

SITE AND PROJECT DEVELOPMENT DATA:
SUBJECT TRACTS:
 1425 CRESSIDA DRIVE
 TP 2072118 AND 2071119
 NOW OR FORMERLY
 DOGGETT, LLC
 DB 9940-792
 TOTAL SITE AREA = 5.90 AC
 F.E.M.A. - F.I.R.M. INFORMATION
 COMMUNITY 370159 MAP NUMBER 3704S000L ZONE X
 EFFECTIVE 09/02/2015. ZONE X IS NOT A SPECIAL FLOOD
 HAZARD AREA.
 ZONING: I-1 (CURRENT)
 I-2CD (PROPOSED)
 SETBACKS:
 FRONT 20'
 REAR 10'
 SIDE 0 OR 5'
 PARKING: PER ZONING REQUIREMENTS

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 Cressida Drive. The site may be used for any use that is allowed in the I-1 district and for limited uses in the I-2 district including outdoor storage and 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 will have a full access connection to Cressida Drive. This connection will be at an existing private driveway and a new private driveway.
 b. Parking areas are allowed anywhere within the building and parking envelope as generally depicted on the concept plan for the site.

Architectural Standards
 The existing building on the site are allowed to remain and will be allowed to expand and new buildings will be permitted within the building and parking envelop.

Streetscape and Landscaping
 The Petitioner will install landscape screen along the front of the site to screen outdoor storage areas from Cressida Drive. 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

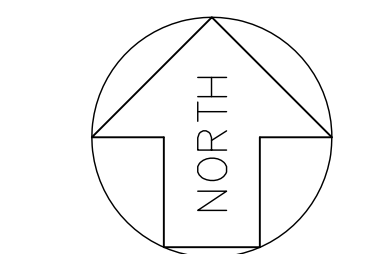
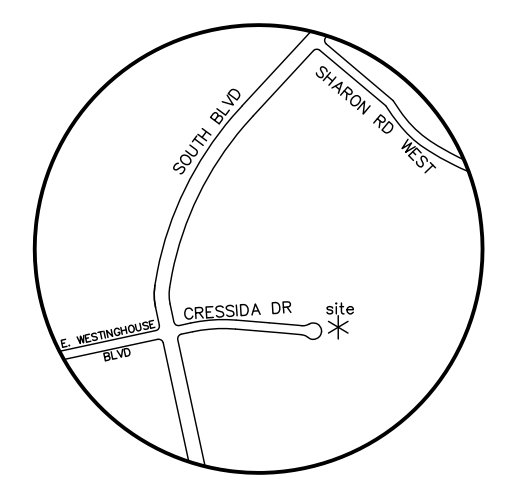
Fire Protection
 Reserved

Signage
 Reserved

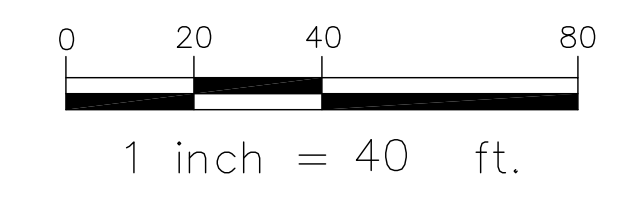
Lighting
 a. New freestanding lighting on the site will utilize full cut-off luminaires and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted. New freestanding lighting will be limited to 50' in height but none will be permitted to be installed within 75' of any property used for residential uses
 Reserved

Phasing
 Reserved

Initial Submission-2-27-17, 1.0

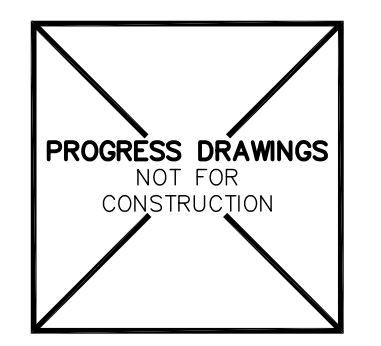


DB8605-897



DRAWING ISSUE & REVISION STATUS

ISSUE DATE	BY	DESCRIPTION



Lucas-Forman Incorporated
 Land Surveying
 Planning & Engineering

4000 Stuart Andrew Boulevard
 Charlotte, North Carolina 28217
 P.O. Box 11386 28220-1386
 (704) 527-6626 Fax 527-9640
 email: postmaster@lucas-forman.com

PROJECT NAME
DOGGETT CONCRETE
 1415 CRESSIDA DRIVE
 CHARLOTTE, NC 28273

SHEET NAME
REZONING SITE PLAN

SURVEYED BY	DESIGNED BY	DRAWN BY
17007	C.H. HODGE	C.H. HODGE
JOB NUMBER	DATE	SHEET NUMBER
17007	02.27.17	1
FILE NUMBER	DWG FILE NAME	
301	17007-REZONING	

