ-1 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Griffin Industrial Realty ("Petitioner") to accommodate the development of industrial uses on an approximately 35.91 acre site located along Old Statesville Road (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. Any schematic depictions of the building envelopes, parking areas, sidewalks, 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. Any layouts, 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; 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/Unified Development. The Site shall be viewed in the aggregate as a planned/unified 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 building(s) 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 building(s). In the event more than one principal building is developed on the Site, the Site shall adhere to the Subdivision Ordinance.

2. Permitted Uses, Development Area Limitations:

a. The Site may be developed with up to 550,000 square feet gross floor area of warehousing, warehouse distribution, manufacturing, office, and industrial uses as permitted by right and under prescribed conditions together with accessory uses, all as allowed in the I-1 zoning district and/or with the following uses allowed in the I-2 zoning district, subject to the limitations described above:

- Government buildings, up to 100,000 square feet and Recreation Centers up to 30,000 square feet
- Utility operations centers
- Warehousing (subject to the standards of the I-2 zoning district)
- Truck terminals
- Contractor offices and accessory storage
- Childcare centers, as an accessory use of structure
- Large childcare centers, as an accessory use of structure
- Manufacturing (heavy uses) of: Aircraft and parts, alcoholic beverages, concrete, gypsum and plaster products, construction and related machinery, electrical industrial apparatus, electrical distribution equipment, engines and turbines, fabricated metal products, farm and garden machinery, furniture and fixtures, glass and glassware, industrial machinery, motor vehicles and equipment, motorcycles and parts, refrigerator and service machinery, textile mill products, wire products, and other similar uses.

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. The Petitioner will provide access to the Site as generally depicted on the Rezoning Plan and subject to the provisions below; provided that the exact alignment, dimensions and location of the access point to the Site and the driveway on the Site may be modified from the elements shown on the Rezoning Plan as long as the overall design intent is not materially altered and requirements described in this Section 3 are met.

i. The "Option A Connection" to Old Statesville Road (as referenced on the Rezoning Plan) with a sixty-five (65) foot right-of-way to accommodate a local industrial street cross-section shall be provided within the limits of the Site to the western boundary of the Site as generally depicted on the Rezoning Plan, in the event that the Option B Connection/Hucks Road Extension (as referenced on the Rezoning Plan and below) is unavailable as described in the manner below.

ii. The Option B Connection/Hucks Road Extension to Old Statesville Road and to the Site and thereafter to the western boundary of the Site (as referenced on the Rezoning Plan to cross over the Carrier Parcel as defined below) with a one hundred (100) foot right-of-way shall be provided by the Petitioner as generally depicted on the Rezoning Plan in lieu of the Option A Connection, subject to the following provisions:

(a) The Petitioner shall use diligent good faith efforts to work with the owner(s) of Tax Parcel #025-27-103 located adjacent and to the south of the Site (the "Carrier Parcel") to obtain, within 120 days of approval of this Rezoning (Petitioner may, in its sole discretion, extend such period for up to 60 days), the applicable right-of-way to allow construction of the Option B Connection/Hucks Road Extension, including access to the Carrier Parcel, and upon completion of construction the dedication/conveyance of the same to the City. In the event that the Petitioner is unable to work with the owner(s) of the Carrier Parcel to obtain the applicable right of way for the Option B Connection/Hucks Road Extension within such within such 120-day period (as the same may be extended by Petitioner) (except as described in item (b) below), the Petitioner shall have no further obligations whatsoever with respect to the Option B Connection/Hucks Road Extension and instead Petitioner shall provide for construction and dedication/conveyance of the Option A Connection within the limits of the Site as described above. 4

(b) If the Option A Connection is provided as set forth in Section 3.a.i. above, then: (i) the Petitioner shall reserve on the Site such land area reasonably sufficient for the future implementation of the Option B Connection Hucks Road Extension by others, and at the applicable time Petitioner shall dedicate such right of way in fee simple to the City/NCDOT (but Petitioner shall not bear any costs associated with the same and with related construction); and (ii) such reservation, dedication and related construction shall not unreasonably interfere with operations and activities taking place on the Site. 4

iii. In the event that Tax Parcel #025-03-112 located adjacent and to the west of the Site (the "Metromont Development Parcel") as generally depicted on the Rezoning Plan is submitted for land development permits in conjunction with the submittal of land development permits for the Site so as to create an integrated unified development for the overall combined property, the Petitioner shall continue, as applicable, either the Option A Connection or the Option B Connection/Hucks Road Extension from the western boundary of the Site to the western boundary of the Metromont Development Parcel in a manner that would align with the existing Metromont Parkway right-of-way. It is expressly understood, however, that the Petitioner does not currently own the Metromont Development Parcel and the obligation of the Petitioner described herein shall apply to the extent and only to the extent that the combined property is submitted for land development permits at the same time, and the Petitioner may or may not, at its sole discretion, elect to pursue acquisition or development of the Metromont Development Parcel.

b. The Petitioner will provide "Public Street A" (as referenced on the Rezoning Plan) as a local industrial street with a fifty-five (55) foot right of way as generally depicted on RZ-02. The intersection of Public Street A with either the Option A Connection or the Option B Connection/Hucks Road Extension may be adjusted as reasonably necessary to adapt to the applicable option that is implemented.

c. An eight (8) foot planting strip and twelve (12) foot multi-use path shall be provided along Old Statesville Road to the extent that the expanded right of way as described below is sufficient to support such improvements and if not adjustments to the twelve (12) foot multi-use path may be provided.

d. The Petitioner shall dedicate an additional twenty-eight (28) feet of right of way for an overall fifty-eight (58) foot right of way as measured from the existing centerline along the Site's frontage on Old Statesville Road.

e. 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.

f. The improvements in this Section 3 shall be substantially completed prior to the issuance of the first certificate of occupancy for the first upfit within a building shell on the Site.

g. The foregoing public roadway improvements described in Section 3 will be subject to the standards and criteria of CDOT as applicable. Reference to "substantial completion" or "substantially completed" for improvements as set forth in the provisions above shall mean completion of the roadway improvements in accordance with the above standards provided, however, in the event all such roadway improvements are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site or in connection with any development phasing, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable building(s), and 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.

i. **Alternative Improvements.** Changes to the above referenced roadway improvements in this Section 3 can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and the Planning Director as applicable, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

4. Setbacks, Buffers and Screening.
a. A twenty (20) foot setback shall be provided as defined by Ordinance from public streets.
b. A seventy-five (75) foot Class B Buffer that can be reduced per Ordinance, and a five (5) foot side yard will be provided along the Site's northern property line as generally depicted on the Rezoning Plan**.**
c. A five (5) foot side yard and ten (10**)** foot rear yard shall be provided along the Site's southern property boundary.
d. A ten (10) foot rear yard shall be provide along the Site's western property boundary.
5. Architectural Standards and Design Guidelines.
a. **Building Materials.** The principal building(s) constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels (on north and west elevations only), EIFS, cast on site concrete panel or wood. Vinyl as a building material will not be allowed except on windows and soffits.

b. **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.

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

d. **Pedestrian Entrances**. There shall be a minimum of one street facing entrance to each public street. Corner entrances shall meet this requirement for both streets. All pedestrian entrances, excluding emergency exits, will be architecturally defined with glazing, awnings, canopies and/or other architectural element, and have a connection to adjacent Public Streets.

e. **Loading Areas and Screening**. Buildings located along the frontage of Old Statesville Road and the Hucks Road extension shall not have loading area elevations oriented directly to Old Statesville Road and/or the Hucks Road Extension. Buildings located along Public Street A may have loading areas oriented to Public Street A. In the event that loading areas are not placed to the rear of the building and away from public or private network required streets, landscaping shall be provided to screen the loading areas.

6. Environmental Features:

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

b. The Site will comply with Tree Ordinance.

7. 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.
8. 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.

9. 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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KEY MAP

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DESIGNED BY:
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SCALE
VERT:
HORZ: NTS
(NOT TO SCALE)
NORTH

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-4