

THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CHARLES T. CARPENTER (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A PARKING FACILITY ON APPROXIMATELY 0.348-ACRE SITE, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 09910415.

THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, STRIPING, SIDEWALKS, DRIVEWAYS AND CURB PLACEMENTS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

2. PURPOSE
A) THE PURPOSE OF THIS ZONING APPLICATION IS TO PROPOSE A NEW PARKING FACILITY CONTAINING 24 PARKING SPOTS IN THE 0.348 ACRE TO SERVICE THE SITE ADJACENT TO THIS LOT.

4. PERMITTED USES AND DEVELOPMENT
THE SITE MAY BE DEVELOPED WITH PARKING SPACES, TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATED THERETO THAT ARE ALLOWED IN THE B-2 (CD) ZONING DISTRICT.

A) VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY NCDOT FOR APPROVAL.

C) AS DEPICTED ON THE REZONING PLAN, PETITIONER WILL COMMIT TO CONSTRUCT A FENCE BETWEEN THE TWO ADJACENT LOTS, FULFILLING THE SPECIFICATIONS REQUIRED BY THE BUFFER

DJ ROAD IMPROVEMENTS ALONG JOYCE DRIVE WILL BE GENERALLY DEPICTED ON THE REZONING PLAN. FINAL DESIGN AND CONFIGURATION IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY NCDOT FOR APPROVAL.

F) ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED IS NEEDED.

A) THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE AND POST CONSTRUCTION STORMWATER ORDINANCE.

B) BUFFER B CLASS IS REQUIRED. * THE MINIMUM WIDTH OF A BUFFER MAY BE REDUCED A 25% IF A FENCE OR WALL IS CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS ** SHRUBS ARE NOT REQUIRED IF A FENCE OR WALL IS CONSTRUCTED IN ACCORDANCE WITH THESE REGULATIONS. THE PETITIONER COMMIT TO CONSTRUCT A FENCE AS DEPICTED ON THE REZONING PLAN

C) THIS CONDITIONAL PLAN IS NOT COMPLIANT WITH THE TREE ORDINANCE AS SHOWN, THE PROJECT WILL COMPLY WITH THE TREE ORDINANCE DURING THE LAND DEVELOPMENT PROCESS, THE PETITIONER ACKNOWLEDGES THAT CHANGES AND ALTERATIONS MAY BE NEEDED TO COMPLY WITH THE TREE ORDINANCE DURING PERMITTING. ALL CHANGES WOULD BE EVALUATED UNDER CHAPTER 6 OF THE ORDINANCE, AND MAY RESULT IN SUBSEQUENT REZONING.

A) ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

B) THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE, EXCLUDING STREET LIGHTS LOCATED ALONG PUBLIC STREETS, SHALL BE 22 FEET.

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

FURTHER ALTERATIONS OR MODIFICATIONS TO THIS REZONING PLAN WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE TECHNICAL DATA SHEET OR ANY OF ITS CONDITIONS OR WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTIONS 6.207(1) OR (2) OF THE ORDINANCE, AS APPLICABLE.

A) SITE SHALL COMPLY WITH CITY-COUNCIL-ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE PCSC

B) DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE ORDINANCE

A) IF THIS REZONING PLAN IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

- A MINIMUM 25 FOOT CLASS B BUFFER IS REQUIRED. THE REQUIRED BUFFER MAY BE REDUCED BY 25% BY A WALL OR A FENCE

- NO CHANGE FOR EXISTING BUILDING OR EXISTING PARKING; ANY ADDITIONS OR REDEVELOPMENT OF THE EXISTING BUILDING OR EXISTING PARKING WILL REQUIRE COMPLIANCE WITH ALL THE STANDARDS OF THE B-2 DISTRICT".

BUFFER REQUIREMENTS	
6 TREES PER EVERY 100 LF	
MIN. TREES REQUIRED	14
TREES PROVIDED	14
*THE MINIMUM WIDTH OF A BUFFER MAY BE REDUCED AN ADDITIONAL 25% IF A FENCE OR WALL IS CONSTRUCTED IN ACCORDANCE WITH THESE REGULATIONS.	
**SHRUBS ARE NOT REQUIRED IF A FENCE OR WALL IS CONSTRUCTED IN ACCORDANCE WITH THESE REGULATIONS.	

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	CONDITION
14	Japanese Zelkova	<i>Zelkova serrata</i>	2.5" cal.	8'	B&B

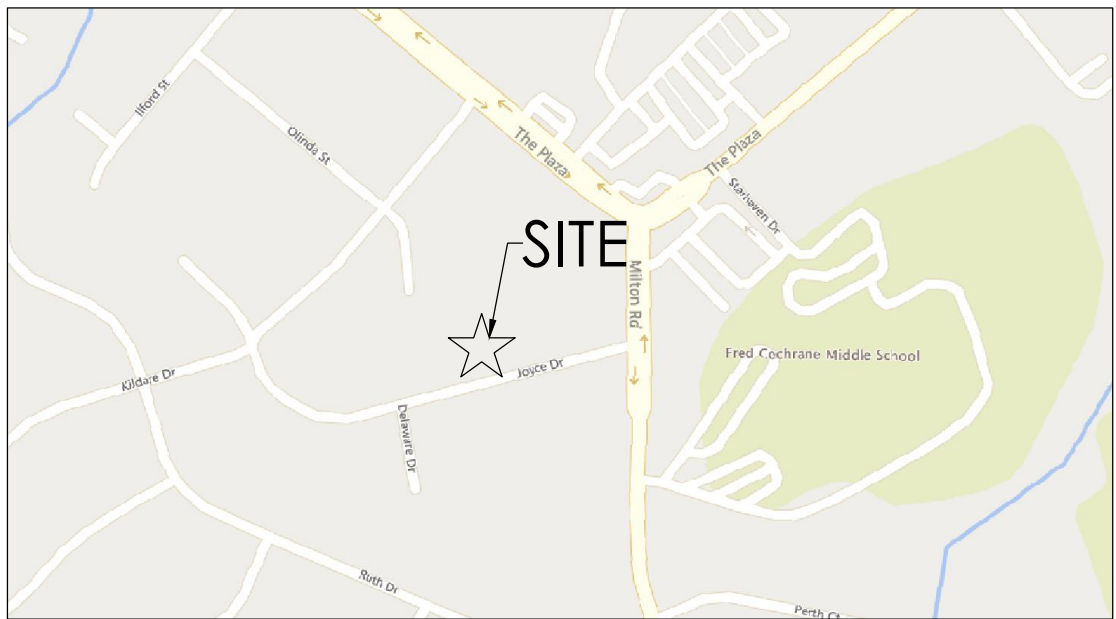
LOCATION:	5817 JOYCE DR. CHARLOTTE, NC 28215.
EXISTING ZONING:	PARCEL ID: 09910423 ZONED - B1 PARCEL ID: 09910415 ZONED R4
PROPOSED ZONING:	B2 (CD)
OWNER:	CHARLES T CARPENTER
	5817 JOYCE DR
	CHARLOTTE NC 28215
AREA (ACRES)	0.348 + 0.316 = 0.664 AC
PARCEL ID	09910423 - 09910415
SETBACK FROM R/W	20'
SIDE YARD	8'
REAR YARD	10'
FEMA MAP #	3710457-400K
FEMA EFFECTIVE DATE	02/19/2014
SOIL TYPES	CuB
SITE LIGHTING BY OTHERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS	

ITEM #	ITEM	PROVIDED
1	PARKING SPACES PROVIDED	18 SPACES
2	MIN. DRIVE AISLE WIDTH	AS NOTED
3	MIN. DRIVEWAY RADIUS	AS NOTED

1. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE APPROVED PLAN

2. SIGHT LIGHTING BY OTHERS
3. SIGN PERMITTING BY OTHERS
4. THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGNS, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVERS' LINE OF SIGHT
5. BUILDING FOOTPRINT FOR REFERENCE ONLY. SEE ARCHITECTS PLANS FOR BUILDING DIMENSIONS AND STAKING. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY.

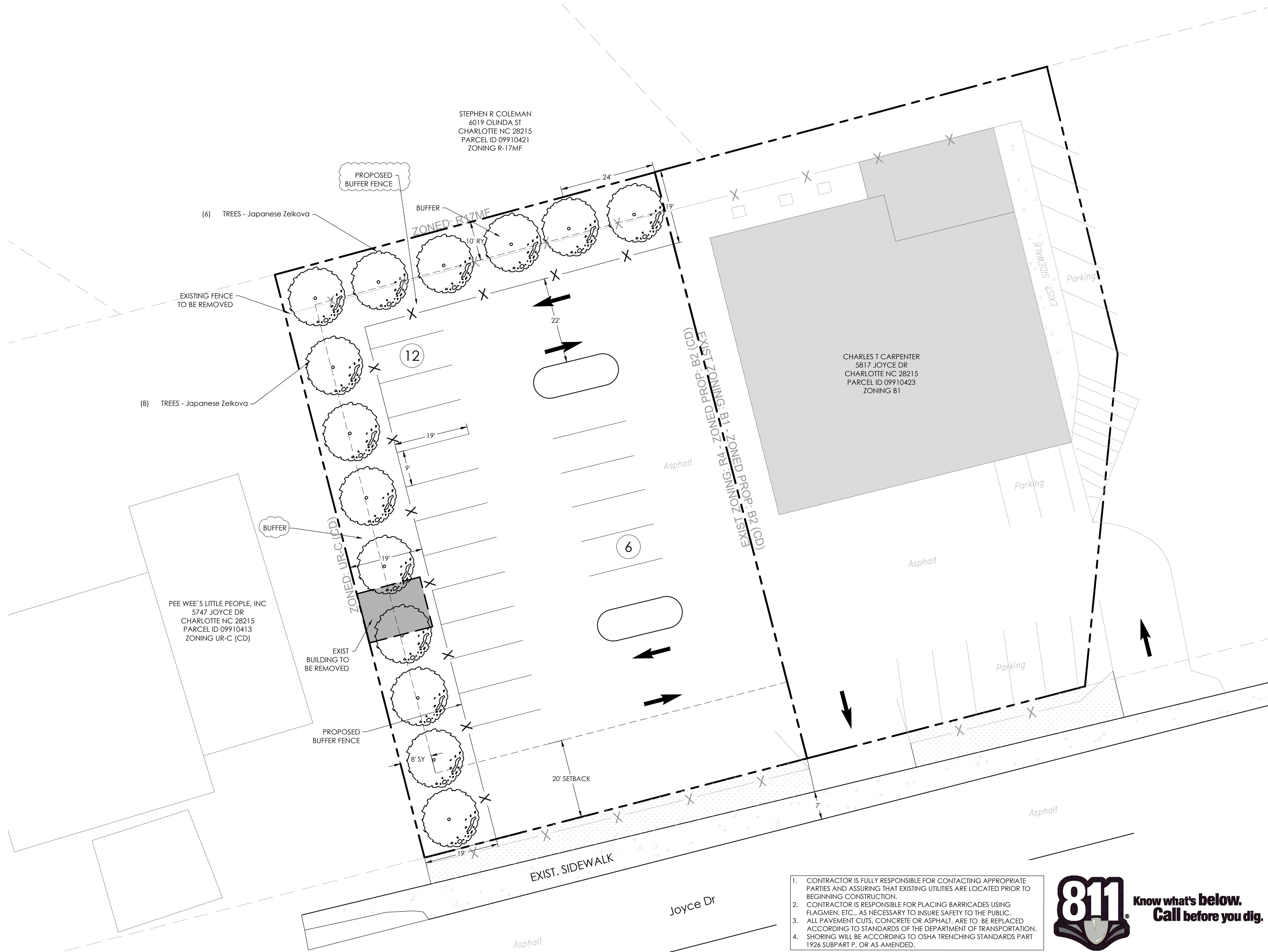
ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL PARCEL AREA	15,158 SF	0.35 AC	100 %
EXISTING BUILDING	212 SF	0.00 AC	1.40 %
EXISTING PAVEMENT	5,677 SF	0.13 AC	37.45 %
APPROX. TOTAL IMPERVIOUS	6,889 SF	0.16 AC	45.45 %
IMPERVIOUS TO BE REMOVED	212 SF	0.00 AC	1.40 %
PROPOSED PAVEMENT & CURB	7,500 SF	0.17 AC	49.48 %
MISC. SIDEWALKS & CONCRETE	322 SF	0.01 AC	2.12 %
TOTAL IMPERVIOUS	14,499 SF	0.33 AC	95.65 %
TOTAL PERVIOUS	659 SF	0.02 AC	4.35 %



VICINITY MAP
SCALE: N.T.S.

NON-STANDARD ITEMS (E: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDDI AT 704-336-3888. FOR PRIVATE MAINTAINED STREETS, CONTACT THE CITY OF CHARLOTTE OR THE CITY OF CHARLOTTE DEVELOPER. APPROVALS MUST BE OBTAINED PRIOR TO BEGINNING WORK. THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDDI PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDDI AT 704-432-1562 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CDDI AT 704-336-8348 AS SOON AS POSSIBLE FOR IMPACTS OF 30 DAYS OR MORE. THE CITY OF CHARLOTTE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS. THE CITY OF CHARLOTTE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JUIGU, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER. DEVELOPER TO CONTACT CDDI (ANTHONY MENDEZ, 704-336-7071) DURING SITE PLANNING PERIOD TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY. FOR THIS PROJECT, COORDINATE WITH THE CITY OF CHARLOTTE AND CDDI FOR STREET LIGHTING REQUIREMENTS. THE CITY OF CHARLOTTE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS. PRIVATE DEVELOPER UTILITY RELOCATION COORDINATION - FOR ALL UTILITY RELOCATION RELATED TO BOTH EXISTING UTILITY RELOCATION NEEDS AND PROPOSED NEW UTILITY INSTALLATIONS, PLEASE CONTACT RALPH TRUITT, CDDOT ROW UTILITY COORDINATOR AT 704-336-4248 OR RTRUITT@CHARLOTTENC.GOV.

A JOINT USE MANHOLE (JUMH) IS TO BE PROVIDED BY THE DEVELOPER TO ACCOMMODATE ALL UTILITY TELECOM SERVICES PROVIDERS. THE JOINT USE MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF THE CITY RIGHT-OF-WAY.



5817 JOYCE DR REZONING

PIN 09910415

5817 JOYCE DR CHARLOTTE NC 28215

SITE PLAN- REZONING 2022-013

REVISIONS:

COMMENTS 06-30-2022

[illegible]

EX01- REZONING.DWG

PROJECT NUMBER: 219072

DATE: 01/25/2022 DRAWN BY: MC

REZONE

SHEET OF