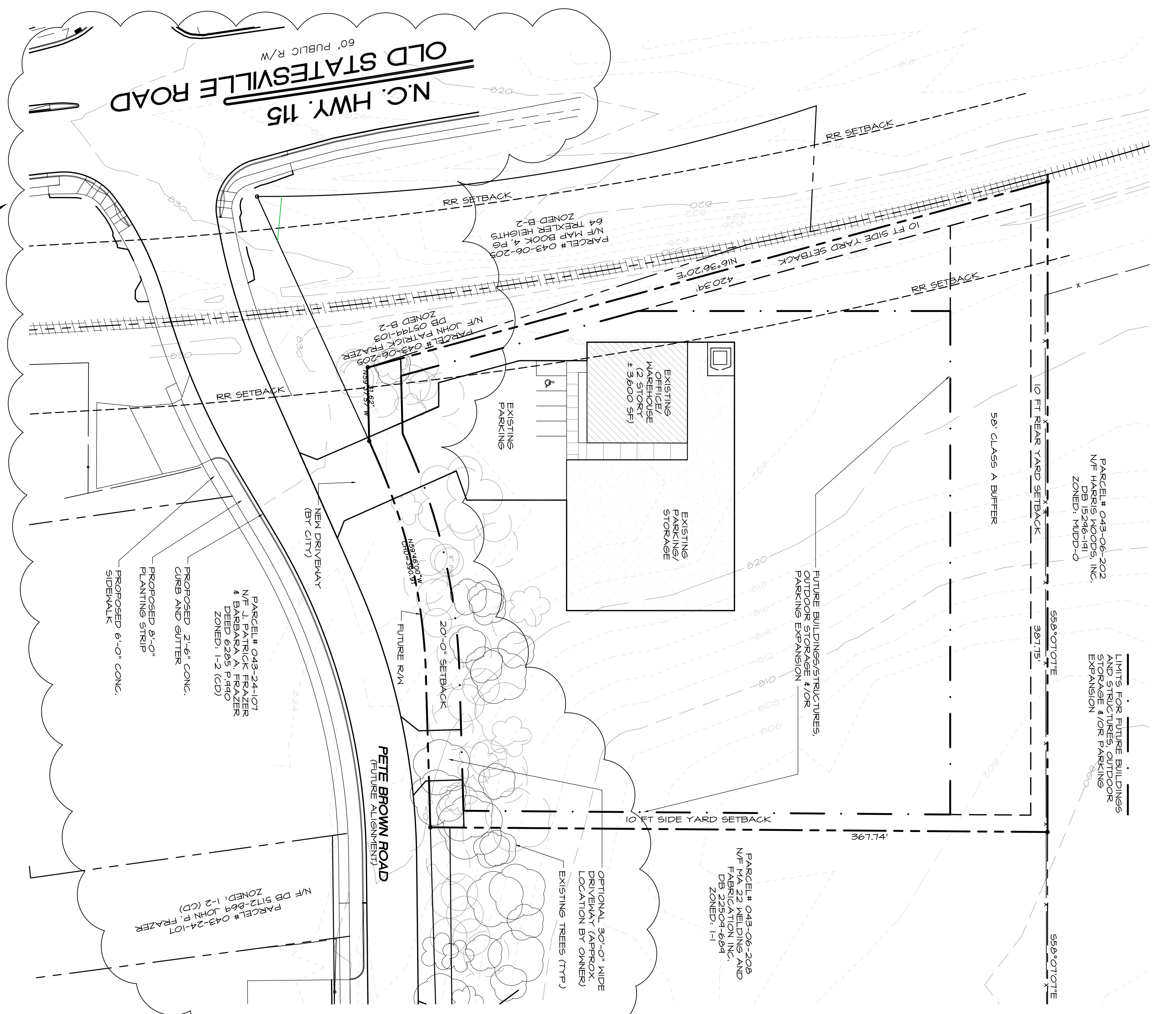


RE-ZONING  
SITE PLAN



**DEVELOPMENT DATA:**

- TAX PARCEL ID# 043-06-201
- TOTAL ACRES: 2,421.4 ACRES
- CURRENT ZONING: I-1 (LIGHT INDUSTRIAL)
- PROPOSED ZONING: I-2 (GD) (GENERAL INDUSTRIAL/CONDITIONAL)
- PROPOSED USES ON THE SITE: BULKY STORAGE, OUTDOOR STORAGE, OFFICE/WAREHOUSE EXPANSION, AND/OR PARKING
- CURRENT AND PROPOSED LAND USE COMPATIBILITY: COMPATIBLE
- EXISTING AND PROPOSED LOT/LOTAGE NOT TO EXCEED THE 1/4" AS SET FORTH IN THE I-2 ZONING DISTRICT.

**DEVELOPMENT DATA:**

- PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY AND FRONTAGE TREE SURVEY PROVIDED BY JACK R. CHRISTIAN & ASSOCIATES SURVEYORS DATED JUNE 16, 2001.
- THE ALIGNMENT FOR PETE BROWN IS PER CITY OF CHARLOTTE CONSTRUCTION DOCUMENTS DATED 05/20/13.

**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, LOCATION, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED TO ACHIEVE THE INTENT OF THE ZONING ORDINANCE. DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

B. THE PETITIONER AGREES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS LOCAL, STATE, FEDERAL, AND ENVIRONMENTAL REGULATIONS, SHALL APPLY TO THE DEVELOPMENT OF THIS SITE. THERE ARE NOT ZONING REGULATIONS, ARE NOT 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.

**PROPOSE:**

THE PROPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE CONTINUED USE OF AN INDUSTRIAL TRACT OF LAND FRONTING ON PETE BROWN ROAD. 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 USES IN THE I-2 DISTRICT INCLUDING 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**

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED IN THE I-2 DISTRICT EXCEPT AS MAY BE FURTHER LIMITED BY THE SPECIFIC PROVISIONS OF THIS SITE PLAN.

**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 A 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.

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

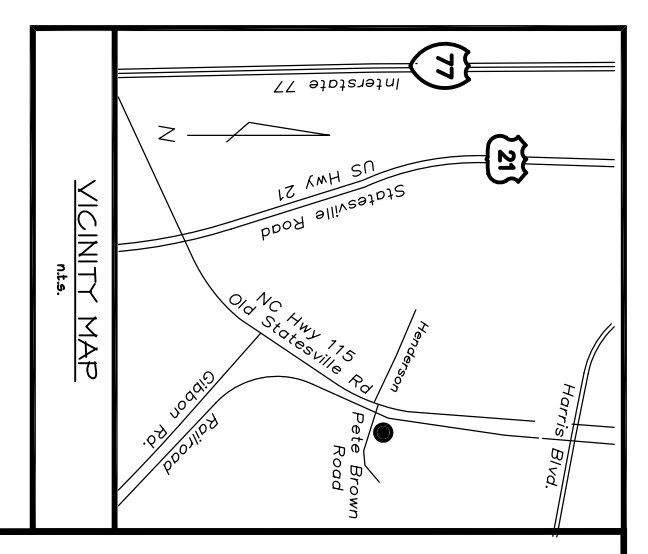
**LIGHTING**

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

**PHASING**

RESERVED

**INITIAL SUBMISSION: 3-24-14**  
**REVISED PER STAFF COMMENTS: 5-16-14**



4/15/14  
REVISED FOR PUBLIC  
HEARING: PETITION 14-041

Project No.	2014-04
Checked by	TLH
Drawn by	AFK/TLH
Date:	03/24/2014
Revisions	
	4/15/14

PROJECT:	DALLAS I CONSTRUCTION DOMINION INVESTMENTS PROPERTIES, LLC 4330 Pete Brown Road Charlotte, NC
SHEET TITLE:	CONDITIONAL REZONING SITE PLAN

NOT FOR  
CONSTRUCTION

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Land Planning • Landscape Architecture • Urban Design

Sheet  
**RZ-1**