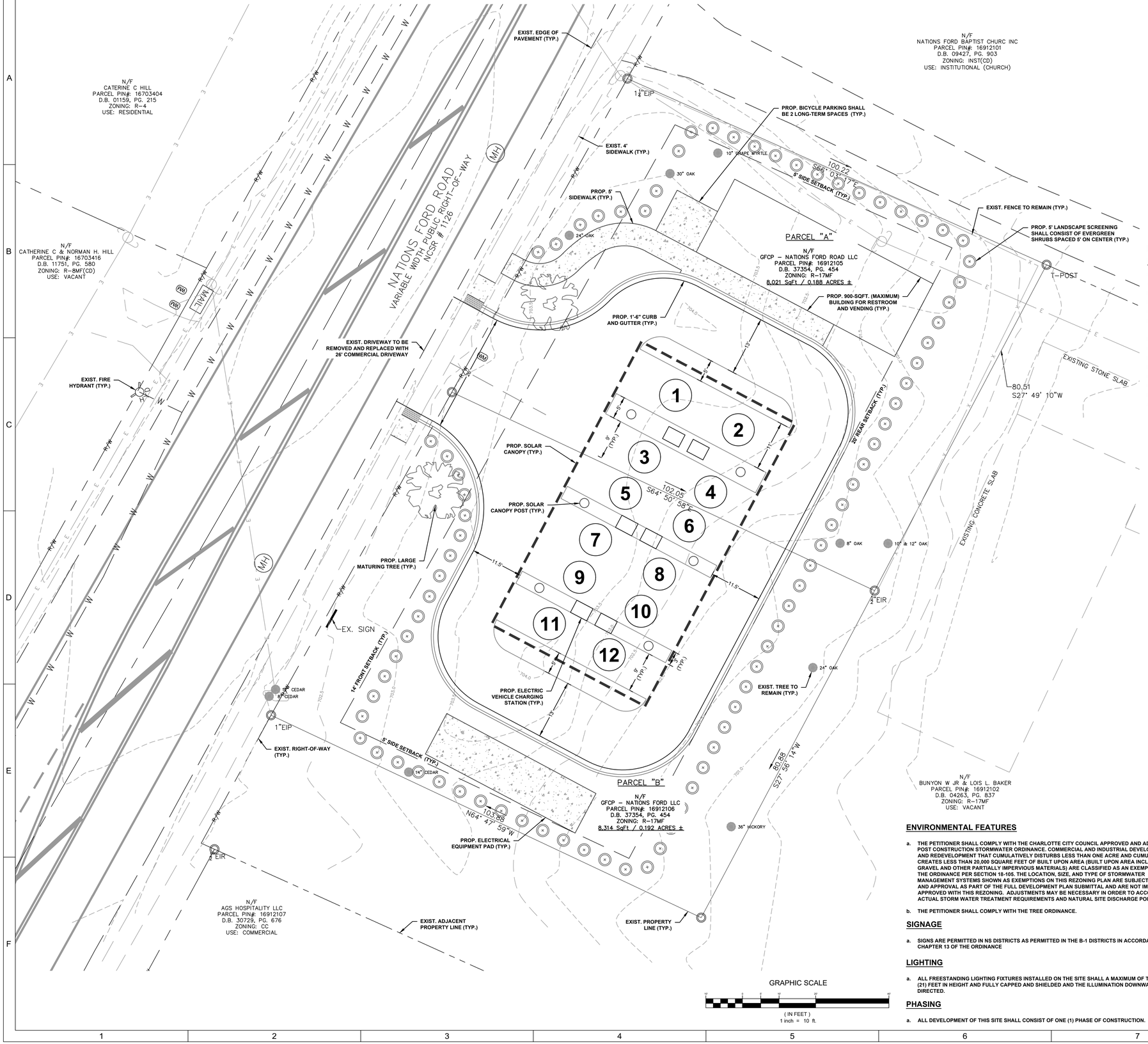

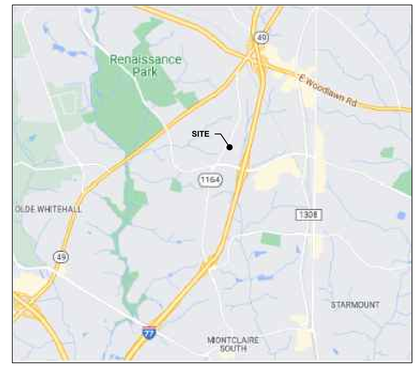

VICINITY MAP

REZONING PETITION #:XXXX-XXX

DEVELOPMENT DATA TABLE

SITE ACREAGE:	0.38 ACRES
TAX PARCELS INCLUDED IN REZONING:	16912105, 16912106
EXISTING ZONING:	R-17MF
EXISTING USE:	VACANT
PROPOSED ZONING:	NS (NEIGHBORHOOD SERVICES DISTRICT)
PROPOSED USE:	AUTOMOTIVE SERVICE STATION - FOR ELECTRIC VEHICLE FAST CHARGING ONLY
NUMBER OR RESIDENTIAL UNITY BY HOUSE TYPE:	0
RESIDENTIAL DENSITY:	N/A
SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (BUSINESS-1):	9,900-SQFT.
FLOOR AREA RATIO:	0.50
MAXIMUM BUILDING HEIGHT:	40-FEET, (25-FEET PROPOSED)
MAXIMUM NUMBER OF BUILDINGS:	1
NUMBER AND/OR RATIO OF PARKING SPACES:	0 PARKING SPACES, 12 CHARGING STALLS
AMOUNT OF OPEN SPACE:	N/A

GENERAL PROVISIONS

a. SITE LOCATION: THESE DEVELOPMENT STANDARDS FROM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY KOLUMB LLC. ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A AUTOMOTIVE SERVICE STATION EXCLUSIVELY FOR ELECTRIC VEHICLE FAST CHARGING ON APPROXIMATELY 0.38 ACRE SITE IS GENERALLY LOCATED ON NATIONS FORD ROAD SOUTH OF OLD STONEBROOK DRIVE BETWEEN NATIONS FORD COMMUNITY CHURCH AND STAYBRIDGE SUITES HOTEL.

b. ZONING DISTRICTS/ORDINANCE: DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NEIGHBORHOOD SERVICES DISTRICT (NS) ZONING CLASSIFICATION SHALL GOVERN. PER THE ORDINANCE OFFICE AND BUSINESS USES PERMITTED BY RIGHT AND WITH PRESCRIBED CONDITIONS IN THE B-1 ZONING CLASSIFICATION ARE PERMITTED IN THE NEIGHBORHOOD SERVICES DISTRICT (NS) ZONING CLASSIFICATION.

c. DEVELOPMENT AND STREET LAYOUT: THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USE AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND DEVELOPMENT STANDARDS, PROVIDED, HOWEVER THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

PERMITTED USES

a. THE SITE MAY BE DEVOTED ONLY TO AN AUTOMOTIVE SERVICE STATION EXCLUSIVELY FOR FAST CHARGING OF ELECTRIC VEHICLES CONTAINING TWELVE (12) ELECTRIC VEHICLE CHARGING STALLS, INCLUDING ANY INCIDENTAL AND ACCESSORY USES PERMITTED BY RIGHT AND WITH PRESCRIBED CONDITIONS IN THE NS AND B-1 ZONING DISTRICT AND UP TO 900 SQUARE FEET OF NON-RESIDENTIAL ACCESSORY USE STRUCTURE FOR RESTROOMS AND VENDING MACHINES.

b. PROHIBITED USES: RESERVED.

TRANSPORTATION

a. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. MINOR MODIFICATIONS TO THE ACCESS POINT SHALL BE PERMITTED BASED ON CDOT REQUIREMENTS AND DURING PERMITTING. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY ASINGLE TWENTY SIX (26) FOOT COMMERCIAL DRIVEWAY AND AN INTERNAL ONE-WAY ACCESS DRIVE ISLE, AND MINOR ADJUSTMENTS TO THE LOCATION OF THE INTERNAL DRIVE AND/OR ISLE SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.

b. UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S CERTIFICATE OF OCCUPANCY.

ARCHITECTURAL STANDARDS

a. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT ("HARDIPLANK"), METAL AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.

b. PROHIBITED EXTERIOR BUILDING MATERIALS: VINYL (EXCEPT FOR WINDOWS, TRIM, SOFFITS, HANDRAILS, AND DOORS) AND CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.

c. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.

d. ELECTRICAL EQUIPMENT PAD(S) WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ABUTTING PUBLIC STREETS.

e. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OFADJACENT PROPERTIES AT GRADE.

STREETSCAPE AND LANDSCAPING

a. A 14 FOOT SETBACK WILL BE PROVIDED AS MEASURED FROM THE EXISTING RIGHT-OF-WAY OF NATIONS FORD ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. ALONG THE SITE'S INTERNAL ACCESS DRIVE ISLE THE PETITIONER WILL PROVIDE A SIDEWALK NETWORK THAT LINKS TO THE BUILDING ON THE SITE AND TO THE EXISTING SIDEWALKS ALONG NATIONS FORD ROAD IN THE MANNER DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.

PARKS, GREENWAYS, AND OPEN SPACE

a. NO PUBLIC PARKS, GREENWAYS OR OPEN SPACE IS PROPOSED AS GENERALLY DEPICTED ON THE REZONING PLAN.

FIRE PROTECTION

a. FIRE LANE TREATMENT: FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH AN ASPHALT DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.

ENVIRONMENTAL FEATURES

a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. COMMERCIAL AND INDUSTRIAL DEVELOPMENT AND REDEVELOPMENT THAT CUMULATIVELY DISTURBS LESS THAN ONE ACRE AND CUMULATIVELY CREATES LESS THAN 20,000 SQUARE FEET OF BUILT UPON AREA (BUILT UPON AREA INCLUDES GRAVEL AND OTHER PARTIALLY IMPERVIOUS MATERIALS) ARE CLASSIFIED AS AN EXEMPTION TO THE ORDINANCE PER SECTION 18-105. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS SHOWN AS EXEMPTIONS ON THIS 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.

b. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

SIGNAGE

a. SIGNS ARE PERMITTED IN NS DISTRICTS AS PERMITTED IN THE B-1 DISTRICTS IN ACCORDANCE WITH CHAPTER 13 OF THE ORDINANCE

LIGHTING

a. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE SHALL A MAXIMUM OF TWENTY ONE (21) FEET IN HEIGHT AND FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED.

PHASING

a. ALL DEVELOPMENT OF THIS SITE SHALL CONSIST OF ONE (1) PHASE OF CONSTRUCTION.

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NO.	DATE	REVISION	BY

SCHEMATIC REZONING SITE PLAN

NATIONS FORD - EV CHARGING STATION
CHARLOTTE, NORTH CAROLINA

PROJECT INFORMATION	
PROJECT MANAGER:	MTK
DESIGNED BY:	MTK
DRAWN BY:	MTK
PROJECT NUMBER:	-
ORIGINAL DATE:	08/22/2022

SHEET:
RZ-101