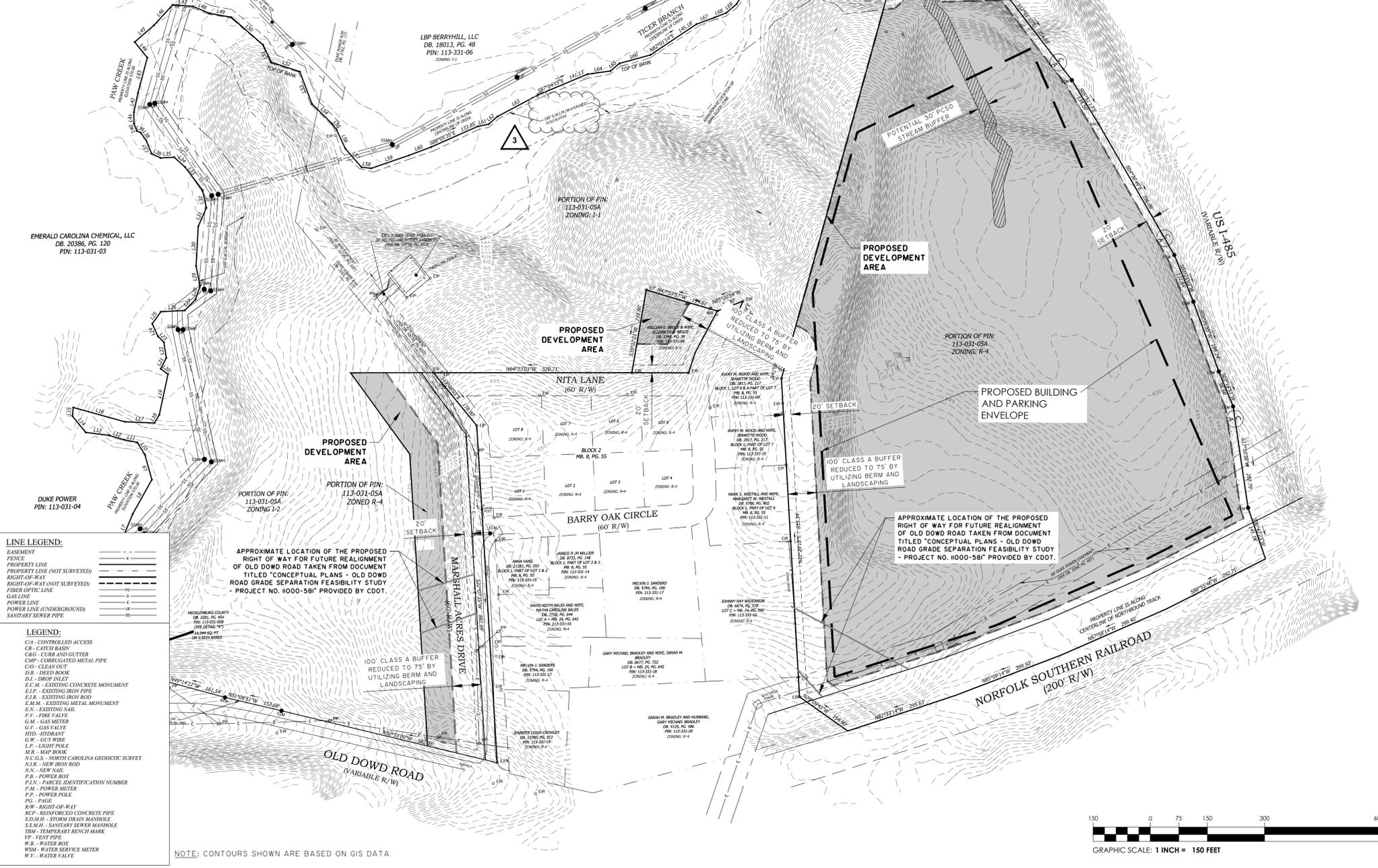


LOCATION MAP
 NTS

REV. NO.	REVISION	BY	DATE
A	PLANNING STAFF COMMENTS	MSK	6/12/2020
B	CDOT COMMENTS	MSK	7/15/2020
C	PLANNING STAFF COMMENTS	MSK	9/28/2020



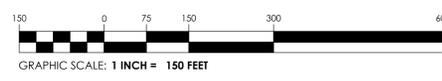
LINE LEGEND:

EASEMENT: --- x ---
 FENCE: --- x ---
 PROPERTY LINE (NOT SURVEYED): --- x ---
 RIGHT-OF-WAY (NOT SURVEYED): --- x ---
 FIBER OPTIC LINE: --- x ---
 GAS LINE: --- x ---
 POWER LINE: --- x ---
 POWER LINE (UNDERGROUND): --- x ---
 SANITARY SEWER PIPE: --- x ---

LEGEND:

CA - CONTROLLED ACCESS
 CR - CURB RAMP
 CAG - CURB AND GUTTER
 CMP - CORRUGATED METAL PIPE
 CO - CLEAN OUT
 DR - DRAIN HOLE
 DI - DROP INLET
 E.C.M. - EXISTING CONCRETE MONUMENT
 E.I.P. - EXISTING IRON PIPE
 E.I.R. - EXISTING IRON ROD
 E.M.M. - EXISTING METAL MONUMENT
 E.N. - EXISTING NAIL
 G.M. - GAS METER
 G.F. - GAS VALVE
 HFD - HYDRANT
 G.W. - GUY WIRE
 L.P. - LIGHT POLE
 M.B. - MAP BOOK
 N.C.G.S. - NORTH CAROLINA GEODESIC SURVEY
 N.I.R. - NEW IRON ROD
 N.N. - NEW NAIL
 P.B. - POWER BOX
 P.I.N. - PARCEL IDENTIFICATION NUMBER
 P.M. - POWER METER
 P.P. - POWER POLE
 P.C. - PACE
 R/W - RIGHT-OF-WAY
 R.C.P. - REINFORCED CONCRETE PIPE
 S.D.M.H. - STORM DRAIN MANHOLE
 S.S.M.H. - SANITARY SEWER MANHOLE
 T.M. - TEMPORARY BENCH MARK
 I.P. - IRON PIPE
 W.B. - WATER BOX
 W.S.M. - WATER SERVICE METER
 W.V. - WATER VALVE

NOTE: CONTOURS SHOWN ARE BASED ON GIS DATA



Site Development Data:

Tax Parcel Number: Portion of 113-031-05A zoned R-4 and 113-331-08
 Acreage: 44 acres
 Existing Zoning: R-4 LLWPA LLWCA AIR (Lower Lake Wylie Protected Area, Lower Lake Wylie Critical Area, Airport Noise Overlay)
 Proposed Zoning: I-2(CD) LLWPA LLWCA AIR
 Existing Use: Vacant
 Proposed Use: Industrial
 Proposed Development: Up to 600,000 square feet of gross floor area
 Maximum Building Height: Height as permitted by the Ordinance.
 Parking: As required by the Ordinance

- I. General Provisions**
- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Lakemont Property Investors, LLC (the "Petitioner") to accommodate an industrial development on that approximately 44-acre site located at 8924 Old Dowd Road, more particularly described as a portion of Tax Parcel Number 113-031-05A (the portion currently zoned R-4) and Tax Parcel Number 113-331-08 (the "Rezoning Site").
 - Development of the Rezoning 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 to reflect maximum development rights and the arrangements and locations of access points.
 - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-2 Zoning District shall govern all development taking place on the Rezoning Site.
 - 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 Rezoning Site may be developed with up to 600,000 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-2 zoning district. The following items will not be counted as part of the allowed gross floor area for the Rezoning Site, structured parking facilities and all loading dock areas (open or enclosed).

- In no event shall the following uses be permitted:
- Adult establishment
 - Automobile service stations
 - Automotive repair garages
 - Car washes
 - Dry cleaning and laundry establishments
 - Junk yards
 - Petroleum storage facilities
 - Cemeteries
 - Landfills
 - Quarries
 - Raceway and dragstrips
 - Truck stops
 - Truck terminals

- III. Transportation**
- Vehicle access will be from Old Dowd Road through other portions of Parcel 113-031-05A not included in this Rezoning Plan, to be further coordinated with CDOT during the permitting phase of development. Public vehicular access shall not be provided to the Rezoning Site via Marshall Acres Drive.
 - The Petitioner shall construct right and left-turn lanes with 150' storage and 100' taper at the proposed access on existing Old Dowd Road and an internal three-lane access road section shall be designed to accommodate the future realignment of Old Dowd Road, as generally depicted on the Rezoning Plan.
 - The Petitioner shall construct a minimum eight (8) foot wide planting strip and minimum six (6) foot wide sidewalk along the Rezoning Site's frontage on existing Old Dowd Road.
 - The Petitioner shall dedicate one hundred twenty (120) feet of right-of-way along the Rezoning Site's frontage for the Comprehensive Transportation Plan (CTP) future four-lane grade-separated crossing for the realignment of Old Dowd Road, as generally depicted on the Rezoning Plan. For the sake of clarity, this dedication area shall not include the portions of parcel 113-031-05A outside the boundaries of this Rezoning Petition.
 - The Petitioner shall dedicate and convey in fee simple all newly built public rights-of-way to the City of Charlotte before the Rezoning Site's first building certificate of occupancy is issued.
 - All transportation improvements shall be substantially completed before the Rezoning Site's first building certificate of occupancy is issued. For the sake of clarity, certificates of occupancy for portions of parcel 113-031-05A that are not included in this Rezoning Petition shall not be incurred by commitments for transportation improvements as stated herein.

- Reference to "substantially complete" shall mean completion of the roadway improvements in accordance with the Technical Data Sheet provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Rezoning Site, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or bond for any improvements not in place at the time such certificate of occupancy is issued to secure completion of the applicable improvements.

- IV. Architectural Standards**
- Building Materials: the principal building(s) constructed on the Rezoning 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. Setbacks, Buffers and Screening**
- The Petitioner shall provide a minimum seventy-five (75) foot Class A buffer with a berm in areas as generally depicted on the Rezoning Plan (100' buffer to be reduced 25% with a berm, per the Ordinance).
 - The Petitioner shall dedicate the 100' SWIM Buffers as generally depicted on the Rezoning Plan prior to the issuance of the first building certificate of occupancy for the Rezoning Site.

- VI. Environmental Features**
- The Petitioner shall satisfy the requirements of the Post-Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.
 - 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.
 - Development within the SWIM/PCSO Buffer 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.

- VII. Amendments to Rezoning Plan**
- Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Rezoning Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

- VIII. Binding Effect of the Rezoning Documents and Definitions**
- 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 and subsequent owners of the Site and their respective successors in interest and assigns.
 - Throughout these Development Standards, the terms, "Petitioner" and "owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner(s) of any part of the Site from time to time who may be involved in any future development thereof.



Schematic Site Plan Rezoning Petition #2020-057

Charlotte, NC
 September 28, 2020



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This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
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