



DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	05319305
TOTAL SITE AREA:	9.89 AC
EXISTING ZONING:	R-MH LWPA
PROPOSED ZONING:	I-2 (CD) LWPA
MAX BUILDING HEIGHT:	40'

1. General Provisions.

a.

Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

b.

The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

c.

Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
2. Purpose

The purpose of this Rezoning application is to provide for the continued use of an industrial tract of land fronting on Cedarvale Rd. and additional adjoining land. The site would be used for any use that is allowed in the I-1 district and for limited uses in the I-2 district including a contractor's office and storage yard. To achieve this purpose, the application seeks the rezoning of the site to the I-2 district as a conditional district (I-2 (CD)).
3. Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the I-1 district and for a contractor's office and storage yard as permitted in the I-2 district.
4. Transportation

a.

The site will have an access connection to Cedarvale Rd. and one full access existing connection to Performance Road through the adjoining tract. The Petitioner will install signage at the driveway connection to Cedarvale Road instructing drivers exiting the site that only right turns are allowed and that no left turn is allowed to Cedarvale Road. This information will also be provided to delivery drivers and others visiting the site.

b.

Parking areas are allowed anywhere within the building and parking envelop as generally depicted on the concept plan for the site.

c.

The Petitioner will install an 8' planting strip and a 5' sidewalk on the Cedarvale Rd. frontage of the site not occupied by driveways. The sidewalk will connect to the existing sidewalk on the adjoining tract.

d.

The Petitioner will dedicate and convey the fee simple interest any right-of way along the property frontage that does not already comply with adopted City standards before the site's first new building certificate of occupancy is issued.

e.

All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.
5. Architectural Standards

Reserved
6. Streetscape and Landscaping

a.

The Petitioner will install landscape screen along the front of the site to screen outdoor storage areas from Cedarvale Rd. in accordance with Section 12.303 of the Ordinance. This landscaped area may include existing trees and vegetation as well as new trees and evergreen shrubbery. At a minimum, the area will be planted to a Class A buffer standard. The Petitioner will preserve a 100' Class A buffer from existing residentially zoned land.
7. Environmental Features

a.

The Petitioner will submit a tree survey for all trees two-inches or larger located in the rights of way of all streets that adjoin the site if any are present.

b.

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 may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
8. Parks, Greenways, and Open Space

Reserved
9. Fire Protection

Reserved
10. Signage

Reserved
11. Lighting

a.

New freestanding lighting will be limited to 30' in height but none will be permitted to be installed within 100' of any property used or zoned for residential uses and must be inwardly directed. Architectural lighting on the exterior of buildings is permitted provided it is capped and downwardly directed.
12. Phasing

Reserved
- Initial Submission- 2-10-19, 1.0

Revised per staff comments- 5-13-19, 1.1

Revised per staff analysis- 6-24-19, 1.2

URBAN
DESIGN
PARTNERS

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HK PERFORMANCE LLC

Cedarvale

Rezoning Plan
Charlotte, NC

NO.	DATE	BY:	REVISIONS:
1	05-13-19	UDP	PER STAFF COMMENTS
1	06-22-19	UDP	PER STAFF COMMENTS

Project No: 19-006

Date: 02.12.2019

Designed by: UDP

Drawn By: UDP

Sheet No:

RZ 1.0