

Petition #: 2007-106

DEVELOPMENT DATA

Tax Parcel #: 069-041-26, 069-041-23, 069-041-24, and 069-041-01
Acreage: 28.11 Acres Total
Existing Zoning: R-22MF, B-2, and I-1
Proposed Zoning: I-2 (CD)

DEVELOPMENT NOTES:

Binding Effect of the Rezoning Documents & Definitions

1. If this Rezoning Petition is approved, all conditions applicable to development of this site are imposed under these Development Notes and Technical Data Sheet, unless amended in the manner provided under the Ordinance, be binding upon Petitioner and the current and subsequent owners of the site or sites and their successors in interest and assigns.
2. Throughout these Development Notes, the term "Petitioner" and "Owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the site who may be involved in any future development thereof.

General Provision

1. Unless more stringent standards are established by this Technical Data Sheet or these Development Notes, all requirements established under the Charlotte Zoning Ordinance (the "Ordinance") for the I-2 zoning district classification shall be followed.
2. The development depicted on this plan is schematic in nature, not to be considered as specific development plans, but rather as a preliminary graphic representation of the type of development and layout proposed for the site. Accordingly, subject to the final design, the configuration, placement and size of the building footprints, parcel lines, parking, service areas, and driveways are conceptual in nature and may be altered or modified during development and construction document phases.

Permitted Uses

1. The site may be developed for all uses as permitted under the Ordinance by right or under prescribed conditions, along with accessory uses, as permitted in a I-2 Zoning District, except that carnivals; rodeos; horse shows; shooting events; fortune telling; dry cleaning stores; sales lots for prefabricated structures; taxidermy; drive-in theaters; animal hospitals; animal kennels; abattoirs; junk yards; building, storage or processing of scrap metal, glass, paper or rags, or storage or processing of wrecked or junk motor vehicles; truck stops; utility and recreational trailer sales and rentals; massage parlors; adult bookstores; adult establishments or similar business operations which sell or display material of an "adult" nature shall not be allowed.

Setbacks, Side Yards and Rear Yards

1. The buildings and/or structures to be constructed on this site shall satisfy or exceed the setbacks, rear yard and side yard requirements established under the Ordinance for the I-2 Zoning District.

Buffers and Screening

1. Buffers and screening shall conform with the standards specified in Sections 12.302, 12.303 and 12.304 of the Ordinance.

Design and Performance Standards

1. All dumpster areas shall be screened with opaque enclosures on all four sides with one side being a hinged opaque gate.
2. All mechanical equipment including roof top equipment shall be screened from view from abutting streets and adjoining properties.
3. All parking lot lighting shall be "fully shielded" by design such that direct illumination does not extend past any exterior property line.
4. No wall parking lighting will be permitted.
5. Maximum building height to be forty feet (40').
6. The Property Owner's Association (POA) will maintain the master detention basin as well as any areas not located within parcels to be developed and/or donated to the County.
7. No parking or maneuvering will be allowed between the new and existing buildings on Rozzelle's Ferry Road.
8. All existing driveways that are not to be used in the redevelopment of the site will be removed and replaced with curb and gutter.
9. The redeveloped site will consist of a maximum of 150,000 SF building space.
10. The petitioner will not be responsible for constructing the park and/or greenway, but only dedication of the land to the County for those purposes.

Storm Water Management

1. Storm water management for the redevelopment of this site will consist of both Storm Water Quantity Control and Storm Water Quality Treatment as dictated by the Charlotte-Mecklenburg Storm Water Management Services.
2. No storm water detention will be allowed in buffers or setbacks.

Vehicular Access/Driveways

1. The number of driveways shown indicated the maximum which may be constructed.
2. The exact location and design is subject to the approval of the Charlotte Department of Transportation.

Signs

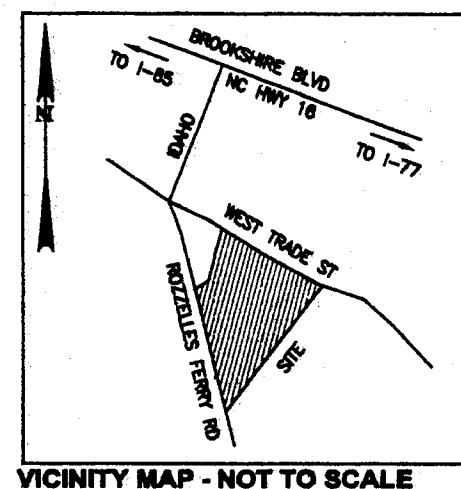
1. Signs shall conform with the standards as established under the Ordinance.

Parking

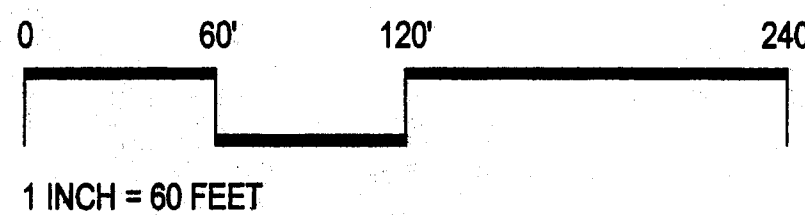
1. Off-street parking shall meet the minimum standards as established under the Ordinance.

Tree Ordinance Compliance

1. Numerous large mature trees currently exist on the site. It is the intent of the petitioner to preserve these trees during the development of the proposed parcels.
2. However, if during development of the parcels the existing trees cannot be incorporated into the development without creating a hardship, the tree is diseased, and/or development will compromise the health of the tree the Urban Forestry Staff may grant permission to remove such tree or trees.



TOTAL AREA SHOWN IS 28.3122 ACRES.



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**Belvedere
Business Park -
Charlotte
Mecklenburg County
Development
Corporation**

FILE #	CODE	ITEM
REV. 1 DATE		
REV. 2 DATE		
REV. 3 DATE		
REV. 4 DATE		
REV. 5 DATE		
REV. 6 DATE		
REV. 7 DATE		
REV. 8 DATE		

Master Planning

**For Public Hearing
Petition # 2007-106**

Technical Data Sheet

ISSUE DATE	AUGUST 20, 2007
CHECKED	JW
SHEET BY	BAK
PROJECT NUMBER	RZ-1