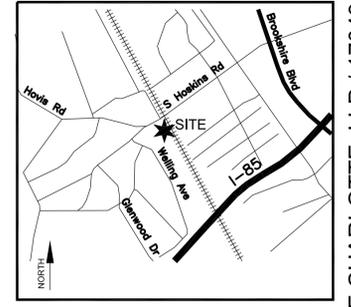
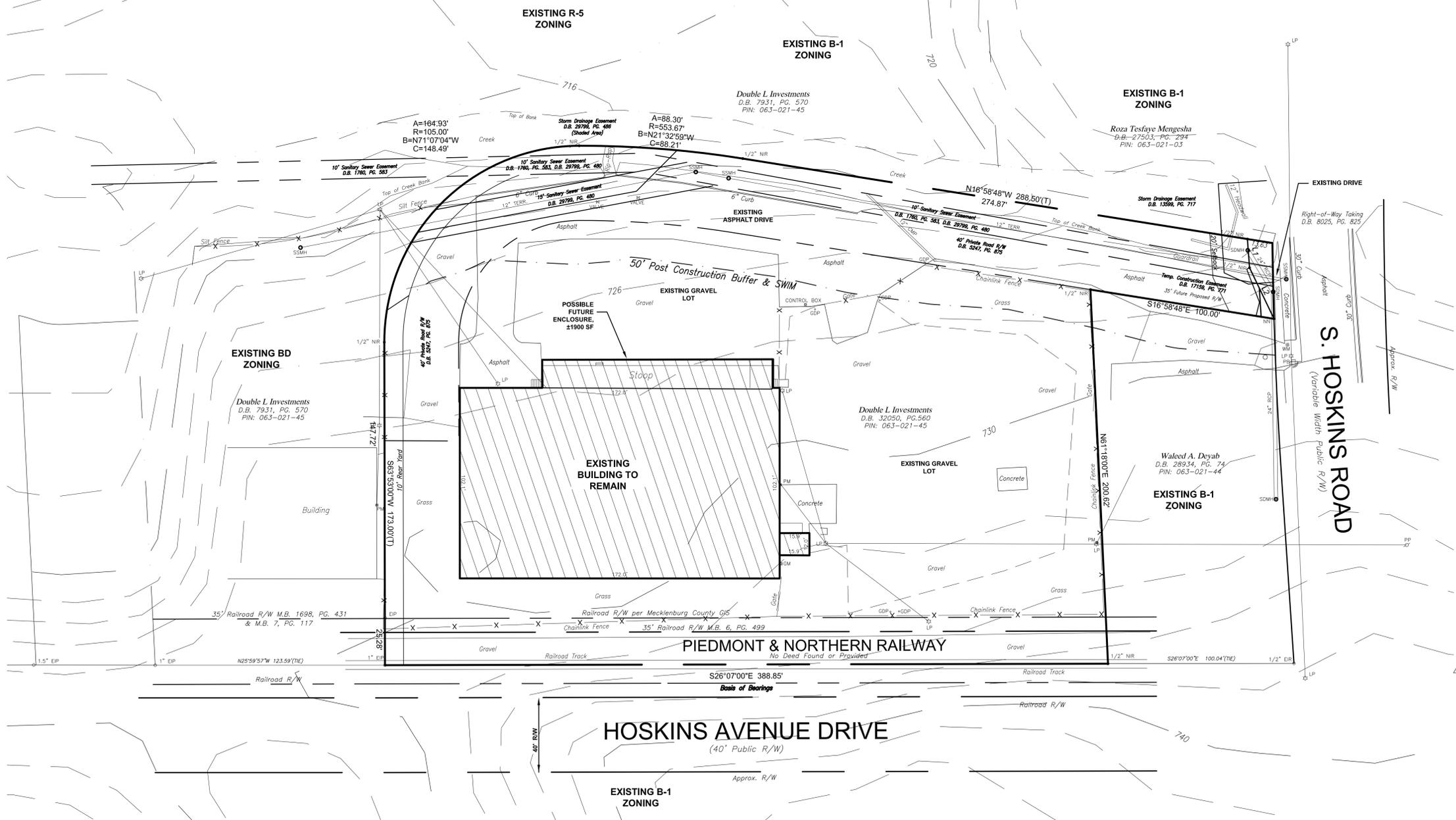



**Planning Department**  
**APPROVED BY CITY COUNCIL**  
 April 16, 2018



VICINITY MAP - NTS



**SITE DEVELOPMENT DATA:**

TAX PARCEL NO.:	063-021-02
TOTAL SITE AREA:	2.37 AC.
EXISTING ZONING:	B-1
PROPOSED ZONING:	B-D (CD) <sup>1</sup>
EXISTING USE:	Legally Non-Conforming Industrial, B-D and Warehousing
PROPOSED USES:	B-D as allowed by the Ordinance
PARKING:	As required and allowed by the Ordinance
EXISTING BUILDING:	±17,755 SF (Enclosed)
MAXIMUM BUILDING:	19,655 SF (with Possible Future Enclosure)
PROHIBITED USES:	Hotels, Motels, Building material sales, Cemeteries, Jails and prisons, Land clearing and inert debris landfills

**CONDITIONAL NOTES:**

- 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 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 new development of this site. These are not zoning regulations, and 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 new 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 legal conformity of existing and future B-D uses on the site. To achieve this purpose, the applicant seeks the rezoning of the Site to the BD (CD) district utilizing the existing building and conforming to the existing adjacent B-D district.

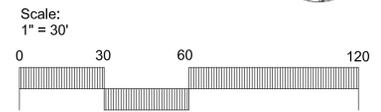
**Permitted Uses.**  
 Uses allowed on the Site included in this Petition will be all principal and related accessory uses and parking as are permitted in the BD district except as Prohibited above. All such uses shall use the existing building which will remain on the Site.

- Transportation.**
- The site has and will have access via one existing drive connection to S. Hoskins Road as identified on the existing condition site plan.
  - Parking areas are generally indicated on the existing condition site plan.
  - Existing portions of the driveway and parking areas on the Site are within a 50' Post Construction Buffer & Swim and will remain in use.
  - The Petitioner reserves the right to maintain and resurface such existing asphalt, gravel and concrete areas as shown on the plan with the same materials.

- Architectural Standards.**
- The existing building and improvements will remain on the Site.
  - The area designated as "Possible Future Enclosure" is an existing covered dock/stoop area of the building that consists of a roof supported by columns and a wall on one side. The covered dock/stoop area of the building may be fully or partially enclosed with any combination of architectural elements, including, but not limited to, walls, columns, windows, doors, and/or overhead doors.
  - The Petitioner reserves the right to make such changes to the existing building and improvements as are required for standard upkeep and maintenance and to make minor architectural changes to the existing building and improvements.

<sup>1</sup> NOTE:  
 Petitioner may make modifications to the site plan in accordance with Section 6.207.

ReSubmittal: 03-26-18  
 Initial Submittal: 12-18-17



Sheet Number  
**RZ-1**  
 Sheet 1 of 1

Project Manager  
 AHS  
 Drawn By  
 AHS  
 Checked By  
 Date  
 12/12/17  
 Project Number  
 17049


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PETITION # 2017-144  
**DOUBLE INVESTMENTS OF CHARLOTTE, LLP**  
 511 SOUTH HOSKINS ROAD  
 CHARLOTTE, NORTH CAROLINA

DOUBLE INVESTMENTS OF CHARLOTTE, LLP / 17049

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