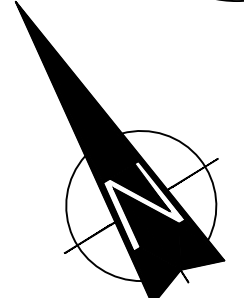


RE-ZONING
SITE PLAN

SCALE: 1"=40'-0"



DEVELOPMENT DATA:

- TAX PARCEL ID# 043-06-201
- TOTAL ACRES: 2.9274 ACRES
- CURRENT ZONING: I-1 (LIGHT INDUSTRIAL)
- PROPOSED ZONING: I-2 (CD) (GENERAL INDUSTRIAL/CONDITIONAL)
- CURRENT LAND USE: CONTRACTOR OFFICE/ WAREHOUSE WITH OUTDOOR STORAGE
- PROPOSED USE: SEE PERMITTED USES AS DESCRIBED BELOW.
- EXISTING AND FUTURE SQUARE FOOTAGE NOT TO EXCEED THE F.A.R. AS SET FORTH IN THE I-2 ZONING DISTRICT.

1. PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY AND FRONTAGE TREE SURVEY PROVIDED BY JACK R. CHRISTIAN & ASSOCIATES SURVEYORS DATED JUNE 16, 2001.
2. THE ALIGNMENT FOR PETE BROWN ROAD IS PER CITY OF CHARLOTTE CONSTRUCTION DOCUMENTS DATED 05/2013.

**DALLAS CONSTRUCTION COMPANY
CONDITIONAL DEVELOPMENT STANDARDS**

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, TREES, 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.
- 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 CONTINUED USE OF AN INDUSTRIAL TRACT OF LAND FRONTING ON PETE BROWN ROAD IN THE I-2 DISTRICT AS A CONTRACTOR'S OFFICE AND STORAGE YARD. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE I-2 DISTRICT AS A CONDITIONAL DISTRICT (I-2 (CD)).

PERMITTED USES:

THE SITE MAY BE USED FOR ANY USE THAT IS ALLOWED IN THE I-1 DISTRICT THAT IS ALLOWED IN THE I-2 DISTRICT AND FOR LIMITED USE IN THE I-2 DISTRICT AS A CONTRACTOR'S OFFICE AND STORAGE YARD. IN ADDITION, THE FOLLOWING USES WILL NOT BE ALLOWED ON THE SITE: ADULT ESTABLISHMENTS, ANY BUSINESS THAT SERVES, SELLS, DISTRIBUTES, OR GIVES AWAY ANY ALCOHOLIC BEVERAGE.

TRANSPORTATION:

- A. THE SITE CURRENTLY HAS A FULL ACCESS CONNECTION TO PETE BROWN ROAD. THIS CONNECTION IS GENERALLY DEPICTED ON THE SITE PLAN. THE PETITIONER ALSO RESERVES THE RIGHT TO CONSTRUCT AN ADDITIONAL DRIVEWAY NEAR THE EASTERN SIDE OF THE SITE AS GENERALLY DEPICTED ON THE SITE PLAN IF ACTIONS BY OTHERS RESULT IN THE LOSS OF FULL ACCESS TO THE CURRENT DRIVEWAY, SUBJECT TO THE NORMAL CDOT DRIVEWAY PERMITTING REVIEW.
- B. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

ARCHITECTURAL STANDARDS:

RESERVED

STREETScape AND LANDSCAPING:

THE PETITIONER WILL INSTALL LANDSCAPE SCREENING THAT WILL COMPLY WITH THE ORDINANCE FOR OUTDOOR STORAGE ALONG THE FRONT OF THE SITE ALONG PETE BROWN ROAD. THIS LANDSCAPED AREA MAY INCLUDE EXISTING TREES AND VEGETATION AS WELL AS NEW TREES AND EVERGREEN SHRUBBERY.

ENVIRONMENTAL FEATURES:

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE:

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE:

RESERVED

LIGHTING:

FREESTANDING LIGHTS WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 20' IN HEIGHT.

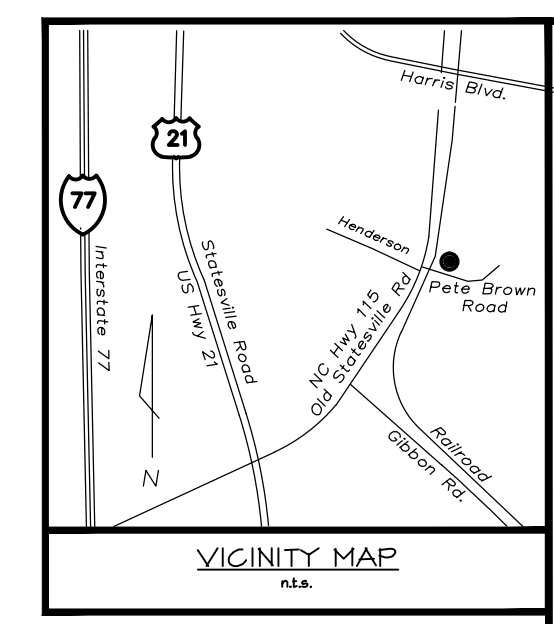
PHASING:

RESERVED

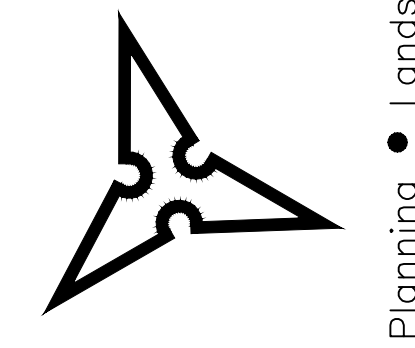
INITIAL SUBMISSION- 3-24-14
REVISED PER STAFF COMMENTS- 5-16-14
REVISED PER STAFF ANALYSIS- 6-16-14

1 REVISED PER INITIAL STAFF REVIEW

2 REVISED PER STAFF ANALYSIS



Teresa L. Hawkins
RLA, ASLA, LEED-AP
21326 Bethel Church Road
Cornelius, NC
704-892-8625(p/f)



Land Planning • Landscape Architecture • Urban Design

NOT FOR CONSTRUCTION

DALLAS I CONSTRUCTION
DOMINION INVESTMENTS PROPERTIES, LLC
4550 Pete Brown Road
Charlotte, NC

CONDITIONAL REZONING SITE PLAN

PROJECT:

SHEET TITLE:

Project No.	2014-04
Checked by:	TLH
Drawn by:	AFAK/TLH
Date:	03/24/2014
Revisions	
1	5/16/14 REVISED FOR PUBLIC HEARING
2	6/16/14 REVISED PER STAFF ANALYSIS

Sheet

RZ-1

5/16/14
REVISED FOR PUBLIC HEARING: PETITION 14-041