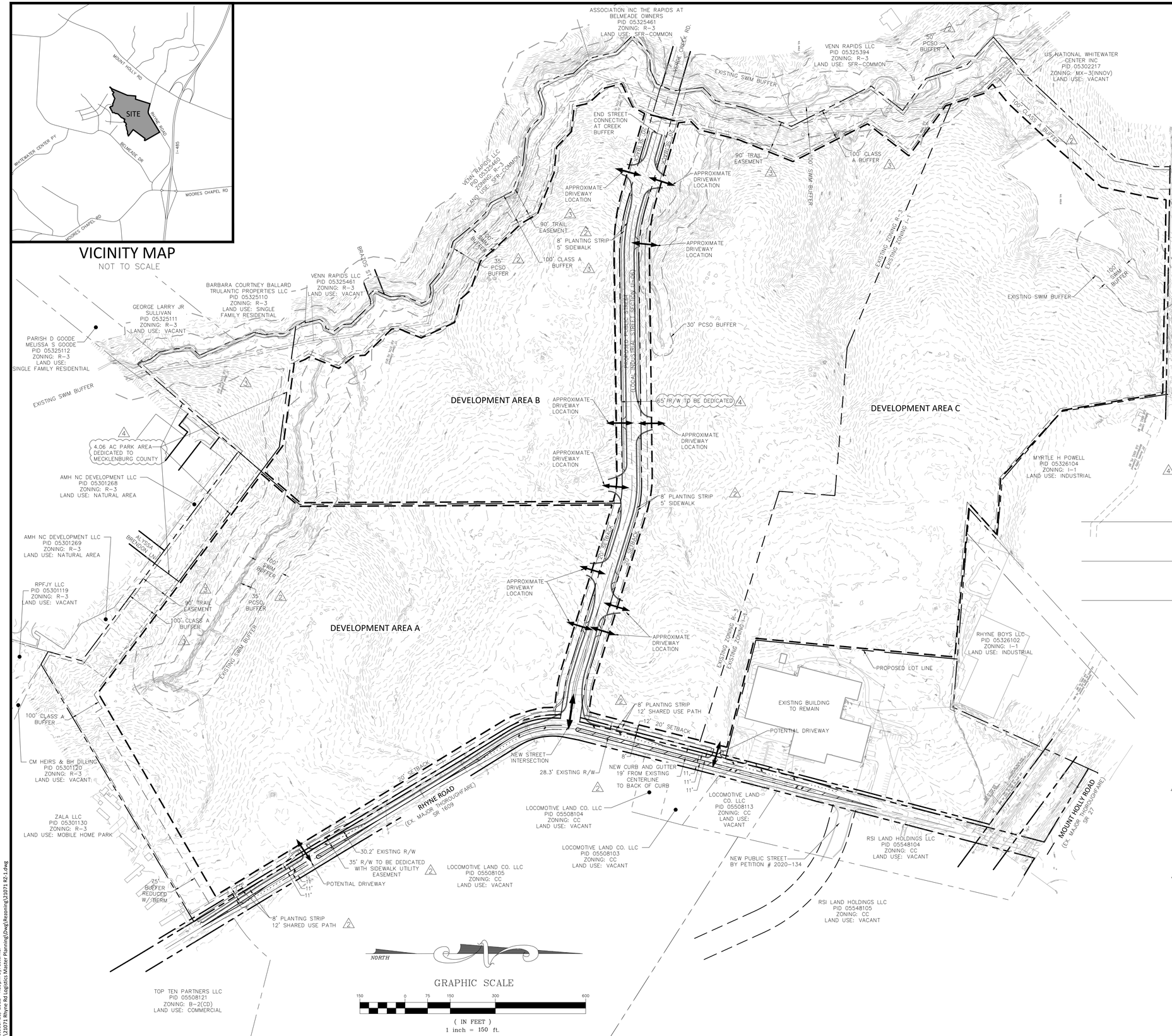
VICINITY MAP

NOT TO SCALE



NORTH

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

1 inch = 150 ft.

PETITION NO. 2021-284

DEVELOPMENT STANDARDS

PETITIONERS: BEACON ACQUISITIONS LLC & CRESCENT COMMUNITIES

10/20/2022

Site Development Data:

Tax Parcel Numbers: 053-261-05, portion of 053-261-01, 053-251-15, 053-251-14, 053-251-13, 053-011-45, 053-011-37, 053-011-33, 053-011-34, 053-011-35, 053-011-36, and 053-011-31

Acreage: +/- 135.35 acres
Existing Zoning: I-1, I-2(CD), and R-3
Proposed Zoning: I-1(CD)
Existing Use: Vacant
Proposed Use: Industrial
Maximum Development: Up to 1,775,000 square feet of gross floor area, as further limited below
Maximum Building Height: Height as permitted by the Ordinance.
Maximum FAR: Not to exceed 0.8

I. General Provisions

a. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed jointly by Beacon Acquisitions LLC and Crescent Communities (collectively, the "Petitioners") to accommodate an industrial development on that approximately 135.35-acre site located near the southwest intersection of Rhyne Road and Mount-Holly Road, more particularly described as Tax Parcel Numbers 053-261-05, portion of 053-261-01, 053-251-15, 053-251-14, 053-251-13, 053-011-45, 053-011-37, 053-011-33, 053-011-34, 053-011-35, 053-011-36, and 053-011-31 (the "Site").

b. Development of the Site shall be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended reflect maximum development rights and the arrangements and locations of access points.

c. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-1 Zoning District shall govern all development taking place on the Site.

d. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes 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.

II. Permitted Uses and Maximum Development

The Site may be developed with up to 1,775,000 square feet of gross floor area of warehousing, warehouse distribution, manufacturing, office, and all other industrial uses as permitted by right and under prescribed conditions together with accessory uses, as allowed in the I-1 zoning district. The following items will not be counted as part of the allowed gross floor area for the Site: structured parking facilities and all loading dock areas (open or enclosed).

In no event shall the following uses be permitted:

- Abattoirs
- Adult establishment
- Airports
- Animal crematoriums
- Armories for meetings and training of military organizations
- Automobile service stations
- Automotive repair garages
- Beneficial fill sites
- Car washes
- Crematory facilities
- Commercial rooming houses
- Dry cleaning and laundry establishments
- Heliports and helistops
- Indoor training and shooting facilities
- Jails and prisons
- Junk yards
- Petroleum tank farm
- Cemeteries
- Landfills, including Construction and Demolition (C&D) Landfills, Land Clearing and Inert Debris Landfills, and Sanitary Landfills
- Quarries
- Raceway and dragstrips
- Railroad freight yards, repair shops and marshalling yards
- Stadiums and arenas of no more than 5,000 seats

III. Transportation

a. Vehicular access to the Site will be as generally depicted on the Rezoning Plan, final locations of such access points to be determined in coordination with CDOT/NCDOT during the permitting phase of development.

b. Petitioner(s) shall construct a new public street through the Site to local industrial standards, extending through from its intersection at Rhyne Road and terminating at the creek crossing, as generally depicted on the Rezoning Plan. Such construction shall be completed in phases as determined during permitting phase of development. Petitioner(s) shall dedicate the 65' right-of-way of the new public street to the property line for the future Verde Creek Drive connection. Petitioner(s) will not compete construction of the connection to Verde Creek Drive (i.e., no vehicles will be able to drive through the Site to the neighborhood at Verde Creek Drive as part of the Petitioners' development).

c. Petitioner(s) shall make the following improvements per the results of the traffic impact study (TIS), as coordinated with CDOT and NCDOT:

1. At the Rhyne Road & Access "A" Intersection (Unsignalized):

d. Implement the following right-in/right-out access configuration: One ingress lane and one egress lane (a terminating eastbound right turn lane) on proposed Access "A";

e. Construct a southbound right turn lane on Rhyne Road with 300 feet of storage; and

f. Construct a median on Rhyne Road to limit Access "A" to right-in/right-out only.

2. At the Rhyne Road & Access "B" Intersection (Unsignalized):

g. Implement the following full movement access configuration: One ingress lane and one egress lane (a terminating eastbound left-right turn lane) on proposed Access "B";

h. Construct a southbound right turn lane on Rhyne Road with 150 feet of storage; and

i. Construct a northbound left turn lane on Rhyne Road with 150 feet of storage

3. At the Rhyne Road & Access "C" Intersection (Unsignalized):

j. Implement the following full movement access configuration: One ingress lane and one egress lane (a terminating eastbound left-right turn lane) on proposed Access "C";

k. Construct a southbound right turn lane on Rhyne Road with 100 feet of storage; and

l. Construct a northbound left turn lane on Rhyne Road with 150 feet of storage

d. Petitioner agrees to a $250,000 contribution towards the construction of intersection improvements associated with the planned intersection improvement project at Mount Holly Road, Sonoma Valley Drive and Rhyne Road. The contribution shall be made within nine (9) months of zoning petition approval by the Charlotte City Council or prior to the City of Charlotte issuance of a site Grading Permit, whichever comes first.

e. Petitioner shall dedicate right-of-way along the Site's frontage of Rhyne Road from the road centerline as generally depicted on the Rezoning Plan. Sidewalk utility easements may be provided.

f. Petitioner shall construct a minimum eight (8) foot planting strip and twelve (12) foot shared-use path along the Site's frontage of Rhyne Road. A utility easement may be provided for the shared-use path.

g. Petitioner shall provide a minimum five (5) foot wide sidewalk and eight (8) foot wide planting strip along each side of the proposed local industrial public street through the Site.

h. Petitioner shall dedicate all rights-of-way where necessary, in fee simple conveyance to the City of Charlotte prior to the issuance of the first building certificate of occupancy for the development area or phase for which the right(s)-of-way relates to.

i. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed (either constructed or bonded) prior to the issuance of the first building certificate of occupancy for the development area or phase for which it relates.

j. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north western Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

IV. Architectural Standards

a. Building Materials: the principal building(s) constructed on the Site may use a variety of building materials. The building materials may be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as HardiPlank, panel, shingles, or similar products), metal panels, EIFS, cast on site concrete panel or wood. Vinyl as a building material may only be permitted on windows, soffits, and trim.

V. Greenways, Trails, and Buffers

a. The Petitioner(s) shall provide a minimum one hundred (100) foot wide Class A buffer, which may be reduced 25% per the Ordinance with a berm, in the areas as generally depicted on the Rezoning Plan.

b. Petitioner shall dedicate and convey a minimum four (4) acres to Mecklenburg County for a future neighborhood park, as generally depicted on the Rezoning Plan. This dedication may include buffers.

c. Petitioner shall dedicate a minimum ninety (90) foot wide trail easement along the western property boundary, as generally depicted on the Rezoning Plan, to Mecklenburg County for future trail connections to the adjacent residential neighborhoods and park parcel. This dedication may include tree save areas and buffers but shall not include stormwater BMPs.

d. The park and trail dedication areas shall be considered part of the unified development for the Site so as to not require buffering between the park/trails and the proposed industrial development on the Site.

VI. Signage

a. [Reserved]

VII. Lighting

a. The development will have zero footcandles at the property line if the neighboring parcel is in a Single-Family Zoning District (i.e., R-3, R-4, R-5, R-6, an R-8 districts).

VIII. Environmental Features

a. The Petitioner(s) shall satisfy the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.

b. The location, size, and type of storm water management systems are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

c. Development within the SWIM/PCSO Buffer, if provided, shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

IX. Binding Effect of the Rezoning Documents and Definitions

a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner(s) and subsequent owners of the Site and their respective successors in interest and assigns.

b. Throughout these Development Standards, the terms, "Petitioner(s)" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner(s) or the owner(s) of any part of the Site from time to time who may be involved in any future development thereof.

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REZONING PETITION # 2021-284

FOR

RHYNE ROAD LOGISTICS PARK

CHARLOTTE, NORTH CAROLINA

BEACON ACQUISITIONS LLC
& CRESCENT COMMUNITIES

CHARLOTTE, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL C-3139 ORSBORN ENGINEERING GROUP, P.A.

NO.	DATE	REVISIONS
5	10/19/22	REVISED PER COMMENTS
4	09/12/22	REVISED PER COMMENTS
3	06/13/22	REVISED PER STAFF COMMENTS
2	03/29/22	REVISED NOTES
1		

JOB #	21071
DATE:	12/20/21
SCALE:	1" = 150'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1

October 28, 2022 - 4:39pm By: dstarkel
P:\21071 Rhyne Rd Logistics Master Planning\Dwg\Rezoning\21071 RZ-1.dwg

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