

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

The development depicted on the Technical Data Sheet is intended to reflect the arrangement of proposed uses on the Site, but the final configuration, placement and size of the individual site elements may be altered or modified within the limits prescribed by the City of Charlotte Zoning Ordinance (the "Ordinance") and the standards established by the Technical Data Sheet and these Development Standards during design development and construction phases. Parking layouts may be modified to accommodate the final building locations. One or more buildings may be located within Parcel A and one or more buildings may be located within Parcel B.

PERMITTED USES

Parcel A

1. Parcel A may be devoted to uses as permitted in the I-1 zoning classification along with any accessory uses that are clearly incidental and related thereto with the exception of the following disallowed uses:

- motels and hotels,
- fast food restaurants with drive through facilities,
- convenience stores with gasoline sales,
- car washes as a principal use,
- automotive service stations,
- adult establishments, and
- nightclubs.

2. In the event Parcel A is redeveloped or the existing building located on Parcel A is expanded, new development shall comply with all applicable regulations under the I-1 zoning classification in effect at the time of such redevelopment.

Parcel B

Parcel B may be devoted to:

- sales of truck chassis and parts,
- truck repair and servicing, and
- uses as permitted in the O-1 zoning classification and any accessory uses that are clearly incidental and related thereto.

Notwithstanding anything contained herein to the contrary, the following uses shall not be permitted on Parcel B:

- motels and hotels,
- fast food restaurants with drive through facilities,
- convenience stores with gasoline sales,
- car washes as a principal use,
- automotive service stations,
- adult establishments,
- nightclubs,
- dwellings, detached, duplex, triplex and quadraplex,
- dwellings, attached and multi-family up to 12 units in a building,
- dwellings, mixed use, and
- planned multi-family and attached developments.

DEVELOPMENT CONDITIONS

1. A 100 foot Class B buffer shall be established along the northern boundary line of Parcel A as more particularly depicted on the Technical Data Sheet, which buffer shall conform to the standards of Section 12.302 of the Ordinance. This 100 foot Class B buffer shall be undisturbed, provided, however, that in the event that the existing vegetation does not meet the tree and shrub requirements of a Class B buffer, supplemental plantings may be installed to bring this Class B buffer into compliance with these requirements. Notwithstanding anything contained herein to the contrary, the width of this 100 foot Class B buffer may not be reduced.

2. In the event that Parcel A is redeveloped or in the event that additional buildings are constructed on Parcel A, both of which are permitted hereunder, Parcel A shall be brought into compliance with the Post Construction Controls Ordinance.

3. Any development on Parcel B shall conform with all applicable regulations under the B-2 zoning district plus the following additional standards and provisions:

- a. Parcel B of the Site may be developed with up to 110,000 square feet of gross floor area.

- b. A minimum of 15 percent of Parcel B of the Site shall be devoted to tree save areas.

- c. No wall pack style light fixtures will be permitted on those portions of the buildings oriented directly to the I-85 Service Road (Equipment Drive). Any wall pack style light fixtures and any other types of exterior light fixtures (including pole lights) installed on Parcel B shall be copped and fully cut off and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

- d. All signs placed on Parcel B of the Site will be erected in accordance with Chapter 13 of the Ordinance. A Freeway or Expressway Sign may be installed on Parcel B, and any detached sign shall not exceed 35 feet in height and shall have a maximum sign face area per side of 100 square feet. The developer of Parcel B shall install directional signage on the Parcel B driveways on the I-85 Service Road (Equipment Drive) directing traffic towards Sugar Creek Road.

- e. A 75 foot Class B buffer shall be established along that portion of Parcel B's northern boundary line that is more particularly depicted on the Technical Data Sheet, which buffer shall conform to the standards of Section 12.302 of the Ordinance. The exterior 50 feet of this 75 foot Class B buffer shall be undisturbed, provided, however, that in the event that the existing vegetation does not meet the tree and shrub requirements of a Class B buffer, supplemental plantings may be installed to bring this Class B buffer into compliance with these requirements. Additionally, in the event that a wall, fence or berm is installed within this 75 foot Class B buffer, it must be installed within the interior 25 feet of this 75 foot Class B buffer. The developer of Parcel B reserves the right to grade and to install a wall, fence, berm, pedestrian sidewalks and utility lines and facilities within the interior 25 feet of this 75 foot Class B buffer, provided, however, that utility lines and facilities may only cross this buffer area at interior corners measured at the property line which are not less than 75 degrees.

Where existing trees and natural vegetation have been cleared within the interior 25 feet of this 75 foot Class B buffer to accommodate the installation of a wall, fence, berm, pedestrian sidewalks or utility lines and facilities, the cleared, unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.

Notwithstanding anything contained herein to the contrary, the width of this 75 foot Class B buffer may not be reduced.

- f. A 50 foot Class B buffer shall be established along those portions of Parcel B's northern and eastern boundary lines that are more particularly depicted on the Technical Data Sheet, which buffer shall conform to the standards of Section 12.302 of the Ordinance. This 50 foot Class B buffer shall be undisturbed, provided, however, that in the event that the existing vegetation does not meet the tree and shrub requirements of a Class B buffer, supplemental plantings may be installed to bring this Class B buffer into compliance with these requirements. Notwithstanding anything contained herein to the contrary, the width of this 50 foot Class B buffer may not be reduced.

- g. All screening and landscaping on Parcel B of the Site shall meet or exceed the standards of the Ordinance. All roof mounted mechanical equipment will be screened from view at grade from adjacent public rights of way and adjacent properties. Parking areas located on Parcel B will be screened from abutting property and from public view from a public street as required under Section 12.303 of the Ordinance. Notwithstanding the foregoing, in the event Parcel B of the Site develops as a truck sales/service center, the parking areas shall not be required to be screened as provided in Section 12.303(1)(a) of the Ordinance.

- h. Dumpster areas will be enclosed on all three sides by an opaque wall with the fourth side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a screen wall.

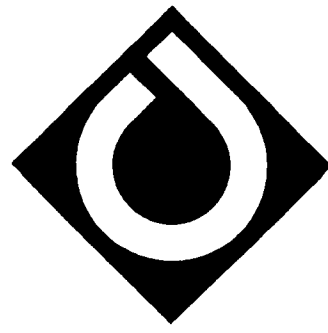
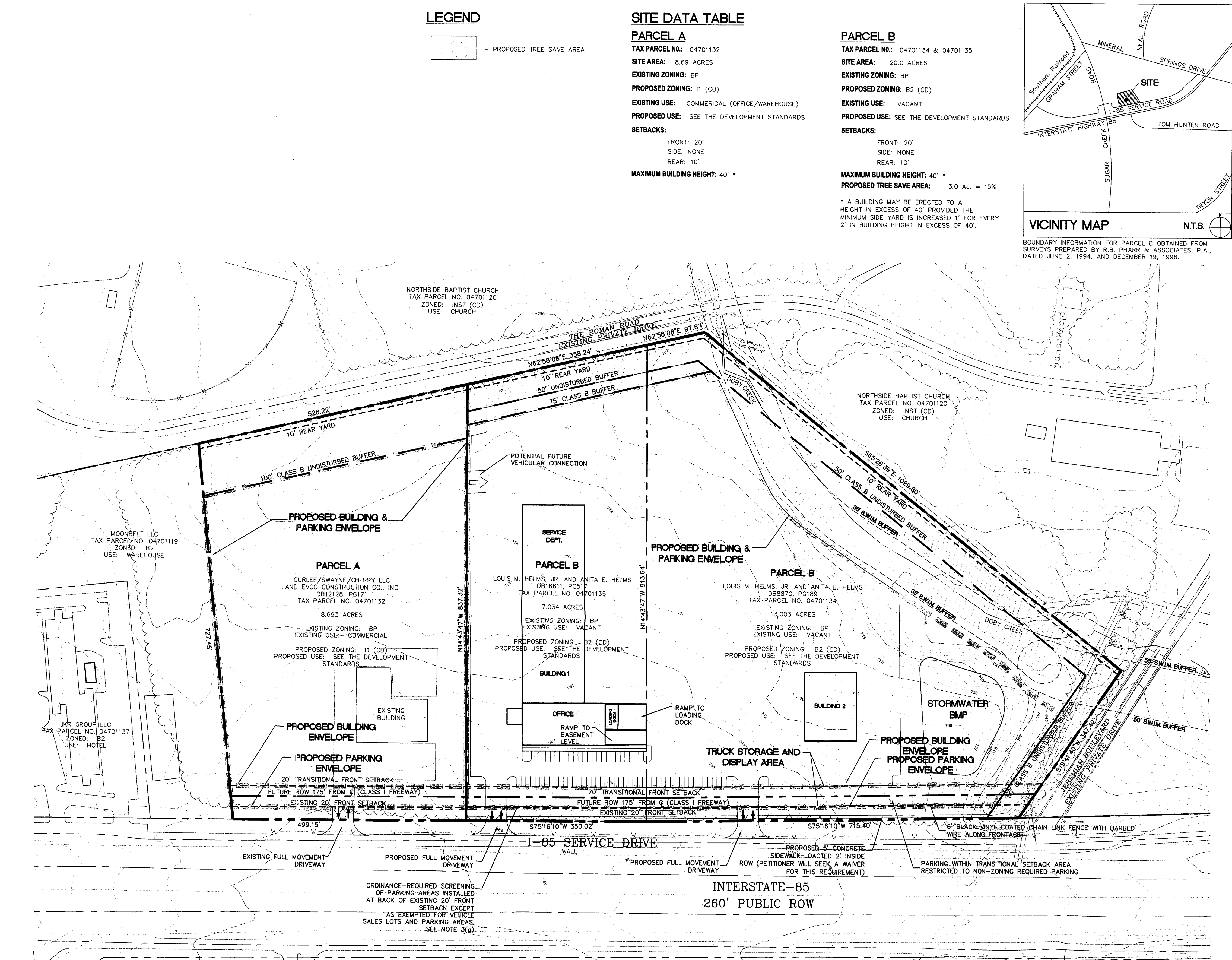
- i. In the event Parcel B of the Site develops as a truck sales/service center, the truck sales component of the use will not operate on Sundays.

- j. Parking and loading on Parcel B of the Site shall conform to Chapter 12, Part 2 of the Ordinance. As depicted on the Technical Data Sheet, a maximum of two bays of vehicular parking shall be permitted directly in front of Building 1 on Parcel B. Notwithstanding the foregoing, in the event that Parcel B of the Site develops as a truck sales/service center, up to two trucks may be displayed on Parcel B directly in front of Building 1 within the transitional setback but outside of the required setback. Additionally, as depicted on the Technical Data Sheet, vehicles and trucks may be parked and displayed on Parcel B east of Building 1.

- k. Stormwater Volume Control - For commercial projects with defined watersheds greater than 24 % BUA, the developer of Parcel B shall provide stormwater measures to control the entire volume for the 1-year, 24 hour storm. Runoff volume drawdown time shall be a minimum of 24 hours but not more than 120 hours.

- l. Stormwater Peak Control - For commercial projects with greater than 24 % BUA, the developer of Parcel B shall provide stormwater measures to control the peak discharge to match the predevelopment runoff rates for the 10-year, 6-hour storm and perform a downstream 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-year and 25 year, 6-hour storms.

For commercial projects with less than or equal to 24 % BUA but greater than one acre of disturbed area, the developer of Parcel B shall provide stormwater measures to control the peak discharge to match the predevelopment runoff rates for the 2 and 10 year, 6 hour storm.



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Charlotte Truck Center

APPROVED BY
CITY COUNCIL
MAR 17 2008

Charlotte, North Carolina

TECHNICAL DATA SHEET
Petition #2008-023

Project No.

3766

Issued

10/12/07

Revised

01/17/08

02/25/08

03/06/08

SCALE: 1"= 100'

0 50 100 200

RZ1.0

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