

Petition #: 2007-106

DEVELOPMENT DATA

Tax Parcel #'s: 069-041-26, 069-041-23, 069-041-24, and 069-041-01
Acreage: 28.31 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

- 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.
- 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

- 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.
- 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

- 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; bailing, 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

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

Buffers and Screening

- 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

- All dumpster areas shall be screened with opaque enclosures on all four sides with one side being a hinged opaque gate.
- All mechanical equipment including roof top equipment shall be screened from view from abutting streets and adjoining properties.
- All parking lot lighting shall be capped by design such that direct illumination does not extend past any exterior property line.

Storm Water Management

- A storm water detention will be provided as needed to confirm with the standards specified in Sections 12.601, 12.602 and 12.603 of the Ordinance.
- No storm water detention will be allowed in buffers or setbacks.
- Storm water detention basins shall be allowed to be placed within or encroach in the S.W.L.M. buffer and floodplain.

Vehicular Access/Driveways

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

Signs

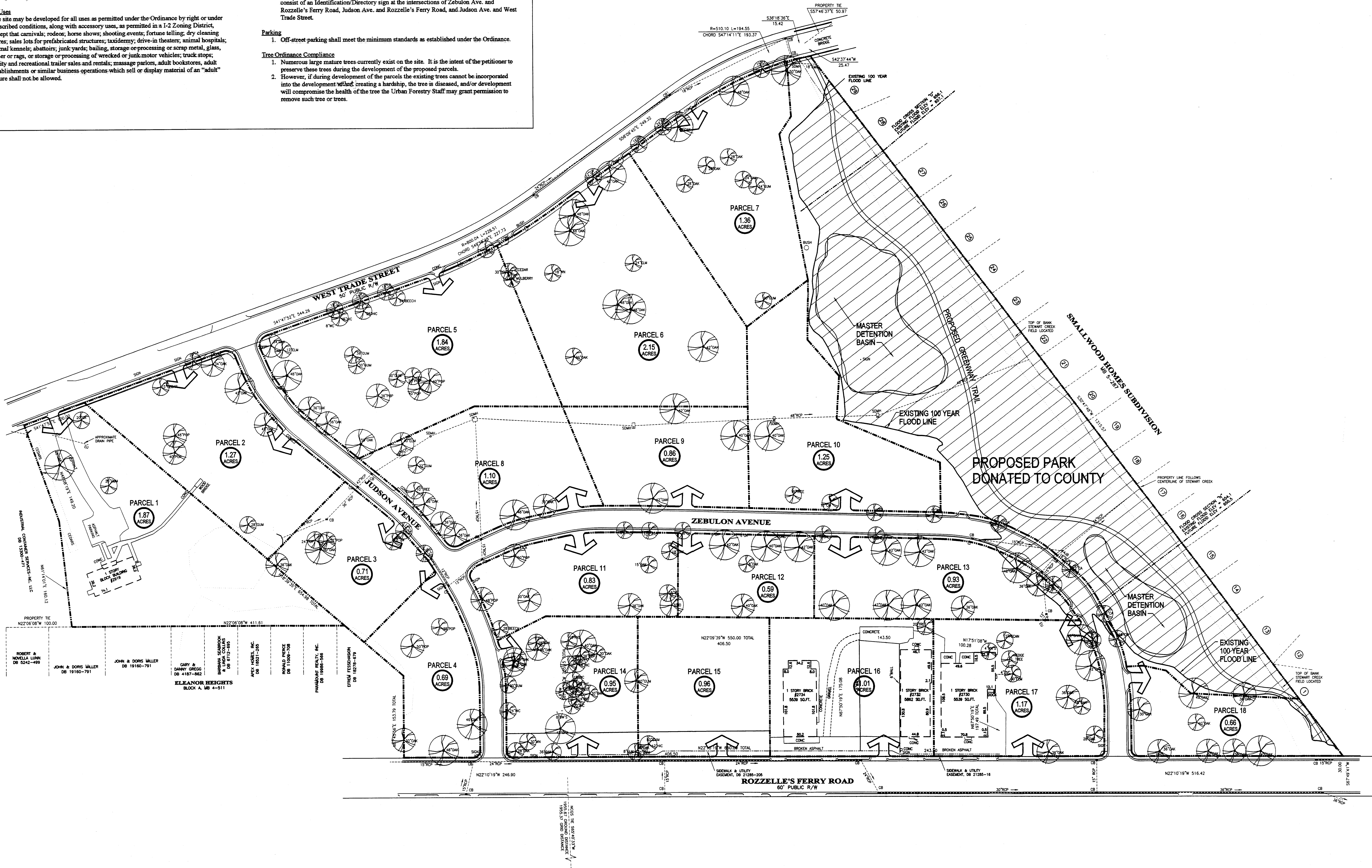
- Signs shall conform with the standards as established under the Ordinance.
- The Petitioner shall be allowed to install a total of three (3) monument signs that will consist of an Identification/Directory sign at the intersections of Zebulon Ave. and Rozzelle's Ferry Road, Judson Ave. and Rozzelle's Ferry Road, and Judson Ave. and West Trade Street.

Parking

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

Tree Ordinance Compliance

- 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.
- 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.



**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

Petition # 2007-106

Technical Data Sheet

ISSUE DATE	JULY 23, 2007
CHECKED	JW
SHEET BY	BAK
PROJECT NUMBER	RZ-1