



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**REVISIONS:**

<p>Δ 6-18-15 revised per staff co</p>

WELMON FAMILY  
LIMITED  
PARTNERSHIP

**OWNER:**

**WELLMON PROPERTY**  
**REZONING PETITION NO. 2015-051**

**CHARLOTTE, NC**

**EXISTING CONDITIONS PLAN**

PROJECT NO.	FSN-15020
FILENAME:	FSN15020X
CHECKED BY:	JDM
DRAWN BY:	ANL
SCALE:	1"=60'
DATE:	07-23-15
SHEET NO.	RZ-1



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**McADAMS**





### 1. Development Data Table

Existing Zoning:	I-2
Proposed Zoning:	TOD-M (CD)
Existing Use:	Vacant/Warehouse
Proposed Uses:	Uses allowed under TOD-M
Maximum Development:	Development intensity shall not exceed limits of TOD-M
Maximum Building Height:	As allowed under TOD, however, certain areas identified on the Conditional Site Plan shall not exceed 60 feet in height.
Parking:	Shall satisfy or exceed Ordinance requirements

## 2. General Provisions

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-M Zoning District shall govern all development taking place on the Site.

### 3. Permitted Uses

#### 4. Maximum Development

## 5. Transportation

## 6. Architectural Standards

d. Driveway entrances into parking structures shall not be permitted along North Davidson Street. However, in the event that the Jordan Place right-of-way is modified in the future, this provision shall not prevent the addition of a new street connection into the Site from North Davidson Street.

## 7. Streetscape and Landscaping

**8. Environmental Features**

Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance

## 9. Signage

All signage shall meet the requirements of the TOD-M Zoning District.

## 10. Lighting

All free-standing lighting fixtures will be shielded with full cut-off fixtures.

## 11. Amendments to Rezoning Plan

## 12. Binding Effect of the Rezoning Documents and Definitions

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Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

**REVISIONS:**

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1	6-18-15 revised per staff comments
2	7-23-15 revised per staff comments
3	8-26-15 revised per staff comments

WELMON FAMILY  
LIMITED  
PARTNERSHIP

**OWNER:**

**WELLMON PROPERTY**  
**REZONING PETITION NO. 2015-051**

CHARLOTTE, NC  
CONDITIONAL SITE PLAN

PROJECT NO. FSN-15020

FILENAME: FSN15020X

CHECKED BY: JDM

DRAWN BY: ANI

SCALE: 1"=6'

DATE: 07-23-15

SHEET NO. ———

RV-5

