## SITE DATA

TAX PARCEL NO.: 041-09-201 (15.33 AC.)

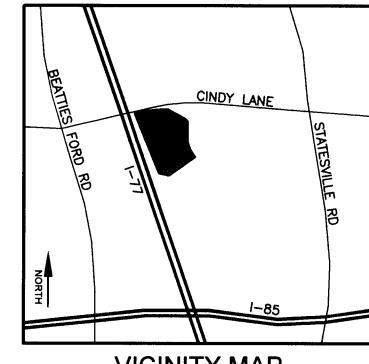
041-09-202 (0.59 AC.)

**TOTAL SITE AREA:** 15.92 AC.

I-1 (CD), (PARCEL # 041-09-201) **EXIST. ZONING:** 

R-4, (PARCEL # 041-09-202) I-1 (CD)

MAXIMUM BUILDING SIZE: 250,000 SF (INCLUDING 115,509 SF EXISTING)



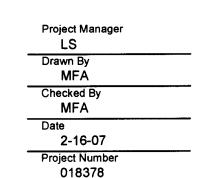
**VICINITY MAP** NOT TO SCALE

## **DEVELOPMENT STANDARDS**

## 2007-036

- 1. Development of the site will be governed by the provisions of the Charlotte Zoning Ordinance and the provisions of this site plan, as well as other applicable codes and ordinances. The parking envelope configuration shown on the site plan represents a firm plan for the development of the site but may be altered or modified during the design and development of the site within the maximum building and parking envelope indicated.
- 2. The proposed use of the site is for the construction of an additional building to accommodate warehouse, office, distribution and light manufacturing along with associated parking and service areas. Office uses will be limited to no more than 50,000 net square feet of floor area.
- 3. Buffers, if required, will conform to the provisions of section 12.301.
- 4. Screening will conform to the provisions of section 12.303.
- 5. No loading docks will face Hutchinson-McDonald Road or I-77.
- 6. The Petitioner will install a five foot sidewalk with an eight foot planting strip along the portion of Hutchinson-McDonald Road extending from the existing driveway to the southerly property line of the site.
- 7. Any detached lighting on the site installed as part of any new development will not exceed 30 feet in height and will be aimed into the site away from adjoining properties and public streets. All outdoor lighting installed as part of any new development shall be full cut-off type lighting fixtures and will be shielded or capped. No "wall pak" lighting will be installed on the sides of the new building that faces public streets and architectural lighting on building facades will be permitted.
- 8. Signage on the site will be permitted in accordance with applicable ordinance provisions. No billboards will be placed on the site.
- 9. No direct access will be provided to Cindy Lane and all access will be provided from Hutchinson-McDonald. The Petitioner will dedicate 35 feet from the centerline of Cindy Lane for future right-of-way if the existing right-of way is inadequate.
- 10. 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.
- 11. 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.

December 21, 2006, Initial submission February 14, 2007 Revised as per staff comments





4651 Charlotte Park Drive, Suite 300 Charlotte, North Carolina 28217

## **REZONING PLAN** 2500 CINDY LANE

CHARLOTTE, NORTH CAROLINA

CINDY LANE ASSOCIATES LIMITED PARTNERSHIP

