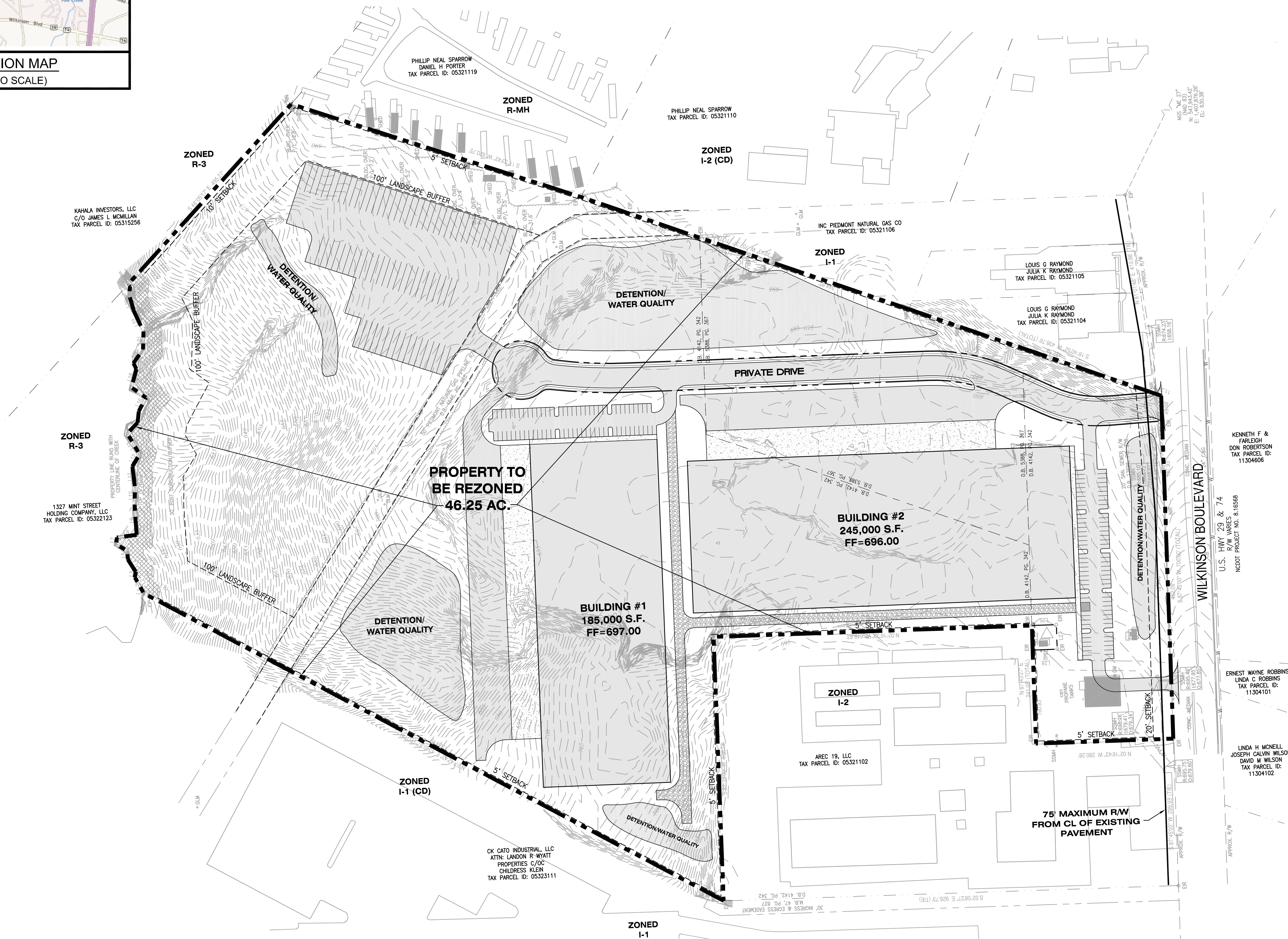
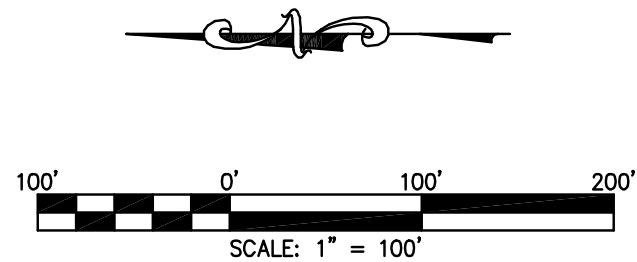
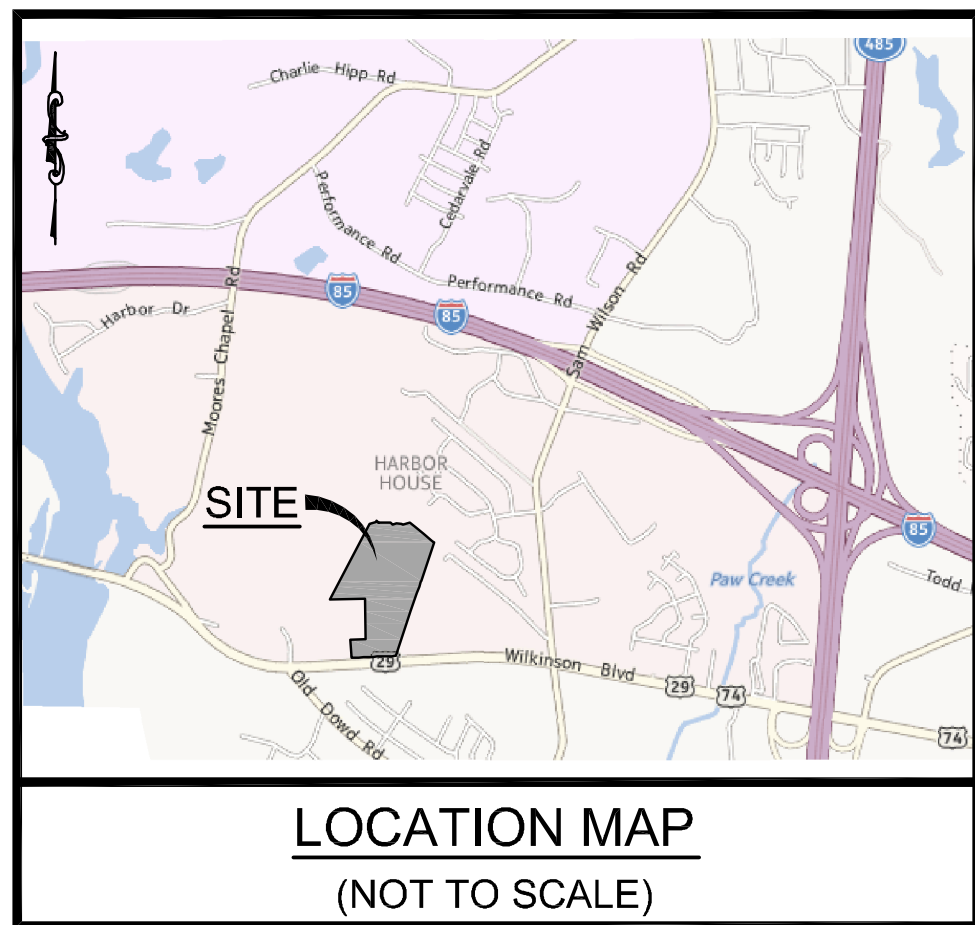
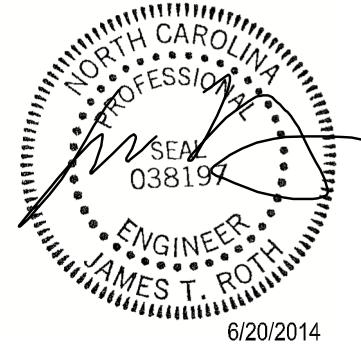


9040 WILKINSON BOULEVARD



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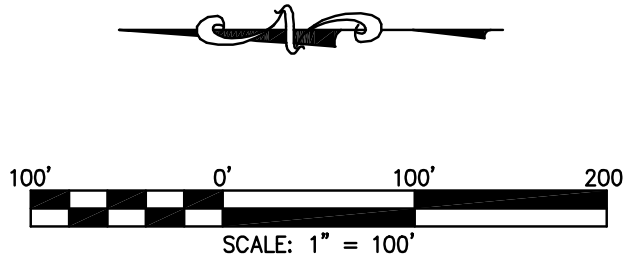
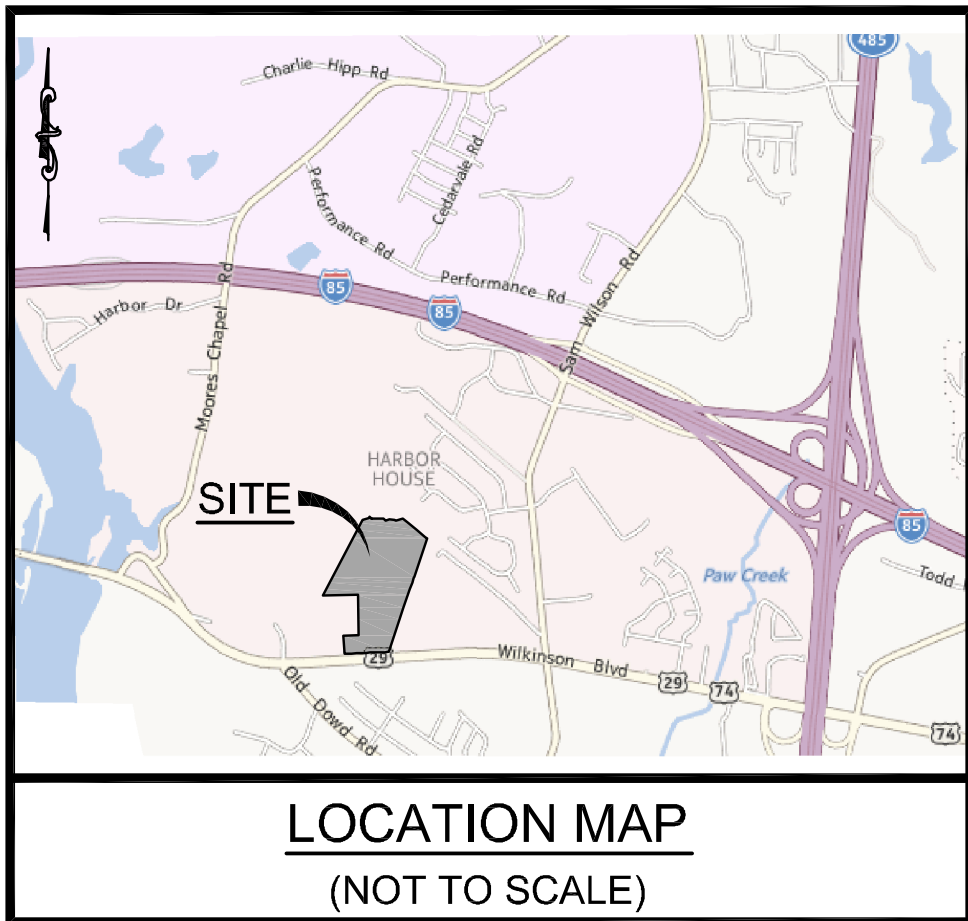
NEW PROJECT FOR:
BROOKWOOD CAPITAL PARTNERS
CONDITIONAL REZONING
FOR PUBLIC HEARING
9040 WILKINSON BOULEVARD
CHARLOTTE, NC 28214



Issue Date: 06/20/14
Job Number: 13-0102
Drawn By: BSJ
Checked By: EWM

Drawing Title:
SITE PLAN

Z-1.0



WILKINSON BOULEVARD
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 DEVELOPMENT OF THE SITE FOR INDUSTRIAL USES. 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 AND RELATED ACCESSORY USES THAT ARE PERMITTED IN THE I-2 DISTRICT EXCEPT AS MAY BE FURTHER LIMITED BY THE SPECIFIC PROVISIONS OF THIS SITE PLAN. THE PETITIONER RESERVES THE RIGHT TO CONSTRUCT AS MANY AS SIX (6) PRINCIPAL STRUCTURES ON THE SITE.

TRANSPORTATION

- A. THE SITE WILL HAVE A TWO DRIVEWAY CONNECTIONS TO WILKINSON BLVD. AS GENERALLY DEPICTED ON THE SITE PLAN. FINAL DRIVEWAY LOCATION AND DESIGN WILL BE SUBJECT TO NCDOT AND CDOT APPROVAL.
- B. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

ARCHITECTURAL STANDARDS

RESERVED.

STREETSCAPE AND LANDSCAPING

THE PETITIONER WILL INSTALL LANDSCAPE SCREEN ALONG THE FRONT OF THE SITE TO SCREEN OUTDOOR STORAGE AREAS IF INSTALLED ALONG WILKINSON BLVD.

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.

PHASING

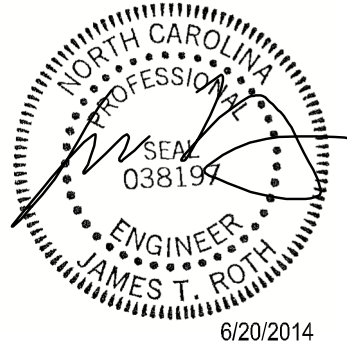
RESERVED

INITIAL SUBMISSION- 6-23-14, 1.1

DEVELOPMENT DATA TABLE

SITE AREA	46.25 ACRES
TAX PARCEL INCLUDED WITHIN THE AREA TO BE REZONED	05321103
EXISTING ZONING	I-1, I-2, R-3 LW-PA
PROPOSED ZONING	I-2 CD LW-PA
EXISTING USES	VACANT, CELL TOWER, WAREHOUSE
PROPOSED USES	INDUSTRIAL USE
MAXIMUM FLOOR AREA RATIO	100% (I-2)
MINIMUM SETBACK	20'
MINIMUM SIDE YARD	5'
MINIMUM REAR YARD	10'
MAXIMUM BUILDING HEIGHT	WILL COMPLY WITH ORDINANCE
NUMBER OR RATIO OF PARKING SPACES REQUIRED	WILL COMPLY WITH ORDINANCE STANDARDS

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Issue Date:	06/20/14
Job Number:	13-0102
Drawn By:	BSJ
Checked By:	EWV

Drawing Title:
TECHNICAL DATA
SHEET