

DEVELOPMENT STANDARDS

General Provisions

Unless more stringent standards are established by the Technical Data Sheet or these Development standards, all development standards established under the Charlotte Zoning Ordinance ("the Ordinance") for I-1(CD) Zoning District shall govern the Site.

Permitted Uses

The Site may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in the I-1(CD) Zoning District; provided, however, that the following uses shall not be permitted:

- Restaurants with drive-through facilities
- Convenience stores with gasoline sales
- Automobile service stations
- Car sales

Setbacks, Side Yards and Rear Yards

The Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the I-1(CD) Zoning District.

Screening and Landscaping Standards

Screening shall conform to the standards and treatments specified in Section 12.303 of the Ordinance. All landscaping on the Site will meet or exceed the requirements of the Ordinance.

All roof-mounted mechanical equipment will be screened from view from the adjoining public rights-of-way.

Vehicular Access

Vehicular access to the Site shall be as generally depicted on the Technical Data Sheet. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT"), including alterations to accommodate any right-of-way needs and/or construction easements.

Lighting

The maximum height of any freestanding light fixtures erected on the Site shall not exceed thirty (30) feet.

Signs

Signage shall satisfy the standards established under the under the Ordinance.

Parking

Vehicular and bicycle parking shall satisfy the minimum standards established under the Ordinance.

Tree Ordinance

The Site shall comply with the City of Charlotte Tree Ordinance.

Storm Water

The Site shall comply with the City of Charlotte Post Construction Controls Ordinance.

Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to comply with the City of Charlotte Fire Code's specifications.

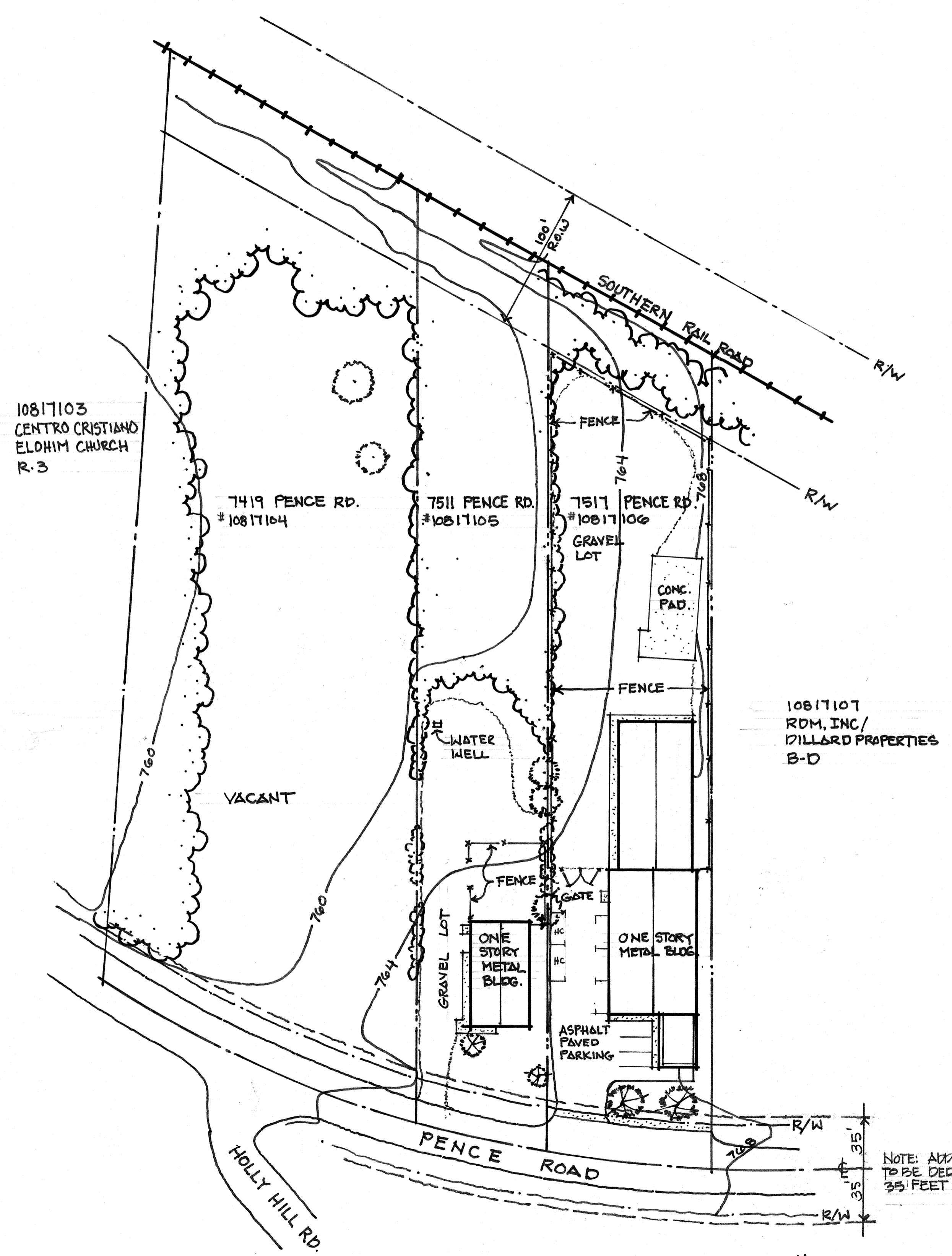
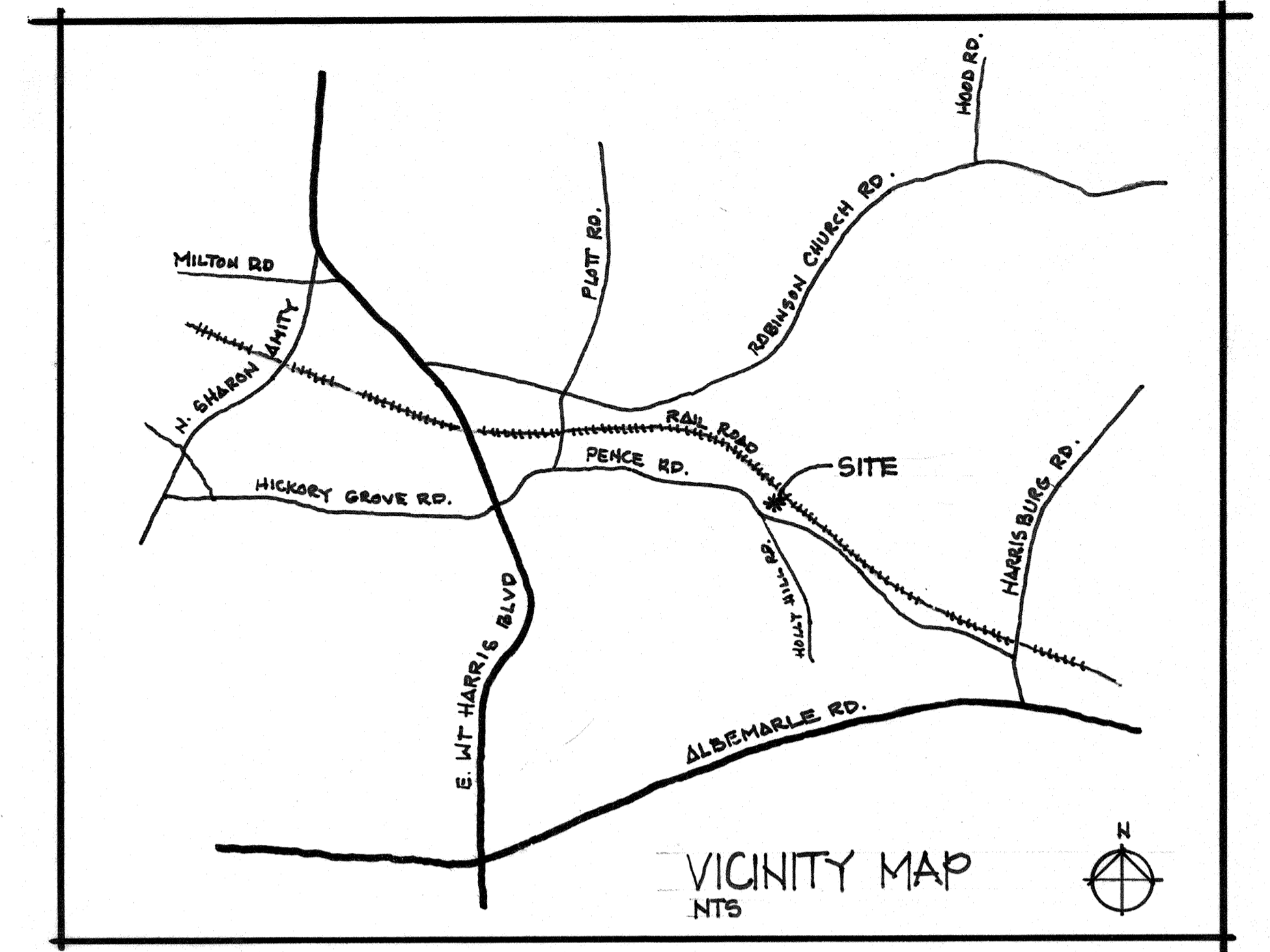
Amendments to Technical Data Sheet

Future amendments to the Technical Data Sheet and the Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms "Petitioners" and "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the Owner or Owners of the Site from time to time who may be involved in any future development thereof. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



PARCEL DATA

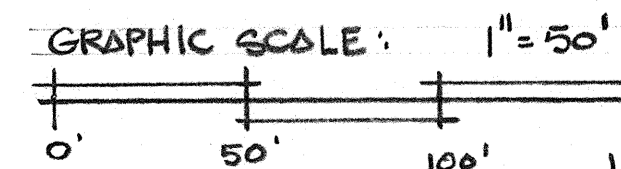
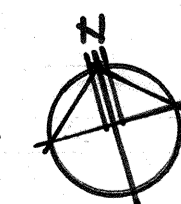
- 7419 PENCE RD #10817104
OWNER: RONALD BENDERSON & R. BENDERSON & D BALDAUF
AREA: 2.91 AC
CURRENT ZONING: B-D
PROPOSED ZONING: I-1(CD)
VACANT
- 7511 PENCE RD. #10817105
OWNER: RANDALL 1993-1 TRUST BENDERSON AND (N & R BENDERSON & D BALDAUF TR.)
AREA: 1.11 AC
CURRENT ZONING: B-D
PROPOSED ZONING: I-1(CD)
ONE STORY BLDG APPROX. 3,000 S.F.
- 7517 PENCE RD. #10817106
OWNER: MASTER PLUMBING CO.
AREA: 1.26 AC
CURRENT ZONING: B-D
PROPOSED ZONING: I-1(CD)
ONE STORY BLDG APPROX. 11,875 S.F.

NOTE: ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED TO A TOTAL OF 35 FEET FROM CENTERLINE

SITE PLAN/EXISTING CONDITIONS

1" = 50'

12-7-10



**7419, 7511, 7517 PENCE ROAD
REZONING APPLICATION**

PETITION # _____