

~NOW OR FORMERLY~
JOHN K SPRINGSTEAD
DB 05106/439
ZONED: R-3

DEVELOPMENT SUMMARY			
TAX PARCEL ID #S:	05325114	05325113	
TOTAL SITE AREA:	±13.70 ACRES		
ZONING:	R-3		
EXISTING:	I-1(CO)		
PROPOSED USE:	SEE DEVELOPMENT NOTES		

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 zoning ordinance. The standards of the zoning ordinance shall be applied to the site as shown on the site plan, 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, 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 the site plan. Unless specifically noted in the conditions of this site plan, these other standard development requirements will be applied to the development of this site as outlined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to 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 commercial development to achieve this purpose, the application seeks the rezoning of the site to the I-1 district as a conditional district (I-1 (CO)).

Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the I-1 district except as may be further limited by the specific provisions of the site plan.

Transportation

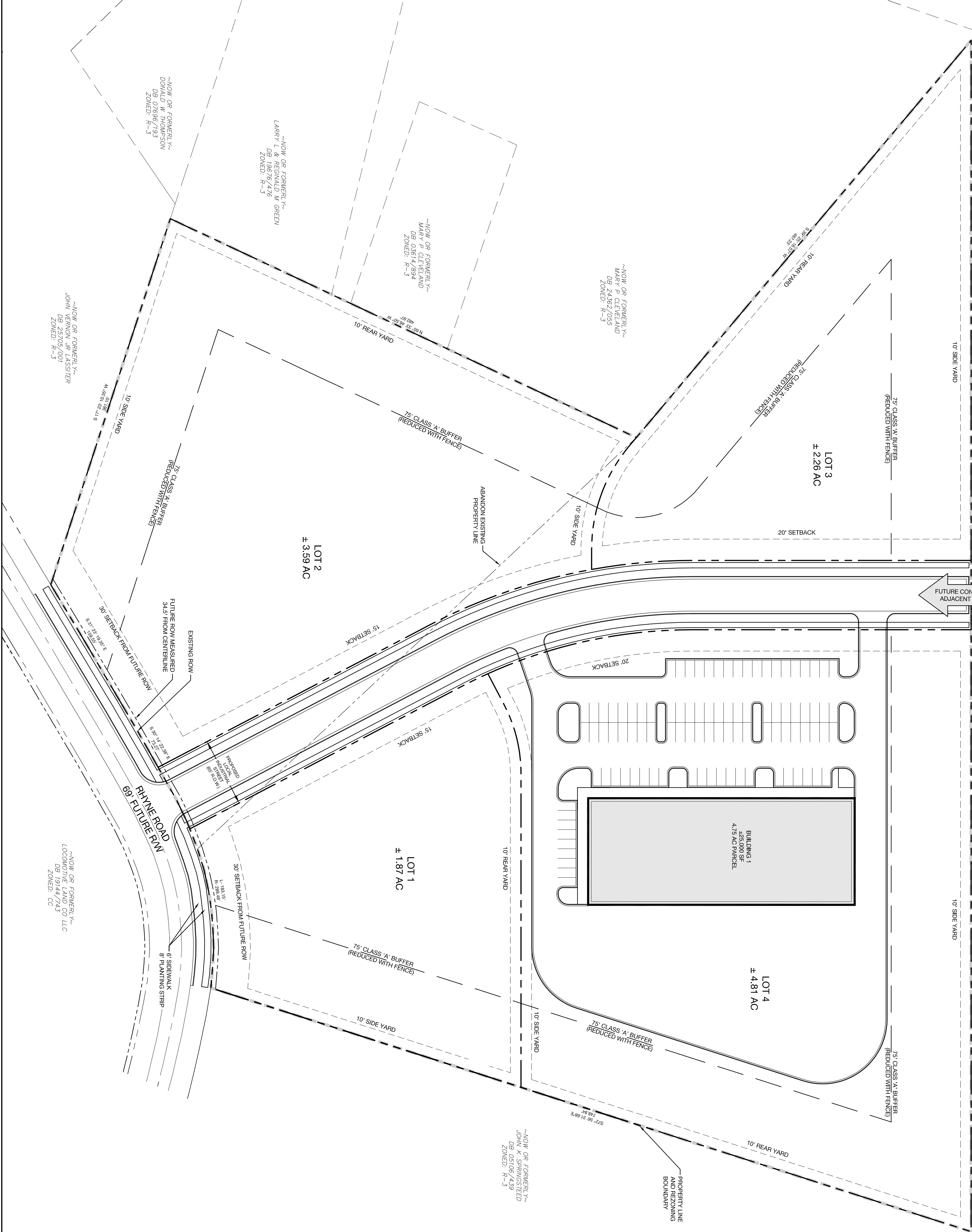
- The site will have a full access connection to Rhyne Road. This connection will be constructed as a public street.
- Individual development sites will have access from this public street and to Rhyne Road at locations approved by NCDOT.
- Parking areas are allowed anywhere within the building and parking envelop as generally depicted on the concept plan for the site.

Architectural Standards

- Reserved.
- Streetscape and Landscaping
- Reserved
- Environmental Features
- Reserved
- Parks, Greenways, and Open Space

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- Reserved
- Fire Protection
- Reserved
- Signage
- Reserved
- Lighting
- a. New freestanding lighting on the site will utilize full cut-off luminaires and no "wall pack" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted. New freestanding lighting will be limited to 30' in height but none will be permitted to be installed within 75' of any property used for residential uses.
- Phasing
- Reserved



GRAPHIC SCALE
0 25 50 100
1 INCH = 50 FEET

REZONING PETITION #2017-XXX

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

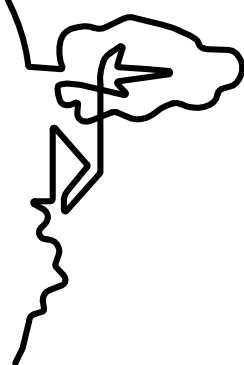
NO. DATE: BY: REVISIONS:

Direct Power
Business Park

Rezoning Site Plan
Charlotte, North Carolina

Direct Power
Mr. Alex Reed

113 Black Snake Rd.
Stanley, NC 28164



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