

VICINITY MAP
NOT TO SCALE

TAX ID: 04114101
CHURCH ST. LUKE
MISSIONARY BAPTIST
ZONE: R-4

TAX ID: 04113193
MEADOW HILL OF
NEVIN LLC.
ZONE: MX-1(INNOV)

TAX ID: 04113105
MEADOW HILL OF
NEVIN LLC.

JUNIPER DRIVE

SITE DATA

TAX PARCEL NO.: 041-09-201 (15.0732 AC.)
041-09-202 (0.575 AC.)
TOTAL SITE AREA: 15.6482 AC.
EXIST. ZONING: I-1 (CD), (PARCEL # 041-09-201)
R-4, (PARCEL # 041-09-202)
PROPOSED ZONING: I-1 (CD)
MAXIMUM BUILDING SIZE: 250,000 SF (INCLUDING 115,509 SF EXISTING)

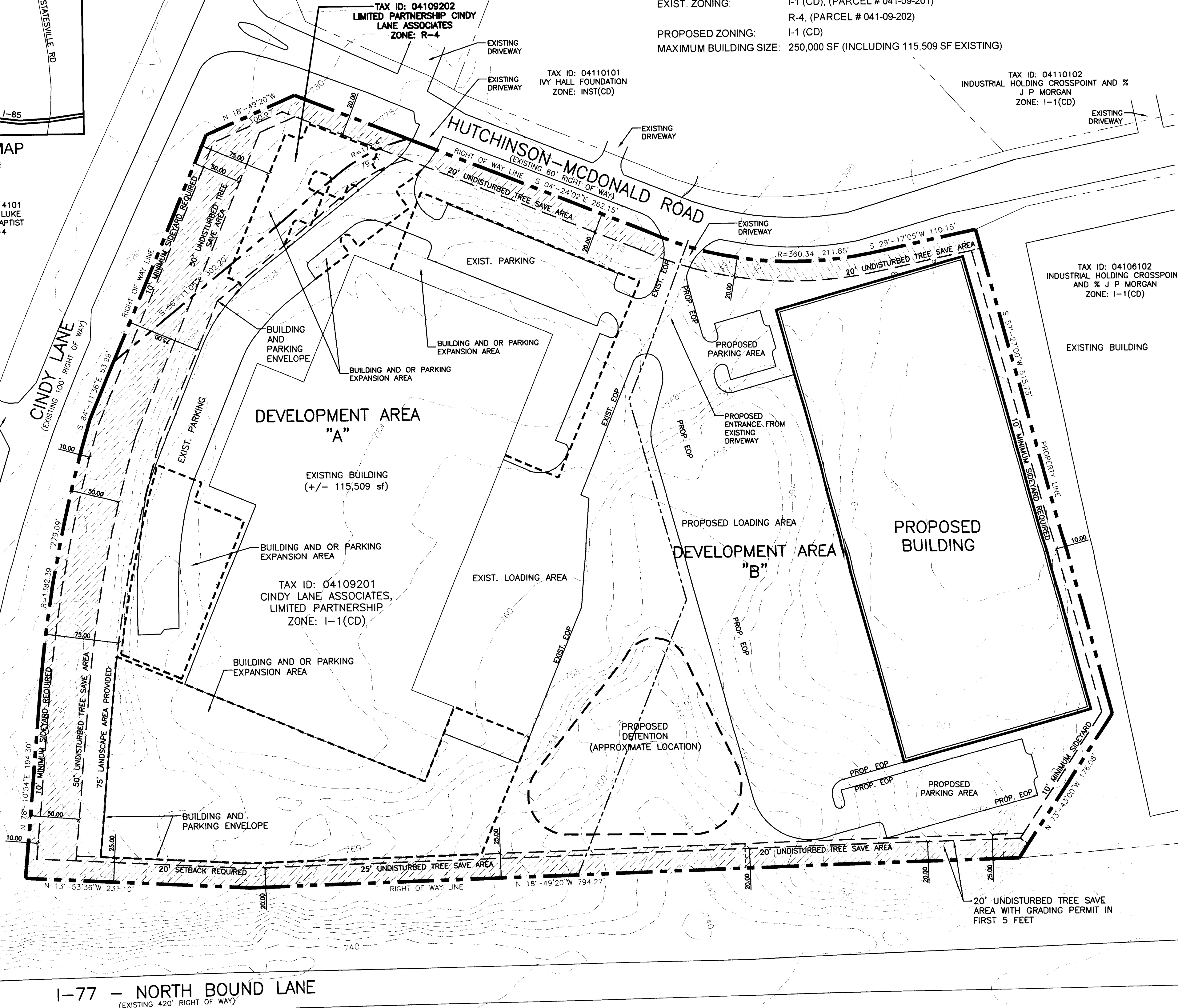
TAX ID: 04110107
FROELING &
ROBERTSON INC.
ZONE: I-1(CD)

TAX ID: 04109202
LIMITED PARTNERSHIP CINDY
LANE ASSOCIATES
ZONE: R-4

TAX ID: 04110101
IVY HALL FOUNDATION
ZONE: INST(CD)

TAX ID: 04110102
INDUSTRIAL HOLDING CROSSPOINT AND %
J P MORGAN
ZONE: I-1(CD)

TAX ID: 04106102
INDUSTRIAL HOLDING CROSSPOINT
AND % J P MORGAN
ZONE: I-1(CD)



I-77 - NORTH BOUND LANE
(EXISTING 420' RIGHT OF WAY)

REZONING PLAN
2500 CINDY LANE

CHARLOTTE, NORTH CAROLINA
FOR

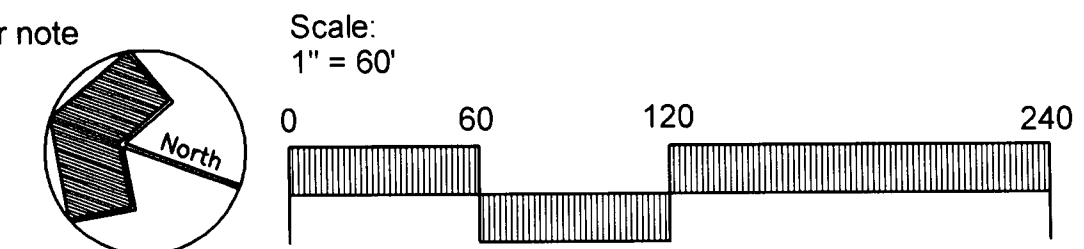
CINDY LANE ASSOCIATES LIMITED PARTNERSHIP

DEVELOPMENT STANDARDS

- Development of the site will be governed by the provisions of the Charlotte Zoning Ordinance and the provisions of this site plan, as well as other applicable codes and ordinances. The parking envelope configuration shown on the site plan represents a firm plan for the development of the site but may be altered or modified during the design and development of the site within the maximum building and parking envelope indicated.
- The proposed use of the site is for the construction of an additional building to accommodate warehouse, office, distribution and light manufacturing along with associated parking and service areas. Office uses will be limited to no more than 50,000 net square feet of floor area. Up to 25,000 square feet of office uses are permitted within Development Area A and up to 25,000 square feet of office uses are permitted within Development Area B.
- The following uses will not be permitted on the site:
 - Cemeteries-public and private
 - Amusement, commercial, outdoors limited to par 3 golf courses, golf driving ranges and archery ranges
 - Automobile repair garage including engine overhaul, body and paint job and similar operations
 - Bus passenger stations
 - Feed, retail stores
 - Fences and fence material, retail sales
 - Fertilizer, package retail sales
 - Fuel oil distribution, limited to 200,000 gallons aggregate capacity, subject to the latest addition "flammable and combustible liquids code NEPA 30", of the National Fire Protection Association
 - Motorcycle retail sales and repair
 - Pawn shops and secondhand goods, retail sales
 - Tire recapping and retreading
 - Tourist homes
 - Trailers, house, retail, and wholesale sales and repair
 - Trucks, tractor and trailer units, retail and wholesale sales
 - Utility trailer rentals
 - Bus repair and storage
 - Food processing, excluding poultry and animal slaughtering and dressing
 - Amusement, commercial, outdoors such as miniature golf, rides, slides and similar commercial enterprises except as regulated elsewhere in this list
 - Racetracks, raceways, drag strips
 - Demolition landfills
 - Regional fuel storage facilities
 - Hazardous waste dump
- Buffers, if required, will conform to the provisions of section 12.301.
- Screening will conform to the provisions of section 12.303.
- No loading docks will face Hutchinson-McDonald Road or I-77.
- In the event office uses are located within the proposed building, those office uses will be oriented to Hutchinson-McDonald Road.
- On Development Area B, the Petitioner will install a five foot sidewalk with an eight foot planting strip along the portion of Hutchinson-McDonald Road extending from the existing driveway to the southerly property line of the site.
- In the event that the existing building located on Development Area A undergoes an expansion, a six foot sidewalk with an eight foot planting strip will be installed along Development Area A's frontage along Cindy Lane and Hutchinson McDonald Road. The sidewalk may meander in order to preserve existing trees.
- Any detached lighting on the site installed as part of any new development will not exceed 30 feet in height and will be aimed into the site away from adjoining properties and public streets. All outdoor lighting installed as part of any new development shall be full cut-off type lighting fixtures and will be shielded or capped. No "wall pak" lighting will be installed on the sides of the new building that faces public streets and architectural lighting on building facades will be permitted.
- Signage on the site will be permitted in accordance with applicable ordinance provisions. No billboards will be placed on the site.
- No direct access will be provided to Cindy Lane and all access will be provided from Hutchinson-McDonald. The Petitioner will dedicate 35 feet from the centerline of Cindy Lane for future right-of-way if the existing right-of-way is inadequate.
- No detention will be located within the setback for the site but may be located within the setback along the I-77 right-of-way if integrated into the landscape for the site. For the new development located on the site permitted as a result of this petition, the petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s), defined as the culvert under I-77 that adjoins the site and is immediately down stream of the site boundary, analyzed to ensure that it will not be taken out of standard due to the new development. If it is found that new development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring. For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours. For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year, 6-hour storm and perform a downstream analysis to determine whether peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10 year and 25 year, 6 hour storms. For commercial projects with less than or equal to 24 % BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10 year, 6 hour storm. With regard to water quality, the Petitioner will construct water quality best management practices (BMPs) for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall due to new development on the site. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, that have been designed to achieve 85% Total Suspended Solid (TSS) removal. Use of Low Impact Development (LID) techniques is optional. The Petitioner will contact the appropriate State and federal agencies regarding any required water quality or wetlands permits.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

December 21, 2006, Initial submission
February 14, 2007 Revised as per staff comments
March 19 as per Staff Analysis
March 26, 2007 per staff comments
March 27, 2007 revised storm water note

APPROVED BY
CITY COUNCIL
APR 16 2007



Project Manager
LS
Drawn By
MFA
Checked By
MFA
Date
03-19-07
Project Number
018378

Kimley-Horn and Associates, Inc.
2007
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704-333-5131
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Sheet Number
RZ-1
Sheet 1 of 1

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