

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

200 South Tryon Street, Suite 1400 Charlotte, NC 28202
704.376.1555 • 704.376.7851 • www.colejeneststone.com

Virginia Truck Center

267 Lee Highway
Roanoke, Virginia 24019

Charlotte Truck Center

Charlotte, North Carolina

7008-23 TECHNICAL DATA SHEET Petition #2007-XXX

Project No.

3766

Issued

10/12/07

Revised

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

The development depicted on the Rezoning Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the final configuration, placement and size of the individual site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Rezoning Site Plan and these Development Standards during design development and construction phases. Parking layouts may be modified to accommodate the final building location. One or more buildings may be located within the Parcels on the Site.

PERMITTED USES/MAXIMUM GROSS FLOOR AREA

Parcel A

1. Parcel A may be devoted to uses as permitted in the I-1 zoning classification along with any accessory uses that are clearly incidental and related thereto.

2. In the event Parcel A is redeveloped or the existing building located on Parcel A is expanded, new development shall comply with all applicable regulations under the I-1 zoning district.

Parcel B

3. Parcel B may be devoted to:

- sales of truck chassis and parts
- truck repair and servicing
- uses as permitted in the O-1 zoning classification
- any accessory uses as permitted under the Ordinance.

4. Any development on Parcel B shall conform with all applicable regulations under the B-2 zoning district plus the following additional design standards:

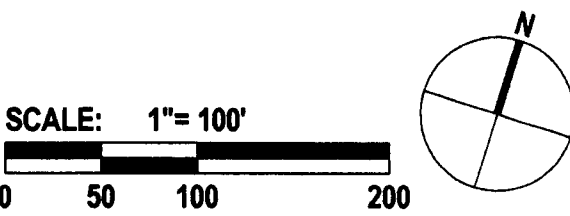
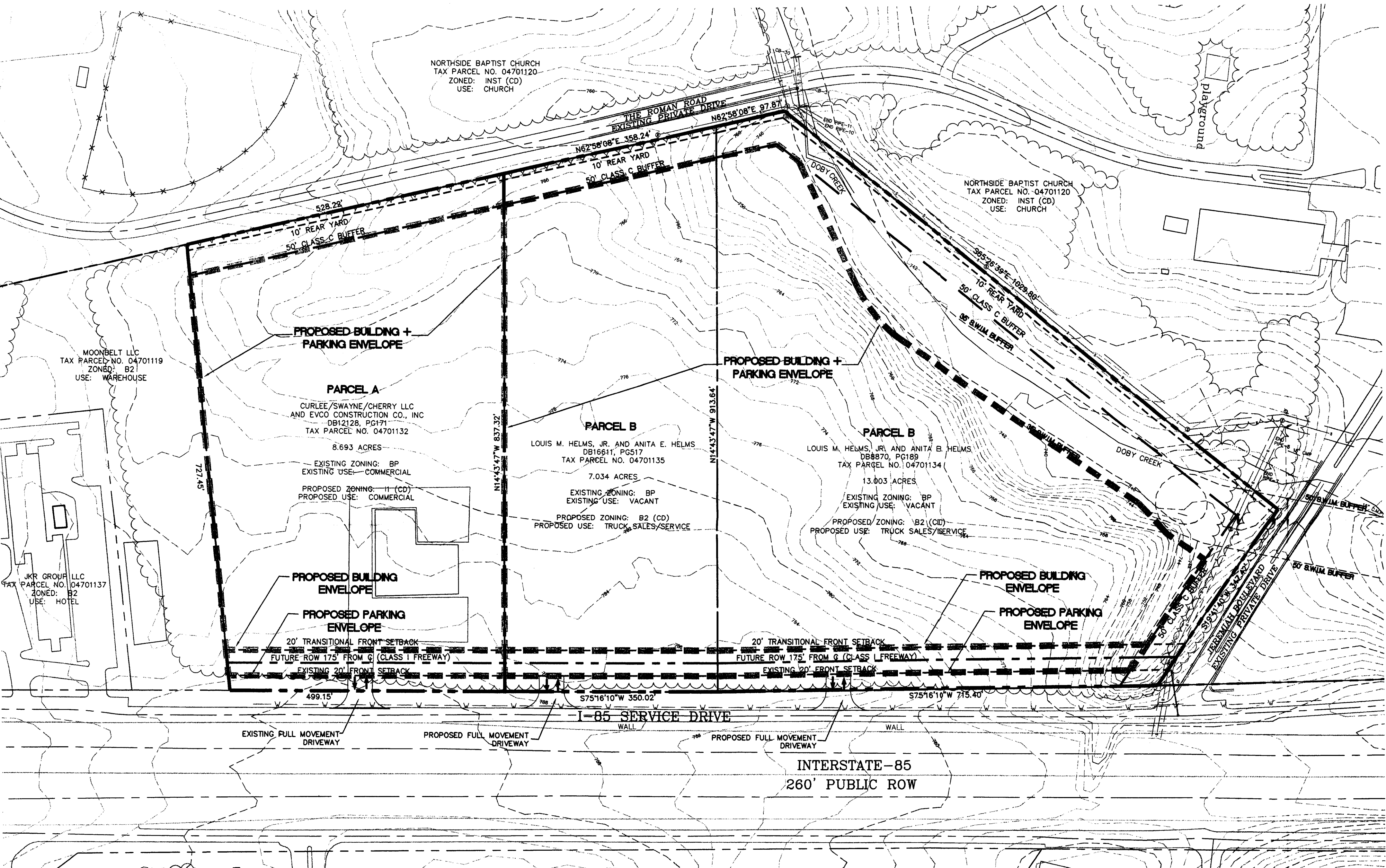
- A minimum of 10 percent of the Site shall be devoted to tree save area.
- No wall pack style light fixtures will be permitted on those portions of buildings oriented directly to Equipment Drive and any wall mounted light fixtures installed on the Site shall be copped and fully shielded so that illumination does not extend past any property line of the Site.
- All signs placed on the Site will be erected in accordance with the Ordinance. Detached signage on the Site shall not exceed 40 feet in height and 128 square feet in area.
- A Class C buffer shall be provided adjoining INST(CD) zoning.
- In the event the Site develops as a truck sales/service center, the truck sales component of the use will not operate on Sundays.

AMENDMENTS TO REZONING PLAN

Future amendments to the Rezoning Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Rezoning Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



RZ1.0

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2007 ©