

DEVELOPMENT DATA:

TOTAL PROPERTY AREA: 2.75 ACRES  
TAX PARCEL: 039-102-05 AND 039-102-06  
EXISTING ZONING: I-1  
PROPOSED ZONING: I-2(CD)  
EXISTING USE: VACANT  
PROPOSED USE: TRANSPORTATION OFFICE AND PARKING FACILITY  
PARKING PROVIDED: PARKING WILL BE PROVIDED PER ORDINANCE REQUIREMENTS  
LOT SETBACKS PER ORDINANCE REQUIREMENTS: 20' FRONT SETBACK 0-5' SIDE YARDS (OPTIONAL) 10' REAR YARD  
PROPOSED BUILDING: 2,500 S.F. (OFFICE)

1. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THE PETITIONER TO ACCOMMODATE THE DEVELOPMENT OF AN APPROXIMATELY 2.75 ACRE SITE LOCATED ON THE EAST SIDE OF NORTHPOINTE INDUSTRIAL ROAD.
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLANS 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(CD) ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT AT THE SITE.
- THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT OF THE DEVELOPMENT AND SITE IMPROVEMENTS MAY BE MODIFIED IN ACCORDANCE WITH APPLICABLE SETBACK, YARD AND BUFFER REQUIREMENTS AS DEPICTED ON THE REZONING PLAN AND THE ORDINANCE.
- THE DEVELOPMENT OF THE SITE IS PROPOSED WITHIN MULTIPLE ADJACENT PARCELS THAT ARE TO BE CONSOLIDATED. THEREFORE, ANY YARD, BUFFER, BUILDING HEIGHT SEPARATION REQUIREMENTS, AND ANY OTHER REGULATIONS RELATED TO PARCEL BOUNDARIES SHALL NOT BE REQUIRED INTERNALLY.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE OWNERS OF THE SITE IN ACCORDANCE WITH PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO REQUIREMENTS SET FORTH IN SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES

- THE SITE MAY BE DEVELOPED FOR USE AS A TRANSPORTATION OFFICE AND PARKING FACILITY IN ADDITION TO ANY SUCH USES PERMITTED IN THE I-2 ZONING DISTRICT BY-RIGHT OR UNDER PRESCRIBED CONDITIONS, ALONG WITH ACCESSORY USES, WITH THE EXCEPTION OF THOSE SPECIFICALLY PROHIBITED HEREIN.
- THE FOLLOWING USES SHALL NOT BE PERMITTED: BILLBOARDS (1) AIRPORTS; (2) AMUSEMENT, COMMERCIAL OUTDOORS; (3) HELIPORTS AND HELISTOPS, LIMITED; (34) HELIPORTS AND HELISTOPS, UNLIMITED; (35) HIGHWAY AND RAILROAD RIGHTS-OF-WAY; (52) POWER GENERATOR PLANTS; (56) RAILROAD FREIGHT YARDS, REPAIR SHOPS, AND MARSHALING YARDS; (62) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS, DRIVE-IN SERVICES; (70) THEATERS, MOTION PICTURE; (71) THEATERS, DRIVE-IN MOTION PICTURE; (72) ADULT CARE CENTER; (53) ADULT ESTABLISHMENTS; (54) ANY ESTABLISHMENT CONTAINING MORE THAN 70,000 SQUARE FEET OF ENCLOSED SPACE ENGAGED IN THE OPERATION OF A FLEA MARKET; (9) CEMETERIES; (10) CHILD CARE CENTERS; (11) COMMERCIAL ROOMING HOUSES; (12) CONSTRUCTION AND DEMOLITION (C & D) LANDFILLS; (16) DEMOLITION LANDFILLS; (19) FOUNDRIES; (21) JAILS AND PRISONS; (22) JUNKYARDS; (24) LAND CLEARING AND INERT DEBRIS LANDFILLS (LID) OFF-SITE; (26) LUMBER MILLS AND STORAGE YARDS; (28) MEDICAL WASTE DISPOSAL FACILITIES; (38.1) PET SERVICES INDOOR/OUTDOOR (41) QUARRIES; (42) RACEWAYS AND DRAGSTRIPS; (44) SANITARY LANDFILLS; (48) SOLID WASTE TRANSFER STATIONS; (49) STADIUMS AND ARENAS OF NO MORE THAN 5,000 SEATS; (52) UNIVERSITIES, COLLEGES, AND JUNIOR COLLEGES.

- NO HAZARDOUS CHEMICALS SHALL BE STORED OR MANUFACTURED ON THE SITE.

3. TRANSPORTATION/ACCESS

- ALL TRANSPORTATION IMPROVEMENTS PROPOSED AS PART OF THIS RE-ZONING WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- PETITIONER AGREES TO CONSTRUCT AN 8' PLANTING STRIP AND 6' SIDEWALK ALONG THE SITE'S NORTHPOINTE BOULEVARD FRONTAGE AS DEPICTED ON THIS PLAN PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- PETITIONER AGREES TO DEDICATE A SIDEWALK EASEMENT LOCATED APPROXIMATELY 2' BEHIND THE PROPOSED 6' SIDEWALK TO THE CITY OF CHARLOTTE PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- PETITIONER AGREES TO INSTALL AN ELECTRONICALLY CONTROLLED SLIDING GATE WITH REMOTE CONTROL FUNCTIONALITY A MINIMUM OF 25' FROM THE NORTHPOINTE INDUSTRIAL BACK OF CURB ON THE SOUTHERN DRIVEWAY LOCATED CLOSEST TO NORTH HOSKINS ROAD AS NEEDED TO AVOID VEHICULAR QUEUING WITHIN THE PUBLIC RIGHT OF WAY OF NORTHPOINTE INDUSTRIAL BOULEVARD.
- PETITIONER RESERVES THE RIGHT TO CONSTRUCT A MANUALLY CONTROLLED SLIDING GATE AT SECOND ENTRANCE TO THE NORTH OF THE SITE A MINIMUM OF 25' FROM BACK OF CURB OF NORTHPOINTE INDUSTRIAL BOULEVARD.
- VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS FROM NORTHPOINTE INDUSTRIAL BOULEVARD ARE SUBJECT TO ANY MODIFICATIONS AS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) DURING THE REQUIRED DRIVEWAY REVIEW AND PERMITTING PROCESS.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT OF WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- A RIGHT OF WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT OF WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S).
- SIGHT DISTANCE TRIANGLES SHALL BE RESERVED AT THE PROPOSED DRIVEWAYS. TWO 35'X35' SIGHT TRIANGLES ARE REQUIRED FOR THE PROPOSED DRIVEWAYS TO MEET CDOT REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE.
- THE LAYOUT OF THE INTERNAL VEHICULAR CIRCULATION MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE.

4. ARCHITECTURAL AND DESIGN STANDARDS

- THE MAXIMUM HEIGHT OF THE PROPOSED BUILDING DEPICTED ON THE REZONING PLAN SHALL MEET THE I-2 ZONING ORDINANCE REQUIREMENTS.
- DUMPSTER AND RECYCLING AREAS WILL BE SCREENING FROM ADJACENT PROPERTY AND FROM PUBLIC VIEW WITH A MINIMUM 6-FOOT HIGH SOLID WALL WITH A SOLID AND CLOSABLE GATE.
- RETAINING WALLS OF ANY TYPE MAY BE CONSTRUCTED AS NEEDED TO ACCOMMODATE GRADE TRANSITIONS.
- LIGHTING AND SIGNAGE
- ALL STREET AND PARKING LOT LIGHTING FIXTURES SHALL BE SHIELDED AND DOWNWARDLY DIRECTED WITH FULL CUT-OFF FIXTURES. DETACHED LIGHTING SHALL NOT EXCEED 30 FEET IN HEIGHT.
- ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE I-2 ZONING DISTRICT.
- STREETSCAPE AND LANDSCAPING
- THE PETITIONER SHALL PROVIDE LARGE MATURING STREET TREES SPACED 40-FT ON CENTER ALONG THE ENTIRE NORTHPOINTE INDUSTRIAL BOULEVARD RIGHT-OF-WAY FRONTAGE.
- A TREE SURVEY OF ALL TREES TWO (2) INCHES IN DIAMETER AT BREAST HEIGHT (DBH) OR LARGER LOCATED IN THE PUBLIC RIGHT OF NORTHPOINTE INDUSTRIAL BOULEVARD AND ALL TREES EIGHT (8) INCHES OR LARGER WITHIN THE REGULATORY SETBACK IS REQUIRED AS PART OF THE REVIEW, APPROVAL AND PERMITTING OF THE PROPOSED DEVELOPMENT BY URBAN FORESTRY.
- NO TREES CAN BE REMOVED OR PLANTED FROM THE RIGHT OF WAY OF NORTHPOINTE INDUSTRIAL BOULEVARD WITHOUT EXPLICIT AUTHORIZATION FROM THE CITY ARBORIST OR HIS DESIGNEE.
- PERIMETER FENCING SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

7. ENVIRONMENTAL FEATURES

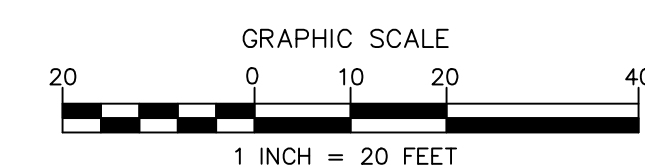
- THE PETITIONER SHALL ADHERE TO ALL REQUIREMENTS OF THE POST CONSTRUCTION CONTROLS ORDINANCE AS THEY APPLY TO INDUSTRIAL DEVELOPMENTS WITHIN THE I-2 ZONING DISTRICT.
- DEVELOPMENT OR DISTURBANCE WITHIN THE PCSO AND SWM STREAM BUFFERS SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.
- PROPOSED SITE DEVELOPMENT SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.
- A FIELD SURVEY TO MAP STREAM BANK AND BUFFER EXTENTS ALONG WITH A WETLANDS SURVEY WILL BE REQUIRED AS PART OF REVIEW, APPROVAL AND PERMITTING BY THE CITY OF CHARLOTTE.
- THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS AND MODIFICATIONS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL WATER TREATMENT REQUIREMENTS, NATURAL SITE DISCHARGE POINTS, AND SITE CONSTRAINTS.

8. GREENWAY DEDICATION

- PETITIONER AGREES TO CONVEY THE AREA WITHIN THE 100' S.W.I.M. BUFFER LOCATED OUTSIDE OF ALL PROPOSED BUILT UPON AREAS, GRADING TRANSITION AREAS, PROPOSED BMP'S, MAINTENANCE ACCESS EASEMENTS AND UTILITIES PRIOR TO THE ISSUANCE OF THE SITE'S FIRST CERTIFICATE OF OCCUPANCY.

LEGEND

- BOUNDARY OF PARCELS TO BE REZONED
- SETBACK AND/OR YARDS
- CLASS 'A' LANDSCAPE BUFFER
- 100' SWM BUFFER
- STREAM CENTERLINE
- FEMA FLOODWAY BOUNDARY
- COMMUNITY ENCROACHMENT AREA BOUNDARY
- 100-YR EXISTING FLOODPLAIN BOUNDARY
- 100-YR FUTURE FLOODPLAIN BOUNDARY



REZONING PETITION:2018-030

Project: NORTHPOINTE INDUSTRIAL  
Charlotte, North Carolina  
Title: REZONING PLAN  
File # 1803-REZONING-030 Date: 02/24/2018 Project Egr: ONI  
Design By: ONI  
Drawn By: ARQ  
Scale: 1" = 20'  
8720 RED OAK BOULEVARD, SUITE 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8335  
RZ1.0

PRELIMINARY  
FOR REVIEW PURPOSES ONLY

NO.	BY	DATE	REVISION
1	CBH	04/16/18	PER REVIEW COMMENTS