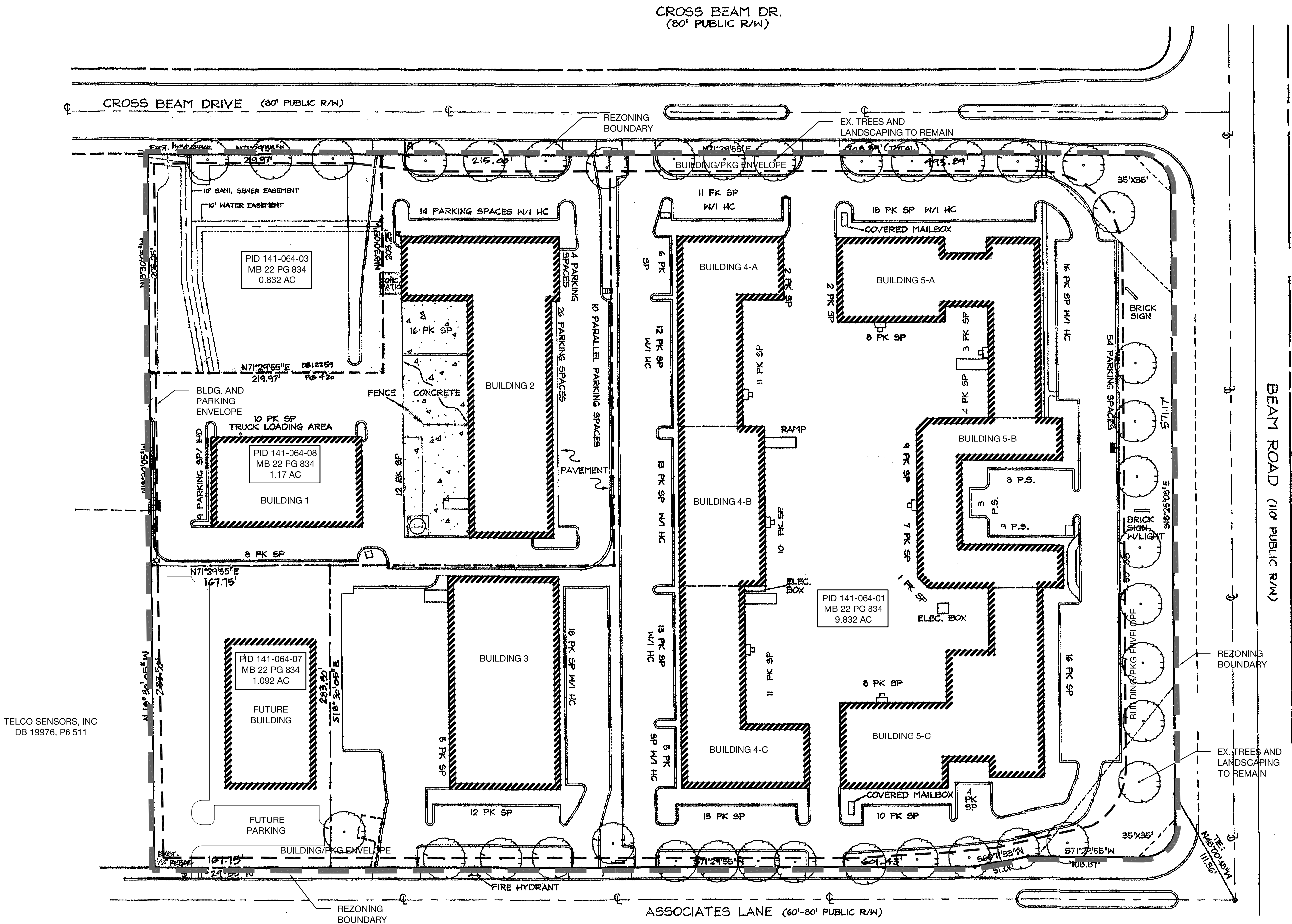


VICINITY MAP



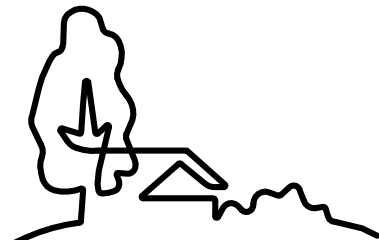
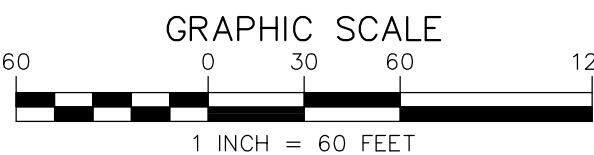
TELCO SENSORS, INC
DB 19976, PG 511

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	141-064-01 (9.832AC) 141-064-03 (0.832AC) 141-064-07 (1.092AC) 141-064-08 (1.17AC)
TOTAL SITE AREA:	12.926AC
EXISTING ZONING:	B-D (CD)
PROPOSED ZONING:	I-2 (CD)
PROPOSED USE:	SEE DEV. STANDARDS
VEHICULAR PARKING:	PER ORDINANCE

RECEIVED

By Michael Cataldo at 2:46 pm, Jun 15, 2012



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CIP Real Estate

Coffey Creek International
Business Center

Rezoning Plan - Petition #12-xxx
City of Charlotte, NC

Mr. Jared Rogers
3809 Beam Road, Suite D
Charlotte, NC 28210

NO. DATE: BY: REVISIONS:

Project No: 12-023
Date: June 14, 2012
Designed by: udp
Drawn By: udp
Scale: 1" = 60'-0"
Sheet No:

RZ-1

DEVELOPMENT STANDARDS

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, 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 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.

Purpose

The purpose of this Rezoning application is to provide for the continued use and development of a portion of an existing Coffee Creek Business Park development with frontage along Beam Road. This redevelopment will provide the location for a variety of business park and limited industrial uses consistent with other development in the airport area. To achieve this purpose, the application seeks the rezoning of the site to the I-2 (CD) district. This conditional district site plan will incorporate components of the original conditional rezoning notes for the site along with a detailed list of permitted uses.

Permitted Uses

Uses allowed on the property included in this Petition are those uses that are included on the list below.

The following uses shall be permitted by right.

Animal crematoriums. (Petition 2008-143, §9.1102(1), 09/15/08)

Armories for meetings and training of military organizations.

Assembly or fabrication of previously manufactured parts, including but not limited to the following:
Apparel and other textile products
Electronic and other electric equipment, except electrical generator and distribution equipment
Fabric samples
Furniture and fixtures
Industrial machinery and equipment
Instruments and related products
Leather and leather products, excluding tanning or curing of hides
Lumber and wood products
Paper and allied products
Plastic and rubber products
Metal products
Transportation equipment
Other similar uses

Auction sales, within completely enclosed building.

Bakeries, retail and wholesale.

Barber and Beauty shops.

Building maintenance service.

Catalog and mail-order houses.

Civic, social service and fraternal facilities.

Clinics, medical, dental and optical

Clinics, veterinary.

Contractor offices and accessory storage, excluding the storage of construction equipment.

Distributive businesses.

Dry cleaning and laundry establishments.

Engraving.

Fabric sample assembly.

Financial institutions, up to 70,000 square feet .

Florists, retail and wholesale.

Government buildings, up to 100,000 square feet and Recreation Centers up to 30,000 square feet (I-2 only). (Petition 2005-63, §9.1102(26), 06/20/05)

Government buildings, up to 400,000 square feet and Recreation Centers up to 30,000 square feet (I-1 only). (Petition 2005-63, §9.1102(27), 06/20/05)

Graphics research and production.

Highway and railroad rights-of-way.

Indoor recreation.

Indoor recreation.

Laboratories, medical, dental and optical.

Laboratories, for applied and basic research and testing of products, manufacture, processes or fabrication.

Locksmiths and gunsmiths.

Manufacturer's representatives, including offices, and repair and service facilities.

Merchandise showrooms, including warehousing in a single building.

Offices, up to 100,000 square feet.

Orthotics - Prosthetics Facilities.

Outdoor seasonal sales.

Parks, greenways and arboretums.
Pest control and disinfecting services.

Pet service indoor. (Petition No. 2010-044, §9.1102(50.1), 9/20/10)

Post offices.

Printing and publishing.

Prototype production facilities and pilot plants.

Radio and television stations and/or offices.

Recycling centers, including drop-off centers.

Religious institutions.

Repair of any goods, equipment and vehicles, the manufacture, assembly or sales of which are permitted in that district.

Research uses.

Restaurants.

Retail establishments, shopping centers and business, personal and recreational services up to 25,000 square feet.

Showrooms, up to 70,000 square feet. (Petition No. 2003-105, §9.1102(72.1), 11/17/03)

Sign painting, exclusive of manufacture.

Studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, and designers of ornamental and precious jewelry.

Subdivision sales offices.

Telecommunications and data storage facility (Petition No. 2011-047, §9.1102(68.5), 07/18/11)

Telephone booths.

Vocational schools.

Utility operations centers

Warehousing

Warehousing, within an enclosed building.

Wholesale sales establishments.

The following uses shall be permitted if they meet the standards established in this Section and all other requirements of these regulations:

Adult care center, subject to the regulations of Section 12.502.

Adult establishments, subject to the regulations of Section 12.518.

Building material sales, retail, and wholesale (Petition No. 2006-112, §9.1103(7), 10/17/07)

- (a) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.

Bus stop shelters, subject to the regulations of Section 12.513.

Child care centers, subject to the regulations Section 12.502. (Petition No. 2003-008, §9.1103(4), 2-17-03)

Crematory facilities, subject to the regulations of 12.542. (Petition No. 2012-012, §9.1103(13.5), 03/19/2012)

Equipment rental and leasing (Petition No. 2006-112, §9.1103(17), 10/17/07)

- (a) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.

Fence and fence materials, retail and wholesale (Petition No. 2006-112, §9.1103(18), 10/17/07)

- (a) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.

Large childcare centers, subject to the regulations of Section 12.502. (Petition No. 2003-008, §9.1103(9.1), 2-17-03)

Manufacturing (light) uses (Petition No. 2006-112, §9.1103(27), 10/17/07, (Petition No. 2009-045, §9.1103(27a), 07/20/09)

- (a) Uses
Alcoholic beverages, up to 5,500 square feet
Bakery products
Batteries
Beverages
Boat and ship building
Brooms and brushes
Burial caskets
Candy and confectionery products
Cigarettes, cigars and chewing tobacco
Communications equipment
Computer and office equipment
Costume jewelry and notions
Dairy products
Electrical lighting and wiring equipment
Electric components and accessories
Electronic equipment
Fabricated metal products, excluding use of blast furnaces or drop forges
Grain mill products
Household audio and visual equipment
Household appliances
Ice
Jewelry, silverware, and plated ware
Measuring and controlling devices
Meat products, excluding slaughtering and dressing
Medical instruments and supplies
Musical instruments
Ophthalmic goods
Pens, pencils, office and art supplies
Pharmaceuticals
Plastic products, fabricated from previously prepared plastic materials
Preserved fruits and vegetables
Pumps
Search and navigation equipment
Signs
Toys and sporting goods
Watches, clocks, watchcases and parts
Other similar uses

- (b) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.

- (b) All structures and buildings shall be located a minimum of 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the structure to the property line of the residential use or zoning district.

Manufacturing (heavy) uses (Petition No. 2006-112, §9.1103(28), 10/17/07)

- (a) Uses
All manufacturing operations permitted in I-1
Aircraft and parts
Agricultural chemicals
Alcoholic beverages
Electrical industrial apparatus
Engines and turbines
Fabricated metal products
Furniture and fixtures
Glass and glassware
Guided missiles, space vehicles and parts
Industrial machinery
Ordnance and accessories
Refrigerator and service machinery
Sugar refining
Textile mill products

Wire products
Other similar uses

- (b) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.

- (c) All structures and buildings shall be located a minimum of 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the structure to the property line of the residential use or zoning district.

- (d) Outdoor production, processing, or repair of equipment shall be located no closer than 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the outdoor production, processing, or repair area to the property line of the residential use or zoning district.

Mobile Food Vending Service, subject to Section 12.510.

Nonconforming structures and uses, subject to the regulations of Chapter 7.

Off-street parking, subject to the regulations of Chapter 12, Part 2.

Offices and government buildings, over 400,000 square feet, provided that:

- (a) Primary vehicular access to the use will not be by way of a residential local (Class VI) street; and

(b) The use will be separated by a Class B buffer from any abutting property located in a residential zoning district (See Section 12.302); and

(c) Submission of traffic impact analysis in accordance with provisions of subsection 9.703(17)(c) to identify any needed on-site transportation improvements.

Open space recreational uses, subject to the regulations of Section 12.516.

Pet services indoor/outdoor, subject to the regulations of Section 12.541. (Petition No2010-044, § 9.1103(38.1), 9/20/10)

Public utility structures, subject to the regulations of Section 12.504.

Public utility transmission and distribution lines, subject to the regulations of Section 12.509.

Radio, telephone, cellular telephone and television masts, towers, antennae and similar structures, subject to the regulations of subsection 12.108(7) or subsection 12.108(8).

Short-term care facilities, subject to the regulations of Section 12.522. (Petition No. 2004-96, § 9.1103(23.07), 10/18/04)

Temporary buildings and storage of materials provided that:

The use is in conjunction with the construction of a building on the same lot where construction is taking place or on an adjacent lot. Such temporary uses shall be terminated upon completion of construction.

Universities, colleges, and junior colleges, provided that:

There will be no on-site dormitories, resident halls or similar student housing associated with this use. (Petition 2002-45, § 9.1103, 5/20/02)

Transportation

- a. The site will have access to Cross Beam Drive and Associates Lane via an existing private driveways as generally depicted on the concept plan for the site.

b. Parking areas are indicated on the concept plan for the site.

c. All parking areas will be paved. All parking driveways will be located at least 15' from the front of a building. No loading dock will be allowed to front on Beam Road unless adequately screened.

Architectural Standards

The development of the site will be governed by the existing duly recorded covenants and restrictions.

Streetscape and Landscaping

Reserved

Environmental Features

Reserved

Parks, Greenways, and Open Space

An association of all property owners will be created and will be responsible for the following.

- a. Provide for the proper maintenance of all greenways, buffers, and other association controlled property.

b. Maintain the greenway areas in generally natural condition, especially controlling the cutting of trees.

c. Carry out all obligations assigned to it by established and recorded restrictive covenants.

Fire Protection

Reserved

Signage

The size, shape, design, and location of all signs shall comply with the requirements of the ordinance, except that billboards will not be permitted.

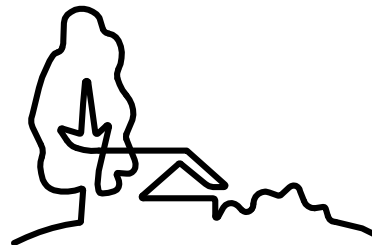
Lighting

- a. Any new freestanding lighting on the site installed after the effective date of the approval of this conditional plan 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.

b. All utility distribution lines for buildings within 500 feet of Beam Rd. will be located underground.

Phasing

Reserved



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Coffey Creek
Business Park

Rezoning Plan - Petition #12-xxx
City of Charlotte, NC

NO. DATE: BY: REVISIONS:

Project No: 12-023

Date: June 14, 2012

Designed by: udp

Drawn By: udp

Scaler: NTS

Sheet No:

RZ-2