

1. GENERAL PROVISIONS
THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CHARLES T CARPENTER (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A PARKING FACILITY ON APPROXIMATELY 0.348-ACRE SITE WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 09910415.

DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-2(CD) ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, STRIPING, SIDEWALKS, DRIVEWAYS AND CURB PLACEMENTS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.207 OF THE ORDINANCE.

2. PURPOSE
A) THE PURPOSE OF THIS ZONING APPLICATION IS TO PROPOSE A NEW PARKING FACILITY CONTAINING 24 PARKING SPOTS IN THE 0.348 ACRE TO SERVICE THE SITE ADJACENT TO THIS LOT.

B) TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM R4 TO B-2(CD).

3. OPTIONAL PROVISIONS
THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE SITE:
A) TO ALLOW VEHICULAR PARKING AND CIRCULATION TO SERVICE THE SITE ADJACENT TO THIS LOT.

B) PROVIDE A STREET YARD.

4. PERMITTED USES AND DEVELOPMENT
THE SITE MAY BE DEVELOPED WITH PARKING SPACES, TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATED THERETO THAT ARE ALLOWED IN THE B-2 (CD) ZONING DISTRICT.

5. TRANSPORTATION
A) VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY NCDOT FOR APPROVAL.
B) AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY PUBLIC STREETS.

C) AS DEPICTED ON THE REZONING PLAN, PETITIONER WILL COMMIT TO CONSTRUCT A FENCE BETWEEN THE TWO ADJACENT LOTS, FULFILLING THE SPECIFICATIONS REQUIRED BY THE BUFFER.

D) ROAD IMPROVEMENTS ALONG JOYCE DRIVE WILL BE GENERALLY DEPICTED ON THE REZONING PLAN. FINAL DESIGN AND CONFIGURATION IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY NCDOT FOR APPROVAL.

E) DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED IS NEEDED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

F) ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED IS NEEDED.

6. OPEN SPACE, STREETScape AND LANDSCAPING
A) THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE AND POST CONSTRUCTION STORMWATER ORDINANCE.

B) BUFFER B CLASS IS REQUIRED. * THE MINIMUM WIDTH OF A BUFFER MAY BE REDUCED A 25% IF A FENCE OR WALL IS CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS. ** SHRUBS ARE NOT REQUIRED IF A FENCE OR WALL IS CONSTRUCTED IN ACCORDANCE WITH THESE REGULATIONS. THE PETITIONER COMMIT TO CONSTRUCT A FENCE AS DEPICTED ON THE REZONING PLAN.

C) THIS CONDITIONAL PLAN IS NOT COMPLIANT WITH THE TREE ORDINANCE AS SHOWN. THE PROJECT WILL COMPLY WITH THE TREE ORDINANCE DURING THE LAND DEVELOPMENT PROCESS. THE PETITIONER ACKNOWLEDGES THAT CHANGES AND ALTERATIONS MAY BE NEEDED TO COMPLY WITH THE TREE ORDINANCE DURING PERMITTING. ALL CHANGES WOULD BE EVALUATED UNDER CHAPTER 6 OF THE ORDINANCE, AND MAY RESULT IN SUBSEQUENT REZONING.

7. LIGHTING
A) ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
B) THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE, EXCLUDING STREET LIGHTS LOCATED ALONG PUBLIC STREETS, SHALL BE 22 FEET.

8. AMENDMENTS TO REZONING PLAN
FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

FURTHER ALTERATIONS OR MODIFICATIONS TO THIS REZONING PLAN WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE TECHNICAL DATA SHEET OR ANY OF ITS CONDITIONS OR 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.

9. ENVIRONMENTAL FEATURES
A) DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.

B) DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE ORDINANCE.

10. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
A) IF THIS REZONING PLAN IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNERS" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIR, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

BUFFER REQUIREMENTS	
6 TREES PER EVERY 100 LF	
MIN. TREES REQUIRED	14
TREES PROVIDED	14

*THE MINIMUM WIDTH OF A BUFFER MAY BE REDUCED AN ADDITIONAL 25% IF A FENCE OR WALL IS CONSTRUCTED IN ACCORDANCE WITH THESE REGULATIONS.
**SHRUBS ARE NOT REQUIRED IF A FENCE OR WALL IS CONSTRUCTED IN ACCORDANCE WITH THESE REGULATIONS.

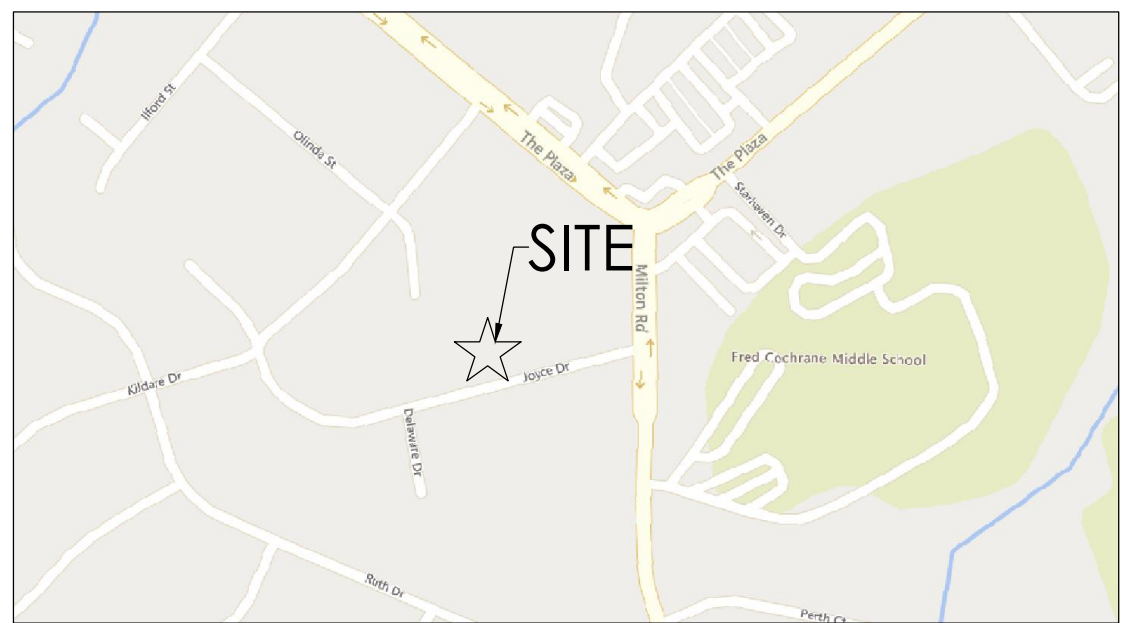
PLANT LIST						
TREES	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	CONDITION
	14	Japanese Zelkova	<i>Zelkova serrata</i>	2.5" cal.	8'	B&B

SITE DATA TABLE	
LOCATION:	5817 JOYCE DR, CHARLOTTE, NC 28215.
EXISTING ZONING:	R-4
PROPOSED ZONING:	B2 (CD)
OWNER:	CHARLES T CARPENTER
	5817 JOYCE DR
	CHARLOTTE NC 28215
EXISTING FRONT SETBACK	N/A
EXISTING SIDE SETBACK	N/A
EXISTING REAR SETBACK	N/A
FEMA MAP #	3710457400K
FEMA EFFECTIVE DATE	02/19/2014
SOIL TYPES	Cu8
SITE LIGHTING BY OTHERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS	

ZONING CODE SUMMARY		
ITEM #	ITEM	PROVIDED
1	PARKING SPACES PROVIDED	24 SPACES
2	MIN. DRIVE AISLE WIDTH	23'
3	MIN. DRIVEWAY RADIUS	AS NOTED

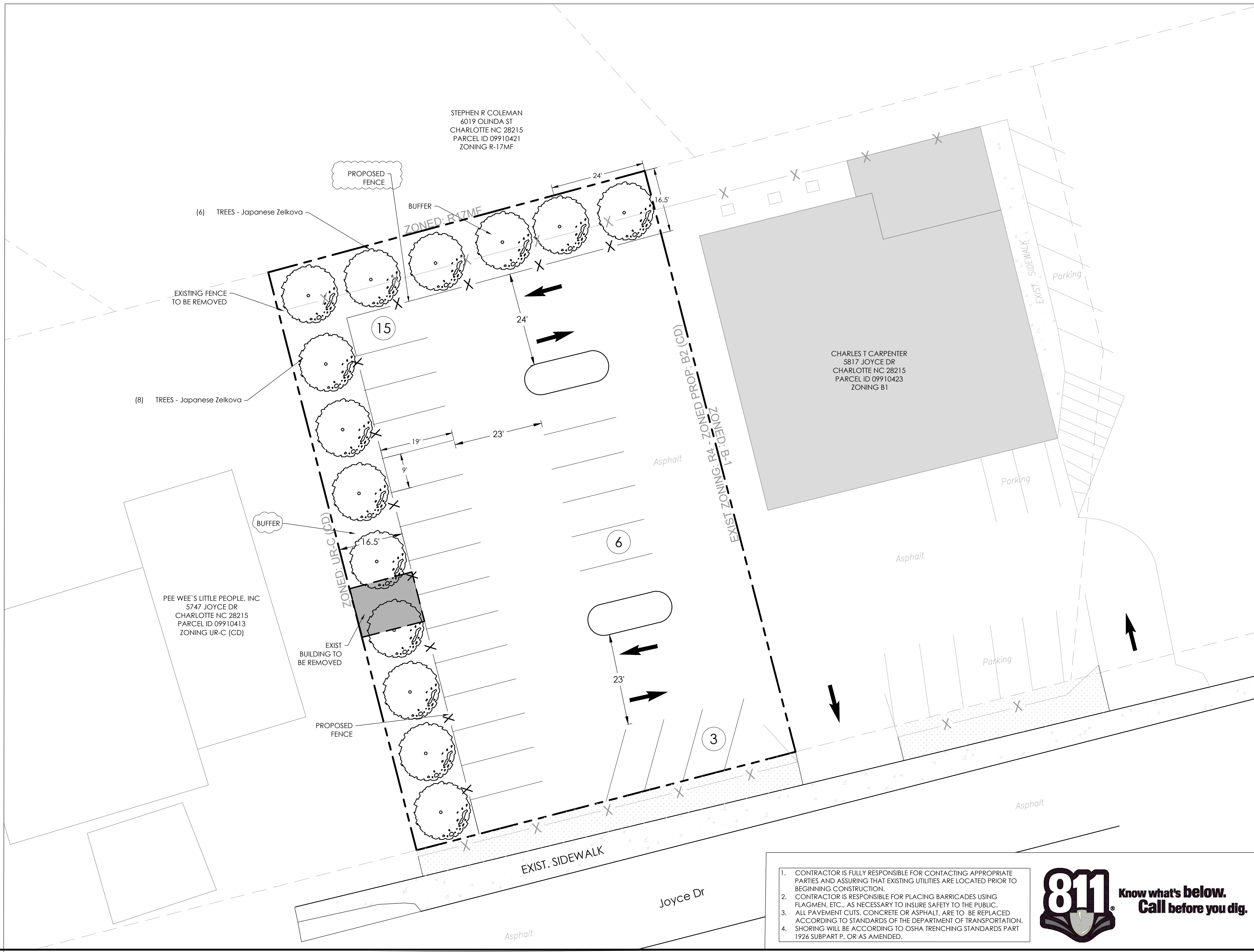
- NOTES:
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE APPROVED PLAN
 - SIGHT LIGHTING BY OTHERS
 - SIGN PERMITTING BY OTHERS
 - THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGNS, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVERS' LINE OF SIGHT
 - BUILDING FOOTPRINT FOR REFERENCE ONLY. SEE ARCHITECTS PLANS FOR BUILDING DIMENSIONS AND STAKING. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY.

IMPERVIOUS SUMMARY			
ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL PARCEL AREA	15,158 SF	0.35 AC	100 %
EXISTING BUILDING	212 SF	0.00 AC	1.40 %
EXISTING PAVEMENT	5,677 SF	0.13 AC	37.45 %
APPROX. TOTAL IMPERVIOUS	6,889 SF	0.16 AC	45.45 %
IMPERVIOUS TO BE REMOVED	212 SF	0.00 AC	1.40 %
PROPOSED PAVEMENT & CURB	7,500 SF	0.17 AC	49.48 %
MISC. SIDEWALKS & CONCRETE	322 SF	0.01 AC	2.12 %
TOTAL IMPERVIOUS	14,499 SF	0.33 AC	95.65 %
TOTAL PERVIOUS	659 SF	0.02 AC	4.35 %



VICINITY MAP
SCALE: N.T.S.

- CDOT NOTES
- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT 704-336-3888.
 - ANY WORK WITHIN THE CITY'S ROW THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A ROW USE PERMIT OR ROW LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDOT AT (704) 432-1562 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.
 - THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CJUS JORDI, 704-336-7084) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60- 90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
 - DEVELOPER TO CONTACT CDOT (ANTHONY MENDEZ: 704-336-4971) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.
 - PRIVATE DEVELOPMENT UTILITY RELOCATION COORDINATION - FOR UTILITY COORDINATION RELATED TO BOTH EXISTING UTILITY RELOCATION NEEDS AND PROPOSED NEW UTILITY INSTALLATIONS, PLEASE CONTACT RALPH TRUITT, CDOT ROW UTILITY COORDINATOR AT 704-336-4248 OR RTRUITT@CHARLOTTE.NC.GOV.
 - A JOINT USE MANHOLE (MEET-AT-MANHOLE) IS TO BE PROVIDED BY THE DEVELOPER TO ACCOMMODATE ALL UTILITY TELECOM SERVICE PROVIDERS. THE JOINT USE MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF THE CITY RIGHT-OF-WAY.



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NC ENGINEERING BOARD LICENSE # C-3781
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N
W E
S
NORTH ARROW
GRAPHIC SCALE 1"=20 FT.
NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
TODD D. POLK
23557
01/18/2022

5817 JOYCE DR REZONING
PIN 09910415
5817 JOYCE DR CHARLOTTE NC 28215
SITE PLAN- REZONING

REVISIONS:

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

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

EX01- REZONING.DWG
PROJECT NUMBER: 219072
DATE: 01/25/2022 DRAWN BY: MG
REZONE
SHEET OF