

DEVELOPMENT DATA TABLE	
SITE AREA	±114,633 SQFT (2.632 ACRES)
TAX PARCEL INCLUDED WITHIN THE AREA TO BE REZONED	217-222-40 PORTION, 217-102-06
EXISTING ZONING	MX-3 AND R-3
PROPOSED ZONING	O-1 (CD)
EXISTING USES	VACANT
PROPOSED USES	USES ALLOWED IN THE O-1 DISTRICT
NON-RESIDENTIAL USES	MAXIMUM 25,000 SF
MAXIMUM FLOOR AREA RATIO	0.60
MINIMUM SETBACK	20'
MINIMUM SIDE YARD	10'
MINIMUM REAR YARD	20'
MAXIMUM BUILDING HEIGHT	40'
NUMBER OR RATIO OF PARKING SPACES REQUIRED	WILL MEET OR EXCEED ORDINANCE STANDARDS
MINIMUM OPEN SPACE REQUIRED	NOT APPLICABLE

**SITE INFORMATION**

**SITE ADDRESSES:** GRAND PALISADES PARKWAY CHARLOTTE, NC 28278  
15521 YORK ROAD CHARLOTTE, NC 28278

**PROPERTY OWNER(S):** CAROLINA CENTERS LLC AND C/O PROPERTY TAX DEPARTMENT 227 WEST TRADE STREET SUITE 100 CHARLOTTE, NC 28202

RIVER ROCK PROPERTIES LLC 3368 LAKE WYLIE DRIVE ROCK HILL, SC 29732

**GENERAL PROVISIONS**

A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, BICYCLE PARKING, 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 THAT MAY BE APPLICABLE TO THE SITE.

C. 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.

**PURPOSE**

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A TRACT OF LAND BOUNDED BY NC 49 (YORK RD.), LANGSTON DR. AND GRAND PALISADES PARKWAY. THIS DEVELOPMENT WILL PROVIDE THE LOCATION FOR UP TO 25,000 SQUARE FEET OF OFFICE USES. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE O-1(CD) DISTRICT.

**PERMITTED USES**

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED IN THE O-1 DISTRICT EXCEPT AS MAY BE FURTHER LIMITED BY THE SPECIFIC PROVISIONS OF THIS SITE PLAN.

**TRANSPORTATION**

A. THE SITE WILL HAVE A FULL ACCESS CONNECTION TO LANGSTON DR. AS GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE. THE SITE MAY ALSO BE CONNECTED TO DEVELOPMENT PARCELS LOCATED TO THE SOUTH OF LANGSTON DR. THESE CONNECTIONS MAY BE PRIVATE DRIVEWAYS, PUBLIC STREETS OR A COMBINATION OF BOTH.

B. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

**ARCHITECTURAL STANDARDS**

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE O-1 DISTRICT.

**STREETSCAPE AND LANDSCAPING**

RESERVED

**ENVIRONMENTAL FEATURES**

RESERVED

**PARKS, GREENWAYS, AND OPEN SPACE**

RESERVED

**FIRE PROTECTION**

RESERVED

**SIGNAGE**

RESERVED

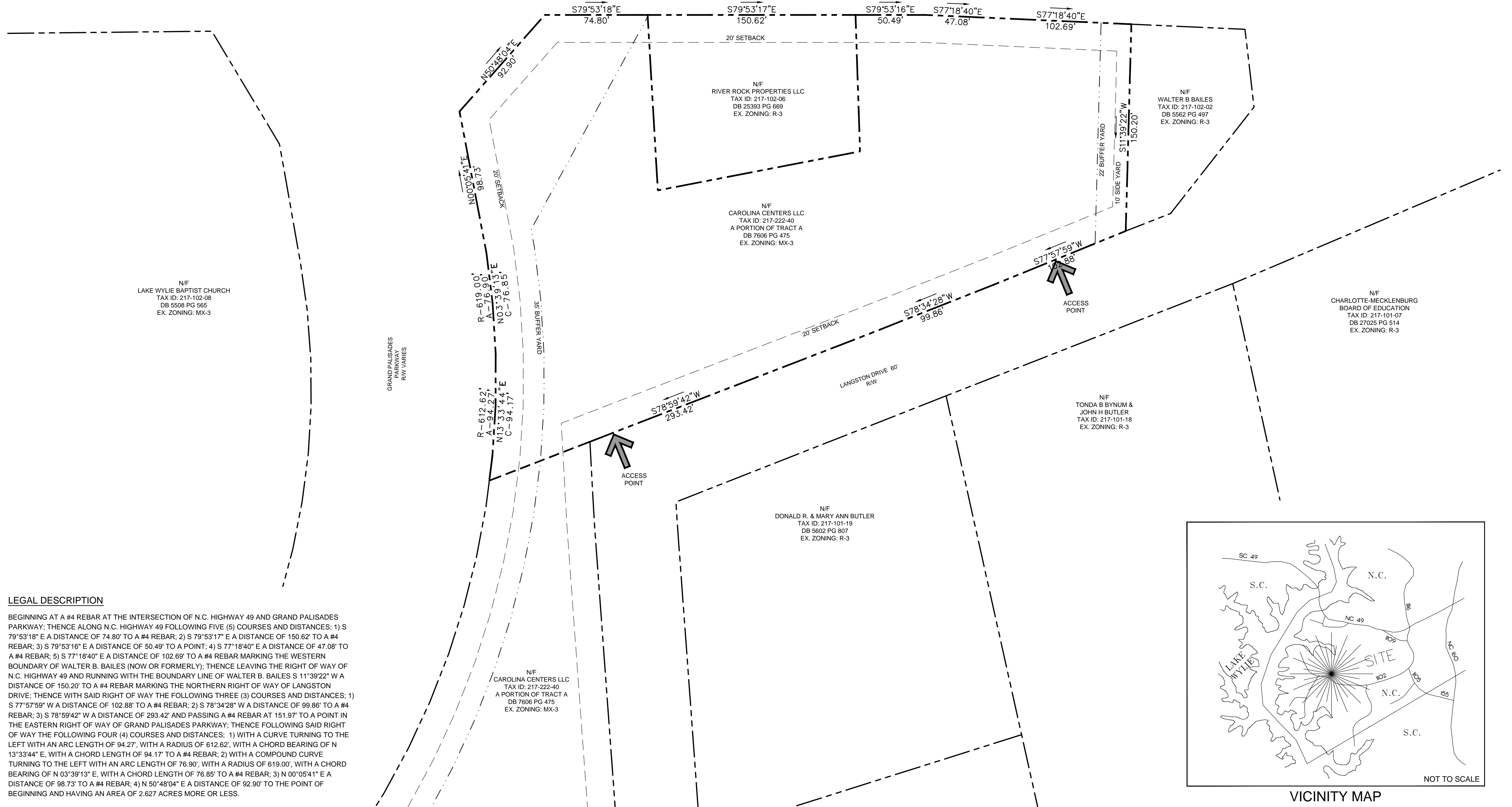
**LIGHTING**

A. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES AND NO "WALL PAK" TYPE LIGHTING WILL BE UTILIZED, EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF BUILDINGS WILL BE PERMITTED

**PHASING**

RESERVED

INITIAL SUBMISSION - 10-22-12



**LEGAL DESCRIPTION**

BEGINNING AT A #4 REBAR AT THE INTERSECTION OF N.C. HIGHWAY 49 AND GRAND PALISADES PARKWAY; THENCE ALONG N.C. HIGHWAY 49 FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) S 79°53'18" E A DISTANCE OF 74.80' TO A #4 REBAR; 2) S 79°53'17" E A DISTANCE OF 150.62' TO A #4 REBAR; 3) S 79°53'16" E A DISTANCE OF 50.49' TO A POINT; 4) S 77°18'40" E A DISTANCE OF 47.08' TO A #4 REBAR; 5) S 77°18'40" E A DISTANCE OF 102.69' TO A #4 REBAR MARKING THE WESTERN BOUNDARY OF WALTER B. BAILES (NOW OR FORMERLY); THENCE LEAVING THE RIGHT OF WAY OF N.C. HIGHWAY 49 AND RUNNING WITH THE BOUNDARY LINE OF WALTER B. BAILES S 11°39'22" W A DISTANCE OF 150.20' TO A #4 REBAR MARKING THE NORTHERN RIGHT OF WAY OF LANGSTON DRIVE; THENCE WITH SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) S 77°57'59" W A DISTANCE OF 102.88' TO A #4 REBAR; 2) S 78°34'28" W A DISTANCE OF 99.88' TO A #4 REBAR; 3) S 78°59'42" W A DISTANCE OF 293.42' AND PASSING A #4 REBAR AT 151.97' TO A POINT IN THE EASTERN RIGHT OF WAY OF GRAND PALISADES PARKWAY; THENCE FOLLOWING SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 94.27', WITH A RADIUS OF 612.62', WITH A CHORD BEARING OF N 13°33'44" E, WITH A CHORD LENGTH OF 94.17' TO A #4 REBAR; 2) WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 76.90', WITH A RADIUS OF 619.00', WITH A CHORD BEARING OF N 03°39'13" E, WITH A CHORD LENGTH OF 76.85' TO A #4 REBAR; 3) N 00°05'41" E A DISTANCE OF 98.73' TO A #4 REBAR; 4) N 50°48'04" E A DISTANCE OF 92.90' TO THE POINT OF BEGINNING AND HAVING AN AREA OF 2.627 ACRES MORE OR LESS.

