

REZONING PACKAGE FOR PROJECT SQUARE GROOVES

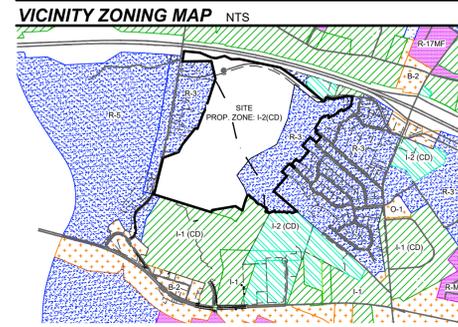
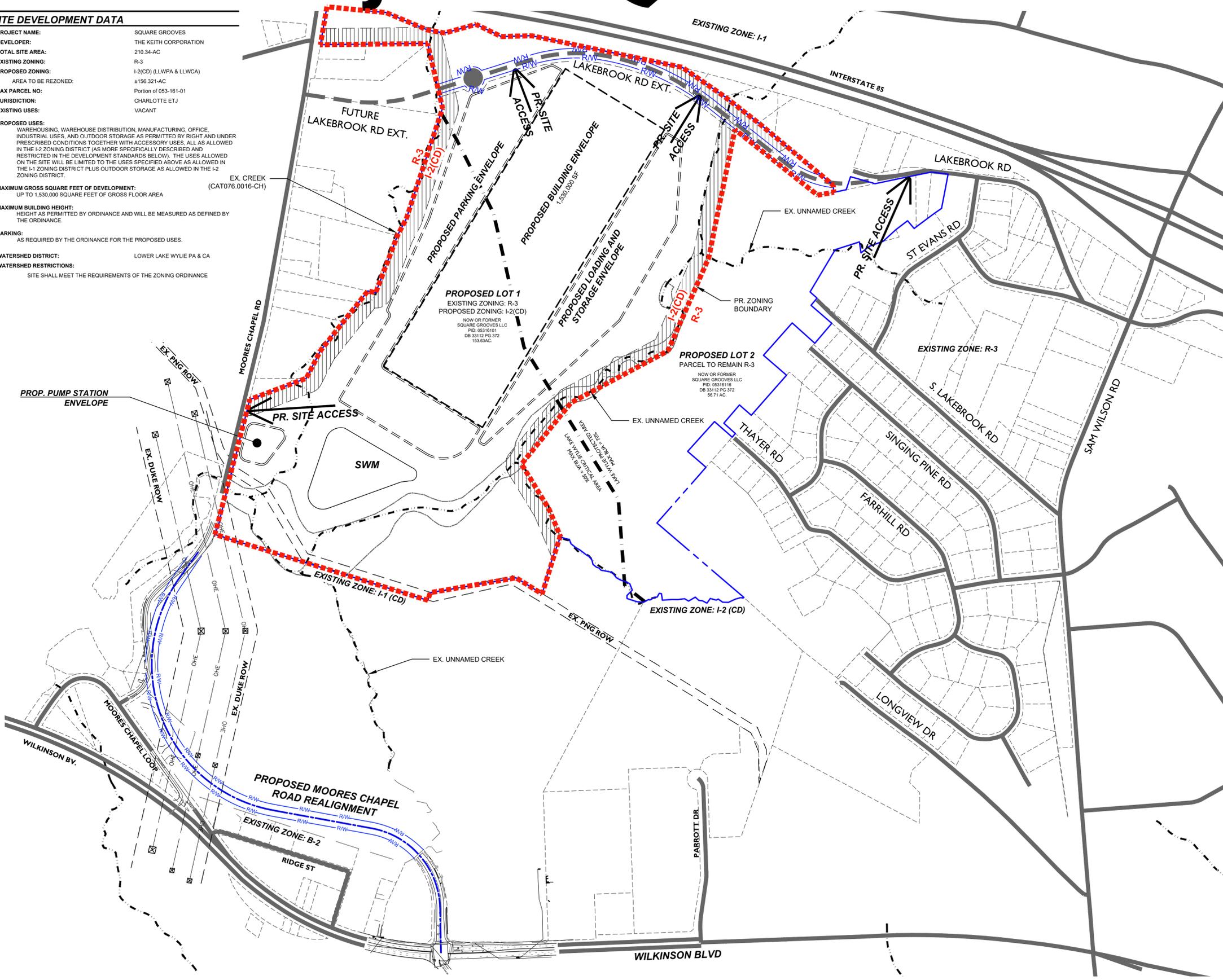
SITE DEVELOPMENT DATA	
PROJECT NAME:	SQUARE GROOVES
DEVELOPER:	THE KEITH CORPORATION
TOTAL SITE AREA:	210.34-AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	I-2(CD) (LL/WPA & LL/WCA)
AREA TO BE REZONED:	±168.321-AC
TAX PARCEL NO.:	Portion of 053-161-01
JURISDICTION:	CHARLOTTE ETJ
EXISTING USES:	VACANT
PROPOSED USES:	WAREHOUSING, WAREHOUSE DISTRIBUTION, MANUFACTURING, OFFICE, INDUSTRIAL USES, AND OUTDOOR STORAGE AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE I-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN THE DEVELOPMENT STANDARDS BELOW). THE USES ALLOWED ON THE SITE WILL BE LIMITED TO THE USES SPECIFIED ABOVE AS ALLOWED IN THE I-1 ZONING DISTRICT PLUS OUTDOOR STORAGE AS ALLOWED IN THE I-2 ZONING DISTRICT.
MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:	UP TO 1,530,000 SQUARE FEET OF GROSS FLOOR AREA
MAXIMUM BUILDING HEIGHT:	HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USES.
WATERSHED DISTRICT:	LOWER LAKE WYLIE PA & CA
WATERSHED RESTRICTIONS:	SITE SHALL MEET THE REQUIREMENTS OF THE ZONING ORDINANCE

PROJECT CONTACT INFORMATION	
ENGINEER: Burton Engineering Associates Carlton Burton, PE 5950 Fairview Road, Suite 100 Charlotte, NC 28210 P: (704) 553-8881 cburton@burtonengineering.com	ZONING CONSULTANT: Moore & VanAllen Keith MacVean 100 North Tryon St, ste 4700 Charlotte, NC 28202 Phone: (704) 331-3531
DEVELOPER: The Keith Corporation Dave Featherston 5935 Carnegie Blvd., Suite 200 Charlotte, NC 28209 P: (704) 644-4471	BOUNDARY SURVEY: Burton Engineering Associates Chris Culbertson 5950 Fairview Road, Suite 100 Charlotte, NC 28210 P: (704) 553-8881 culbertson@burtonengineering.com
PROPERTY OWNER: Square Grooves LLC 1710 Abbey Pl ste 200 Charlotte, NC 28209	



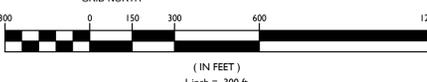
BURTON ENGINEERING

5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(T) 704.553.8881
www.burtoneng.com
FIRM #C-1157

HATCH LEGEND	
CLASS A ZONING BUFFER	[Hatched pattern]
FUTURE TREE SAVE	[Cloud pattern]
SINGLE FAMILY ZONING	[Blue stippled pattern]
OFFICE/BUSINESS ZONING	[Orange cross-hatch pattern]
MULTI-FAMILY ZONING	[Purple stippled pattern]
I-1 ZONING	[Green diagonal lines]
I-2 ZONING	[Light green diagonal lines]

DRAWING INFORMATION

GRID NORTH
1 inch = 300 ft.

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

PROJECT SQUARE GROOVES REZONING PETITION# 2020-049 CHARLOTTE NORTH CAROLINA

PROPOSED REZONING PLAN

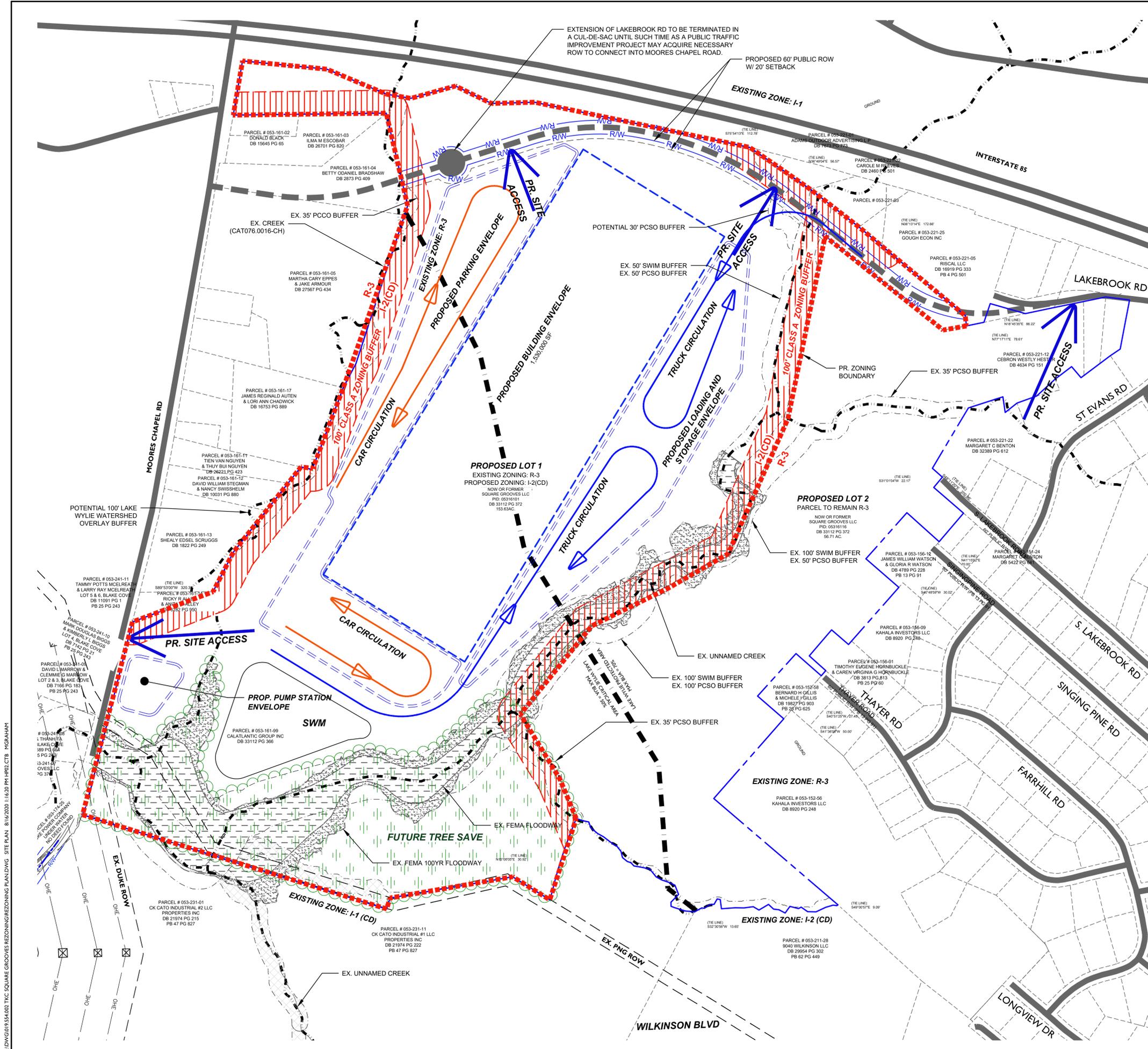
REVISEMENTS	DATE
ISSUED FOR PLANNING REVIEW	2020.03.06
REVISED PER PLANNING COMMENT	1 - 2020.05.11
REVISED PER PLANNING COMMENT	2 - 2020.06.15

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PROJECT NUMBER
019.554.002

RZ100
Sheet 1 of 4

P:\DWG\019.554.002.TTC SQUARE GROOVES REZONING\REZONING PLAN.DWG COVER SHEET 8/16/2020 11:46:17 PM HRD.CTB MGR.AHAM



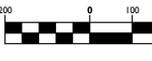
CONDITIONAL ZONING NOTES (REVISED 08/13/2020)

1. **General Provisions:**
 - a. **Site Location:** These Development Standards, Schematic Site Plan and other graphics set forth on Sheet RZ-1 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by the Keith Corporation ("Petitioner") to accommodate the development of industrial uses on an approximately 156.321 acre site located along Moores Chapel Road (the "Site").
 - b. **Zoning District Ordinance:** Development of the Site will be governed by the Rezoning Plan 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(L)WPA & LLWPCA zoning classification shall govern all development taking place on the Site.
 - c. **Graphics and Alterations:** Any schematic depictions of the building envelopes, parking areas, sidewalks, driveways, streets, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Any layouts, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
 - i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; such as minor modifications to the configurations of any building envelope, driveways and parking area dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan.
 - ii. The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.
 - d. **Planned/Unified Development:** The Site shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required between improvements and other site elements located on the Site. The Petitioner and/or owner(s) of the Site reserve the right to subdivide the portions or all of the Site and create lots on the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all square footage maximum requirements will be regulated by any development limitations set forth in Section 2 below as to the Site taken as a whole and not individual portions or lots located thereon.
 - e. **Number of Buildings Principal and Accessory:** Notwithstanding the number of building(s) shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to five (5). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s). In the event more than one principal building is developed on the Site, the Site shall adhere to the Subdivision Ordinance.
 - f. **Development Phasing:** The proposed square footage may be developed in three (3) separate phases with each building containing about ±500,000 square feet or may be developed in one single phase with one building that utilizes most of or all of the allowed square footage.
2. **Permitted Uses, Development Area Limitations:**
 - a. The Site may be developed with up to 1,530,000 square feet of gross floor area of warehousing, warehouse distribution, manufacturing, office, and industrial uses as permitted by right and under prescribed conditions together with accessory uses, all as allowed in the I-1 zoning district and/or with the following use allowed in the I-2 zoning district, subject to the limitations described above:
 - Outdoor Storage.
 - b. For purposes of the development limitations set forth in these Development Standards (that not to be construed as a limitation on FAR requirements and site elements will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: structured parking facilities and all loading dock areas (topes or enclosed).
3. **Transportation Improvements and Access:**
 - a. Access to the Site will be from Moores Chapel Road and Lakebrook Road as generally depicted on the Rezoning Plan; provided that the exact alignment, dimensions and location of the access points to the Site and the driveways on the Site may be modified from the elements shown on the Rezoning Plan.
 - b. The Petitioner will provide CDOT and NCDOT a Traffic Impact Study (TIS) that analyzes the operation of the intersection of: (i) Wilkinson Boulevard and Old Dowd Road/Moores Chapel Road realignment; (ii) the intersection of Sam Wilson Road and Centergrove Ln./ I-85 Service Road; (iii) Sam Wilson Road and NB I-85 Ramps; and (iv) Sam Wilson Road and SB I-85 Ramps. The TIS will be provided for review and approval as part of the Subdivision approval process for realigned Moores Chapel Road. The TIS must be approved prior to the approval of the subdivision plans for the realignment of Moores Chapel Road. Any required improvements at the intersection of Old Dowd and realigned Moores Chapel Road that are part of the approved TIS must be substantially completed prior to the issuance of the 1st certificate of occupancy. Any improvements required at the intersection of Sam Wilson Road and Centergrove Ln./ I-85 Service Road must be substantially completed before Lakebrook Road is connected into the Site.
 - c. The Petitioner will re-align Moores Chapel Road as generally depicted on the Rezoning Plan. This realignment will be constructed and substantially completed prior to the issuance of the 1st certificate of occupancy and approval by CDOT and NCDOT.
 - d. The Petitioner will extend Lakebrook Road as a public street to provide access into the Site from its current terminus as generally depicted on the Rezoning Plan. Lakebrook Road will be extended as a local industrial street (U-06).
 - e. The Petitioner will not make a connection to Lakebrook Road into the Site until the TIS has been completed and a building permit for more than 500,000 square feet of development has been applied for. The Petitioner will improve existing Lakebrook to have a minimum of 28 feet of pavement (2-12-foot lanes with a two (2) foot shoulder).
 - f. The Petitioner will work with CDOT and NCDOT to improve existing Lakebrook Road as well as the intersection of Centergrove Ln./ I-85 Service Road. The Petitioner will make the following improvements at the intersection of Centergrove Ln./ I-85 Service Road and Sam Wilson Road: (i) an eastbound left-turn lane on Centergrove Ln./ I-85 Service Road to Sam Wilson Road; (ii) a southbound right-turn lane on Sam Wilson Road to Centergrove Ln./ I-85 Service Road; and (iii) a northbound left-turn lane on Sam Wilson Road to Centergrove Ln./ I-85 Service Road. Turn lane storage lengths to be determined during the land development approval process. If as part of the Petitioner's TIS for the Site one of the improvements described above are shown not to be needed, then the improvement may be eliminated, and if NCDOT agrees the improvement is not otherwise required. These improvements will be completed before Lakebrook Road is connected into the Site.
 - g. The Petitioner will provide a southbound left-turn lane and a northbound right-turn lane on Moores Chapel Road into the Site's access from Moores Chapel Road. The turn lane storage lengths will be determined during the land development approval process for the Site.
 - h. The Petitioner shall dedicate and convey 35 feet of right of way along the Site's frontage on Moores Chapel Road as measured from the existing centerline of Moores Chapel Road. The Petitioner will also provide a permanent sidewalk and utility easement to accommodate an eight (8) foot planting strip and a 12-foot multi-use path (MUP) along the Site's frontage on existing Moores Chapel Road. The easement will extend two (2) feet behind the location of the proposed 12' MUP to allow for maintenance and utilities.
 - i. The Petitioner shall dedicate and convey all rights-of-way within the limits of the Site to the City prior to the issuance of the Site's first building certificate of occupancy.
4. **Setbacks, Buffers and Screening:**
 - a. A twenty (20) foot building and parking setback will be provided along Moores Chapel Road and Lakebrook Road as defined by Ordinance.
 - b. A 100-foot Class A Buffer will be provided as generally depicted on the Rezoning Plan.
 - c. Mechanical Equipment Screening: HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties and proposed public streets at grade.
 - d. Dumpster Screening: Dumpster areas and recycling areas will be enclosed by a solid wall or fence.
5. **Environmental Features:**
 - a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. 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 to accommodate actual storm water treatment requirements and natural site discharge points.
 - b. The Petitioner will work with Mecklenburg County Land Use & Environmental Services Agency Storm Water Services to implement these additional erosion control measures during the development of the Site:
 - (i) Implement a continuous monitoring device(s) downstream of the Site to monitor turbidity 24 hours/day during construction and provide alerts to erosion control inspectors if exceedances occur.
 - (ii) Participate in bathymetric monitoring of downstream cove before and after construction to observe and document any impacts.
 - (iii) Coordinate with City of Charlotte Erosion and Sediment Control to implement enhanced erosion control, as necessary, to minimize downstream impacts of erosion while the Site is under development.
 - c. The Site will comply with Tree Ordinance.
6. **Lighting:**
 - a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
7. **Amendments to the Rezoning Plan:**
 - a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners or applicable parcels within the Site in accordance with the provisions herein and of Chapter 6 of the Ordinance.
8. **Binding Effect of the Rezoning Application:**
 - a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

DRAWING INFORMATION



 GRID NORTH



 0 100 200 400 800

 (IN FEET)

 1 inch = 200 ft.



BURTON ENGINEERING

 5950 FAIRVIEW RD STE 100

 CHARLOTTE NC 28210

 (770) 553.8881

 www.burtoneng.com

 FIRM #C-1157



PROJECT SQUARE GROOVES

 REZONING PETITION# 2020-049

 CHARLOTTE NORTH CAROLINA

PROPOSED REZONING PLAN

REVISIONS

 2020.03.08 - ISSUED FOR PLANNING REVIEW

 1 - 2020.05.11 - REVISED PER PLANNING COMMENT

 2 - 2020.06.15 - REVISED PER PLANNING COMMENT

 3 - 2020.08.17 - REVISED PER PLANNING COMMENT

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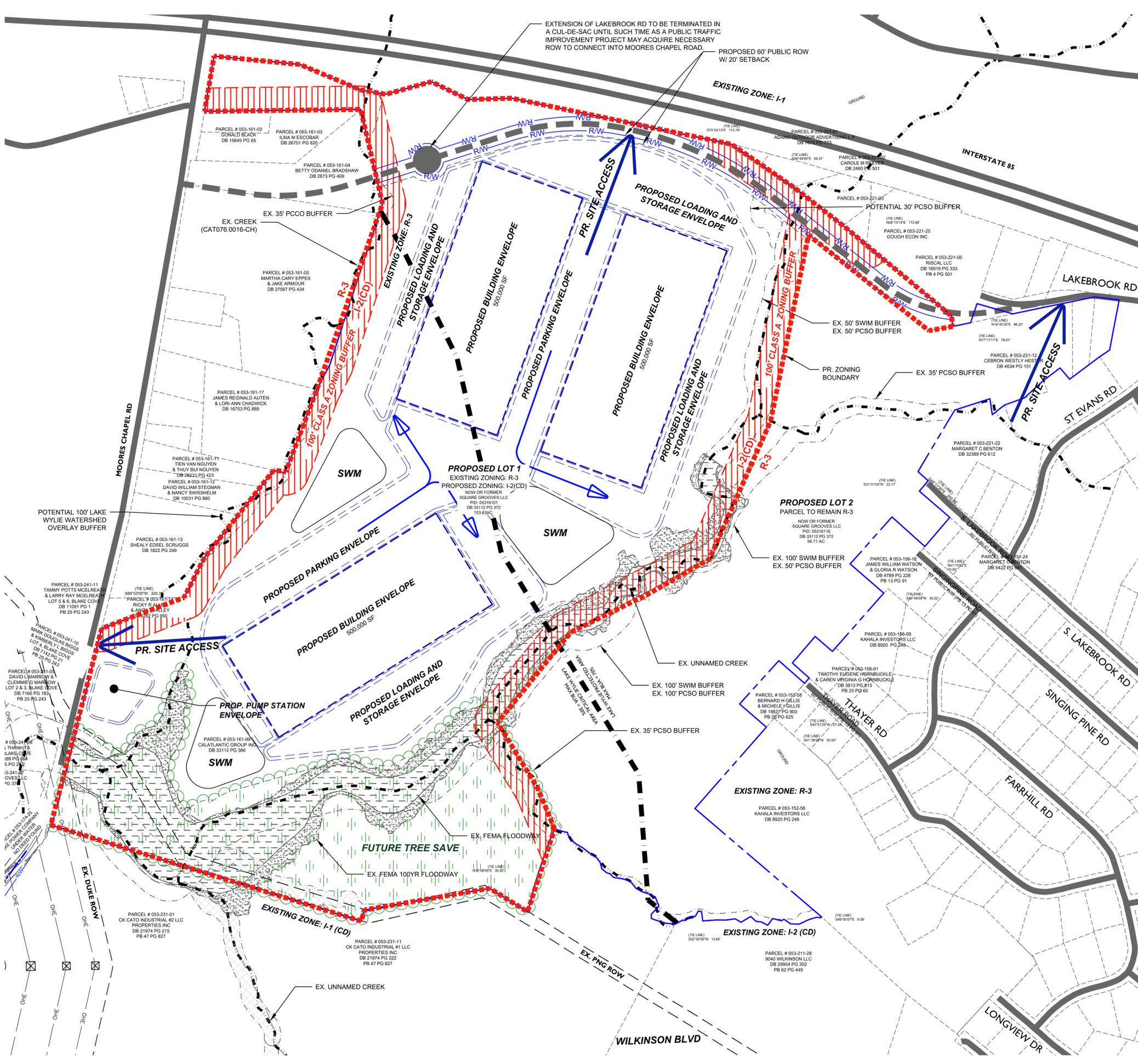
PROJECT NUMBER

019.554.002

RZ101

 Sheet 2 of 4

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8. **Binding Effect of the Rezoning Application:**
 - a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

DRAWING INFORMATION

REVISED	DATE	BY	REASON
1 - 2020.05.11	REVISED PER PLANNING COMMENT	CTB	
2 - 2020.06.15	REVISED PER PLANNING COMMENT	CTB	
3 - 2020.08.17	REVISED PER PLANNING COMMENT	CTB	

MJDG
 DRAWN BY
 2020.05.11
 DATE

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PROJECT NUMBER
 019.554.002

RZ102
 Sheet 3 of 4

BURTON ENGINEERING
 5950 FAIRVIEW RD STE 100
 CHARLOTTE NC 28210
 (770) 553.8881
 www.burtoneng.com
 FIRM #C-1157



PROJECT SQUARE GROOVES
 REZONING PETITION# 2020-049
 CHARLOTTE NORTH CAROLINA
PROPOSED REZONING PLAN - MULTI-BUILDING SITE

Know what's below.
 Call before you dig.

GRID NORTH
 200 0 100 200 400 800
 (IN FEET)
 1 inch = 200 ft.



5950 FAIRVIEW RD STE 100
 CHARLOTTE NC 28210
 (T) 704.553.8881
 www.burtoneng.com
 FIRM #C-1157



PROJECT SQUARE GROOVES
 REZONING PETITION# 2020-049
 CHARLOTTE NORTH CAROLINA

MOORES CHAPEL ROAD REALIGNMENT

REV	CTB	DATE
1	CTB	2020.03.06
2	CTB	2020.06.15
3	CTB	2020.08.17

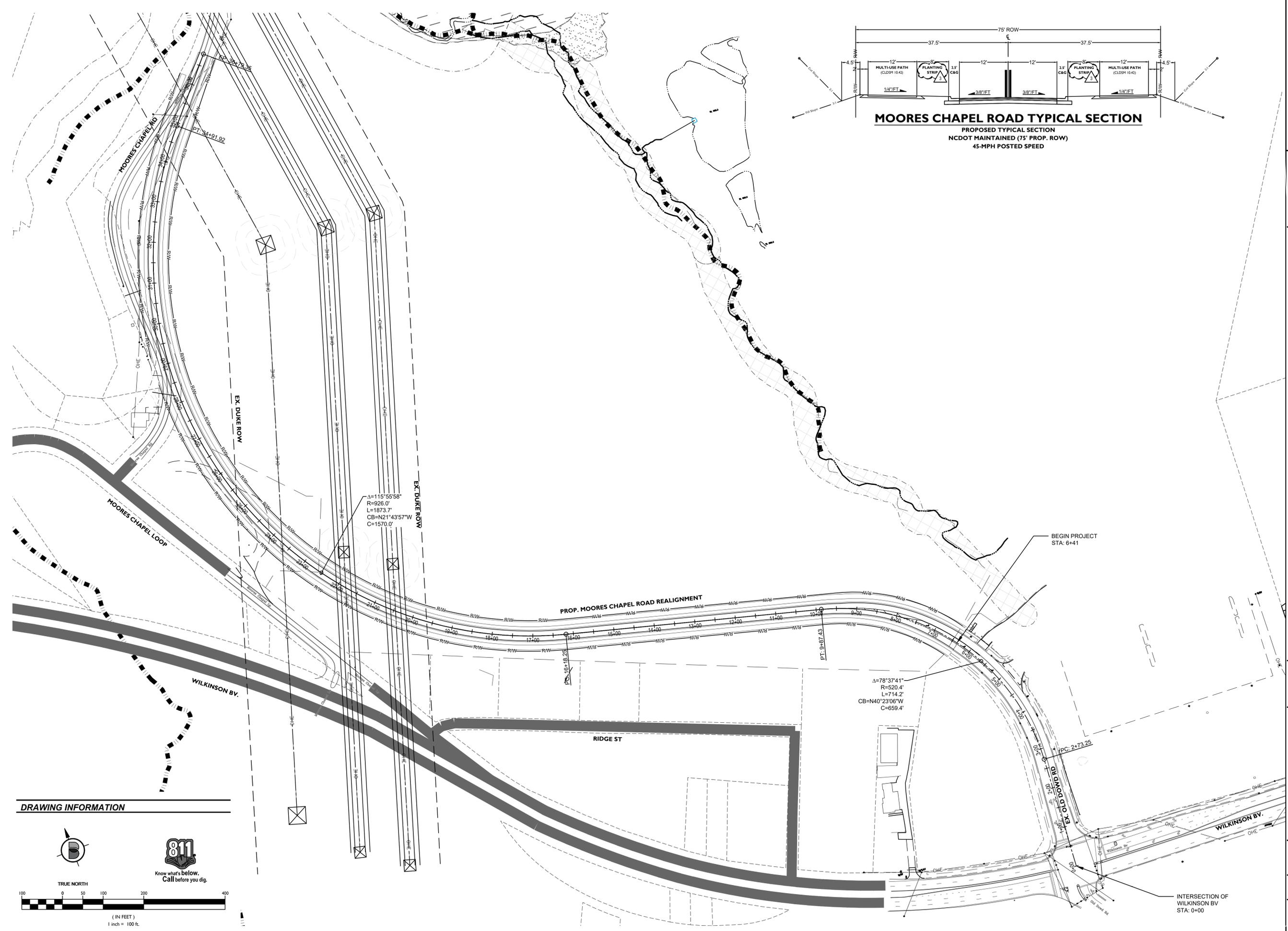
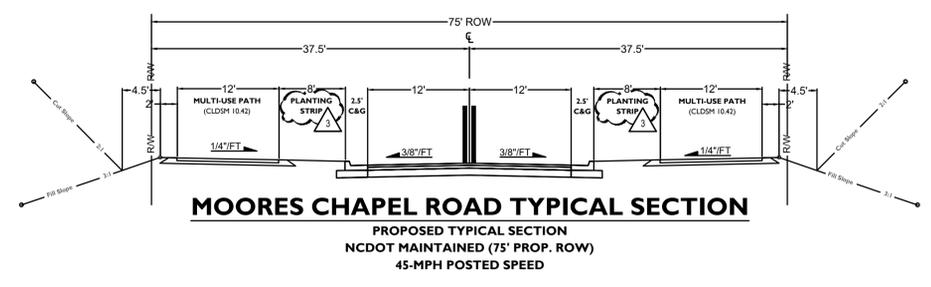
REVISIONS

2020.03.06	ISSUED FOR PLANNING REVIEW
1 - 2020.05.11	REVISED PER PLANNING COMMENT
2 - 2020.06.15	REVISED PER PLANNING COMMENT
3 - 2020.08.17	REVISED PER PLANNING COMMENT

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PROJECT NUMBER
 019.554.002

RZNI03
 Sheet 4 of 4



DRAWING INFORMATION

TRUE NORTH

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

(IN FEET)
 1 inch = 100 ft.

P:\DWG\19.554.002\TTC SQUARE GROOVES REZONINGS\PRELIMINARY PLANS\OLD DOWD ROAD REALIGNMENT\ALTERNATE ALIGNMENT.DWG RZ ROAD PLAN 8/16/2020 1:15:53 PM H02.CTB MGRHAM