

Site Development Data:
 Acreage: +/- 8.95 AC
 Tax Parcel: 043-085-15
 Existing Zoning: I-1
 Proposed Zoning: I-2(CD)
 Existing Uses: Industrial Use
 Proposed Uses: Industrial uses allowable within the I-2 (CD) district

VICINITY MAP

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 as well as building and fire codes. 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 and code requirements will be applied to the development of this site as defined by those other city ordinances through the development review and permitting process.
 - 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 adjoining West W.T.Harris Blvd. 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, for an equipment rental business, and for a contractor's office and storage yard as permitted in the I-2 district.
4. Transportation
 - a. The site will have access to an existing private driveway that serves the site and other sites in the area.
 - b. Parking areas are allowed anywhere within the building and parking envelop as generally depicted on the concept plan for the site.

2. c. The Petitioner will dedicate and convey the fee simple interest any right-of-way along the property frontage of W. T. Harris Blvd. that does not already comply with adopted City standards before the site's first new building certificate of occupancy is issued.
2. d. The Petitioner will commit to dedicate a minimum of 100-feet of right-of-way from the WT Harris Boulevard road centerline if such right-of-way is not already provided. The site plan shall label and dimension the right-of-way from the road centerline.
2. e. The Petitioner will commit to construct the proposed vehicular access at the existing parking lot driveway, to meet NCDOT driveway stem length requirements, as noted within NCDOT's Driveway Access manual.
2. f. The Petitioner will commit to construct an eastbound right-turn lane on WT Harris Boulevard, as required by NCDOT, to mitigate traffic generated by the proposed rezoning site.

2. g. The Petitioner will agree that all transportation improvements, will be approved and constructed before the site's first building certificate of occupancy is issued for any new buildings on the site.
2. h. The Petitioner will reserve an area across the front of the site to accommodate the location of a future 12' multi-use path. An easement for this land will be dedicated to the City of Charlotte at such time as a public improvement project that includes the construction of a 12' multi-use path is funded. The multi-use path will be located outside of the WT Harris controlled access limits, per NCDOT, and contained within the 12' multi-use path and utility easement, installed 2-feet behind the multi-use path.

5. Architectural Standards
 - Reserved
 6. Streetscape and Landscaping
 2. The Petitioner will install or preserve a landscape screen along the front of the site to screen outdoor storage. 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. The site will comply with the provisions of the Charlotte Tree Ordinance which will be applied during the design review and permitting process. This is not a zoning ordinance or a condition on this site plan enforced by the Zoning Administrator.
 7. Environmental Features

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.

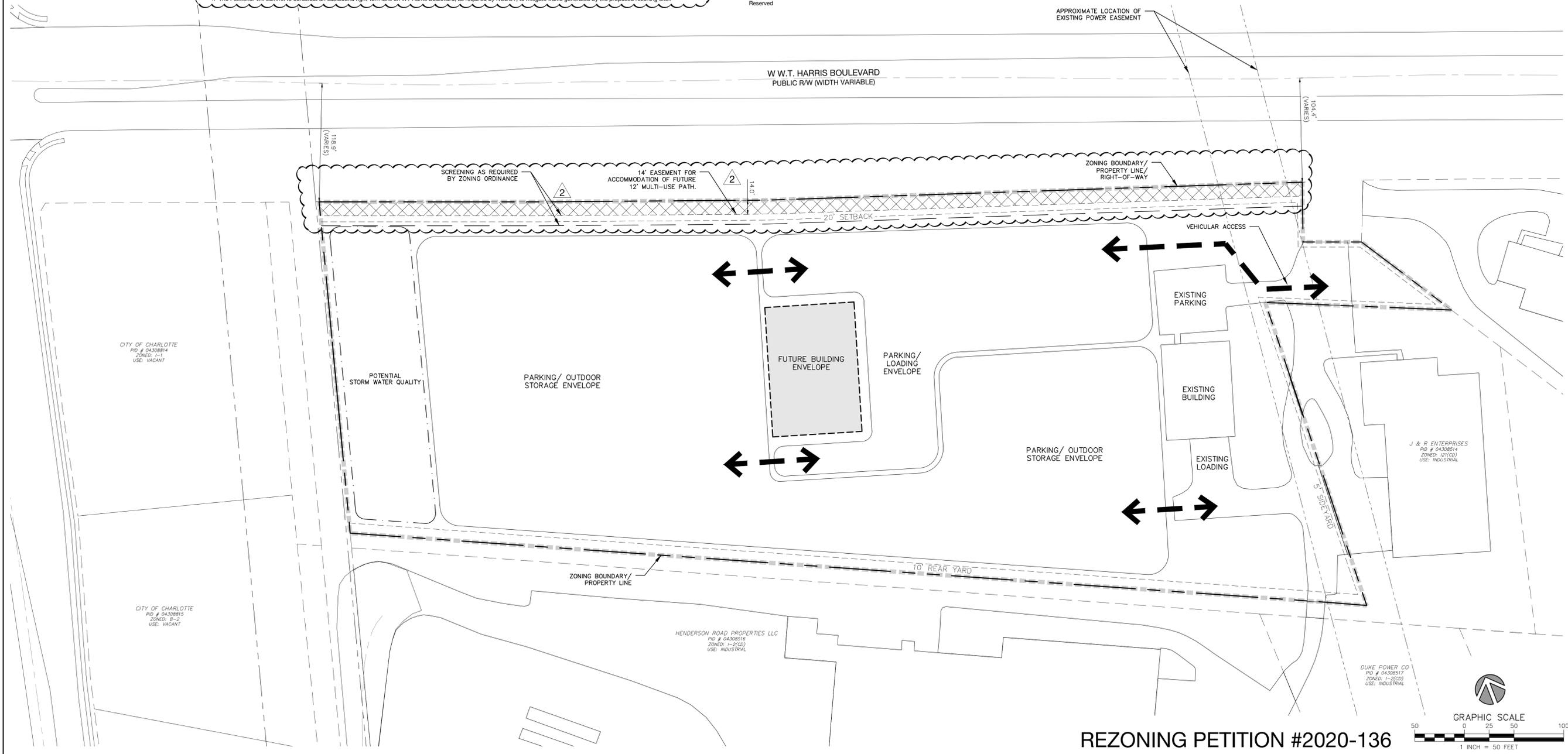
The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

The exact areas and dimensions of the tree save areas on the site will be determined and reviewed during the design development and permit review process.

8. Parks, Greenways, and Open Space
 - Reserved
9. Fire Protection
 - Reserved
10. Signage
 - Reserved
11. Lighting

New freestanding lighting will be limited to 30' in height 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- 9-21-20, 1.0
 Revised per staff comments- 11-16-20, 2.0
 Revised per staff analysis- 12-28-20, 2.2



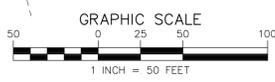
CITY OF CHARLOTTE
 PID # 04308814
 ZONED: I-1
 USE: VACANT

CITY OF CHARLOTTE
 PID # 04308815
 ZONED: I-2
 USE: VACANT

HENDERSON ROAD PROPERTIES LLC
 PID # 04308516
 ZONED: I-2(CD)
 USE: INDUSTRIAL

J & R ENTERPRISES
 PID # 04308514
 ZONED: I-2(CD)
 USE: INDUSTRIAL

DUKE POWER CO
 PID # 04308817
 ZONED: I-2(CD)
 USE: INDUSTRIAL



REZONING PETITION #2020-136



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 charlotte, nc 28205 f 704.334.3305
 urbandesignpartners.com
 nc firm no: P-0418
 sc cca no: C-03044

Scaffolding Solutions

5311 W.W.T. Harris

Rezoning Plan
 5311 W.W.T. Harris Blvd. Charlotte, NC 28269

NO.	DATE	BY:	REVISIONS:
1	11-16-20	UDP	PER CITY PLANNING COMMENTS
2	12-28-20	UDP	PER CITY PLANNING COMMENTS

Project No: 20-093
 Date: 09.09.2020
 Designed By: UDP
 Checked By: UDP
 Sheet No:

RZ-1.0