

**SITE NOTES:**

REZONING PETITION # 2017-118

NEW WAREHOUSE BUILDING = 11,500 SF

PROPOSED USE: WHOLESALE STORAGE

PARKING AT .25 PER 1000 SF OF WAREHOUSE

11,500 SF / 1000 SF \* 0.25 = ~3 SPACES REQUIRED

3 SPACES PROVIDED

9 SPACES PROVIDED

BICYCLE PARKING AT 1 PER 40,000 SF

1 BICYCLE PARKING REQUIRED

4 TOTAL PARKING SPACES THEREFORE 1 HANDICAP SPACE REQ'D

HOURS OF OPERATION 7AM-6PM M-F

**REZONING NOTES:**

**I. DEVELOPMENT DATA TABLE**

a. Site Acreage: 0.18 AC

b. Tax Parcels Included in Rezoning: 04115106

c. Existing Zoning (including overlays and vesting): R-4

d. Proposed Zoning (including overlays and vesting): B-2(CD)

e. Number of Residential Units by Housing Type: NA

f. Residential Density: NA

g. Square Footage of Non-Residential Uses by Type: 11,500

h. Floor Area Ratio: 0.34

i. Maximum Building Height: 40'

j. Maximum Number of Buildings: 1 (Attached)

k. Number and/or Ratio of Parking Spaces: Wholesale Establishments 0.25 spaces per 1000 SF for the wholesale portion 11,500 SF/1000 SF \* 0.25 = ~3 spaces 4 spaces provided (including 1 handicap space)

l. Amount of open space: 0.40 AC

**2. GENERAL PROVISIONS**

a. Note addressing applicability of ordinances: B-2(CD) allows for wholesale business operations.

b. Note that alterations to the conditional plan are subject to Section 6.207 Alterations to Approval

**3. OPTIONAL PROVISIONS**

a. Listing of all optional provisions: NA

**4. PERMITTED USES**

a. Allowed uses or prohibited uses: Allowed use - The site may be used for any use that is allowed by right in the B-2 district or under prescribed conditions in the B-2 district.

b. Proposed use is for warehouse and part reconditioning.

c. Other Use Restrictions: Prohibited uses shall be consistent with permitted uses table in the zoning ordinance.

**5. TRANSPORTATION**

a. Dedication and reservation of street right-of-way to City/NCDOT: Already done via widening of Statesville Rd

b. Transportation improvements constructed in conjunction with development: Use of existing drive and addition of new driveway on Statesville Rd. (shall be constructed as a Type II modified driveway).

c. Petitioner agrees to dedication and fee simple conveyance of rights of way to the City of Charlotte prior to receipt of Certificate of Occupancy.

d. Petitioner specifies that all transportation improvements will be constructed prior to receipt of Certificate of Occupancy.

e. Permittable drawings/documents will incorporate dedication measurement from RDNY C/L.

**6. ARCHITECTURAL STANDARDS**

a. Building Materials: Concrete, Aluminum, Steel to match existing

b. Building Scale: Single Story w/ mezzanine and knee wall

c. Treatment of urban design and architectural elements, such as street walls, building entrances, canopies and balconies: 20' X 10' Canopy at building entrance, shrubs at parking areas. 20% minimum clear windows.

d. Fence/Wall Standards: Wrought Iron, wood, or similar.

**7. STREETSCAPE AND LANDSCAPING**

a. Site to abide by the City of Charlotte Tree Ordinance

b. Streetscape (sidewalk and planting strip) standards: Bushes planted at back of sidewalk

c. Special landscape, buffer, screening treatment: 5' wood plank fencing around perimeter along with 22' class B buffer yard along residential property boundaries.

d. The petitioner should reconstruct to an 8' planting strip and 6' sidewalk along property frontage as required by chapter 14 of the city code. The proposed planting strip must be a minimum of 8' in width. The proposed sidewalk may meander around existing trees, if contained within a sidewalk-utility easement, which is to be placed 2' from the proposed back-of-sidewalk. The planting strip must be installed between the existing back of curb and proposed sidewalk. Refer to the additional design references provided below.

**8. ENVIRONMENTAL FEATURES**

a. Tree save areas: 15% of 0.18 acres = 0.12 acres required. See drawing for locations. Tree save area will need to be verified.

b. The petitioner shall comply with the City of Charlotte Post Construction Stormwater Ordinance.

c. Environmental provisions per Environmental General Development Policies (reference the ESDP in packet). Existing non-conforming site to abide by the tree ordinance.

**9. PARKS, GREENWAYS, AND OPEN SPACE**

a. Reservation/Dedication of park and/or greenway: NA

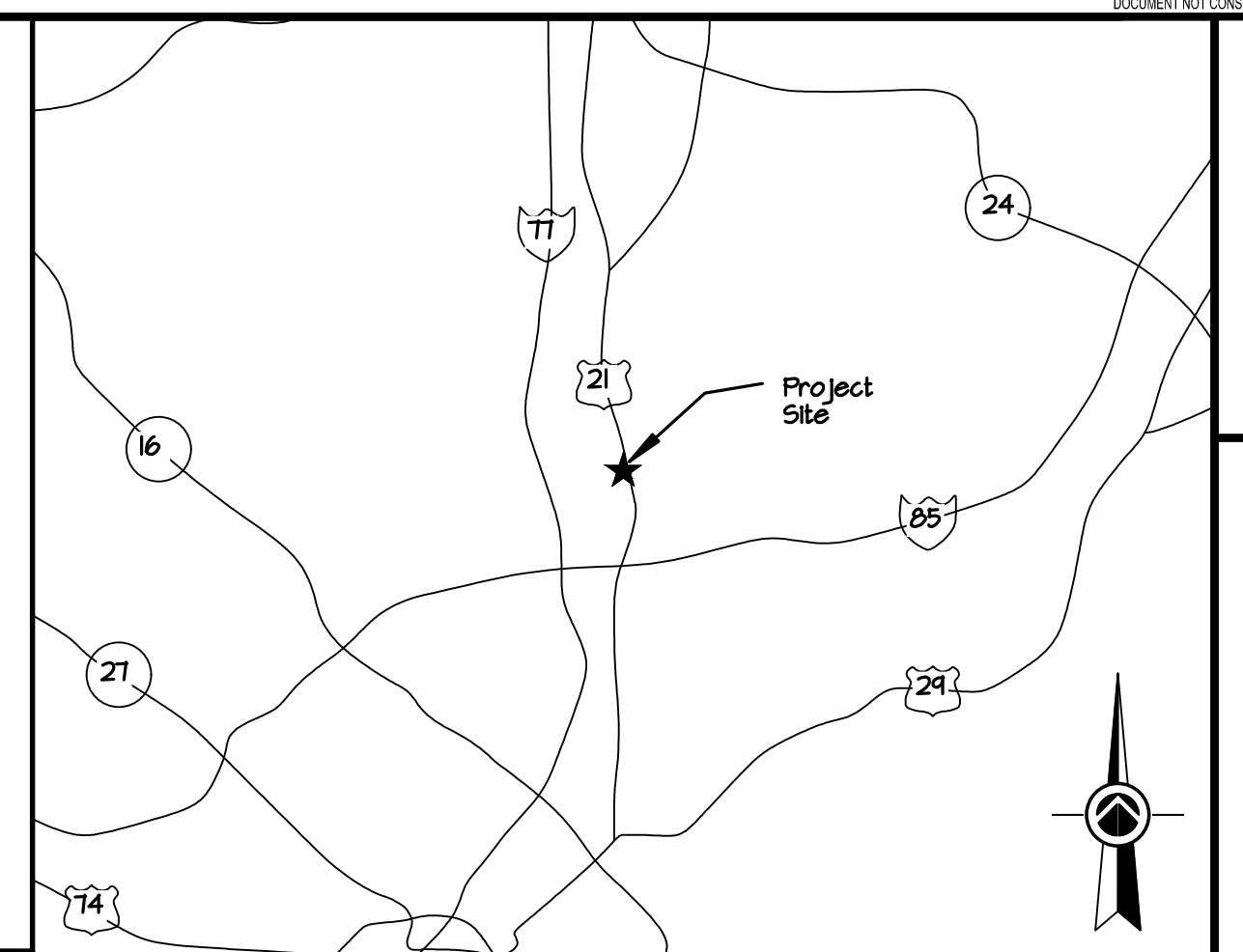
b. Park and/or greenway improvements: NA

c. Connections to park and/or greenway: NA

d. Privately constructed open space: NA

**10. FIRE PROTECTION**

a. Fire lane treatment: See drawing. 23' corridor throughout site entirety.



**REZONING NOTES CONT'D:**

**11. SIGNAGE**

a. Sign limitations - size, type, location if different from ordinance requirements: Signage to remain building mounted

**12. LIGHTING**

a. Limitations on type or location of lighting: Building mounted security lighting only.

b. Location and height of special lighting, such as pedestrian scale lighting: NA

**13. PHASING**

a. Development phasing by use, area and/or square footage and trigger for each phase: Single Phase Addition to Existing Building.

**14. OTHER**

a. Indicate if a request for right-of-way abandonment or a variance has been submitted for the subject property. Such request may need approval prior to a City Council vote on the rezoning.

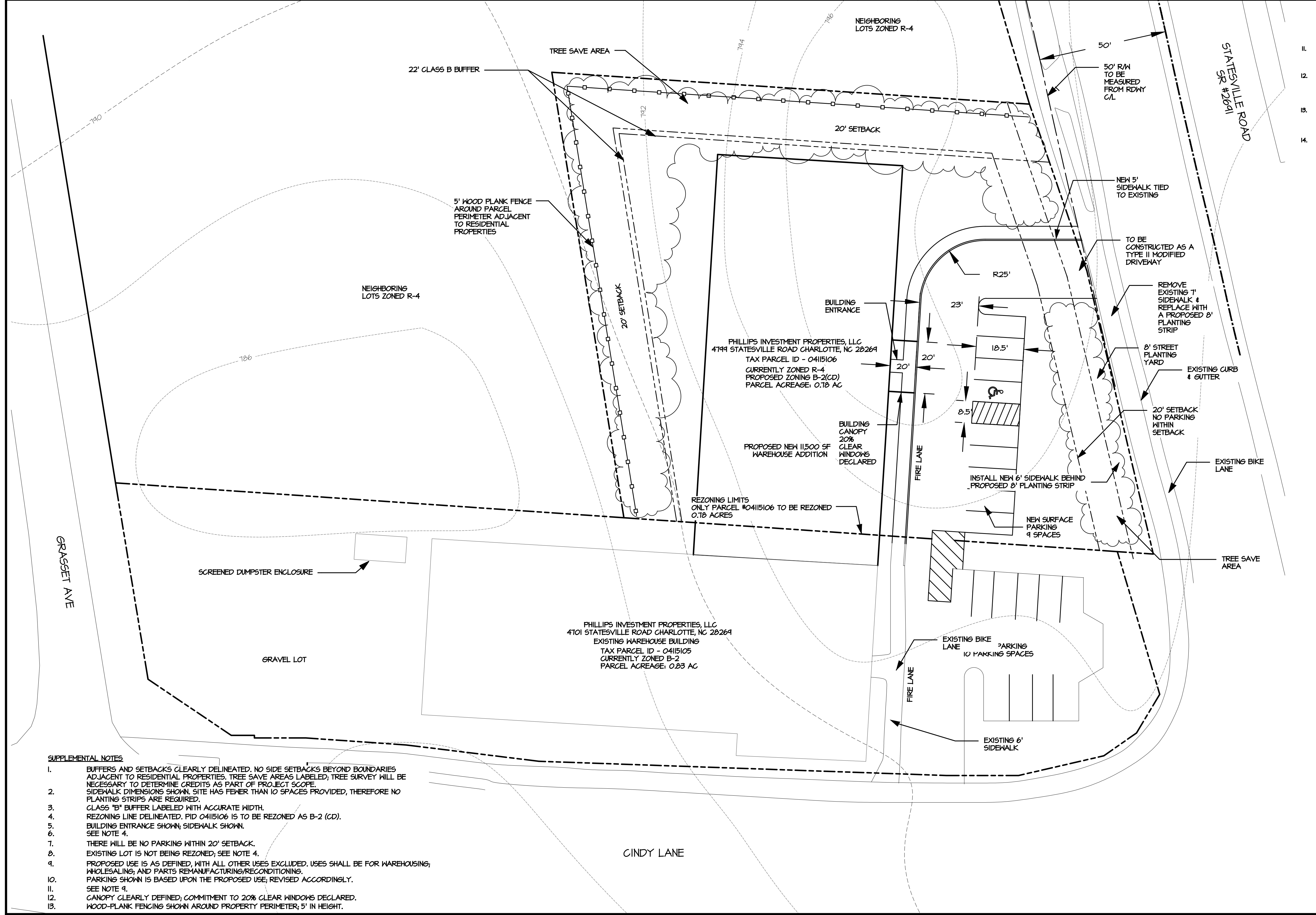
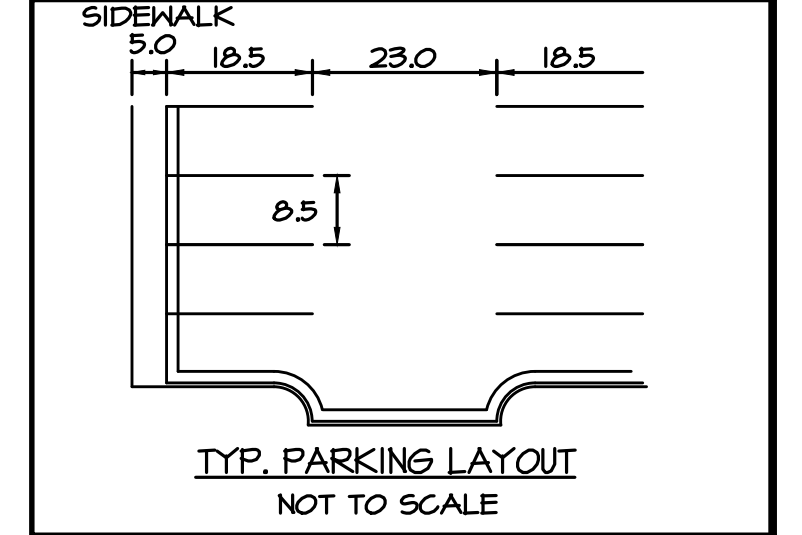
b. Property corner tie points for mapping: Statesville Road and Cindy Lane

c. Public facilities/sites to be provided: NA

d. Provision of public art: NA

e. Underground utilities: Water & Sewer Tie to existing.

f. Other conditions not previously listed: NA



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	ZONING ORDINANCE SETBACK LINE
---	---	24" CURB & GUTTER
---	---	EXPOSED CONCRETE
---	---	6' + 2" ASPHALT PAVING
---	---	8' + 2" + 1" ASPHALT PAVING
---	---	GENERAL PLAN NOTES
---	---	10' CONTOUR
---	---	2' CONTOUR
---	---	SPOT ELEVATION
---	---	WOODS LINE
---	---	CHAIN LINK FENCE
---	---	TEMPORARY SEDIMENT FENCE
---	---	"CURLEY" BLANKET OR EQUAL
---	---	RIP RAP EROSION PROTECTION W/ FILTER FABRIC
---	---	SWALE OR WATERFLOW LINE
---	---	BERM
---	---	STORM SEWER
---	---	SANITARY SEWER
---	---	WATER LINE
---	---	GAS LINE
---	---	TELEPHONE LINE
---	---	UNDERGROUND ELECTRIC

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SCALE: 1" = 20'

**SUPPLEMENTAL NOTES**

1. BUFFERS AND SETBACKS CLEARLY DELINEATED. NO SIDE SETBACKS BEYOND BOUNDARIES ADJACENT TO RESIDENTIAL PROPERTIES. TREE SAVE AREAS LABELED; TREE SURVEY WILL BE NECESSARY TO DETERMINE CREDITS AS PART OF PROJECT SCOPE.

2. SIDEWALK DIMENSIONS SHOWN. SITE HAS FEWER THAN 10 SPACES PROVIDED, THEREFORE NO PLANTING STRIPS ARE REQUIRED.

3. CLASS 'B' BUFFER LABELED WITH ACCURATE WIDTH.

4. REZONING LINE DELINEATED. PID 04115106 IS TO BE REZONED AS B-2 (CD).

5. BUILDING ENTRANCE SHOWN; SIDEWALK SHOWN. SEE NOTE 4.

6. THERE WILL BE NO PARKING WITHIN 20' SETBACK.

7. EXISTING LOT IS NOT BEING REZONED; SEE NOTE 4.

8. PROPOSED USE IS AS DEFINED, WITH ALL OTHER USES EXCLUDED. USES SHALL BE FOR WAREHOUSING, WHOLESALING, AND PARTS REMANUFACTURING/RECONDITIONING.

9. PARKING SHOWN IS BASED UPON THE PROPOSED USE, REVISED ACCORDINGLY. SEE NOTE 4.

10. CANOPY CLEARLY DEFINED; COMMITMENT TO 20% CLEAR WINDOWS DECLARED.

11. WOOD-PLANK FENCING SHOWN AROUND PROPERTY PERIMETER; 5' IN HEIGHT.

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PROPOSED BUILDING FOR  
**CAROLINA POWERTRAIN**

4701 STATESVILLE RD CHARLOTTE, NC 28269  
MECKLENBURG COUNTY

PRELIMINARY PLAN - NOT FOR FIELD USE  
CONDITIONAL REZONING SITE PLAN

DATE: 04/12/21  
FILE: MHP/PL  
DRAWN BY: RST  
REVISED:  
JOB NO: \_\_\_\_\_  
SHEET: **RZ-1**  
OF: \_\_\_\_\_