

REVISIONS:  
 1. 8/15/04  
 2. 11/15/04

**Site Plan Amendment**

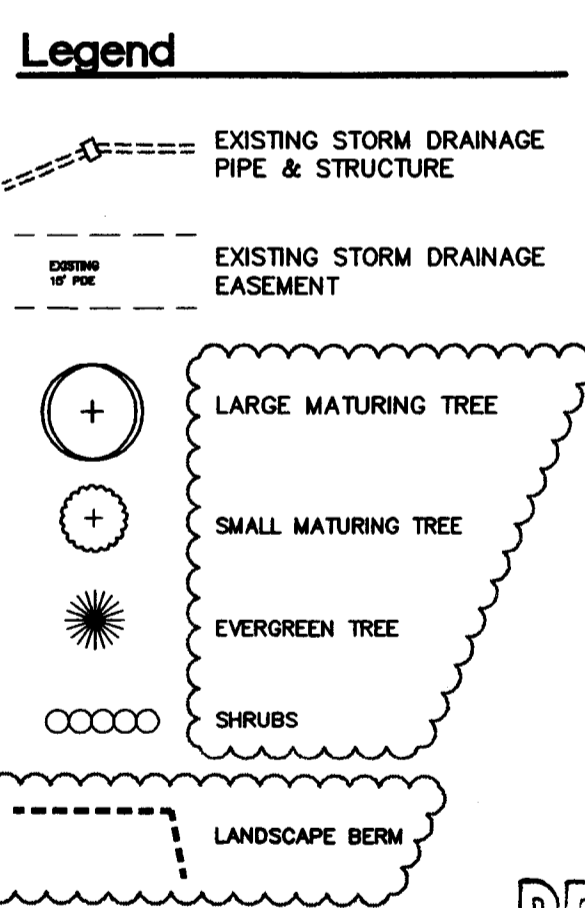
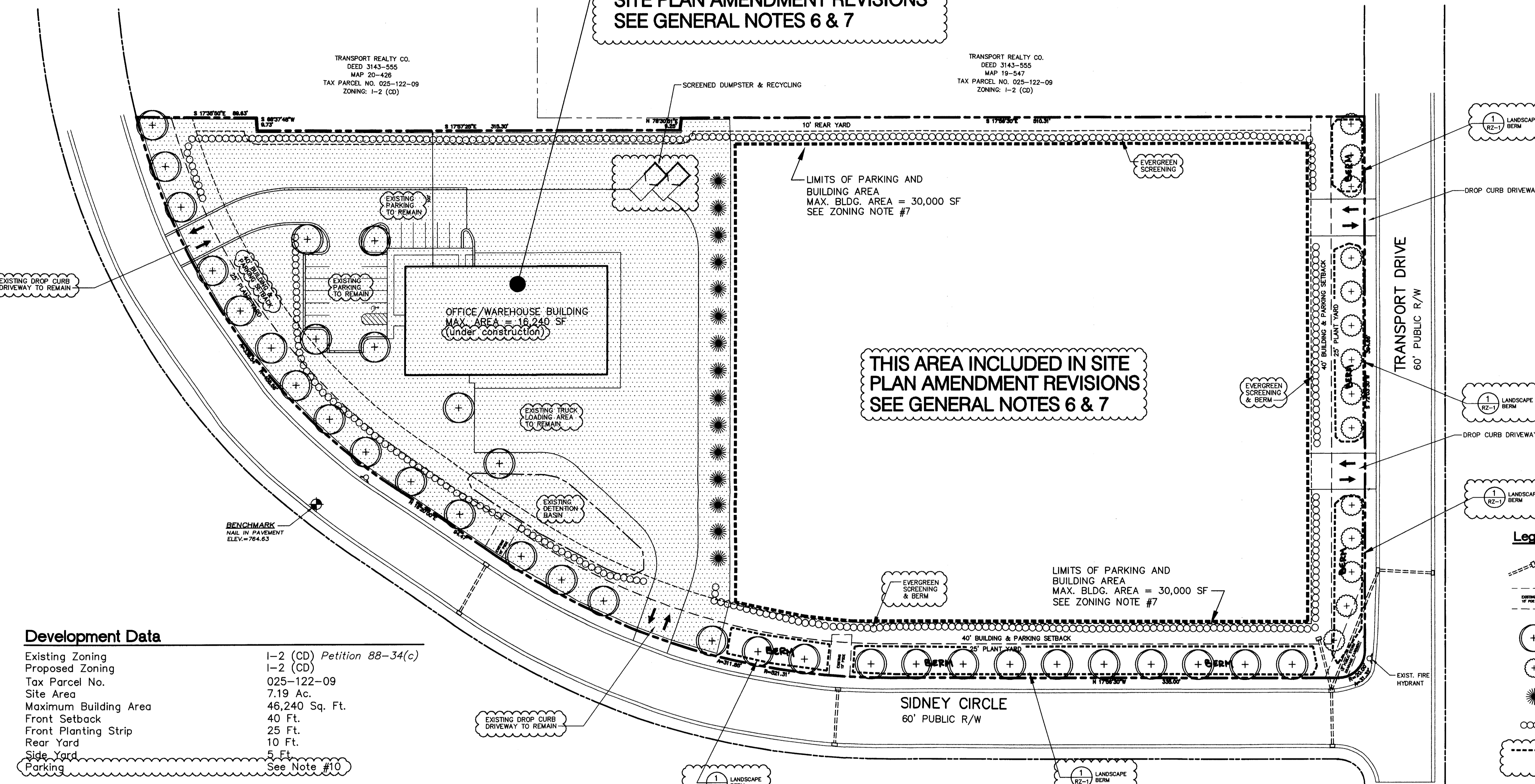
**Transport Drive site**  
 5601 Transport Drive  
 Charlotte, North Carolina  
 For Open Space Properties, LLC

SHADED AREA EXCLUDED FROM SITE PLAN AMENDMENT REVISIONS  
 SEE GENERAL NOTES 6 & 7

THIS AREA INCLUDED IN SITE PLAN AMENDMENT REVISIONS  
 SEE GENERAL NOTES 6 & 7

TRANSPORT REALTY CO.  
 DEED 3143-555  
 MAP 20-426  
 TAX PARCEL NO. 025-122-09  
 ZONING: I-2 (CD)

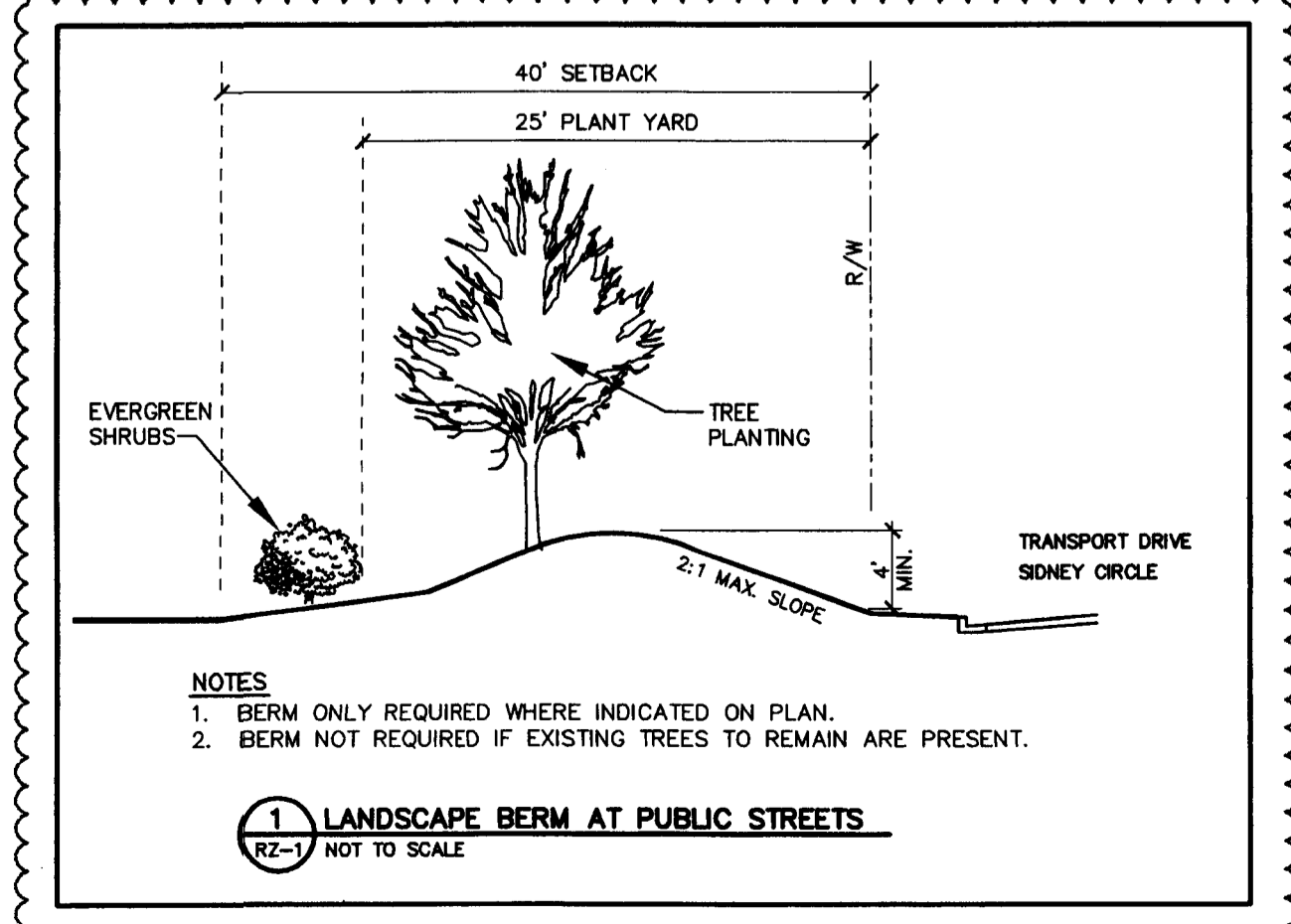
TRANSPORT REALTY CO.  
 DEED 3143-555  
 MAP 19-547  
 TAX PARCEL NO. 025-122-09  
 ZONING: I-2 (CD)



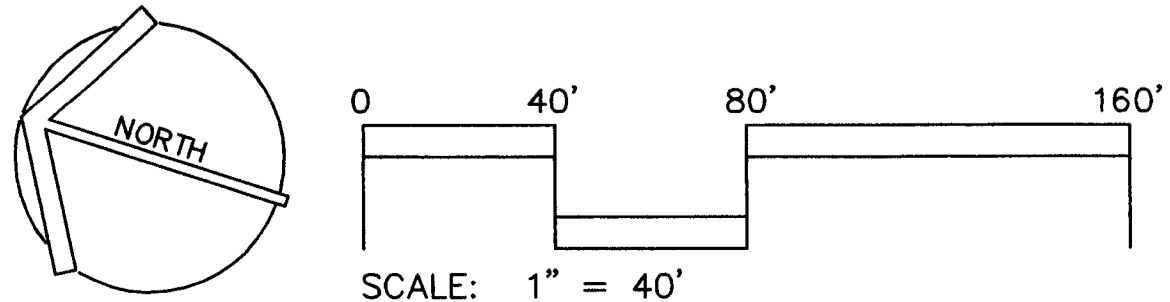
**Development Data**

Existing Zoning	I-2 (CD) <i>Petition 88-34(c)</i>
Proposed Zoning	I-2 (CD)
Tax Parcel No.	025-122-09
Site Area	7.19 Ac.
Maximum Building Area	46,240 Sq. Ft.
Front Setback	40 Ft.
Front Planting Strip	25 Ft.
Rear Yard	10 Ft.
Side Yard	5 Ft.
Parking	See Note #10

- Conditional Zoning Notes**
- Boundary survey by Ronnie Dedmon, NCRLS, dated July 3, 2003.
  - Uses on the site shall be limited to the following: office, warehouse, parking and storage, and related accessory uses.
  - The project shall comply with all storm water requirements established by the City of Charlotte Engineering Department.
  - There are no wetlands on the subject property.
  - Project shall comply with all requirements of the Charlotte Tree Ordinance. All required screening shall also be provided.
  - This project is a site plan amendment of the originally approved conditional zoning plan. Proposed changes consist of allowance of building area on the southern part of the site and the allowance of two driveways along Transport Drive. All other requirements of the previously approved plan shall still apply to this site development.
  - The originally rezoned property has been subdivided into two separate parcels. This site plan amendment is for the southern parcel only (tax no. 025-122-09). The northern parcel (tax no. 025-122-08) is excluded from the site plan amendment.
  - Maximum building area allowed on the southern portion of this project is 30,000 square feet, to be located within the limits of development shown on the plan. The remainder of this area shall be used for vehicular storage and parking, and accessory uses to any proposed buildings.
  - Storm water detention shall be provided as required by code. Existing development on parcel 025-122-09 drains to the existing detention basin shown on plan. Detention for parcel 025-122-08 shall be provided as required and designed at the time of this site development and submittal of building permits.
  - Parking shall be provided as required by code. Exact locations and numbers of parking spaces shall be determined upon submittal of building permit plans.
  - Parking and outdoor storage areas shall be screened from adjoining public streets by evergreen shrubs and/or berms, and street tree planting, as required by code.
  - The site will comply with Section 12.403 of the City Code regarding collection of solid waste and recycling.



**FOR PUBLIC HEARING  
 REZONING PETITION 2004-111**



APPROVED BY CITY COUNCIL  
 DATE 11/15/04

