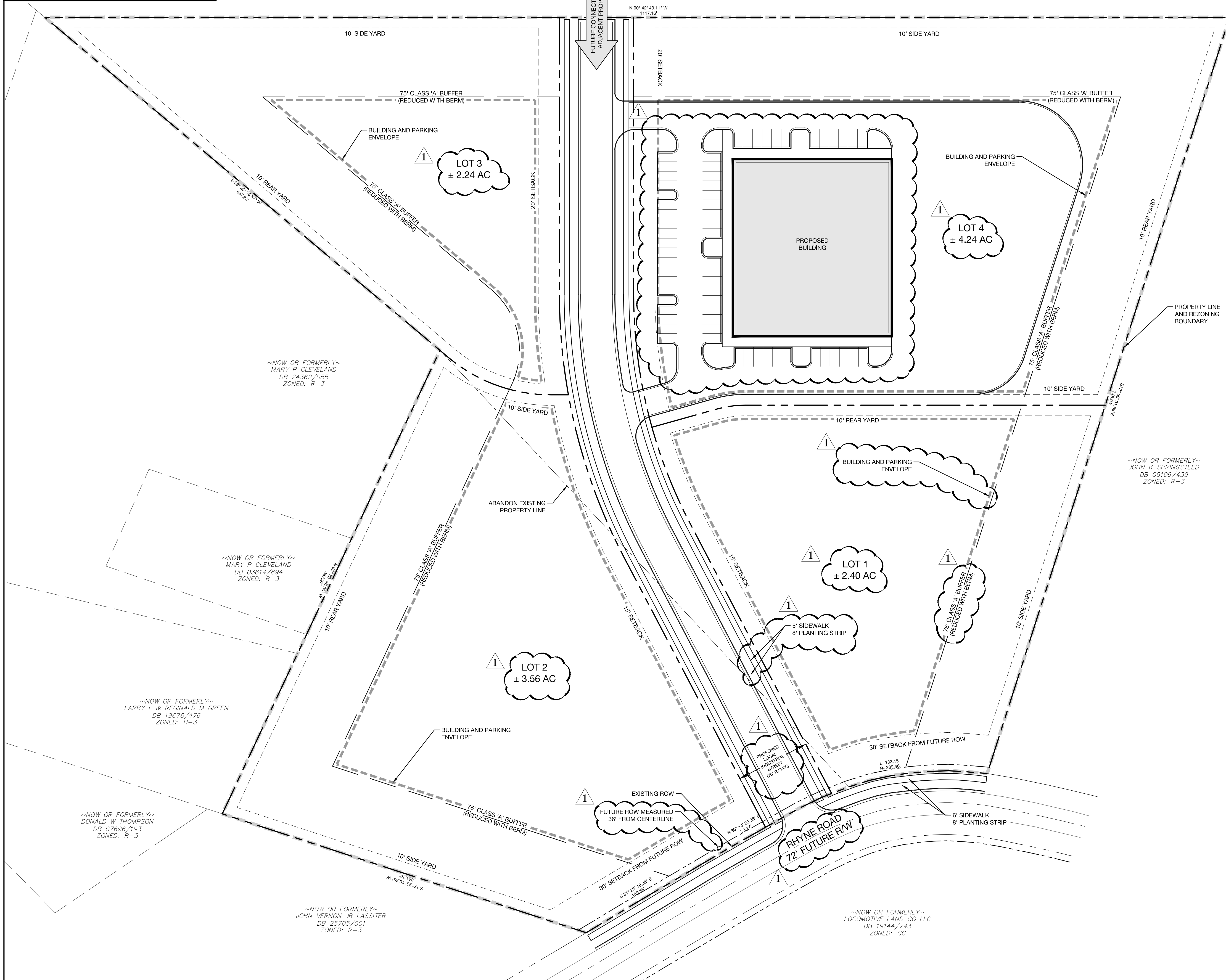


DEVELOPMENT SUMMARY	
TAX PARCEL ID #'S:	053-251-14 053-251-13
TOTAL SITE AREA:	±13.70 ACRES
ZONING:	1 R-3 (LWPA) 1-1(CD) (LWPA)
EXISTING:	
PROPOSED:	SEE DEVELOPMENT NOTES
PROPOSED USE:	
TOTAL BUILDING SF:	75,000 SF MAX

**URBAN DESIGN PARTNERS**  
 1318-e6 central ave. P. 704.334.3303  
 charlotte, nc 28205 F. 704.334.3305  
 urbandesignpartners.com  
 ncbeis firm no: P-0418  
 sc.coa no: C-03044



**Conditional Development Standards**

**General Provisions.**

- 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.
- 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.
- 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 Rhyme 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.

**Transportation**

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

**Architectural Standards**

The buildings on the site will be composed 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

**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**

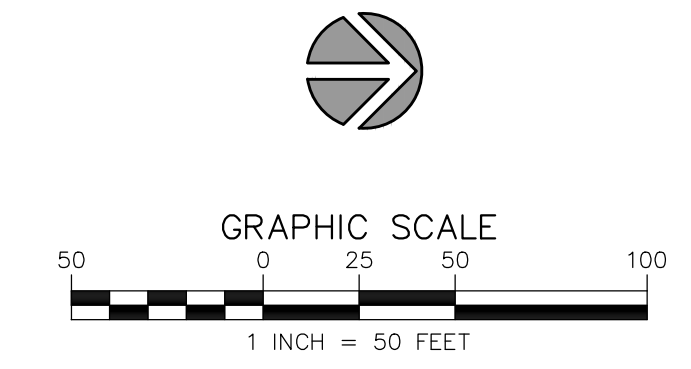
Reserved

**Lighting**

New freestanding lighting on the site will utilize full cut-off 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 31' in height but none will be permitted to be installed within 75' of any property used for residential uses.

**Phasing**

Reserved



**REZONING PETITION #2017-092**

**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

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

**RZ-1.0**