Rezoning Petition No. 2020-119

The Maintenance Team, Inc., Petitioner

Community Meeting

October 6, 2020

Agenda

I. Introduction of Rezoning Team Members

II. Current Rezoning Schedule

III. Site/Current Zoning/Rezoning Request

IV. Land Use Plan

V. Information on The Maintenance Team, Inc.

VI. Review of Rezoning Plan

VII. Questions

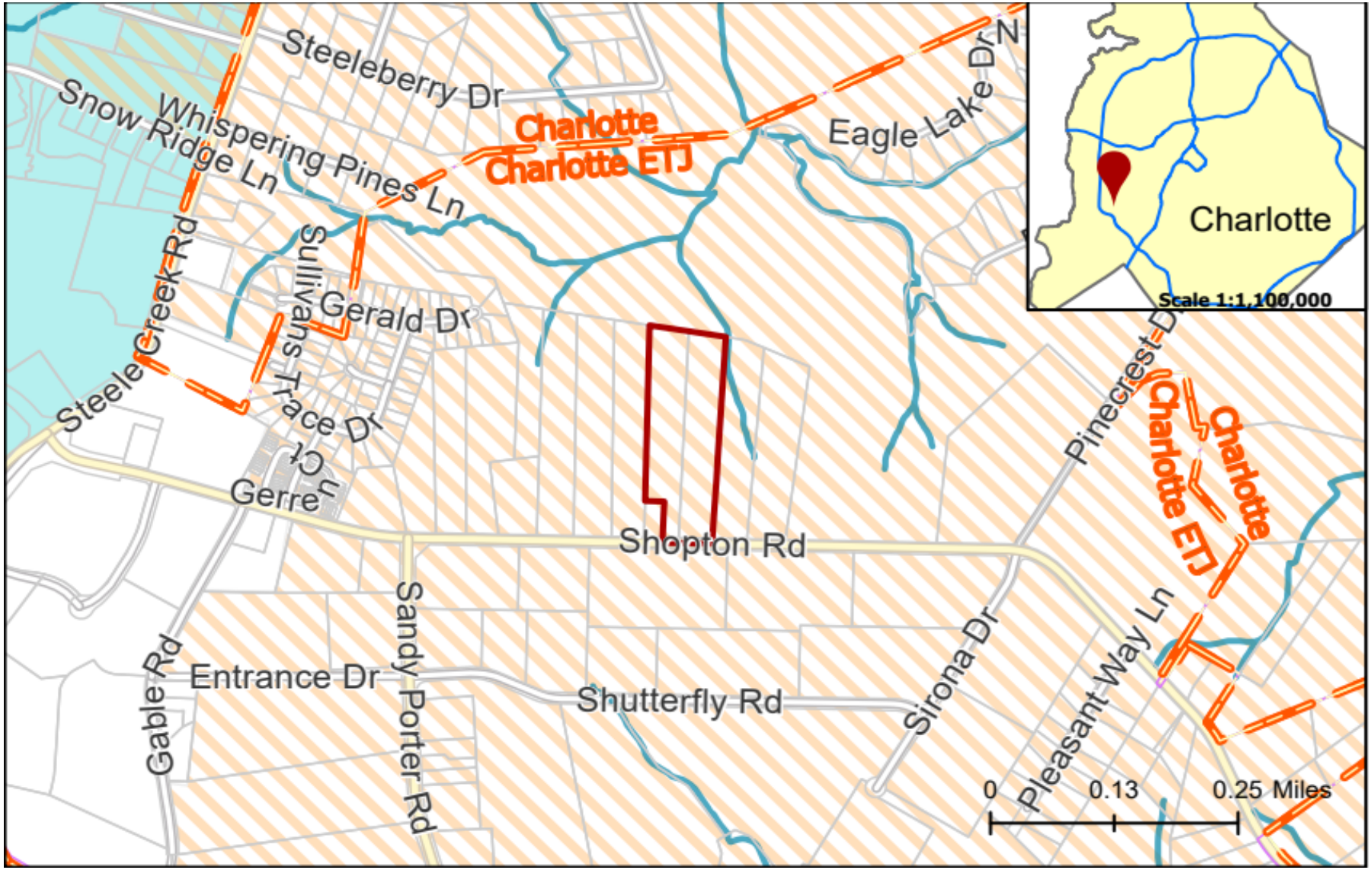
Rezoning Team

- David Kreutzer, The Maintenance Team, Inc.
- David Jarrett, American Asset Corporation
- Austin Watts, Kimley Horn
- Ty Shaffer, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, November 16, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, December 1, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, December 21, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 9.8 Acres



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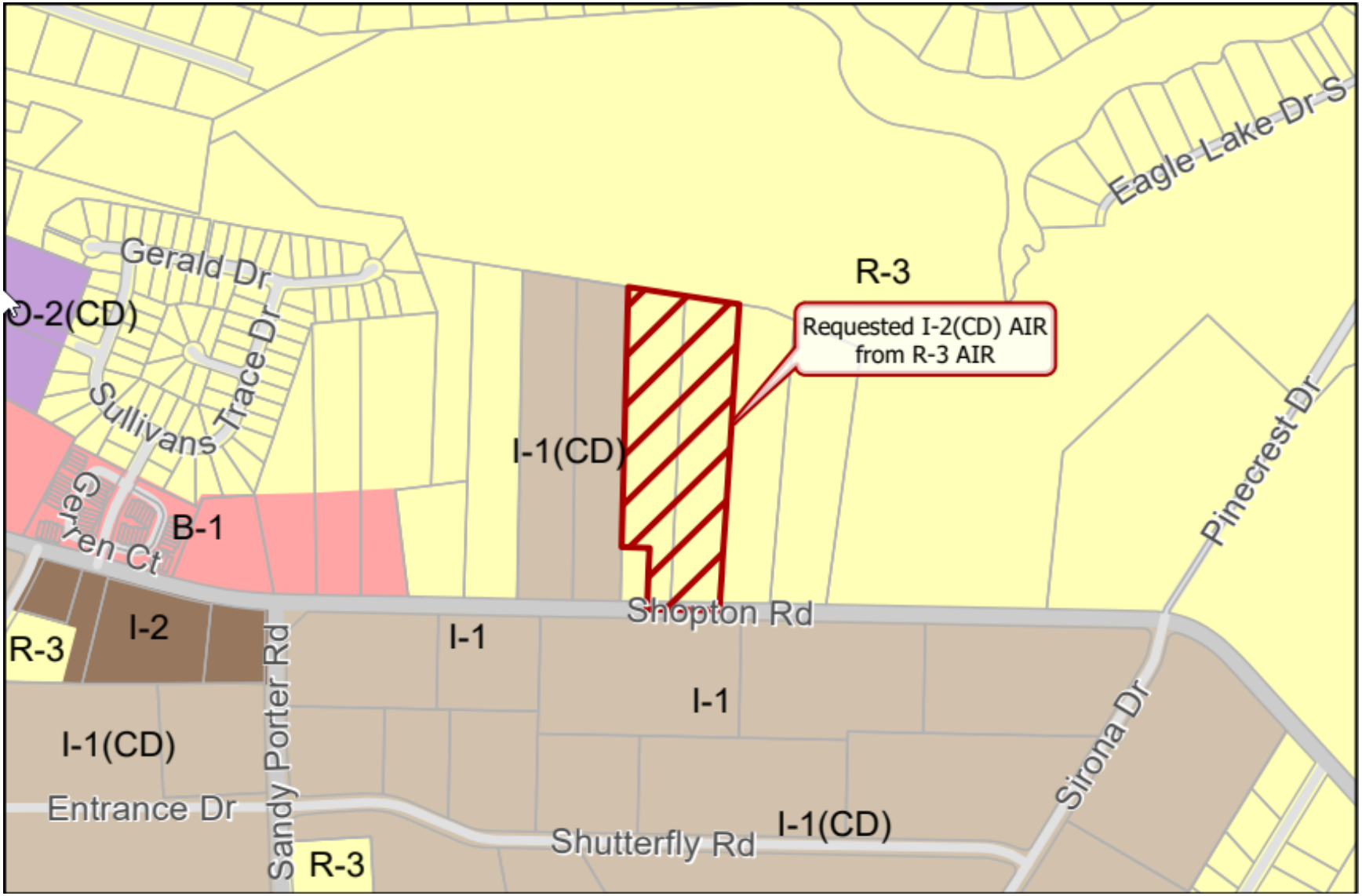
Current Zoning of the Site and Nearby Parcels



Rezoning Request

Requesting that the site be rezoned from the R-3 AIR zoning district to the I-2 (CD) AIR zoning district to accommodate a maximum 100,000 square foot building that would be devoted to office, warehouse and distribution uses and outside storage on the site

Rezoning Request - Continued

If this Rezoning Petition is approved, the site could only be devoted to those uses that are permitted by right or under prescribed conditions in the I-2 zoning district <u>that are also</u> permitted by right or under prescribed conditions in the I-1 zoning district except that the following three I-2 uses would be permitted:

(1) Contractor offices and accessory uses

(2) The outdoor storage of goods and materials in excess of 25% of the floor area of the principal building on the site

Rezoning Request - Continued

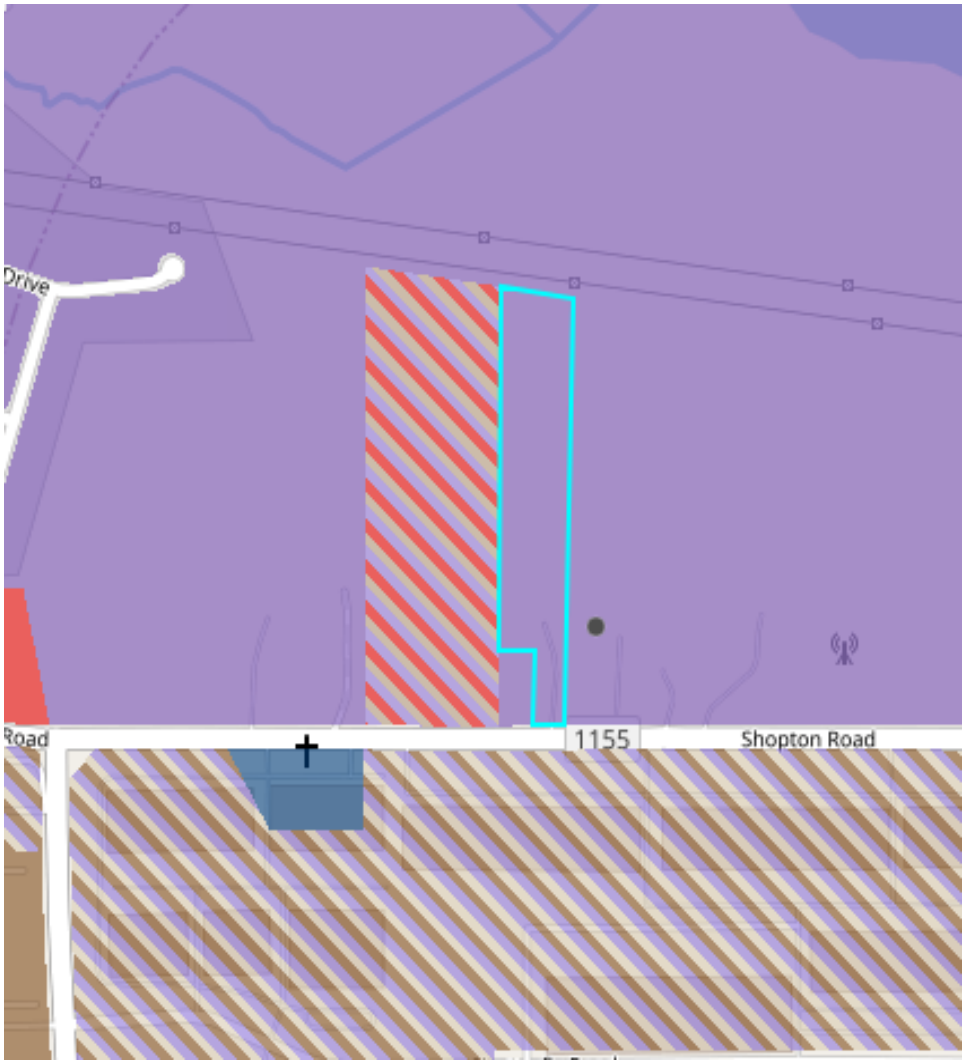
(3) Warehousing

Certain allowed uses prohibited

One principal building may be constructed on the site, and it may be constructed in one or more phases.

Maximum Building Height: 55 feet

Land Use Plan

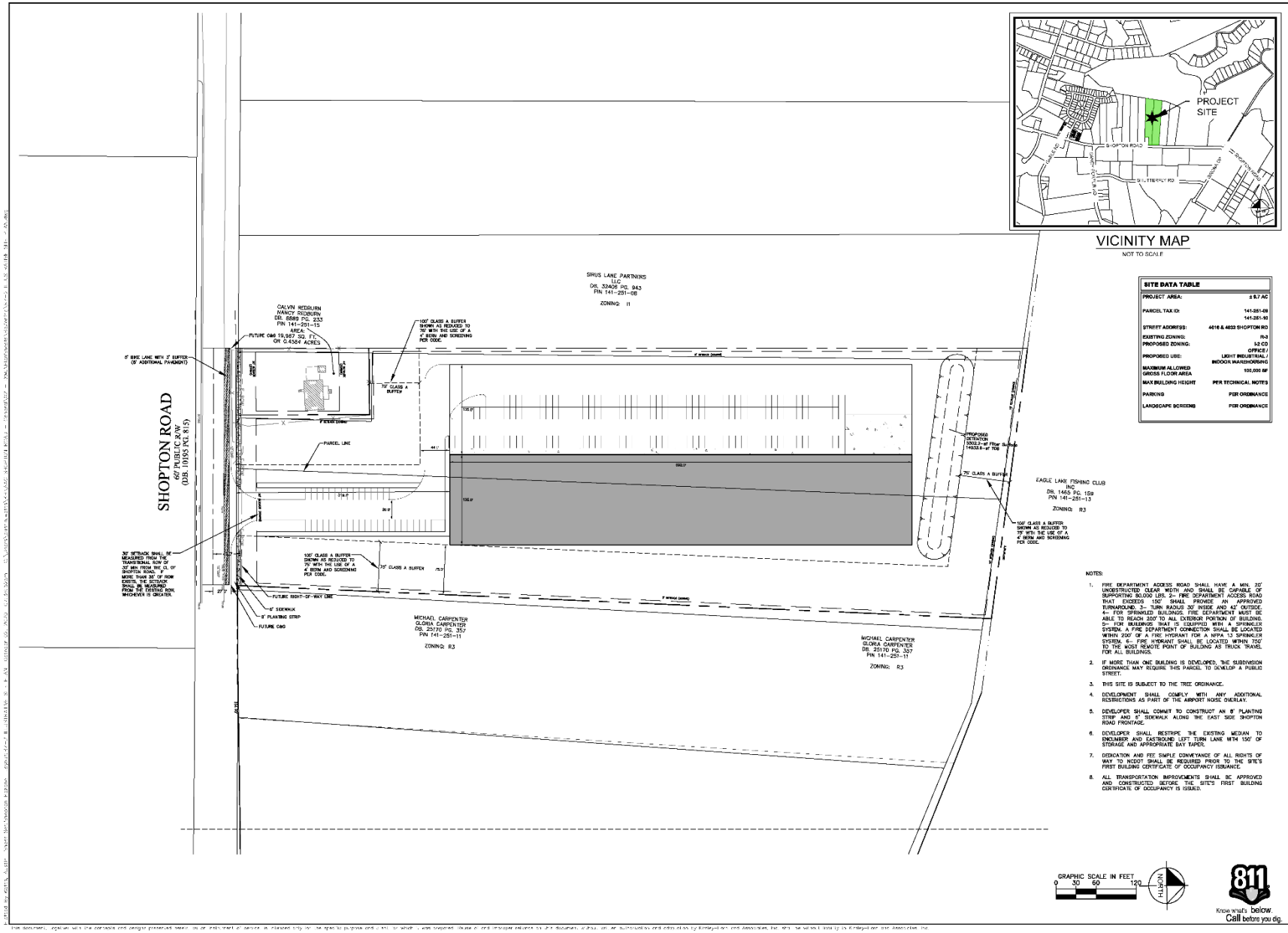


Land Use Proposed: Westside Strategic Plan

Planning District	Southwest
Plan Name	Westside Strategic Plan
Plan Adoption Date	6/11/2000, 8:00 PM
Adoption Type	Area Plan
Proposed Landuse Code	OFFICE5
Proposed Landuse Description	Office/Business Park/Industrial
Residential Density	-9.00
Zoning Designation	
Rezoning Date	
Zoning Petition	
Generalized Landuse	Office

www.tmt-usa.com

Rezoning Plan



VICINITY MAP

NOT TO SCALE

SITE DATA TABLE	
PROJECT AREA:	± 9.7 AC
PARCEL TAX ID:	141-251-08 141-251-10
STREET ADDRESS:	4016 & 4052 SHOPTON RD
EXISTING ZONING:	R-3
PROPOSED ZONING:	I-2 CD
PROPOSED USE:	OFFICE / LIGHT INDUSTRIAL / INDOOR WAREHOUSING
MAXIMUM ALLOWED GROSS FLOOR AREA	102,000 SF
MAX BUILDING HEIGHT	PER TECHNICAL NOTES
PARKING	PER ORDINANCE
LANDSCAPE SCREENS	PER ORDINANCE

NOTES:

1. FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 LBS. 2– FIRE DEPARTMENT ACCESS ROAD THAT EXCEEDS 150' SHALL PROVIDE AN APPROVED TURNAROUND. 3– TURN RADIUS 30' INSIDE AND 42' OUTSIDE. 4– FOR SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTION OF BUILDING. 5– FOR BUILDINGS THAT IS EQUIPPED WITH A SPRINKLER SYSTEM. A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM. 6– FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.
2. IF MORE THAN ONE BUILDING IS DEVELOPED, THE SUBDIVISION ORDINANCE MAY REQUIRE THIS PARCEL TO DEVELOP A PUBLIC STREET.
3. THIS SITE IS SUBJECT TO THE TREE ORDINANCE.
4. DEVELOPMENT SHALL COMPLY WITH ANY ADDITIONAL RESTRICTIONS AS PART OF THE AIRPORT NOISE OVERLAY.
5. DEVELOPER SHALL COMMIT TO CONSTRUCT AN 8' PLANTING STRIP AND 6' SIDEWALK ALONG THE EAST SIDE SHOPTON ROAD FRONTAGE.
6. DEVELOPER SHALL RESTRIPE THE EXISTING MEDIAN TO ENCUMBER AND EASTBOUND LEFT TURN LANE WITH 150' OF STORAGE AND APPROPRIATE BAY TAPER.
7. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO NCDOT SHALL BE REQUIRED PRIOR TO THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY ISSUANCE.
8. ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

No.	REVISIONS	DATE
1		02.03.2020

Kimley»Horn
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PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE # F-0102

NC PROJECT
113720-045
DATE
05/22/2019
SCALE: AS SHOWN
OPTION: 1 - NC
DRAWN BY
CHECKED BY

ILLUSTRATIVE SITE PLAN

REZONING PETITION NO. 2020-____

PCR MIXED USE

PREPARED FOR
AMERICAN ASSET CORPORATION

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

SHEET NUMBER
RZ-2

Questions