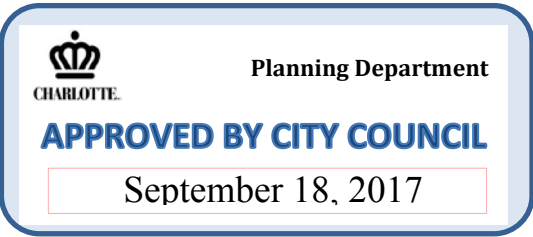


DEVELOPMENT SUMMARY	
TAX PARCEL ID #'S:	053-251-14 053-251-13
TOTAL SITE AREA:	±13.70 ACRES
ZONING:	
EXISTING:	R-3 (LWPA)
PROPOSED:	I-1(CD) (LWPA)
PROPOSED USE:	SEE DEVELOPMENT NOTES
TOTAL BUILDING SF:	75,000 SF MAX



**URBAN
DESIGN
PARTNERS**

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charlotte, nc 28205 F 704.334.3305
urbanidesignpartners.com
ncbels firm no: P-0418
sc coa no: C-03044

Direct Power
Mr. Alex Reed

1113 Black Snake Rd.
Stanley, NC 28164

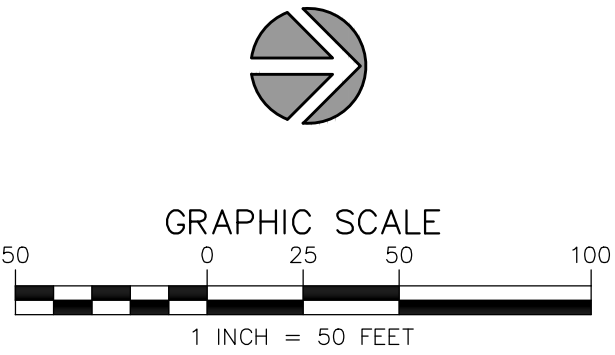
Direct Power
Business Park

Rezoning Site Plan
Charlotte, North Carolina

NO.	DATE	BY	REVISIONS:
1	6/12/17	UDP	PER CITY COMMENTS
2	7/24/17	UDP	PER CITY COMMENTS

Project No: 17-027
Date: 04/24/2017
Designed by: udp
Drawn by: udp
Scale: 1"=50'
Sheet No:

RZ-1.0



REZONING PETITION #2017-092



CONCEPTUAL PERSPECTIVE
NTS



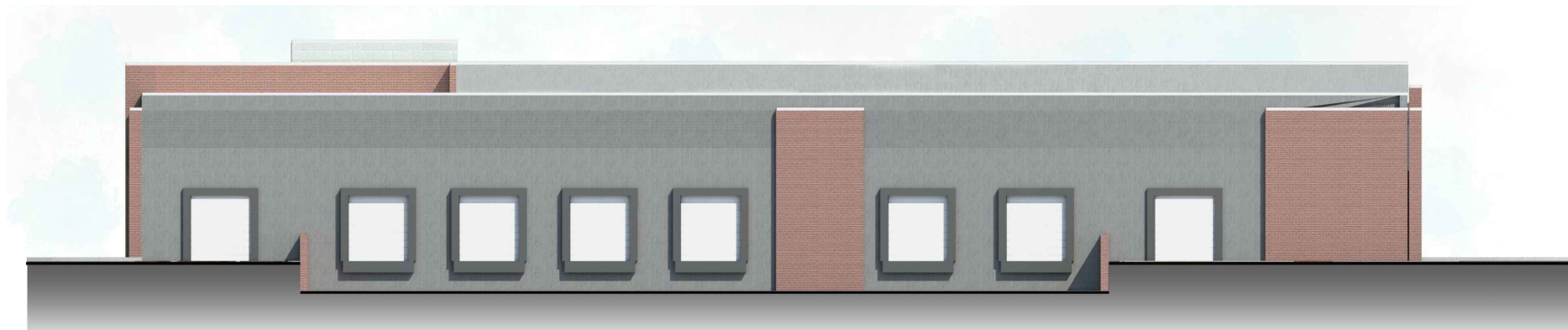
CONCEPTUAL LEFT ELEVATION
NTS



CONCEPTUAL RIGHT ELEVATION
NTS



CONCEPTUAL FRONT ELEVATION
NTS



CONCEPTUAL REAR ELEVATION
NTS

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, 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 use of a tract of land fronting on Rhyne Road for a small industrial park. To achieve this purpose, the application seeks the rezoning of the site to the I-1 district as a conditional district (I-1 (CD)).

Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the I-1 district except as limited below. The following uses will not be permitted to be developed on the site.

- Abattoirs
- Adult establishments
- Amusement, commercial outdoors
- Animal crematoriums.
- Any establishment containing more than 70,000 square feet of enclosed space engaged in the operation of a flea market
- Auction sales.
- Automobiles, truck and utility trailer rental
- Automotive repair garages
- Automotive sales and repair,
- Beneficial fill sites
- Building material sales, retail, and wholesale
- Bus and train terminals
- Boat and ship sales and repair
- Car washes
- Cemeteries
- Civic, social service and fraternal facilities
- Commercial Rooming Houses
- Conference centers, convention centers and halls, exhibit halls, merchandise marts and similar uses
- Crematory facilities
- Demolition landfills
- Donation drop-off facility
- Eating, Drinking and Entertainment Establishments (Type 1), drive-in services.
- Eating, Drinking and Entertainment Establishments (Type 2)
- Eating, Drinking and Entertainment Establishments (Type 2), drive-in services
- Equipment rental and leasing
- Farms, including retail sales of products grown on premises
- Fence and fence materials, retail and wholesale
- Heliports and helistops, limited.
- Hotels and motels
- Jails and prisons
- Land clearing and inert debris landfills (LCID): off-site
- Manufactured housing repair
- Manufactured housing sales
- Nursery/greenhouses, retail and wholesale
- Offices, up to 400,000 square feet
- Offices and government buildings, over 400,000 square feet
- Open space recreational uses
- Outdoor recreation
- Petroleum storage facilities
- Raceways and drag strips
- Recycling centers, including drop-off centers
- Shopping centers
- Shelters
- Short-term care facilities
- Stadiums and arenas
- Tire recapping and retreading
- Universities, colleges, and junior colleges

Transportation

- a. The site will have a full access connection to Rhyne Road. This connection will be constructed as a public street.
- b. Individual development sites will have access from this new public street at locations approved by NCDOT.
- c. Parking areas are allowed anywhere within the building and parking envelop as generally depicted on the concept plan for the site.
- d. Transportation improvements will be installed and rights-of-way will be dedicated to, and as required by, NCDOT prior to the issuance of the first Certificate of Occupancy for the site.

Architectural Standards

The buildings on the site will be composed of some or any combination of the following building materials:

- Storefront window systems - Aluminum frames with glass
- Architectural metal panels systems - Corrugated panels
- Exterior Insulate Finishing System (EIFS) - Synthetic Stucco
- Architectural screen wall - Perforated metal and/or fiber cement wood
- Brick and/or Architectural block and/or Architectural concrete panels
- Exposed steel columns

Building entrances will relate to the public street with an emphases on creating an identifiable entrance along the street

Streetscape and Landscaping

Buffers shown on the site plan may be reduced or removed if the adjoining land is rezoned to a classification for which buffers would not be required. This action will not require any further administrative action on the part of the Petitioner or the City staff.

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

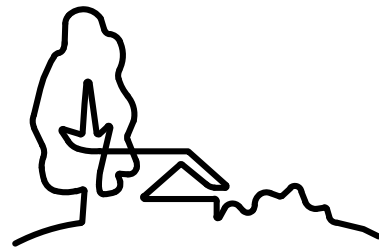
Lighting

New 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. New freestanding lighting will be limited to 31' in height but none will be permitted to be installed within 75' of any property used for residential uses.

Phasing

Reserved

Initial Submission- 4-20-17, 1.0
Revised per staff comments; 6-12-17, 1.3
Revised per staff analysis, 7-24-17, 1.4.1



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Business Park
Development Standards, Notes,
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