1. GENERAL PROVISIONS
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 0.664-AC SITE WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 09910423 / 09910415.

DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-2(CD) ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

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.

FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.207 OF THE ORDINANCE.

2. PURPOSE
A) THE PURPOSE OF THIS ZONING APPLICATION IS PROPOSED A NEW PARKING TO SERVE THE EXISTING AUTO REPAIR FACILITY AND ASSOCIATED PARKING LOT.

B) TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM R4/ B1 TO B-2(CD).

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.

5. TRANSPORTATION
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 CDOT FOR APPROVAL.

B) AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY PUBLIC STREETS.

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

D) 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 CDOT FOR APPROVAL.

E) DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED IS NEEDED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

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

6. OPEN SPACE, STREETSCAPE AND LANDSCAPING
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.

7. LIGHTING
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.

8. AMENDMENTS TO REZONING PLAN
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.

9. ENVIRONMENTAL FEATURES

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

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

10. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
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.

NOTES:
- A MINIMUM 22 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.	
SITE AREA = 0.664 AC 27' BUFFER WIDTH REDUCED 25% WITH FENCE TO 20.25'	

PLANT LIST

TREES

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	CONDITION
14	LIVE OAK	*Quercus Virginiana*	2.5" cal.	8'	B&B

SHURBS

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	CONDITION
15	Camellia	*Camellia japonica*	3 GAL.	18"	CONT.

CONDITIONAL NOTES:
- TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED AT THE TIME THAT PERMITTED USES FOR THE SITE CHANGES.
- EXISTING SIDEWALK TO REMAIN IN PLACE.

SITE DATA TABLE

LOCATION:	5817 JOYCE DR. CHARLOTTE, NC 28215.
EXISTING ZONING:	PARCEL ID: 09910423 ZONED - B1PARCEL ID: 09910415 ZONED R4
PROPOSED ZONING:	B2 (CD)
PROPOSE USE:	EXITING AUTOREPAIR FACILITY AND ASSOCIATED PARKING LOT
OWNER:	CHARLES T CARPENTER
	5817 JOYCE DR
	CHARLOTTE NC 28215
AREA (ACRES)	0.348 + 0.316 = 0.664 AC
PARCEL ID	09910423 - 09910415
MAX BUILDING HEIGHT	40'
SETBACK FROM R/W	20'
SIDE YARD	8'
REAR YARD	10'
FEMA MAP #	371045740OK
FEMA EFFECTIVE DATE	02/19/2014
SOIL TYPES	CuB
SITE LIGHTING BY OTHERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS	

ZONING CODE SUMMARY

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

NOTES:
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.

STORMWATER IMPACT NOTES:
(I) STORM WATER QUALITY TREATMENT
FOR DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA (BUA), CONSTRUCT WATER QUALITY STORMWATER CONTROL MEASURES (SCMS) DESIGNED FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. SCMS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.

(II) VOLUME AND PEAK CONTROL
FOR DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. RUNOFF VOLUME DRAWDOWN TIME SHALL BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.

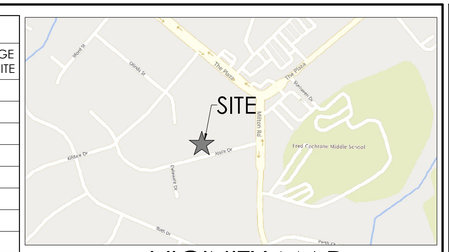
FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO NOT EXCEED THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YR, 6-HR STORM AND PERFORM A DOWNSTREAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSTREAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YR AND 25-YR, 6-HOUR STORMS.

FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO NOT EXCEED THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSTREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.

STAFF IS AVAILABLE TO DISCUSS MITIGATION OPTIONS PRIOR TO THE REZONING PLAN APPROVAL SHOULD THE PROJECT HAVE PRACTICAL CONSTRAINTS THAT PRECLUDE PROVIDING THE ABOVE REFERENCED STORMWATER MANAGEMENT.

IMPERVIOUS SUMMARY

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.

CHARLOTTE WATER NOTES:
SUMMARY: WATER AND SEWER IS ACCESSIBLE FOR THIS REZONING BOUNDARY.

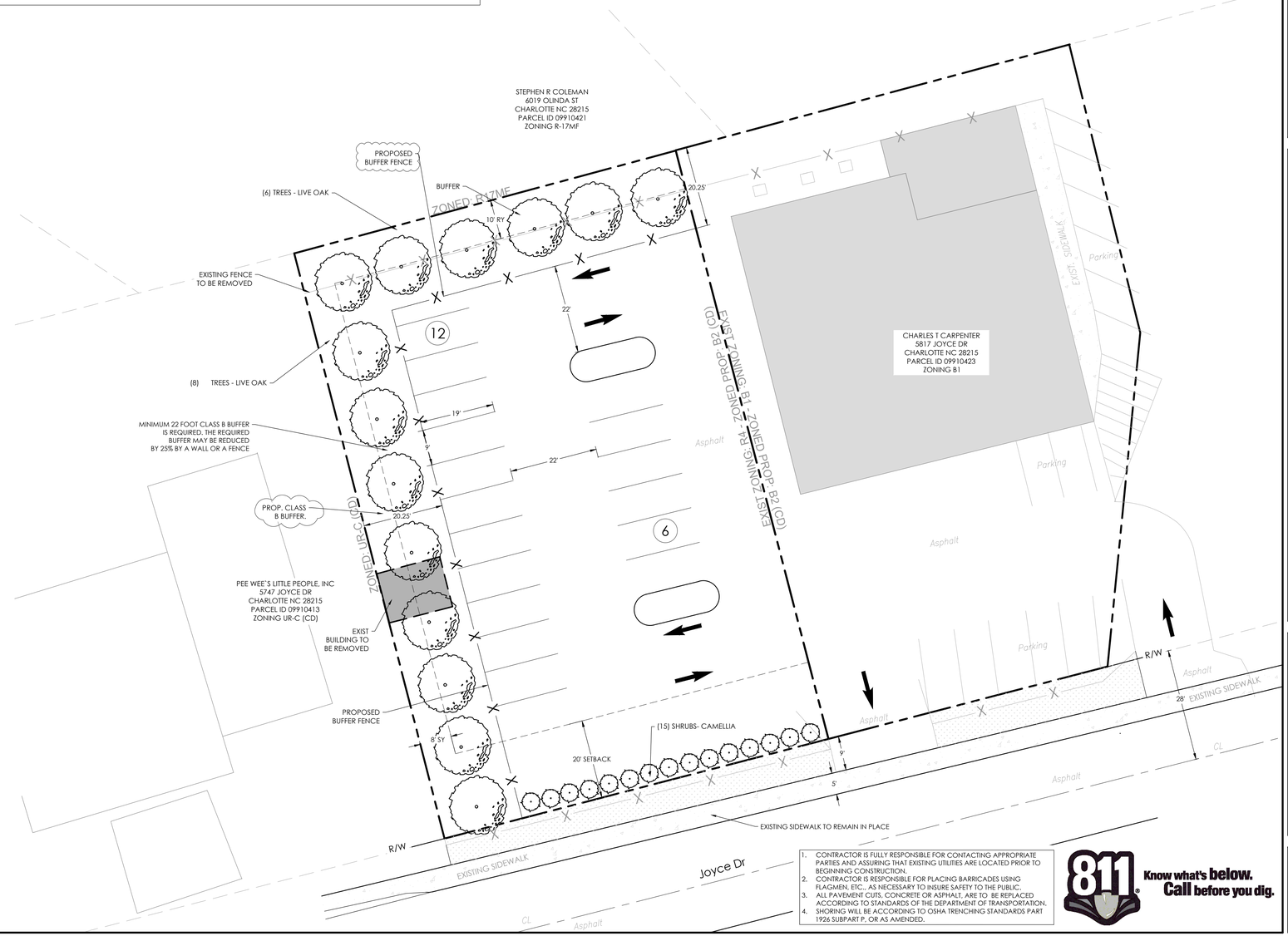
CHARLOTTE WATER HAS ACCESSIBLE WATER SYSTEM INFRASTRUCTURE FOR THE REZONING BOUNDARY VIA AN EXISTING 6-INCH WATER DISTRIBUTION MAIN LOCATED ALONG JOYCE DR.

CHARLOTTE WATER HAS ACCESSIBLE SANITARY SEWER SYSTEM INFRASTRUCTURE FOR THE REZONING BOUNDARY VIA AN EXISTING 8-INCH GRAVITY SEWER MAIN LOCATED ALONG JOYCE DR.

DEVELOPMENT IS ENCOURAGED TO CONTACT INSTALLATION DEVELOPMENT SERVICES AT (704) 336-5499 TO REVIEW SERVICE CONNECTION DESIGN REQUIREMENTS AND CITY ORDINANCES (E.G., BACKFLOW, SEPARATE METER ORDINANCE, PUBLIC/PRIVATE PIPELINE EXTENSIONS). COMMENTS: WILL NEED TO ACQUIRE CAP. HAS DIRECT ACCESS TO WATER/SEWER. CONTACT OUR NEW SERVICES DEPARTMENT FOR WATER/SEWER SERVICES.

RESERVATION OF SANITARY SEWER SYSTEM CAPACITY THROUGH THE CHARLOTTE WATER'S CAPACITY ASSURANCE PROGRAM IS THE RESPONSIBILITY OF THE CUSTOMER/DEVELOPMENT. CONTACT THE NEW SERVICES GROUP AT
(704) 432-2854 FOR FURTHER INFORMATION ON RESERVING CAPACITY UP TO 24 MONTHS.

LAND USE POLICY:
THE CHARLOTTE FUTURE 2040 POLICY MAP RECOMMENDS THE NEIGHBORHOOD CENTER PLACE TYPE FOR THIS SITE.



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

811 Know what's below. Call before you dig.

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Landscape Architecture | Civil Engineering
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N
W E
S
NORTH ARROW
0 10 20 40
GRAPHIC SCALE 1"=20 FT.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 23557 10/28/2022 TIMOTHY D. FOLEY

5817 JOYCE DR REZONING
PIN 09910415
5817 JOYCE DR CHARLOTTE NC 28215

SITE PLAN- REZONING 2022-013

REVISIONS:
COMMENTS 06-30-2022
CLT COMMENTS 08-30-2022
CLT COMMENTS 09-26-2022

EX01- REZONING.DWG
PROJECT NUMBER: 219072
DATE: 01/25/2022 DRAWN BY: MG
SHEET REZONE OF