



1. 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.

2. Purpose

The purpose of this Rezoning application is to provide for the continued use of an industrial tract of land with a small frontage 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 a 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)).

3. Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the I-1 district and for a contractor's office and storage yard as permitted in the I-2 district. Buildings that may be constructed on the site will be limited to 5,000 sq. ft. of floor area.

4. Transportation

- a. The site will has an existing access connection to Cressida Drive with an existing
- b. Parking areas are allowed anywhere within the building and parking envelop as generally depicted on the concept plan for the site. c. The Petitioner will dedicate and convey the fee simple interest any right-of way along the property frontage that does not already comply with City standards before the site's first new building certificate of occupancy is issued. If the standard right-of-way is not present, the new right-of-way will be set at two feet behind the sidewalk.
- 5. Architectural Standards

Reserved.

6. Streetscape and Landscaping

The Petitioner will install landscape screen along the front of the site that is not occupied by the driveway to screen outdoor storage areas from Cressida Drive in accordance with Section 12.303 of the Ordinance. This landscaped area may include existing trees and vegetation as well as new trees and evergreen shrubbery. The Petitioner will preserve/install a buffer from existing residentially zoned land as generally depicted on the site plan and will plant a row of evergreen trees within the buffer area to add to the visual separation of the site. Additional vegetation will also be planted to comply with the requirements of the buffer standards and the tree ordinance.

7. Environmental Features

The Petitioner will submit a tree survey for all trees two-inches or larger located in the rights of way of all streets if any are present. In addition, the survey shall include all trees eight-inches or larger in the setback if any are present..

8. Parks, Greenways, and Open Space

9. Fire Protection

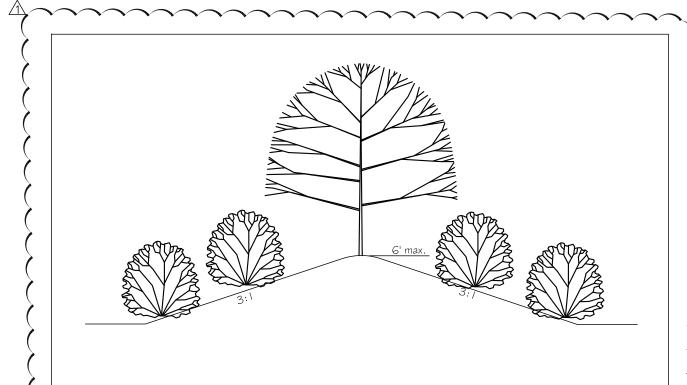
10. Signage

Lighting

New freestanding, downwardly directed lighting will be limited to 30' in height but none will be permitted to be installed within 100' of any property used for residential uses. A rehitectural lighting on the exterior of buildings is permitted provided it is capped and downwardly directed.

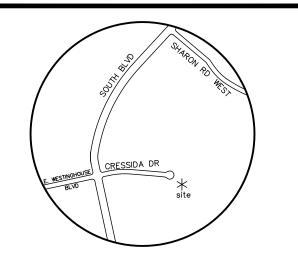
12. Phasing

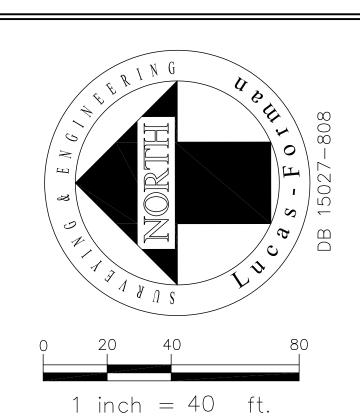
Initial Submission- 11/23/17, 1.1



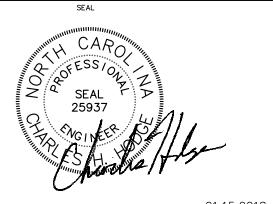
LANDSCAPED BERM TYPICAL SECTION

CURVE TABLE									
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA				
СІ	55.00	54.48	52.28	N 23°59'54" W	56°45'15"				
LEGAL OF RECORD:									
	55.00	54.48	52.28	N 22°12'06" W	56°45'15"				





DRAW	'ING	ISSUE	&	REVISION	STATUS	
ISSUE DATE	BY	DESCRIPTION				
01.15.2018	СНН	REVISE) PER	COMMENTS		





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PROJECT NAME

ATLANTIC COAST CONTRACTORS 1435 CRESSIDA DRIVE CHARLOTTE, NC 28273

SHEET NAME

REZONING SITE PLAN PETITION: 2017-178

SURVEYED BY	DESIGNED BY C.H. HODGE	DRAWN BY C.H. HODGE		
JOB NUMBER	DATE NOV. 20, 2017	SHEET NUMBER		
FILE NUMBER 301	dwg file name 17184—REZONING	1		